

# **2025 GREATER TURNER COMPREHENSIVE PLAN**

**FOR**

## **TURNER COUNTY ASHBURN REBECCA SYCAMORE**

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**September 2004**



# 2025 GREATER TURNER COMPREHENSIVE PLAN

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# INTRODUCTION

## PURPOSE

The purpose of the 2025 Greater Turner Comprehensive Plan is to provide elected and advisory officials with a tool to manage and guide future growth and development of the county and cities through the year 2025. The Plan represents joint cities-county participation in and contribution to the coordinated planning process as set forth by the Georgia Planning Act of 1989. By meeting the Minimum Planning Standards and Procedures established as part of the legislation, the 2025 Greater Turner Comprehensive Plan establishes a planning process for the provision of public facilities and services. In addition, the comprehensive plan will serve as the basis for local government decision-making regarding the future land use pattern, environmental protection, and economic development.

## PLANNING PROCESS

The 2025 Greater Turner Comprehensive Plan was prepared using the basic planning process required by Georgia's Minimum Planning Standards and Procedures. This process is summarized below:

### PART I - WHERE ARE WE?

**Inventory and Assessment:** Background information on such factors as population, economic development, natural and historic resources, community facilities and services, housing and land use was collected and analyzed. An assessment of these factors was conducted to determine their adequacy in light of projected population changes and anticipated future development patterns.

### PART II - WHERE DO WE WANT TO BE?

**Statement of Impacts and Opportunities, Goals and Policies:** Based upon the inventory and assessment, problems and needs were identified. Goals and policies were developed to meet identified needs and to document the future aspirations of the cities and the county. The Plan's goal statements are consistent with, and supportive of, the statewide planning goals as set forth in the Minimum Planning Standards and Procedures. These statewide goals are:

- (a) **Economic Development:** To achieve a growing and balanced economy, consistent with the resources of this state and its various regions, that equitably benefits all sections of the state and all segments of the population.
- (b) **Natural and Historic Resources:** To conserve and protect the environmental, natural and historic resources of Georgia's communities, regions and the state.
- (c) **Community Facilities & Services:** To ensure that public infrastructure facilities serving local governments, the region and the state have the capacity and are in place when needed to support and attract growth and development and/or maintain and enhance the quality of life of the residents of the state.
- (d) **Housing:** To ensure that all people within the state and its various regions and communities have access to adequate and affordable housing.
- (e) **Land Use:** To ensure that the land resources of the state are allocated for uses required to promote and sustain growth and economic development; to conserve and protect the natural, environmental and historic resources of the state; and to protect and promote the quality of life of the people of Georgia's communities, regions, and the state.

### **PART III - HOW DO WE GET THERE?**

**Implementation:** Based upon the Impacts and Opportunities / Goals and Policies (found in Part II) of the Plan, a strategy to put the plan into action is prepared. Part III of the Plan includes a Five-Year Short-Term Work Program, which outlines projects, and programs, which need to be undertaken and/or completed by the year 2009 to meet existing needs and achieve future goals, and Future Land Use Plans for Turner County and the Cities of Ashburn, Rebecca, and Sycamore.

### **PLAN PRODUCTS**

As stated previously, the 2025 Greater Turner Comprehensive Plan was prepared following the guidelines in the Minimum Planning Standards and Procedures. This Plan provides an inventory and assessment of existing conditions of the cities and county, and an implementation strategy consisting of impacts and opportunities, goal and policy statements, and a Five-Year Short-Term Work Program, and a future land use plan for each unit of government.

### **PUBLIC PARTICIPATION**

In accordance with the Minimum Planning Standards and Procedures, a public hearing was held on March 22, 2004, prior to the preparation of the Plan. A second public hearing was conducted to receive input on the 2025 Greater Turner Comprehensive Plan on December 9, 2004.



# CHAPTER ONE: POPULATION

## POPULATION TRENDS

An understanding of Turner County and the Cities of Ashburn, Rebecca, and Sycamore in terms of past, present and future trends, characteristics and distribution throughout the cities and the unincorporated county, provides insights about needs for utilities, schools, housing, police and fire protection, emergency medical services, recreation and other services and facilities.

Between 1960 and 2000, the entire county lost 6 persons, a 0.6 percent loss in total population. During this same 40-year period, the South Georgia Region gained 51.4 percent and the State of Georgia gained 108.7 percent in population. Turner County exhibited a near roller coaster of population changes between 1960 and 2000. The peaks were in 1960 and 1980 and the overall result was a population that evened out by 2000. Table 1-1 shows the numerical and percentage changes in population and Table 1-2 shows the births, deaths, and natural increase (births minus deaths), and the components that fostered total population change. The population distribution within the cities and the unincorporated areas has remained fairly constant with 54 percent in 2000 for the cities and 46 percent located in the unincorporated areas. Ashburn has increased its total share of the county population from 34.6 percent in 1960 to 44.5 percent in 2000. Rebecca's share of the total population has dropped from 2.9 percent to 2.6 percent between 1960 and 2000. Sycamore's share of the total population rose slightly between 1960-1970, and then fell to 5.2 percent in 2000. Since 1970, the unincorporated area has steadily increased in population over the last 30 years and is the only unit of government in the county to show gains in population each decade. Overall, Turner County has declined or remained relatively static during the last forty years when compared to the more urban areas statewide.

**TABLE 1-1  
1960 - 2000 TOTAL POPULATION FOR GREATER TURNER**

	1960	1970	1980	1990	2000
Turner (total)	9,510	8,790	9,510	8,703	9,504
Ashburn	3,291	4,209	4,766	4,827	4,419
Rebecca	278	266	272	146	246
Sycamore	501	547	474	434	496
Turner, unincorp.	5,440	3,768	3,998	3,339	4,343
RDC	150,165	157,500	186,200	195,717	227,421
State	3,943,116	4,611,479	5,484,527	6,522,645	8,229,820

### Numerical and Percentage Change

	1960 - 1970		1970 - 1980		1980 - 1990		1990 - 2000	
	#	%	#	%	#	%	#	%
Turner (total)	- 720	- 7.6	720	8.2	- 779	- 8.2	801	9.2
Ashburn	918	27.9	557	13.2	61	1.2	-408	-8.5
Rebecca	- 8	- 2.9	6	2.3	- 124	- 45.6	100	68.5
Sycamore	46	9.2	- 73	- 13.3	- 57	- 12.0	65	15.0
Turner, unincorp.	- 1672	- 30.7	230	6.1	- 659	- 16.5	1,004	30.1
RDC	7,335	4.9	28,700	18.2	9,248	5.0	31,704	16.2
State	668,363	17.0	873,048	18.9	1,038,118	18.9	1,707,175	26.2

Source: U.S. Bureau of the Census, 1960 - 2000.



**TABLE 1-2**  
**BIRTHS, DEATHS, & NATURAL INCREASE IN GREATER TURNER 1960 - 1999**

Year	Births	Deaths	Natural Increase
1960	211	100	111
1961	239	84	155
1962	224	72	152
1963	206	111	95
1964	208	91	117
1965	215	87	128
1966	191	113	78
1967	194	90	104
1968	185	113	72
1969	191	101	90
1970	233	111	122
1971	198	107	91
1972	153	101	52
1973	158	104	54
1974	187	122	65
1975	169	104	65
1976	185	94	91
1977	204	99	105
1978	190	94	96
1979	204	99	105
1980	197	79	118
1981	173	74	99
1982	187	109	78
1983	183	101	82
1984	161	112	49
1985	142	89	53
1986	159	94	65
1987	157	91	66
1988	187	114	73
1989	165	89	76
1990	157	90	67
1991	139	108	31
1992	139	95	59
1993	170	99	71
1994	161	93	68
1995	116	101	15
1996	152	104	48
1997	168	113	53
1998	135	131	4
1999	157	115	42

Source: Georgia Vital Statistics Reports, 1960-1999.

## COMPONENTS OF POPULATION CHANGE FOR GREATER TURNER

Population 1970	8,790		
Population 1960	9,510		
		Population Change -- 1960 - 1970	- 720
Births 1960 - 1969	2,064		
Deaths 1960 - 1969	962		
		Natural Increase -- 1960 - 1969 +	1,102
		Net Migration Loss	- 1,882 (- 19.2%)
Population 1980	9,510		
Population 1970	8,790		
		Population Change -- 1970 - 1980	+ 720
Births 1970 - 1979	1,881		
Deaths 1970 - 1979	1,035		
		Natural Increase -- 1970 - 1979 +	846
		Net Migration Loss	- 126 (- 1.4%)
Population 1990	8,731		
Population 1980	9,510		
		Population Change -- 1980 - 1989	- 779
Births 1980 - 1989	1,711		
Deaths 1980 - 1989	952		
		Natural Increase -- 1980 - 1989 +	759
		Net Migration Loss	- 1,566 (- 16.5%)
Population 2000	9,504		
Population 1990	8,703		
		Population Change—1990-1999	801
Births 1990-1999	1,494		
Deaths 1990-1999	1,049		
		Natural Increase—1990-1999	+ 445
		Net Migration Gain	+ 356 (+ 4.1%)

Between 1960 and 1990 Greater Turner has suffered from net out-migration. The largest net out-migration came between 1960 and 1970, when 13.1% of the population departed. In the 1970 to 1980 decade, renewed vigor returned to the economic base and there was only a 1.4% (-126 persons) net out-migration of population. The natural increase average per year has dropped significantly from 110 in the 1960's to 76 per year in the 1980 to 1990 decade. The per year average number of births has decreased from 206 to 149 per year during the last 40 years. The number of deaths per year increased from 96 in the 1960's to 104 per year in the 1970's and dropped slightly to an average of 95 per year in the 1980-1990 decade and up to 105 per year in the 1990-2000 decade. Growth in Turner County via natural increase has not been able to overcome the losses due to out-migration.

Out-migration has several negative impacts, namely it reduces the skilled labor market, robs potential leaders, and can contribute to a pessimistic attitude toward progress. There are a variety of contributing factors that have evolved over the past 40 or more years and they are summarized in the following five categories:

Changing agricultural practices, markets and crop allotments. In the past, the major agricultural dependency of the county has been peanuts, cotton, and tobacco crops that have acreage allotment controls. Decreasing percentage of acreage allotments, dependency upon price supports, and rising costs have discouraged the small



- farmer and contributed greatly to the loss of population in the county.
- 2) Mechanization of agricultural procedures required higher capital demands for profitable farming, resulting in larger land holdings and a decreasing dependency upon unskilled labor.
  - 3) In 1960, 79 percent of the population over 25 years had less than a four-year high school education. In 2000, this number had dropped to 32 percent of those over 25 years. The educational attainment levels of adults does impact and influence the skill levels of the Turner County labor force.
  - 4) In 1960, nearly 56 percent of the families in Turner County earned less than \$3,000, compared to a state percentage of 35.6 percent and a U.S. figure of 21.4 percent. In 2000, 6.5% of the families in Turner County earned comparable dollars and 26.7 percent of the population was below the poverty level. Ashburn has 38 percent of its population below the poverty level, while Rebecca and Sycamore are at 15.8 percent and 25.8 percent respectively. Within the nine county South Georgia region, Turner County ranks the second in the highest percentage of persons below the poverty level.
  - 5) The close proximity of two primary growth centers in Tifton and Valdosta.

## AGE COMPOSITION

One characteristic that influences population changes is age composition. In Tables 1-3, 1-4, 1-5 and 1-6 for all of Turner County and cities there has been a numerical and percentage increase in persons 65 and older and a decrease in the 0 to 4 age group. The age groups that gained persons between 1980-2000 were the 35 to 44, 45 to 54, and 65 and up age groups. The large out-migration of population affected all the age groups grossly contributed to declines in most age groups. Projected gains between 2000 and 2025 will be in the 0 to 4, 5 to 14, 25 to 34, 35 to 44, 55 to 64, and 65 & up age groups.

**TABLE 1-3  
1980 - 2025 GREATER TURNER POPULATION BY AGE GROUPS**

Age	1980		1985		1990		1995		2000	
	number	%	number	%	number	%	number	%	number	#
0 to 4	892	9.4	834	8.9	744	8.6	726	8.0	736	7.7
5 to 14	1,823	19.2	1,683	18.1	1,560	18.1	1,588	17.6	1,591	16.7
15 to 24	1,604	16.9	1,521	16.3	1,331	16.4	1,356	15.0	1,441	15.2
25 to 34	1,303	13.7	1,303	14.0	1,134	13.2	1,115	12.4	1,218	12.8
35 to 44	970	10.2	1,061	11.4	1,125	13.0	1,208	13.4	1,287	13.5
45 to 54	848	8.9	835	9.0	852	9.9	1,032	11.4	1,197	12.6
55 to 64	868	9.1	852	9.2	725	8.4	705	7.8	809	8.5
65 & up	1,173	12.3	1,236	13.3	1,222	14.2	1,296	14.4	1,231	12.9
<b>Total</b>	<b>9,499</b>		<b>9,325</b>		<b>8,623</b>		<b>9,025</b>		<b>9,510</b>	
Age	2005		2010		2015		2020		2025	
	number	%	number	%	number	%	number	%	number	#
0 to 4	780	8.1	820	8.3	811	8.3	814	8.2	812	8.0
5 to 14	1,473	15.4	1,502	15.4	1,554	15.8	1,593	16.0	1,613	15.9
15 to 24	1,520	15.9	1,430	14.7	1,327	13.6	1,351	13.6	1,429	14.1
25 to 34	1,231	12.8	1,351	13.9	1,382	14.1	1,301	13.1	1,241	12.3
35 to 44	1,234	12.9	1,166	12.0	1,178	12.0	1,289	13.0	1,326	13.1
45 to 54	1,222	12.8	1,208	12.4	1,158	11.8	1,101	11.1	1,126	11.1
55 to 64	958	10.0	1,046	10.8	1,068	10.9	1,068	10.7	1,033	10.2
65 & up	1,166	12.2	1,204	12.4	1,306	13.3	1,421	14.3	1,548	15.3
<b>Total</b>	<b>9,584</b>		<b>9,727</b>		<b>9,784</b>		<b>9,938</b>		<b>10,128</b>	

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



**TABLE 1-4  
1980 - 2000 ASHBURN POPULATION BY AGE GROUPS**

Age	1980		1990		2000	
	number	%	number	%	number	%
0 to 4	469	9.8	435	9.0	367	8.3
5 to 14	972	20.4	947	19.6	681	15.4
15 to 24	811	17.0	787	16.3	828	18.7
25 to 34	639	13.4	601	12.5	468	10.6
35 to 44	483	10.1	558	11.5	538	12.2
45 to 54	373	7.7	457	9.5	508	11.5
55 to 64	426	8.9	370	7.7	391	8.8
65 & up	593	12.4	672	13.9	593	13.4
<b>Total</b>	<b>4,766</b>		<b>4,827</b>		<b>4,419</b>	

Source: U.S. Bureau of the Census, 1980, 1990, and 2000.

The City of Ashburn exhibits the decline in the 0 to 4, 5 to 14, 25 to 34, and 55 to 64 age groups and a percentage of total population increase in the following age groups: 15 to 24, 35 to 44, 45 to 54, and 65 & up. The City declined in population over the twenty-year period and out-migration adversely impacted all age groups.

**TABLE 1-5  
1980 - 2000 REBECCA POPULATION BY AGE GROUPS**

Age	1980		1990		2000	
	number	%	number	%	number	%
0 to 4	23	8.4	5	3.3	16	6.5
5 to 14	38	13.9	26	17.6	37	15.0
15 to 24	41	14.9	13	8.8	33	13.4
25 to 34	51	18.6	18	12.2	35	14.2
35 to 44	25	9.1	23	15.5	30	12.2
45 to 54	21	7.8	15	10.1	33	13.4
55 to 64	34	12.0	18	12.2	16	6.5
65 & up	41	14.9	30	20.3	32	13.0
<b>Total</b>	<b>274</b>		<b>148</b>		<b>246</b>	

Source: U.S. Bureau of the Census, 1980, 1990, 2000.

The City of Rebecca has really felt the effects of out-migration in all age groups in the 1980-1990 decade. However, each age group gained persons in the 1990-2000 decade.

The Sycamore population age groups (Table 1-6) show losses in numbers and percentage for the 0 to 14 and the 45 to 64 age groups. The 25 to 44 age groups, gained percentage-wise between 1980 to 2000 and this maintained part of their labor force. During this same period the 65 and up age group increased from 86 (18.4%) to 123 (24.8%) persons.



**TABLE 1-6**  
**1980 - 1990 SYCAMORE POPULATION BY AGE GROUPS**

Age	1980		1990		2000	
	number	%	number	%	number	%
0 to 4	49	10.4	24	5.8	30	6.1
5 to 14	63	13.4	56	13.4	68	13.7
15 to 24	67	14.3	59	14.1	53	10.7
25 to 34	46	9.8	54	12.9	62	12.5
35 to 44	37	7.9	50	12.0	73	14.7
45 to 54	68	14.5	34	8.2	53	10.7
55 to 64	53	11.3	55	13.2	39	7.9
65 & up	86	18.4	85	20.4	123	24.8
<b>Total</b>	469		417		496	

Source: U.S. Bureau of the Census, 1980, 1990, and 2000.

### SEX AND RACE CHARACTERISTICS

Overall the percentage of males and females has remained constant in Turner County in 1990 and 2000. In terms of percent of total county population, Turner County has more females than the nine county region and the State of Georgia (see Table 1-7). The greatest divergence of males to females is exhibited in Ashburn with the percentage breakouts being 45.5% male and 54.5% females.

**TABLE 1-7**  
**1990 - 2000 POPULATION BY SEX FOR TURNER COUNTY AND CITIES**

Unit	1990				2000			
	Males	%	Females	%	Males	%	Females	%
Ashburn	2,196	45.5	2,631	54.5	2,009	45.5	2,410	54.5
Rebecca	75	50.7	73	49.3	121	49.2	125	50.8
Sycamore	185	44.4	232	55.6	233	47.0	263	53.0
Turner, unincorp.	1,659	50.1	1,652	49.9	2,207	50.8	2,136	49.2
Turner (total)	4,115	47.3	4,588	52.7	4,570	48.1	4,934	51.9
RDC	94,391	48.3	101,075	51.7	111,664	49.1	115,757	50.9
State	3,158,560	48.5	3,347,970	51.5	4,048,690	49.2	4,181,130	50.8

Source: U.S. Bureau of the Census, 1990 and 2000.

Tables 1-8 and 1-9 show the past, present and future trends in racial composition for Turner County, the cities and the unincorporated area. The trend line shows a reduction in White and increase in Black and Hispanic populations with the 2025 projection placing the Blacks representing 51.3 percent; Whites at 43.9 percent and Hispanics at 4.3 percent countywide. Ashburn, between 1980 and 2000, went from a 48.9 percent/53.9 percent white to black ratio to a 32.6 percent/65.2 percent white to black ratio. Rebecca, Sycamore and Unincorporated Turner County have increased the percentage spread from 1980 to 2000 between white and black by 6.1 percent, 3.1 percent, and 6.1 percent respectively. The Other category has remained nearly constant at less than 0.5 percent of the total population. Projected racial composition shown in Table 1-8 will have Ashburn at 32.6 percent White and 65.2 percent Black, Rebecca at 76.4 percent White and 20.3 percent Black, Sycamore at 81.5 percent/16.7 percent White to Black and the Unincorporated area at a 77.3 percent/20.1 percent ratio of White to Black.



**TABLE 1-8**  
**1980 - 2025 GREATER TURNER POPULATION BY RACE AND ETHNIC BACKGROUND**  
**(number and percent of persons)**

	1980		1985		1990		1995		2000	
	number	%	number	%	number	%	number	%	number	%
White	5,984	63.0	5,702	61.1	5,148	59.0	4,999	56.6	5,346	56.2
Black	3,501	36.9	3,595	38.6	3,553	40.7	3,788	42.9	3,875	40.7
Other	14	0.1	28	0.3	30	0.3	47	0.5	45	0.5
Hispanic	48	0.5	55	0.6	35	0.4	155	1.8	244	2.6
<b>Total</b>	<b>9,449</b>		<b>9,325</b>		<b>8,728</b>		<b>8,834</b>		<b>9,510</b>	
	2005		2010		2015		2020		2025	
	number	%	number	%	number	%	number	%	number	%
White	5,165	53.9	4,973	51.1	4,718	48.2	4,565	45.9	4,442	43.9
Black	4,083	42.6	4,374	45.0	4,642	47.4	4,913	49.4	5,193	51.3
Other	45	0.5	50	0.5	57	0.6	53	0.5	53	0.5
Hispanic	291	3.0	330	3.4	367	3.8	407	4.1	440	4.3
<b>Total</b>	<b>9,584</b>		<b>9,727</b>		<b>9,784</b>		<b>9,938</b>		<b>10,128</b>	

Source: Woods & Poole Economics, Inc., 2002. Percent calculations by South Georgia Regional Development Center (SGRDC), 2004.

**TABLE 1-9**  
**1980 - 2000 ASHBURN, REBECCA, SYCAMORE, and**  
**UNINCORPORATED TURNER COUNTY POPULATION BY RACE AND ETHNIC ORIGIN**  
**(number of persons and percent)**

	ASHBURN						REBECCA					
	1980		1990		2000		1980		1990		2000	
	number	%	number	%	number	%	number	%	number	%	number	%
White	2,239	48.9	1918	39.7	1,440	32.6	234	85.4	125	84.5	188	76.4
Black	2,427	50.9	2,893	59.9	2,882	65.2	39	14.2	22	14.9	50	20.3
Other	8	0.1	19	0.4	87	2.0	0	0	1	0.6	2	0.8
Hispanic	53	1.1	0	ND	118	2.7	1	0.4	0	ND	2	0.8
<b>Total</b>	<b>4,766</b>		<b>4,827</b>		<b>4,419</b>		<b>274</b>		<b>148</b>		<b>246</b>	
	SYCAMORE						UNINCORPORATED TURNER COUNTY					
	1980		1990		2000		1980		1990		2000	
	number	%	number	%	number	%	number	%	number	%	number	%
White	396	84.4	377	90.4	404	81.5	3,115	76.3	2,170	78.1	3,314	77.3
Black	73	15.6	40	9.6	83	16.7	962	23.6	598	21.5	860	20.1
Other	0	0	0	0	6	1.2	6	1.5	10	3.6	NR	NR
Hispanic	NA	NA	0	NA	9	1.8	NA	NA	NA	NA	115	2.7
<b>Total</b>	<b>474</b>		<b>434</b>		<b>496</b>		<b>4,083</b>		<b>2,778</b>		<b>4,289</b>	

Source: Woods and Poole Economics, Inc., 2002. Percentage calculations by South Georgia Regional Development Center (SGRDC), 2004. NOTE: NA - data not available; ND in "Hispanic" denotes an ethnic origin, not a race, so no percentage calculations were made. Persons of Hispanic origin are also counted in the White, Black, and Other totals.

**POPULATION AND HOUSEHOLD PROJECTIONS**

Population projections are systematically determined forecasts of future levels of population within a given area. They are used to help counties and cities program capital expenditures to provide facilities and services. Population projections also fuel how many acres within the study area should be reserved for needed land uses.

Various methods can be used to predict population changes. Most of them take a known base year population and apply formulas representing assumptions about rates of change to this base year number. Usually the most current U.S.



census count, taken nationwide every ten years, is used as the base year population. Generally, the larger the study area, the more reliable the projections will be. This is true because unpredictable changes over a broad area tend to counterbalance each other. In a small community, a major economic change like an unexpected closing or opening of a manufacturing plant can render the most carefully prepared population projections inaccurate.

In 2002, the Georgia Department of Community Affairs commissioned Woods and Poole Economics, Inc., a private forecasting company, to produce county data for use in local planning efforts across the state. Woods and Poole uses information from the Bureau of Census and the Bureau of Economic Analysis as a basis for its forecasts and "enhances" this data by using inter-census estimates prepared by the Census Bureau, along with additional information and statistical techniques to prepare their estimates and projections of population and economic projections which might be expected to affect migration rates. The current projection in 2002 by Woods and Poole anticipates moderate growth through 2000 and then tapering off through 2025. This projection accounts for past out-migration and a reduction in natural increase (births minus deaths). It is a realistic projection and the county totals are as follows:

<u>1990</u> 8,693	<u>1995</u> 9,025	<u>2000</u> 9,510	<u>2005</u> 9,584	<u>2010</u> 9,727	<u>2015</u> 9,784	<u>2020</u> 9,938	<u>2025</u> 10,128
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This projection recognizes past trends, namely the loss of an average of 80.5 persons per year from out-migration between 1960 and 2000; the decline from 110 to 78 persons per year increase due to natural increase (births minus deaths); the forecast that natural increase will not fall below 60 persons per year and that out-migration will fall below 58 persons per year. This projection does not anticipate unpredictable changes that could significantly alter the predicted size and pattern of development. The future population outlook to 2025 for Greater Turner County, the Region and the State are shown on Table 1-10.

**TABLE 1-10**  
**2000 - 2025 POPULATION PROJECTIONS GREATER TURNER, REGION AND STATE**

Unit	2000	2001	2002	2003	2004	
Turner (total)	9,510	9,520	9,538	9,545	9,575	
Ashburn	4,419	4,423	4,427	4,431	4,435	
Rebecca	246	248	250	252	254	
Sycamore	496	498	500	502	504	
Turner unincorp.	4,343	4,349	4,356	4,363	4,371	
South Ga. RDC	227,421	NA	NA	NA	NA	
State	8,229,820	8,338,460	8,449,130	8,560,620	8,670,510	
Unit	2005	2010	2015	2020	2025	
Turner (total)	9,584	9,727	9,784	9,938	10,128	
Ashburn	4,445	4,485	4,495	4,545	4,589	
Rebecca	256	271	281	298	323	
Sycamore	506	521	531	541	561	
Turner, unincorp.	4,377	4,450	4,483	4,560	4,655	
South Ga. RDC	221,514	232,085	243,361	255,122	267,460	
State	8,784,650	9,349,660	9,940,380	10,550,700	11,185,100	
	2000 - 2010 Numerical Change	%	2010 - 2020 Numerical Change	%	2000 - 2025 Numerical Change	%
Turner (total)	217	2.3	211	2.2	618	6.5
Ashburn	66	1.5	60	1.3	170	3.8
Rebecca	15	6.1	27	10.0	77	31.3
Sycamore	25	5.0	20	3.8	65	13.1
Turner, unincorp.	107	2.5	110	2.5	312	7.2
South Ga. RDC	4,664	2.1	23,037	9.9	40,039	17.6
State	1,119,840	13.6	1,201,040	12.8	2,955,280	35.9

Source: Woods and Poole Economics, Inc.2002, U.S. Bureau of the Census, 2000; and South Georgia Regional Development Center, 2004.



## HOUSEHOLD AND INCOME CHARACTERISTICS

According to Woods and Poole Economics Inc., the number of housing units in Turner County increased 11.1% (345 units) between 1980 and 2000. Table 1-11 shows the 1980 to 2025 occupied housing unit trends and projections for Greater Turner, the Region and the State. The state and regional numbers and percentages, especially in the projected years, show percentage increases that grossly exceed those of Turner County. Turner County's population trends and projections dictate the needed housing units. The unit increases mirror the slow growth economy and a reduction in the rate of out-migration. These two factors will influence the numerical increases throughout Turner County during the next twenty-five years.

**TABLE 1-11**  
**1980 - 2025 GREATER TURNER NUMBER OF OCCUPIED HOUSEHOLDS**

Unit	1980	1990	2000	2005	2010	2015	2020	2025
Turner (total)	3,100	3,043	3,445	3,511	3,566	3,609	3,628	3,629
Ashburn	1,559	1,642	1,624	1,634	1,648	1,648	1,652	1,652
Rebecca	96	52	87	91	97	101	107	107
Sycamore	176	161	186	190	196	200	204	204
Turner, unincorp.	1,269	1,188	1,548	1,596	1,625	1,660	1,665	1,666
South Ga. RDC	61,783	66,061	76,532	81,006	85,293	89,213	92,652	95,305
State	1,886,550	2,380,830	3,022,410	3,265,030	3,501,680	3,727,580	3,929,140	4,108,410

Source: Woods & Poole Economics, Inc., 2002 and South Georgia Regional Development Center, 2004.

### Numerical and Percentage Change

Unit	1980 - 1990		1990 - 2000		2000 - 2010		2010 - 2020		2000 - 2025	
	number	%	number	%	number	%	number	%	number	%
Turner (total)	- 46	- 1.5	402	13.2	121	3.5	62	1.7	184	5.3
Ashburn	83	5.3	-18	-1.1	24	1.5	4	0.2	28	1.7
Rebecca	- 44	- 45.8	35	67.3	10	11.5	10	10.3	20	23.0
Sycamore	- 15	- 8.5	25	15.5	10	5.4	8	4.0	18	9.7
Turner, unincorp.	- 81	- 6.4	360	30.3	77	5.0	40	2.5	118	7.6
South Ga. RDC	4,278	6.9	10,471	15.9	8,761	11.4	10,359	12.1	18,773	24.5
State	501,253	26.6	641,580	26.9	479,270	15.9	427,460	12.2.	1,086,000	35.9

Source: Woods and Poole Economics, Inc., 2002 & 1992; and South Georgia Regional Development Center, 2004.

**TABLE 1-12**  
**1980 - 2025 PERSONS PER HOUSING UNIT IN GREATER TURNER**

Unit	1980	1990	2000	2001	2002	2003	2004	2005	2010	2015	2020	2025
Turner (total)	3.03	2.80	2.71	2.75	2.75	2.74	2.74	2.68	2.67	2.65	2.67	2.71
Ashburn	3.00	2.88	2.69	2.72	2.72	2.72	2.72	2.72	2.72	2.73	2.75	2.78
Rebecca	2.83	2.39	2.83	2.82	2.84	2.83	2.85	2.81	2.79	2.78	2.79	3.02
Sycamore	2.69	2.44	2.66	2.66	2.66	2.67	2.66	2.66	2.66	2.65	2.65	2.75
Turner, unincorp.	3.15	2.83	2.81	2.79	2.79	2.77	2.75	2.74	2.74	2.70	2.74	2.79
RDC	3.00	2.78	2.97	NA	NA	NA	NA	2.73	2.72	2.73	2.75	2.81
State	2.80	2.74	2.65	2.64	2.63	2.63	2.62	2.61	2.59	2.59	2.60	2.63

Source: Woods and Poole Economics, Inc., 2002; and South Georgia Regional Development Center, 2004.

Table 1-12 shows the trend of a decrease in the number of persons per housing unit. Turner County averaged 3.03 persons per housing unit in 1980 and this dropped to 2.71 by 2000. Corresponding decreases are shown for all the cities, the region and the state. The projected numbers are slightly higher than the state, due in part to the differences between urban and rural persuasions and the age distribution in Turner County.



**TABLE 1-13**  
**MEAN HOUSEHOLD AND PER CAPITA INCOME 1980 - 2025**  
**Current dollars and (constant 1996 dollars)**

Unit	1980		1985		1990			
	Per Capita Income Current \$	Per Capita (1996 \$)	Per Capita Income Current \$	Per Capita (1996 \$)	Mean Household & Per Capita Income Current \$		Per Capita (1996 \$)	
Turner (total)	5,352	9,693	9,432	13,285	23,039	12,067	14,092	
Ashburn	NA	NA	NA	NA	NA	6,759	NA	
Rebecca	NA	NA	NA	NA	NA	9,360	NA	
Sycamore	NA	NA	NA	NA	NA	8,861	NA	
State	8,477	15,353	13,142	18,512	33,259	17,738	20,715	
Unit	1995		2000		2005			
	Per Capita Income Current \$	Per Capita (1996 \$)	Mean Household & Per Capita Income Current \$		Mean Household & Per Capita Income Current \$		Per Capita (1996 \$)	
Turner (total)	15,096	15,420	27,525	17,140	15,941	30,432	20,447	16,837
Ashburn	NA	NA	NA	10,786	NA	NA	NA	NA
Rebecca	NA	NA	NA	12,881	NA	NA	NA	NA
Sycamore	NA	NA	NA	12,346	NA	NA	NA	NA
State	21,819	22,287	42,158	27,346	25,433	44,169	32,759	26,975
Unit	2010		2015		2020			
	Mean Household & Per Capita Income Current \$		Per Capita Current \$	Per Capita (1996 \$)	Mean Household & Per Capita Income Current \$		Per Capita (1996 \$)	
Turner (total)	33,342	24,889	17,658	31,052	18,734	39,186	38,469	19,731
State	52,533	40,239	28,945	49,960	30,141	63,964	61,935	31,767
Unit	2025							
	Mean Household & Per Capita Income Current \$		Per Capita (1996 \$)					
Turner (total)	41,564	47,615	20,763					
State	59,049	76,626	33,413					

Source: U.S. Bureau of the Census, 1980-2000; Woods & Poole Economics, Inc., 2002.

Table 1-13 lists the mean household and per capita income in "current" dollars and per capita incomes from 1980 to 2025 in "constant 1996 dollars" so these numerical values can be validly compared. Turner County's farming sector economy suffered setbacks in the 1970's and the manufacturing sector increased in the mid-1980's impacting household income during the last twenty years. During the next 25 years the projected county household and per capita incomes do not equal the state projected figures, and they do not lose ground. The metropolitan and urban economies of the state with higher wage levels than rural South Georgia makes comparisons next to impossible.



**TABLE 1-14**  
**2000 NUMBER OF HOUSEHOLDS BY INCOME FOR TURNER COUNTY,**  
**ALL THREE CITIES COMBINED, AND UNINCORPORATED AREA**

Households with Income ....	Number and Percent of Households							
	Greater Turner		All three (3) Cities		Unincorporated		State	
	number	%	number	%	number	%	%	
less than \$ 5,000	NA	NA	NA	NA	NA	NA	NA	
\$ 5,000 - \$ 9,999	578	16.8	404	21.4	174	11.1	10.1	
\$ 10,000 - \$ 14,999	438	12.7	326	17.3	112	7.2	5.9	
\$ 15,000 - \$ 19,999	384	11.1	256	13.6	128	8.2	5.9	
\$ 20,000 - \$ 29,999	537	15.6	284	15.0	253	16.2	12.7	
\$ 30,000 - \$ 34,999	239	6.9	101	5.3	128	8.2	6.2	
\$ 35,000 - \$ 39,999	159	4.6	25	1.3	134	8.8	5.9	
\$ 40,000 - \$ 49,999	332	9.6	183	9.7	149	9.5	10.9	
\$ 50,000 - \$ 59,999	222	6.4	62	3.3	160	10.2	9.2	
\$ 60,000 - \$ 74,999	213	6.2	132	7.0	81	5.2	10.5	
\$ 75,000 - \$ 99,999	185	5.4	59	3.1	126	8.0	10.4	
\$ 100,000 or more	163	4.7	56	3.0	107	6.9	12.3	
<b>Total</b>	3,450		1,888		1,562			

Source: U.S. Bureau of the Census, 2000; and South Georgia Regional Development Center, 2004.

**TABLE 1-15**  
**2000 NUMBER OF HOUSEHOLDS BY INCOME FOR**  
**ASHBURN, REBECCA, AND SYCAMORE**

Households With Income....	Number and Percent of Households							
	County %	Ashburn		Rebecca		Sycamore		Georgia %
		number	%	number	%	number	%	
less than \$ 5,000	NA	NA	NA	NA	NA	NA	NA	NA
\$ 5,000 - \$ 9,999	16.8	359	22.3	10	13.2	35	17.3	10.1
\$ 10,000 - \$ 14,999	12.7	283	17.6	10	13.2	33	16.3	5.9
\$ 15,000 - \$ 19,999	11.1	217	13.5	0	0.0	39	19.3	5.9
\$ 20,000 - \$ 29,999	15.6	228	14.2	15	19.7	41	20.3	12.7
\$ 30,000 - \$ 34,999	6.9	78	4.8	8	10.5	15	7.4	6.2
\$ 35,000 - \$ 39,999	4.6	18	1.1	2	2.6	5	2.5	5.9
\$ 40,000 - \$ 49,999	9.6	168	10.4	10	13.2	5	2.5	10.9
\$ 50,000 - \$ 59,999	6.4	46	2.9	5	6.6	11	5.5	9.2
\$ 60,000 - \$ 74,999	6.2	117	7.3	9	11.8	6	3.0	10.5
\$ 75,000 - \$ 99,999	5.4	52	3.2	2	2.6	5	2.5	10.4
\$ 100,000 or more	4.7	44	2.7	5	6.6	7	3.5	12.3
<b>Total</b>		1,610		76		202		

Source: U. S. Bureau of Census, 2000 and South Georgia Regional Development Center, 2004.

Table 2-14 and 2-15 show the number and percent distribution of household incomes in Greater Turner, the cities (individually and combined), the unincorporated area, and the State of Georgia. Forty percent of Greater Turner households have incomes less than \$20,000 per year. The largest numerical and percentage of households for Rebecca



19.7 percent (15 households); Sycamore 20.3 percent (41 households); and the unincorporated area 16.2 percent (253 households) fall in the \$20-29,999 per year income category. Ashburn's largest category 22.3 percent (359 households) is the \$5,000-\$9,999 per year income category. The urban/metro-fueled economy of the state with far higher incomes makes comparison to Greater Turner purely informational.

**EDUCATIONAL ATTAINMENT**

The following four tables provide an insight on education in Greater Turner. Table 2-16 shows census data on the number of adults (persons 25 years and older) with various levels of formal education. The 20-year trend shows that more persons are finishing more years of schooling. In 1970, 77.7 percent of the adults in Greater Turner did not complete four years of high school. By 2000, just 32.3 percent did not graduate from high school.

**TABLE 1-16  
1980 - 2000 EDUCATIONAL ATTAINMENT FOR GREATER TURNER, ASHBURN,  
REBECCA, AND SYCAMORE  
(Number of adults, age 25 and over)**

Educational Attainment	Greater Turner						Ashburn					
	1980		1990		2000		1980		1990		2000	
	number	%	number	%	number	%	number	%	number	%	number	%
Elementary School (0-8 years)	1,820	35.1	995	19.2	602	10.5	870	34.6	596	21.9	338	13.5
High School (1-3 years)	1,297	25.1	1,316	25.5	1,244	21.8	540	21.5	705	25.8	545	21.8
High School (4 years)	1,219	23.5	1,815	35.1	2,207	38.7	601	23.9	854	31.3	952	38.1
College (1-3 years)	438	8.5	674	13.0	1,056	18.5	236	9.4	334	12.2	395	15.8
College (4+ years)	406	7.8	370	7.2	598	10.5	267	10.6	239	8.8	136	5.4
<b>Total</b>	<b>5,180</b>		<b>5,170</b>		<b>5,707</b>		<b>2,514</b>		<b>2,728</b>		<b>2,498</b>	
Educational Attainment	Rebecca						Sycamore					
	1980		1990		2000		1980		1990		2000	
	number	%	number	%	number	%	number	%	number	%	number	%
Elementary School (0-8 years)	58	33.7	30	28.6	39	26.7	122	42.1	62	20.5	28	8.0
High School (1-3 years)	40	23.2	26	24.7	20	13.7	72	24.8	78	25.8	72	20.6
High School (4 years)	48	27.9	30	28.6	49	33.6	54	18.6	96	31.8	163	46.6
College (1-3 years)	18	10.5	7	6.7	19	13.0	34	11.7	46	15.2	67	19.1
College (4+ years)	8	4.7	12	11.4	8	5.5	8	2.8	20	6.6	20	5.7
<b>Total</b>	<b>172</b>		<b>105</b>		<b>146</b>		<b>290</b>		<b>302</b>		<b>350</b>	

Source: U.S. Bureau of the Census, 1980, 1980, and 2000.

From a regional perspective Greater Turner has made progress in educational attainment almost equal to its neighboring counties. Greater Turner ranked third out of nine counties with 67.7 percent of its adult population having a high school or greater educational attainment level in 2000. In 1970 Turner County ranked tenth, so noticeable improvement has been shown. In 2000, Georgia and the U.S. exhibit a 78.6/80.3 percent respectively in the high school or greater educational attainment level. Tables 2-18 and 2-19 show data about achievement test scores for high school students in Greater Turner and the State; and a decade of enrollments, and dropout rates for Greater Turner and the State.



**TABLE 1-17**  
**1980 - 2000 EDUCATIONAL ATTAINMENT FOR THE SOUTH GEORGIA RDC REGION**

Unit	1980 Educational Attainment										1990 Educational Attainment										2000 Educational Attainment															
	Elem. Grades 1-8			High School			College				Adults, age 25 and over			Elem. Grades 1-8			High School			College				Adults, 25 and over			Elem. Grades 1-8			High School			College			
	Adults, age 25 and over	Grades 1-8	%	No Diploma	Graduate	%	No Degree	Graduate	%	No Graduate	Graduate	%	Adults, age 25 and over	Grades 1-8	%	No Diploma	Graduate	%	No Degree	Graduate	%	No Graduate	Graduate	%	Adults, 25 and over	Elem. Grades 1-8	%	No Diploma	Graduate	%	No Degree	Graduate	%	No Graduate	Graduate	%
Ben Hill	11,175	32.3%	25.2%	24.5%	8.1%	9.9%	9.9%	8.1%	9.9%	8.1%	9.9%	9,810	18.5%	24.8%	35.6%	23.6%	23.6%	23.6%	23.6%	23.6%	7.6%	7.6%	7.6%	10,990	12.9%	21.3%	37.2%	19.1%	19.1%	19.1%	19.1%	19.1%	19.1%	19.1%	19.1%	9.6%
Brooks	10,235	36.8%	24.5%	23.7%	7.5%	7.4%	7.4%	7.5%	7.4%	7.5%	7.4%	9,363	19.1%	22.3%	36.0%	13.6%	13.6%	13.6%	13.6%	13.6%	9.1%	9.1%	9.1%	10,445	12.0%	20.6%	37.1%	19.1%	19.1%	19.1%	19.1%	19.1%	19.1%	19.1%	11.3%	
Cook	9,276	34.9%	26.4%	26.4%	5.7%	7.4%	7.4%	5.7%	7.4%	5.7%	7.4%	8,231	20.9%	23.9%	34.6%	14.1%	14.1%	14.1%	14.1%	14.1%	6.5%	6.5%	6.5%	9,876	12.9%	22.6%	36.0%	20.5%	20.5%	20.5%	20.5%	20.5%	20.5%	20.5%	8.2%	
Echols	1,487	33.8%	31.4%	25.2%	3.9%	5.8%	5.8%	3.9%	5.8%	3.9%	5.8%	1,396	18.3%	20.7%	45.3%	10.9%	10.9%	10.9%	10.9%	10.9%	4.7%	4.7%	4.7%	2,167	17.9%	21.7%	35.6%	16.5%	16.5%	16.5%	16.5%	16.5%	16.5%	16.5%	8.4%	
Irwin	6,322	34.3%	26.2%	26.2%	5.7%	8.7%	8.7%	5.7%	8.7%	5.7%	8.7%	5,350	21.0%	26.0%	32.9%	11.9%	11.9%	11.9%	11.9%	11.9%	8.3%	8.3%	8.3%	6,196	12.6%	19.7%	38.5%	19.4%	19.4%	19.4%	19.4%	19.4%	19.4%	9.8%		
Lanier	3,760	35.0%	25.7%	25.7%	5.3%	10.0%	10.0%	5.3%	10.0%	5.3%	10.0%	3,332	21.9%	26.8%	29.9%	16.0%	16.0%	16.0%	16.0%	16.0%	5.4%	5.4%	5.4%	4,487	10.7%	22.3%	34.2%	24.0%	24.0%	24.0%	24.0%	24.0%	24.0%	24.0%	8.8%	
Lowndes	40,400	22.3%	30.8%	20.6%	13.2%	13.1%	13.1%	13.2%	13.1%	13.2%	13.1%	43,540	11.3%	18.9%	31.7%	21.7%	21.7%	21.7%	21.7%	21.7%	16.3%	16.3%	16.3%	54,237	6.6%	15.8%	30.6%	27.4%	27.4%	27.4%	27.4%	27.4%	27.4%	19.7%		
Tift	21,073	31.5%	23.0%	23.0%	11.5%	11.1%	11.1%	11.5%	11.1%	11.5%	11.1%	20,829	17.2%	21.5%	27.0%	20.3%	20.3%	20.3%	20.3%	20.3%	14.0%	14.0%	14.0%	23,433	11.7%	20.4%	30.3%	21.9%	21.9%	21.9%	21.9%	21.9%	21.9%	15.6%		
Turner	6,175	35.1%	25.0%	25.0%	7.8%	8.5%	8.5%	7.8%	8.5%	7.8%	8.5%	5,170	19.2%	25.5%	35.1%	13.0%	13.0%	13.0%	13.0%	13.0%	7.2%	7.2%	7.2%	5,707	10.5%	21.8%	38.7%	18.5%	18.5%	18.5%	18.5%	18.5%	18.5%	10.5%		
United States	144,384,211	17.5%	13.9%	13.9%	17.0%	14.8%	14.8%	17.0%	14.8%	17.0%	14.8%	158,868,436	10.4%	14.4%	30.0%	24.9%	24.9%	24.9%	24.9%	20.3%	20.3%	20.3%	182,211,639	7.5%	12.1%	28.6%	27.3%	27.3%	27.3%	27.3%	27.3%	27.3%	27.3%	24.4%		
Georgia	3,569,283	23.7%	19.9%	19.9%	14.6%	13.3%	13.3%	14.6%	13.3%	14.6%	13.3%	4,023,420	12.0%	17.2%	29.6%	22.0%	22.0%	22.0%	22.0%	19.3%	19.3%	19.3%	5,185,965	7.6%	13.8%	28.7%	25.6%	25.6%	25.6%	25.6%	25.6%	25.6%	25.6%	24.3%		

Source: U.S. Bureau of the Census, 1980, 1990, and 2000.



**TABLE 1-18**  
**1995 - 2001 GRADUATION TEST SCORES/SCHOOL DROPOUTS/COLLEGE-TECHNICAL**  
**SCHOOL ATTENDANCE FOR GREATER TURNER**

Category	1995	1996	1997	1998	1999	2000	2001
H. S. Graduation Test Scores (All Components)	79%	58%	47%	62%	61%	77%	60%
H. S. Dropout Rate	11.8%	9.1%	11.3%	10.8%	12.7%	12.1%	6.4%
Grads Attending GA Public Colleges	26.6%	46.1%	30.6%	48.5%	24.1%	NA	NA
Grads Attending GA Public Technical Schools	7.4%	6.6%	6.1%	3.0%	10.3%	16.5%	NA

Source: Georgia Department of Education, various years.

The Turner County Board of Education and the students' parents have made excellent progress through programs and persuasion to focus their children to graduate high school and gain post-secondary education and vocational training. Between 1995 and 2000 there has been a fifty percent increase of adults attaining a post-secondary education. The Greater Turner dropout rate continues to be a problem, but the school system and parents feel positive measures are being taken to prepare the students for their futures.



## CHAPTER TWO: ECONOMIC DEVELOPMENT

The primary purpose of the economic element is to gain some perspective of the existing and future potential of the Greater Turner economic base. The economic base can provide the stimulus for population growth, improve the overall quality of life and allow residents to raise families and retire in Turner County. The economic element directly impacts all other elements of the comprehensive plan, especially goals and policies, future land use plans, and the five-year short-term work programs.

Turner County's economic history has relied upon the agricultural/forestry sectors to be its mainstay through the 1900's and after the late 1960's the manufacturing sector provided the highest levels of employment. The work force, in the last twenty years has become very mobile with those employed working outside Turner County rising from 13 to 38 percent of the work force. Greater Turner is adjacent to a larger urban center-Tifton. This area provides a wide range of employment opportunities and has an extensive trade area. The major employers of today lie in and around Ashburn and Sycamore. Rural farm and non-farm populations have cycled upward and downward in the decades where agricultural employment yielded to manufacturing employment. Consequently, small settlements have prospered and faded to bedroom communities. Out-migration, a major problem through 2000 continues to rob the young and middle-aged persons from the Greater Turner work force. The major employers in Greater Turner in 2004 are as follows:

NAME	<u># EMPLOYEES</u>	NAME	<u># EMPLOYEES</u>
Bio-Plus	15	Coley Farm Services	34
Cornerstone Manufacturing Co	40	Drillers Service, Inc.	9
Sconyers Gin & Warehouse	11	Golden Peanut Company	90
Gray Distribution Services	9	H.C. Williams Peanut Co.	4
Holley Steel Construction	8	South GA Rec.Vehicles	3
La Salle Bristol Co	16	CentraPak	300
Johnston - Garrett Seed Co.	19	M & W Sportswear	70
Nolin Steel Erection Co.	7	Gulf Pole & Timber	16
Universal Forest Products	106	Tifton Turf	35
Southern Wholesale Vinyl Supply	30	Triangle Chemical Co.	20
Turner Co. Stockyards	6	Regal Wood Products	8
Williams Trucking, Inc.	21	Rockwood Industrial	10
City of Ashburn	57	JDC Peanut Company	34
Turner County	82		
Turner Co. Public Schools	300		

To comprehend past economic trends and future expectations Tables 2-1 through 2-21 (found at the end of this chapter), have been prepared for the following subjects: earned income, type of income, employment by sector, sector earnings, average weekly wages, unemployment, labor force characteristics and participation rates, occupations, tourist expenditures, and general economic indicators. In most instances the county data and trends are compared to state and national trends. There is no data for individual cities, so the county perspective must suffice.

### **Income By Type**

The sources of personal income by type for Turner County are identified and compared to the state and the nation in Tables 2-1, 2-2, and 2-3. It may not be clear what the data for personal income by type means, so the following definitions seek to explain the terminology:

**Wage and Salary** - measures total income earned as compensation for working rendering services.



- **Other Labor Income** - measures total employer contributions to private pension or worker's compensation funds.
- **Proprietor's Income** - measures total profits earned from partnerships and proprietorships.
- **Dividend, Investment, Rent and Interest Income** - measures the total income from investments and rental property.
- **Transfer Payments** - measures total income from payments by the government under many different programs, including Social Security, unemployment insurance, food stamps, veterans benefits, etc.
- **Residence Adjustment** - measures the net amount of personal income residents of the county that is earned outside the county. For example, a person who earns income in one county but lives in a different county would have their income counted as follows:

The income would be added to the appropriate income category (e.g. Wage and Salary, etc.,) of the county in which it was earned.

The same figure would be added to the Residence Adjustment of the county in which it was earned as a negative number.

The same income figure would be added to the Residence Adjustment of the county in which the person lived as a positive number.

Therefore, Residence Adjustment is a net number for each county: if it is negative it means that the amount of income earned in the county by non-residents is greater than the amount of income earned outside the county by residents of the county; if it is positive it means that the amount of income earned outside the county by residents is greater than the amount of income earned in the county by non-residents of the county.

Tables 2-1 through 2-3 show the ways Turner County differs from the state and the nation in the "income by type". The percentages clearly portray the agricultural based economy, with low percentage numbers of "wage and salary" incomes and higher than state and national percentages in the "proprietor's" income. There are strong earnings in the wage and salary category by 1980, when local industries were at peak employment, but the earnings declined by 1990 and into 2000 as this industrial base deteriorated. In all years transfer payments have been higher than the state and the nation, and these tend to increase during high levels of unemployment. The residence adjustment for Turner County was negative for 1970 and 1980, meaning more persons came to work from neighboring counties. Since 1985, the residence adjustment for Turner County exhibited positive numbers and this is projected to continue through 2025. The projections from 2000 to 2025 indicate nearly a 25 percent and 27 percent increase of the income earned from proprietorships and wage and salary categories respectively for Turner County. As subsequent tables are presented we will see that this change is premised upon a strong farming economy and the leveling off of manufacturing employment. The balance of income types would become more closely aligned to those projected for the state and nation. The exception will be "transfer" income that will continue to represent greater than one-quarter of all earnings and be nearly 20 percent higher than the state and the nation.

## **Economic Sectors**

The next six tables (2-4 through 2-9) exhibit past and future employment and earnings for thirteen economic sectors, namely Farming; Agricultural Services; Mining; Construction; Manufacturing; Transportation, Communication and Public Utilities (TCPU); Wholesale Trade; Retail Trade; Financial, Insurance, & Real Estate (FIRE); Services; Federal Government-Civilian (Gov FC); Federal Government-Military (GovFM); and State and



Local Government (Gov SL). Comparisons are made with the State of Georgia, the United States, and nearby counties. Similar data and projections are not available for the cities, so the county information must suffice. The employment and earnings figures represent jobs located in Turner County regardless of the residence of the jobholder. Likewise, Turner County residents who work in other counties are not included in the totals for the Turner County tables.

Turner County, between 1980 and 2000 experienced an 9.3 percent decrease (- 370 persons) in employment (from 4,005 to 3,635). The vast majority of jobs lost were in the Manufacturing sector (- 452), with lesser amounts lost in Farming, Services, and Federal Government-Military during this twenty-year period. All other economic sectors showed net gains with Finance, Insurance and Real Estate leading the way with a 131.6 percent increase. Manufacturing went from 938 to 486, a 9.3 percent drop. Manufacturing represented 23.4 percent of the employment base in 1980 and by 2000 it amounted to 13.4 percent of the employed persons. The state and the nation have a more balanced spread across all economic sectors. Their percentage in manufacturing is in the 12.6% and 10% levels compared to the 13.4 percent level in Turner County. Turner County has a roller coaster economy, and has not regrouped after extensive losses of employment. In both the state and the nation the top three employment sectors are Services, Retail and Manufacturing. Turner County's top three employment sectors in 2000 were Services, Retail, and Manufacturing.

The twenty-five year projected outlook for Turner County shows a net increase of 259 jobs. The projected percentage distribution shows Farming, Manufacturing, Wholesale Trade, and State and Local Government to all have a less proportionate share of the total employment in 2025. The top three employment sectors in 2025 will be Services, Retail, and State and Local Government. Manufacturing will decrease from 13.4 percent to 12.5 percent while Farming will drop from 11.6 percent to 8.0 percent of the employment totals. The projections for Turner County differ somewhat from the state and the nation. The state and the nation show continual growth in retail, wholesale, and service sectors and a slight drop in the manufacturing sector. Turner County seems to mirror the services, retail and slight drop in manufacturing exhibited by the state and nation projections, but there seems to be reliance upon State and Local Government employment increases, which require taxation revenue sources to expand.

### **Earnings by Sector**

The earnings by economic sector data contained in Tables 2-7, 2-8, and 2-9 show existing and projected total wages, salaries, and other earned income paid to persons working for businesses or industries in each economic sector within Turner County. The figures for the Agricultural Services sector include earnings from establishments involved in forestry (timber harvesting) and agricultural services (crop services, veterinary services, etc.). The numerical dollar values in these tables have all been adjusted for inflation and are listed as "constant 1996 dollars". Therefore, comparisons between different years can be accurately made and trend data can be analyzed.

Between 1980 and 2000 there was a 16.9 percent increase countywide in total earnings in Turner County. Major sector gainers in percentage order are: Agricultural Services-435 percent, Transportation, Communications & Utilities-177 percent, Federal Government-Military-65 percent, State and Local Government – 59 percent, Finance, Insurance and Real Estate-53 percent, Farming & Wholesale Trade- 31 percent, and Federal Government –Civilian-18.5 percent. Economic sectors that showed major declines in earnings between 1980 and 2000 were: Manufacturing- 68 percent, Services-12.8 percent and Retail Trade-1.2 percent. The farming sector and those who assist farmers, the agricultural services sector has some employment gains, but some drought and disease years, and a rapid increase in costs have all negatively impacted earnings. The top three economic sectors in earnings in 2000 were Agricultural Services, Transportation, Communications, and Utilities, Federal Government-Military.

Earnings for Turner County are projected to increase by 33.7 percent from 2000 to 2025. The top six economic sectors will be Services, Finance, Insurance & Real Estate, Transportation, Communications and Utilities, Agricultural Services, Construction, and Farming. The percentage gain from 2000 to 2025 ranked in order are:



Services-72.6 percent, Finance, Insurance and Real Estate-59.5 percent, Transportation, Communication, & Public Utilities-38.9 percent, Agricultural Services-36.5 percent, Construction-36.3 percent, Farming-34 percent, Manufacturing-33.1 percent, Federal Government-Military-30.4 percent, Federal Government-Civilian-28.9 percent, State and Local Government-19.5 percent, Retail Trade-15 percent, and Wholesale Trade-9 percent. In actual dollars earned the largest gainer will be the State and Local Government sector followed very closely by Farming, Services and the Manufacturing sectors.

Turner County's - 16.9 percent earnings increase between 1980 and 2000 is not comparable to the 141 percent gain for the State of Georgia and the 75.9 percent gain for the USA. During the last twenty years, the Services sector at the state and national levels showed the largest gain in earnings with a 313 percent and 180 percent gain respectively. The Manufacturing sector posted a 59 percent gain in Georgia and a 15.7 percent gain in the United States. The projected earnings from 2000-2025 for the state amount to a 75.6 percent gain, and the nation will experience a 67.6 percent increase. The Service sector will post the greatest earnings gain of all economic sectors at the state and national levels during the next twenty-five years. The 16.9 percent increase in earnings for Turner County between 2000 and 2025 will further widen the earnings gap existing between the state and the nation.

### **Average Weekly Wages**

Table 2-10 shows the 1985 - 1999 average weekly wage for Turner County and the State of Georgia. During this fifteen-year period weekly wages for "all industries" increased 59 percent in Turner County and 82.8 percent for the state. To top it off Turner County's average weekly wage in 1999 was just 62 percent of the state average weekly wage, so comparisons are next to impossible. Back in 1980 the Turner County average weekly wage slightly exceeded the state average. It is a case of the rural wage rates not keeping pace with the urban-metropolitan wage structure.

### **Unemployment Rates**

Between 1990 and 2000 Turner County's unemployment rate was greater than the Nation and Georgia in every year. (See Tables 2-11 and 2-12). Turner County averages an 8.4% unemployment rate and has the highest unemployment rate average when compared to the other nine counties in the South Georgia region.

### **Labor Force Characteristics**

In Tables 2-13 and 2-14 the percentage and number of private wage and salary workers, self employed workers, and unpaid family workers has decreased between 1970 and 1990. There were next to no changes until the 1980 to 1990 decade. The Manufacturing sector really accounted for the large declines in private wage and salary workers. Government workers increased from 390 in 1970 to 703 in 1980 and 773 by 1990, a 98.2% increase in twenty years. The residents commuting to work outside the county has risen from 13.2% to 38.3 percent of the work force between 1970 and 2000. Nearby agrarian oriented counties of Cook, Berrien and Irwin exhibit higher rates of their work force which commutes to work outside their county- 40.2 percent, 44.7 percent and 56.6 percent respectively.

Tables 2-15, 2-16, and 2-17 show the rate of labor force participation in various categories for the total labor force, male and female labor force, all broken down for Turner County, the state and the nation. Turner County "in labor force, males and females" categories remained less than the state and nation from 1980 through 2000. The Turner County female participation rate was 52.3% in 1980; 49.03% in 1990 and 55.4% in 2000. The male participation rate in Turner County dropped from 72.5% to 67.5% between 1980 and 2000. On the whole, the Turner County females seem to experience less unemployment than the male gender in the county, state and nation. This says something about the industrial strength, job skills, and employment stability in boom and recessionary years.

Tables 2-18, 2-19, 2-20 and 2-21 provide a very broad view of the work-related skills and backgrounds of Turner



County and the Cities of Ashburn, Rebecca and Sycamore residents with comparisons to the state and nation. The work skill categories of "executive, professional and technical specialty, and clerical & administrative support" hold the most persons in the state and the nation. Turner County's top three occupational categories in 2000 were "Precision production, craft and repair; Clerical and Administrative support; and Professional and Technical specialty". The cities mirror the county with one exception where Services ties Clerical in Sycamore. Back twenty years, ago the top three occupational categories in Turner County were Equipment operation, Assembly and Inspection; Precision production, Craft and Repair and Clerical and Administrative support.

### **Comparative Economic Indicators**

The statewide master economic rank compares all 159 counties in Georgia (see Table 2-22). It is a measure of economic health based on personal income, sales tax receipts, motor vehicle tags, and assessed property value. Table 2-22 shows how Turner County compares statewide and to seven neighboring counties. Turner County's Master Economic Rank has ranged from a high of 133 in 1998 to a low of 113 in 1979. (1 is the highest and 159 is the lowest) Of the eight counties, Turner County has ranked seventh from 1979 to 1990 and eighth in 1998. "Total taxable sales" in Turner County rose 34% between 1979 and 1990. Irwin, Brooks and Berrien Counties had 48%, 52%, and 63% increases and the other four counties ranged from 82% to 109% taxable sales increases between 1979-1990. The percentage increase for taxable sales statewide was 76%, so Turner County is in better condition than a few counties and worse off than other counties. The Woods and Poole Wealth Index demonstrates the financial condition of Turner County, which was sixth of eight counties in 1980 and 1990; and eighth of eight counties in 2000.

Per capita income as a percent of State and USA per capita incomes are also shown in Table 2-22. Turner County's per capita income compared more favorably with the state and the nation in 2000. It has gained ground from a national perspective and maintained its status with the state. The other seven counties have higher percentages for both the state and the nation comparisons for all years.

### **Inventory and Assessment of Economic Base**

**Farming and Agricultural Services** - The farming sector in the 1970's employed 27 percent of the work force and constituted 25% of all earnings, but by 1980 this sector will accounted for 16.8 percent of the work force and showed a negative 12.8 percent of all earnings. Projected employment to 2025 show 8 percent of the work force and 14.4 percent of the earnings, therefore those who do remain will reap higher earnings than they did in 1980. The agricultural services sector will gain in total employment and earnings from 1980 to 2025. Together by 2025, Farming and Agricultural Services will play a stabilizing role in Turner County's economic base.

**Mining** - The tabular summaries show mining employment began in 1985 and disappeared thereafter. Earnings amounted to less than one-tenth of one percent in 1985 and went to zero numbers in 1990.

**Construction** - Construction employment rose and fell throughout the 1980-2000 era with 3.9 percent of the total in 1980 and 3.3 percent by 2000. Earnings started at 6.0 percent in 1980, and slid back to 3.5 percent by 2000. Between 2000 and 2025 employment will rise slightly and earnings will maintain 3.6 percent of the county total.

**Manufacturing** - This the most devastated sector in Turner County with employment (23.4 percent to 13.4 percent) and earnings (45.9 percent to 12.6 percent) decreasing between 1980 and 2000. Employment projections to 2025 show it to drop to 12.5 percent and earnings to remain steady at 12.5 percent of the county total.

**Transportation, Communications, & Public Utilities** – In 2000, this sector provides 2.9 percent of the employment and 3.7 percent of the earnings. The twenty-five year forecast shows 3.2 percent in employment and 3.9 percent for earnings. So the relative share within Turner County will blossom during the next 25 years.

**Wholesale Trade** - The wholesale trade sector steadily increased in employment and earnings from 1980 and to



2000. Its relative share of employment and earnings will drop to 9.3 percent for employment and 9.2 percent for earnings by 2025.

**Retail Trade** - The retail trade sector has shown minor gains in employment and a decrease in earnings between 1980- 2000. The number of employees will remain steady at 15.0 percent and earnings will drop to 9.3 percent of the county between 2000 and 2025.

**Finance, Insurance, and Real Estate** - This sector plays a key, but minor role in total employment and earnings base. Total employment and earnings will be higher by seven tenths and one percent respectively than the 2000 values by 2025.

**Services** - The services sector decreased in employment and earnings from 1980 to 2000. This sector includes motels, restaurants, business services, automotive repair, amusement and recreation businesses, health, legal, and social services. The service sector has decreased over the past twenty years but will increase to 20.0 percent of the employment and 13.9 percent of the earnings by 2025.

**State and Local Government** - This sector includes teachers, hospital and nursing home employees, city, county and state employees, and public and safety personnel. The employment share ranged from 10.8 percent (1980) to 13.3% (2000), and is projected to be 12.7 percent by 2025. From 1980 to 2000, earnings rose from 14.4 percent to 19.6 percent of the total. By 2025 earnings will be 17.5 percent of total earnings.

**Special or Unique Economic Sectors** - Only 29 other Georgia counties have a higher dependence on transfer payments than does Turner County. Government transfer payments include: Federal old age, survivors, disability, and hospital insurance; supplementary medical insurance; state unemployment insurance; railroad retirement and unemployment insurance; government retirement; federal and state government insured workers compensation; veterans benefits; food stamps; black lung payments; supplemental security income; and direct relief. In 2000, Turner County transfer income, as a percentage of total personal income was 24.8 percent. As Table 2-1 shows transfer income has risen steadily from 20.5 percent in 1980 to 24.8 percent in 1990, and is projected to garner 28.4 percent of county income by 2025.

Perhaps the most serious negative indication of high transfer income is that a high proportion of a county's potential labor force is not productive. This usually means fewer potential taxpayers and a weakening ability to support needed community services and improvements.

### **Planned Major Economic Activities**

Greater Turner has recently developed and serviced a new industrial park and received funding to construct a 50,000 square foot industrial spec building and have prospects that may occupy the structure. The Georgia Department of Corrections has constructed a new detention center in Sycamore and plan to commence operations in July of 2005

### **Individual City Economic Assessments - City of Ashburn**

The South Georgia region has two "major" labor market centers, namely Tifton and Valdosta. Ashburn, along with Adel, Fitzgerald, Nashville, Ocilla and Quitman are considered "secondary" labor market areas. Ashburn has developed economic base rests upon apparel, and peanuts being their mainstays.

Resources for industrial growth are an abundant, high quality water supply and distribution system with excess capacity, a sanitary sewer system with one-quarter excess capacity, direct access to Interstate 75, railroads serving the city, ample vacant tracts of land in the new industrial park, a pro-business attitude that is evident to industrial prospects, and financial institutions that are aggressively seeking new industries and encouraging expansion of existing industries. Ashburn is the county seat of Turner County and can absorb major industrial expansions.



### City of Sycamore

Sycamore is the second largest city in Turner County and has strong ties with the City of Ashburn because one industrial park borders both communities. The City has a water and sanitary sewer system and through cooperation with the Turner County Chamber of Commerce actively participates in the expansion of existing industries and the prospecting for new businesses. The Department of Corrections Detention Center will add 60 new employees in 2005 and require water, sanitary sewer and natural gas service supplied by Sycamore and Ashburn.

### City of Rebecca

Rebecca's potential for industrial development is extremely limited. Their proximity to larger urban centers with established industrial bases makes it difficult to compete. The city does have a public water system and can accommodate industrial development, but probably will remain a minor convenience service center.

## **LOCAL ECONOMIC DEVELOPMENT RESOURCES**

### **Turner County Chamber of Commerce & Industrial Development Authority**

The Turner County Chamber of Commerce actively maintains the city and county economic profiles, maintains lines of communication open for new prospects, and addresses the needs of existing industries. One appointed executive director staffs the Chamber of Commerce. The Turner County Industrial Development Authority negotiates the contracts required to consummate the needed transactions. The Industrial Development Authority has issued revenue bonds to purchase land, buildings, machinery and equipment for local industries. The IDA and the Chamber need stronger coordination ties so the area's assets are promoted.

### **Educational and Training Opportunities**

The Moultrie Technical Institute has offered a wide range of educational programs ranging from adult basic education to highly technical occupational skills. The Moultrie Technical Institute provides educational programs in the City of Ashburn. This school, as well as those located in Douglas, Fitzgerald and Valdosta, have the capacity to retrain those persons displaced by automotive and technological changes, and training personnel for new job skills in partnership with existing industry needs. There is a two-year college in Tifton and a four-year college in Valdosta that offers courses and degrees readily applicable to local businesses and industries.

### **RDC Economic Development Tools and Programs**

The South Georgia Regional Development Center has facilities located at 327 West Savannah Avenue, 116 McKey Street, and 221 South Ashley Street, Valdosta, Georgia. Facilities on Savannah Avenue consist of three structures with a combined floor area of 8,025 square feet. Facilities on McKey Street consist of approximately 3,600 square feet and those on Ashley Street occupy 3,000 square feet.

Housed at the Regional Development Center on Savannah Avenue are office spaces for programs including Economic Development, Local and Regional Planning, Community Development Programs, Administration, Geographic Information Systems, graphics and conference space for administrative needs. Activities on McKey Street include data processing for 26 cities and nine counties, and administration of the data processing systems. Activities at the Ashley Street location include the Job Training Partnership Program administration and intake center offices.

Specific programs and financing mechanisms for industrial development and business financing handled by the South Georgia Regional Development Center include: Economic Development Administration-Revolving



Program; Small Business Administration-7A & 504 Loan Programs; Rural Development Administration-Intermediary Re-lending Program, Rural Business Enterprise, & Business and Industry Loan Program; and Georgia Department of Community Affairs-Employment Incentive Program.

## **ECONOMIC DEVELOPMENT GOALS AND POLICIES**

### **GOAL**

**Create and maintain long-term, meaningful employment opportunities sufficient to establish a sound and balanced economic base in which average per capita income and employment levels are consistently comparable to those of the State and Nation.**

### **POLICIES**

- Private sector economic investments should be encouraged and fostered through the availability of financial and technical assistance.
- Public sector financed economic developments should be encouraged and used as a tool to stimulate or leverage private sector economic investments. Turner County and Ashburn should actively pursue new industrial clients for their hilltop industrial park.
- Products and raw materials available in the region should be given first consideration for use in manufacturing in the area.
- Diversification of the economic base should be fostered and maintained. The development of recreational, educational and health care facilities and services should be considered as legitimate economic development activities by virtue of their strong tendency to generate employment, and support industrial development.

### **GOAL**

**Encourage economic development through business/industry recruitment and/or expansions that capitalize on and are compatible with the natural attributes of Turner County.**

### **POLICIES**

- Economic developments should be compatible with environmental standards.
- In cases where development is incompatible with the environment, such developments should be located where environmental and social costs are minimized.

### **GOAL**

**Create and maintain a well-trained work force of professional, technical, and skilled workers capable of accommodating new industry and maintaining existing industry.**

### **POLICIES**

- Training programs, vocational and technical, should be designed to correlate with anticipated industrial and commercial growth and needs.
- Training and manpower programs should be designed which are readily accessible to the unemployed and underemployed.



- Programs should be developed which encourage local college and technical school graduates to seek employment within the county.
- Industries, both existing and new, should initiate on-the-job training programs for the benefit of themselves and their employees.

## GOALS

**Develop and maintain public services and facilities to accommodate existing economic development and to encourage future economic growth.**

## POLICIES

- Industrial growth and expansions should be located within or adjacent to industrial parks and sites that can be readily served by public utilities.
- The development of cultural, historic and educational services and facilities should be considered as legitimate economic development activities by virtue of their strong tendency to generate employment, and foster economic and industrial development.

**TABLE 2-1  
TURNER COUNTY INCOME BY TYPE (thousands of 1996 constant dollars)**

	1980		1985		1990		1995		2000	
	number	%	number	%	number	%	number	%	number	%
<b>Total</b>	92,073		123,883		122,502		139,167		151,598	
Wage & Salary	56,486	61.3	44,369	35.8	35,840	29.3	44,422	31.7	47,466	31.3
Other Labor	6,381	6.9	5,538	4.5	5,161	4.2	6,230	4.5	4,408	2.9
Proprietor's Income	273	0.3	21,114	17.0	17,019	13.9	16,489	11.8	21,954	14.5
D.I.R. Income	18,103	20.0	25,042	20.2	23,952	19.6	22,415	16.1	26,605	17.6
Transfer Payments	18,868	20.5	22,355	18.1	26,867	21.9	34,954	25.1	37,662	24.8
Residence Adjustment	-4,606	-5.0	8,575	6.9	16,416	13.4	18,323	13.2	17,234	11.4
	2005		2010		2015		2020		2025	
	number	%	number	%	number	%	number	%	number	%
<b>Total</b>	161,363		171,578		183,296		196,085		210,284	
Wage & Salary	50,445	18.9	53,424	31.1	56,726	30.9	60,378	30.8	64,428	30.6
Other Labor	4,613	2.9	4,811	2.8	5,030	2.7	5,272	2.7	5,539	2.6
Proprietor's Income	23,034	14.3	24,230	14.1	25,568	14.0	27,055	13.8	28,709	13.7
D.I.R. Income	28,444	17.6	30,352	17.7	32,321	17.6	34,341	17.5	36,402	17.3
Transfer Payments	41,038	25.4	44,879	26.2	49,224	26.9	54,141	27.6	59,711	28.4
Residence Adjustment	17,910	11.1	18,604	10.8	19,423	10.6	20,380	10.4	21,497	10.2

Source: Woods and Poole Economics, Inc., 2002. D.I.R. = "Dividend, Interest, and Rent" Income.



**TABLE 2-2**  
**STATE OF GEORGIA INCOME BY TYPE (millions of 1996 constant dollars)**

	1980		1985		1990		1995		2000	
	number	%	number	%	number	%	number	%	number	%
<b>Total</b>	84,202		110,382		134,782		163,230		209,309	
Wage & Salary	53,973	64.1	68,599	62.1	81,356	60.4	96,423	59.1	128,049	61.1
Other Labor	7,079	8.4	9,626	8.7	11,702	8.7	14,092	8.6	14,308	6.8
Proprietor's Income	5,485	6.5	7,695	7.0	9,584	7.1	12,999	8.0	18,105	8.6
D.I.R. Income	10,987	13.0	17,428	15.8	23,367	17.3	26,625	16.3	35,169	16.8
Transfer Payments	9,867	11.7	11,841	10.7	14,750	10.9	20,607	12.6	23,301	11.1
Residence Adjustment	-211	0.3	-280	-0.3	-137	-0.1	-245	0.2	-225	0.1
	2005		2010		2015		2020		2025	
	number	%	number	%	number	%	number	%	number	%
<b>Total</b>	236,932		266,921		299,617		335,164		373,728	
Wage & Salary	144,760	61.1	162,812	61.0	182,588	60.9	204,172	60.9	227,684	60.9
Other Labor	15,910	6.7	17,605	6.6	19,430	6.5	21,385	6.4	23,476	6.3
Proprietor's Income	20,197	8.5	22,502	8.4	25,002	8.3	27,697	8.3	30,597	8.2
D.I.R. Income	39,713	16.8	44,582	16.7	49,773	16.6	55,275	16.5	61,074	16.3
Transfer Payments	26,662	11.3	30,515	11.4	34,922	11.7	39,973	11.9	45,770	12.2
Residence Adjustment	791	0.3	1,879	0.7	2,990	1.0	4,070	1.2	5,055	1.4

Source: Woods and Poole Economics, Inc., 2002. D.I.R. = "Dividend, Interest, and Rent" Income.

**TABLE 2-3**  
**UNITED STATES INCOME BY TYPE (billions of 1996 constant dollars)**

	1980		1985		1990		1995		2000	
	number	%	number	%	number	%	number	%	number	%
<b>Total</b>	4,191		4,928		5,705		6,325		7,614	
Wage & Salary	2,482	59.2	2,796	56.7	3,204	56.2	3,495	55.3	4,379	57.5
Other Labor	331	7.9	389	7.9	448	7.9	504	8.0	485	6.4
Proprietor's Income	321	7.7	376	7.6	445	7.8	509	8.0	648	8.5
D. I. R. Income	691	16.5	962	19.5	1,152	20.2	1,189	18.8	1,441	18.9
Transfer Payments	507	12.1	593	12.0	695	12.2	905	14.3	994	13.1
Residence Adjustment	-822	-19.6	-849	-0.02	-860	-0.02	-912	-0.01	2	0.0
	2005		2010		2015		2020		2025	
	number	%	number	%	number	%	number	%	number	%
<b>Total</b>	8,464		9,386		10,406		11,534		12,781	
Wage & Salary	4,880	57.7	5,421	57.8	6,021	57.8	6,688	58.0	7,428	58.1
Other Labor	533	6.3	583	6.2	638	6.1	699	6.1	764	6.0
Proprietor's Income	712	8.4	784	8.4	862	8.3	949	8.2	1,044	8.2
D.I.R. Income	1,603	18.9	1,776	18.9	1,961	18.9	2,157	18.7	2,365	18.5
Transfer Payments	1,121	13.3	1,268	13.5	1,436	13.8	1,629	14.1	1,851	14.5
Residence Adjustment	12	0.0	16	0.0	17	0.0	-9	0.1	6	0

Source: Woods and Poole Economics, Inc., 2002. D.I.R. = "Dividend, Interest, and Rent" Income.



**TABLE 2-4**  
**TURNER COUNTY EMPLOYMENT BY SECTOR (number and percent of jobs)**

	1980		1985		1990		1995		2000	
	number	%	number	%	number	%	number	%	number	%
<b>Total</b>	4,009		3,538		3,363		3,640		3,635	
Farming	675	16.8	677	19.1	766	22.8	576	15.8	421	11.6
Agriculture Services	66	1.6	124	3.5	135	4.0	162	4.5	196	5.4
Mining	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
Construction	157	3.9	119	3.4	97	2.9	91	2.5	121	3.3
Manufacturing	938	23.4	626	17.7	414	12.3	567	15.6	486	13.4
Transp. Comm. Util.	49	1.2	55	1.6	79	2.3	98	2.7	106	2.9
Wholesale Trade	343	8.6	265	7.5	290	8.6	313	8.6	379	10.4
Retail Trade	490	12.2	496	14.0	478	14.2	620	17.0	569	15.7
Finance., Ins., Real Est	98	2.4	98	2.8	104	3.1	159	4.4	227	6.2
Services	687	17.1	522	14.8	484	14.4	490	13.5	581	16.0
Federal Govt - Civilian	33	0.8	37	1.0	44	1.3	33	0.9	32	0.9
Federal Govt - Military	39	1.0	44	1.2	38	1.1	37	1.0	35	1.0
State and Local Govt	434	10.8	485	13.7	434	12.9	494	13.6	482	13.3
	2005		2010		2015		2020		2025	
	number	%	number	%	number	%	number	%	number	%
<b>Total</b>	3,663		3,697		3,746		3,812		3,894	
Farming	386	10.5	360	9.7	339	9.0	323	8.5	311	8.0
Agriculture Services	217	5.9	230	6.2	242	6.5	255	6.7	269	6.9
Mining	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
Construction	126	3.4	129	3.5	133	3.6	138	3.6	143	3.7
Manufacturing	483	13.2	481	13.0	480	12.8	481	12.6	485	12.5
Transp. Comm. Util.	112	3.1	115	3.1	118	3.2	122	3.2	126	3.2
Wholesale Trade	376	10.3	370	10.0	365	9.7	362	9.5	362	9.3
Retail Trade	551	15.0	553	15.0	561	15.0	571	15.0	583	15.0
Finance., Ins., Real Est	237	6.5	243	6.6	250	6.7	259	6.8	269	6.9
Services	621	17.0	659	17.8	698	18.6	737	19.3	779	20.0
Federal Govt - Civilian	33	0.9	34	0.9	34	0.9	35	0.9	35	0.9
Federal Govt - Military	36	1.0	36	1.0	36	1.0	36	0.9	37	1.0
State and Local Govt	485	13.2	487	13.2	490	13.1	493	12.9	495	12.7

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



**TABLE 2-5**  
**STATE OF GEORGIA EMPLOYMENT BY SECTOR (number and percent of jobs)**

	1980		1985		1990		1995		2000	
	number	%	number	%	number	%	number	%	number	%
<b>Total</b>	2,747,310		3,224,300		3,690,610		4,229,290		4,859,970	
Farming	96,559	3.5	82,370	2.6	74,286	2.0	68,780	1.6	67,356	1.4
Agriculture Services	16,432	0.6	24,574	0.8	31,487	0.9	44,659	1.1	54,829	1.1
Mining	8,809	0.3	10,241	0.3	10,590	0.3	9,408	0.2	9,522	0.2
Construction	139,233	5.0	196,913	6.1	212,342	5.8	236,159	5.6	296,572	6.1
Manufacturing	528,812	19.3	565,278	17.5	572,477	15.5	603,394	14.3	613,992	12.6
Transp. Comm. Util.	152,583	5.6	177,746	5.5	216,343	5.9	241,886	5.7	296,267	6.1
Wholesale Trade	174,084	6.3	214,310	6.7	228,213	6.2	242,508	5.7	276,326	5.7
Retail Trade	407,627	14.8	520,232	16.1	606,608	16.4	724,946	17.1	816,701	16.8
Finance., Ins., Real Est	199,887	7.3	225,090	7.0	244,947	6.6	269,183	6.4	345,923	7.1
Services	502,841	18.3	664,476	20.6	876,597	23.8	1,125,360	26.6	1,391,460	28.6
Federal Govt - Civilian	84,599	3.1	92,561	2.9	102,981	2.8	98,336	2.3	92,262	1.9
Federal Govt - Military	92,295	3.4	98,319	3.1	90,745	2.5	94,733	2.2	93,789	1.9
State and Local Govt	343,553	12.5	352,189	10.9	422,991	11.5	464,941	11.1	504,969	10.4
	2005		2010		2015		2020		2025	
	number	%	number	%	number	%	number	%	number	%
<b>Total</b>	5,235,630		5,623,650		6,029,160		6,451,320		6,890,350	
Farming	64,877	1.2	62,438	1.1	60,240	1.0	58,297	0.9	56,584	0.8
Agriculture Services	60,079	1.2	65,359	1.2	70,538	1.2	75,465	1.2	80,033	1.2
Mining	9,645	0.2	9,813	0.2	10,047	0.2	10,324	0.2	10,653	0.2
Construction	316,876	6.1	333,895	5.9	349,870	5.8	365,279	5.7	380,526	5.5
Manufacturing	632,106	12.1	649,864	11.6	665,184	11.0	677,683	10.5	687,263	10.0
Transp. Comm. Util.	322,804	6.2	347,846	6.2	371,521	6.2	392,902	6.1	411,295	6.0
Wholesale Trade	300,312	5.7	322,310	5.7	344,504	5.7	367,022	5.7	389,992	5.7
Retail Trade	893,996	17.1	3,979	17.3	1,055,500	17.5	1,138,660	17.7	1,223,640	17.8
Finance., Ins., Real Est	369,137	7.1	392,407	7.0	416,440	6.9	440,943	6.8	465,714	6.8
Services	1,532,290	29.3	1,692,630	30.1	1,873,380	31.1	2,074,950	32.2	2,298,230	33.4
Federal Govt - Civilian	91,889	1.8	91,883	1.6	92,089	1.5	92,439	1.4	92,936	1.4
Federal Govt - Military	95,235	1.8	96,403	1.7	97,224	1.6	97,709	1.5	97,839	1.4
State and Local Govt	546,388	10.4	584,820	10.4	622,628	10.3	659,644	10.2	695,636	10.1

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



**TABLE 2-6**  
**UNITED STATES EMPLOYMENT BY SECTOR (number & percent of jobs)**

	1980		1985		1990		1995		2000	
	number	%	number	%	number	%	number	%	number	%
<b>Total</b>	114,231,000		124,512,000		139,427,000		149,359,000		166,602,000	
Farming	3,798,000	3.3	3,466,000	2.8	3,153,000	2.3	3,106,000	2.1	3,175,210	1.9
Agriculture Services	908,981	0.8	1,152,320	0.9	1,452,950	1.0	1,789,100	1.2	2,091,200	1.3
Mining	1,277,600	1.1	1,385,000	1.1	1,044,090	0.8	883,860	0.6	789,502	0.5
Construction	5,654,200	5.0	6,465,520	5.2	7,260,790	5.2	7,731,500	5.2	9,435,370	5.7
Manufacturing	20,781,100	18.2	19,778,600	15.9	19,697,200	14.1	19,186,300	12.9	19,293,300	11.6
Transp. Comm. Util.	5,672,110	5.0	5,894,890	4.7	6,568,620	4.7	7,076,200	4.7	8,103,400	4.9
Wholesale Trade	5,741,680	5.0	6,136,100	4.9	6,711,510	4.8	6,930,520	4.6	7,607,260	4.6
Retail Trade	17,883,900	15.7	20,261,800	16.3	22,920,500	16.4	25,204,200	16.9	27,206,600	16.4
Finance., Ins., Real Est	8,756,010	7.7	9,491,990	7.6	10,712,600	7.7	11,037,800	7.4	13,194,100	7.9
Services	24,999,600	21.9	31,241,500	25.1	38,709,600	27.8	44,768,300	30.0	52,754,000	31.8
Federal Govt - Civilian	2,993,990	2.6	3,008,000	2.4	3,233,000	2.3	2,946,000	2.0	2,790,270	1.7
Federal Govt - Military	2,501,010	2.2	2,746,000	2.2	2,718,000	2.0	2,293,000	1.5	2,074,010	1.3
State and Local Govt	13,263,000	11.6	13,484,000	10.8	15,245,000	10.9	16,406,000	11.0	17,654,100	10.6
	2005		2010		2015		2020		2025	
	number	%	number	%	number	%	number	%	number	%
<b>Total</b>	176,602,000		187,343,000		198,813,000		211,062,000		224,148,000	
Farming	3,140,230	1.8	3,082,700	1.7	3,022,620	1.5	2,960,180	1.4	2,895,580	1.3
Agriculture Services	2,226,860	1.3	2,357,990	1.3	2,493,920	1.3	2,634,560	1.3	2,779,880	1.2
Mining	827,217	0.5	865,976	0.5	905,691	0.5	946,461	0.5	988,196	0.4
Construction	10,017,500	5.7	10,522,800	5.6	11,039,300	5.6	11,566,000	5.5	12,102,300	5.4
Manufacturing	19,454,200	11.0	19,650,900	10.5	19,854,900	10.0	20,066,600	9.5	20,286,100	9.1
Transp. Comm. Util.	8,540,080	4.8	8,952,030	4.8	9,376,140	4.7	9,812,210	4.7	10,260,100	4.6
Wholesale Trade	8,140,740	4.6	8,618,440	4.6	9,111,380	4.6	9,618,920	4.6	10,140,300	4.5
Retail Trade	28,629,500	16.2	30,161,600	16.1	31,706,500	16.0	33,357,400	15.8	35,087,700	15.7
Finance., Ins., Real Est	13,937,200	7.9	14,673,000	7.8	15,422,200	7.8	16,245,900	7.7	17,085,500	7.6
Services	57,868,500	32.8	63,417,200	33.9	69,489,800	35.0	76,134,900	36.1	83,405,800	37.2
Federal Govt - Civilian	2,821,890	1.6	2,851,960	1.5	2,882,070	1.5	2,912,160	1.4	2,942,240	1.3
Federal Govt - Military	2,106,070	1.2	2,131,770	1.1	2,150,020	1.1	2,160,680	1.0	2,163,540	1.0
State and Local Govt	18,891,600	10.7	20,087,100	10.7	21,338,100	10.7	22,645,800	10.7	24,011,000	10.7

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



**TABLE 2-7**  
**TURNER COUNTY EARNINGS BY SECTOR**  
(Thousands of 1996 constant dollars)

	1980		1985		1990		1995		2000	
	number	%	number	%	number	%	number	%	number	%
<b>Total</b>	63,140		71,021		58,020		67,141		73,828	
Farming	(8,098)	-12.8	14,015	19.7	11,323	19.5	12,999	19.4	10,622	14.4
Agriculture Services	757	1.2	2,538	3.6	3,258	5.6	1,890	2.8	4,048	5.5
Mining	0	0.0	28	0.04	0	0.0	0	0.0	0	0.0
Construction	3,775	6.0	2,769	3.9	1,928	3.3	1,763	2.6	2,572	3.5
Manufacturing	28,971	45.9	12,928	18.2	5,965	10.3	9,715	14.5	9,294	12.6
Transp. Comm. Util.	989	1.6	1,331	1.9	1,897	3.3	2,614	3.9	2,740	3.7
Wholesale Trade	6,392	10.1	7,120	10.0	4,559	7.9	6,861	10.2	8,368	11.3
Retail Trade	8,076	12.8	7,934	11.2	6,516	11.2	7,590	11.3	7,977	10.8
Finance., Ins., Real Est	2,501	4.0	1,754	2.5	1,551	2.7	2,623	3.9	3,814	5.2
Services	9,127	14.5	7,541	10.6	7,516	13.0	6,436	9.6	7,961	10.8
Federal Govt - Civilian	1,295	2.1	1,382	1.9	1,871	3.2	1,587	2.4	1,534	2.1
Federal Govt - Military	272	0.4	517	0.7	423	0.7	411	0.6	448	0.6
State and Local Govt	9,083	14.4	11,164	15.7	11,213	19.3	12,652	18.8	14,450	19.6
	2005		2010		2015		2020		2025	
	number	%	number	%	number	%	number	%	number	%
<b>Total</b>	78,092		82,465		87,324		92,705		98,676	
Farming	11,049	14.1	11,604	14.1	12,306	14.1	13,173	14.2	14,239	14.4
Agriculture Services	4,681	6.0	5,168	6.2	5,673	6.5	6,218	6.7	6,808	6.9
Mining	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
Construction	2,765	3.5	2,921	3.5	3,098	3.5	3,294	3.6	3,510	3.6
Manufacturing	9,846	12.6	10,426	12.6	11,034	12.9	11,678	12.6	12,370	12.5
Transp. Comm. Util.	2,980	3.8	3,169	3.8	3,362	3.9	3,572	3.9	3,805	3.9
Wholesale Trade	8,534	10.9	8,614	10.4	8,739	10.0	8,907	9.6	9,119	9.2
Retail Trade	7,904	10.1	8,129	9.9	8,439	9.7	8,791	9.5	9,175	9.3
Finance., Ins., Real Est	4,240	5.4	4,635	5.6	5,069	5.8	5,550	6.0	6,083	6.2
Services	8,991	11.5	10,039	12.2	11,171	12.8	12,401	13.4	13,743	13.9
Federal Govt - Civilian	1,641	2.1	1,727	2.1	1,811	2.1	1,895	2.0	1,977	2.0
Federal Govt - Military	476	0.6	503	0.6	531	0.6	558	0.6	584	0.6
State and Local Govt	14,985	19.2	15,530	18.8	16,091	18.4	16,668	18.0	17,263	17.5

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



**TABLE 2-8**  
**STATE OF GEORGIA EARNINGS BY SECTOR**  
**(Millions of 1996 constant dollars)**

	1980		1985		1990		1995		2000	
	number	%	number	%	number	%	number	%	number	%
<b>Total</b>	66,537		85,920		102,642		123,514		160,462	
Farming	106	0.2	1,088	1.3	1,391	1.4	1,7347	1.4	1,566	1.0
Agriculture Services	244	0.4	350	0.4	475	0.5	661	0.5	944	0.6
Mining	430	0.7	414	0.5	374	0.4	360	0.3	438	0.3
Construction	3,766	5.7	5,648	6.6	5,975	5.8	6,661	5.4	9,630	6.0
Manufacturing	14,999	22.5	17,212	20.0	17,974	17.5	20,801	16.8	23,850	14.9
Transp. Comm. Util.	6,209	9.3	7,605	8.9	8,981	8.8	11,644	9.4	15,868	9.9
Wholesale Trade	5,901	8.9	7,767	9.0	9,091	8.9	10,085	8.2	13,549	8.4
Retail Trade	6,870	10.3	9,141	10.6	9,414	9.2	11,217	9.1	14,426	9.0
Finance., Ins., Real Est	3,617	5.4	4,803	5.6	6,601	6.4	8,476	6.9	12,154	7.6
Services	10,402	15.6	14,916	17.4	22,532	22.0	30,045	24.3	42,960	26.8
Federal Govt - Civilian	3,751	5.6	4,391	5.1	4,781	4.7	5,147	4.2	5,443	3.4
Federal Govt - Military	2,475	3.7	3,160	3.7	2,765	2.7	3,080	2.5	3,298	2.1
State and Local Govt	7,767	11.7	9,425	11.0	12,288	12.0	13,603	11.0	16,338	10.2
	2005		2010		2015		2020		2025	
	number	%	number	%	number	%	number	%	number	%
<b>Total</b>	180,868		202,919		227,019		253,253		281,758	
Farming	1,683	0.9	1,803	0.9	1,933	0.9	2,076	0.8	2,233	0.8
Agriculture Services	1,086	0.6	1,239	0.6	1,401	0.6	1,567	0.6	1,733	0.6
Mining	445	0.3	456	0.2	471	0.2	490	0.2	511	0.2
Construction	10,607	5.9	11,506	5.7	12,401	5.5	13,309	5.3	14,243	5.1
Manufacturing	26,144	14.5	28,510	14.1	30,855	13.6	33,129	13.1	35,299	12.5
Transp. Comm. Util.	18,060	10.0	20,305	10.0	22,610	10.0	24,909	9.8	27,140	9.6
Wholesale Trade	15,125	8.4	16,662	8.2	18,270	8.1	19,956	7.9	21,730	7.7
Retail Trade	16,215	9.0	18,127	8.9	20,145	8.9	22,277	8.8	24,531	8.7
Finance., Ins., Real Est	13,863	7.7	15,689	7.7	17,666	7.8	19,784	7.8	22,033	7.8
Services	50,244	27.8	58,891	29.0	69,107	30.4	81,085	32.0	95,046	33.7
Federal Govt - Civilian	5,622	3.1	5,826	2.9	6,052	2.7	6,295	2.5	6,557	2.3
Federal Govt - Military	3,502	1.9	3,706	1.8	3,907	1.7	4,106	1.6	4,298	1.5
State and Local Govt	18,271	10.1	20,199	10.0	22,201	9.8	24,272	9.6	26,404	9.4

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



**TABLE 2-9**  
**UNITED STATES EARNINGS BY SECTOR**  
**(Millions of 1996 constant dollars)**

	1980		1985		1990		1995		2000	
	number	%	number	%	number	%	number	%	number	%
<b>Total</b>	3,133,270		3,561,430		4,097,140		4,506,710		5,512,010	
Farming	38,587	1.2	43,719	1.2	51,250	1.3	37,484	0.8	43,690	0.8
Agriculture Services	13,876	0.4	18,083	0.5	25,894	0.6	28,539	0.6	37,868	0.7
Mining	65,933	2.1	59,187	1.7	42,579	1.0	40,303	0.9	45,540	0.8
Construction	193,519	6.2	220,510	6.2	241,731	5.9	243,138	5.4	322,680	5.9
Manufacturing	758,592	24.2	763,929	21.5	777,101	19.0	807,717	17.9	877,790	15.9
Transp. Comm. Util.	232,755	7.4	248,347	7.0	266,311	6.5	303,367	6.7	372,145	6.8
Wholesale Trade	202,960	6.6	221,496	6.2	258,319	6.3	275,724	6.1	341,651	6.2
Retail Trade	306,453	9.8	361,053	10.1	375,469	9.2	405,467	9.0	489,059	8.9
Finance., Ins., Real Est	182,810	5.8	214,835	6.0	284,928	7.0	358,925	8.0	506,185	9.2
Services	573,750	18.3	760,538	21.4	1,038,030	25.3	1,220,240	27.1	1,607,450	29.2
Federal Govt - Civilian	140,121	4.5	148,845	4.2	160,018	3.9	167,212	3.7	172,986	3.1
Federal Govt - Military	61,484	2.0	86,436	2.4	79,657	1.9	69,637	1.6	69,114	1.3
State and Local Govt	359,434	11.5	414,422	11.6	495,435	12.1	548,953	12.2	625,852	11.4
	2005		2010		2015		2020		2025	
	number	%	number	%	number	%	number	%	number	%
<b>Total</b>	6,125,480		6,787,980		7,521,840		8,334,940		9,236,090	
Farming	47,858	0.8	51,907	0.8	56,099	0.8	60,414	0.7	64,829	0.7
Agriculture Services	42,138	0.7	46,575	0.7	51,364	0.7	56,520	0.7	62,057	0.7
Mining	48,441	0.8	51,462	0.8	54,611	0.7	57,891	0.7	61,301	0.7
Construction	352,152	5.8	379,842	5.6	409,052	5.4	439,801	5.3	472,104	5.1
Manufacturing	932,794	15.2	990,395	14.6	1,049,610	14.0	1,110,000	13.3	1,171,680	12.7
Transp. Comm. Util.	407,808	6.7	444,234	6.5	483,360	6.4	525,331	6.3	570,292	6.2
Wholesale Trade	374,537	6.1	406,039	6.0	439,532	5.8	475,077	5.7	512,729	5.6
Retail Trade	527,296	8.6	568,405	8.4	612,558	8.1	659,971	7.9	710,869	7.7
Finance., Ins., Real Est	572,351	9.3	642,912	9.5	719,984	9.6	803,853	9.6	894,770	9.7
Services	1,873,830	30.6	2,179,600	32.1	2,532,800	33.7	2,940,370	35.3	3,410,190	36.9
Federal Govt - Civilian	181,506	3.0	190,237	2.8	199,308	2.7	208,727	2.5	218,504	2.4
Federal Govt - Military	73,365	1.2	77,611	1.1	81,811	1.1	85,934	1.0	89,945	1.0
State and Local Govt	691,400	11.3	758,756	11.2	831,842	11.1	911,057	10.9	996,817	10.8

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



**TABLE 2-10**  
**TURNER COUNTY AND STATE OF GEORGIA AVERAGE WEEKLY WAGES BY SECTOR**  
**(actual dollars)**

	County			State		
	1985	1990	1999	1991	1995	1999
All Industries	\$244	\$259	\$388	\$344	\$425	\$629
Agriculture, Forestry, Fishing	163	223	383	225	276	390
Mining	NR	NR	NR	462	589	866
Construction	333	362	427	361	434	623
Manufacture of Durable Goods	D	234	424	366	449	684
Manufacture of Non-Durable Goods	204	186	NR	NR	NR	NR
Transp., Communications, Public Utilities	310	350	467	517	603	895
Wholesale Trade	342	228	397	473	603	932
Retail Trade	171	213	259	208	236	335
Finance, Insurance, Real Estate	309	384	496	423	543	900
Services	196	200	252	310	414	611
Federal Government	367	495	NR	NR	534	808
State Government	291	374	NR	374	386	579
Local Government	262	356	NR	NR	450	523
Miscellaneous, Not elsewhere identified	D	D	D	274	341	NR

Source: Georgia Department of Labor, various years.

"D" = the source has data but that data cannot be disclosed.

"NR" = no data was reported by the data source.



**TABLE 2-11**  
**1990 - 2000 EMPLOYMENT, UNEMPLOYMENT, AND UNEMPLOYMENT RATES**  
**(number of persons, percent unemployed)**

	1990	1991	1992	1993	1994	1995
Labor Force	3,551	3,559	3,812	3,935	3,987	3,996
Employed	3,269	3,369	3,477	3,640	3,722	3,707
Unemployed	282	190	335	295	265	289
County Unemployment Rate	7.9%	5.3%	8.8%	7.5%	6.6%	7.2%
Ga. Unemployment Rate	5.5%	5.0%	7.0%	5.8%	5.2%	4.9%
	1996	1997	1998	1999	2000	
Labor Force	4,149	4,488	4,400	4,347	4,230	
Employed	3,845	3,989	3,869	3,909	3,856	
Unemployed	304	499	531	438	374	
County Unemployment Rate	7.3%	11.1%	12.1%	10.1%	8.8%	
Ga. Unemployment Rate	4.6%	4.5%	4.2%	4.0%	3.7%	

Source: Georgia Department of Labor, various years.

**TABLE 2-12**  
**1980 - 2000 UNEMPLOYMENT RATES**  
**UNITED STATES, GEORGIA AND SOUTH GEORGIA RDC COUNTIES**

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
Nation	5.6%	6.8%	7.5%	6.9%	6.1%	5.6%	5.4%	4.9%	4.5%	4.2%	4.0%
Georgia	5.5%	5.0%	7.0%	5.8%	5.2%	4.9%	4.6%	4.5%	4.2%	4.0%	3.7%
Ben Hill	6.4%	5.5%	7%	7.3%	6.2%	5.2%	6.4%	6.8%	6.1%	6.4%	6.2%
Berrien	7.4%	5.4%	7.7%	7.8%	6.1%	5.9%	5.2%	4.8%	4.6%	6.7%	5.6%
Brooks	3.8%	3.3%	4.9%	4.5%	3.8%	3.9%	3.9%	5.3%	6.0%	4.5%	5.7%
Cook	6.5%	7.1%	7.5%	6.9%	4.9%	3.6%	3.9%	5.2%	4.8%	5.0%	5.1%
Echols	5.0%	3.5%	5.5%	7.4%	5.5%	3.6%	3.2%	3.6%	3.9%	4.4%	4.7%
Irwin	5.9%	4.7%	5.9%	6.0%	4.8%	4.5%	4.9%	5.7%	5.3%	4.7%	5.7%
Lanier	4.8%	4.1%	5.6%	5.3%	3.7%	4.0%	5.3%	3.5%	2.9%	4.1%	5.7%
Lowndes	4.8%	3.9%	6.2%	5.4%	4.4%	3.9%	3.7%	4.0%	4.0%	4.4%	5.6%
Tift	7.4%	5.6%	7.5%	7.4%	6.0%	5.8%	5.5%	5.7%	5.6%	4.9%	4.6%
Turner	7.9%	5.3%	8.8%	7.5%	6.6%	7.2%	7.3%	11.1%	12.1%	10.1%	8.8%

Source: U.S. Bureau of Labor Statistics & Georgia Department of Labor. Analysis: South Georgia Regional Development Center, 2003.

**TABLE 2-13**  
**1980 - 2000 TURNER COUNTY LABOR FORCE BY CLASS OF EMPLOYMENT**  
**(number and percent of persons)**

	1980		1990		2000	
	number	%	number	%	number	%
Total Employed	3,767		3,197		3,930	
Private Wage or Salary Workers	2,513	66.7	2,060	64.4	NA	
Government Workers	703	18.7	773	24.2	NA	
Self-Employed Workers	492	13.1	339	10.6	NA	
Unpaid Family Workers	59	1.6	25	0.8	NA	

Source: U. S. Bureau of the Census, 1980, 1990, and 2000.



**TABLE 2-14**  
**1970 - 2000 TURNER COUNTY LABOR FORCE BY PLACE OF WORK**  
**(number and percent of persons)**

	1970		1980		1990		2000	
	number	%	number	%	number	%	number	%
Residents Working Inside County	2,630	86.8	2,656	85.3	2,186	68.1	2,370	61.7
Residents Working Outside County	400	13.2	459	14.7	1,023	31.9	1,472	38.3

Source: U.S. Bureau of the Census, 1970, 1980, 1990 and 2000.

**TABLE 2-15**  
**1980 - 2000 TURNER COUNTY LABOR FORCE PARTICIPATION**  
**(persons, 16 years old and older)**

Total Labor Force 16-years and older	1980		1990		2000	
	number	%	number	%	number	%
TOTAL Males and Females	6,527		6,256		6,997	
In Labor Force	4,024	61.7	3,632	58.1	4,272	61.1
Civilian Labor Force	4,018	61.6	3,600	57.5	4,272	61.1
Employed	3,767	57.7	3,197	51.1	3,930	56.2
Unemployed	251	3.8	403	6.4	342	4.9
Armed Forces	6	0.1	32	0.5	0	0.0
Not in Labor Force	2,503	38.3	2,624	41.9	2,725	38.9
Males 16-years and older	1980		1990		2000	
	number	%	number	%	number	%
TOTAL Males	3,012		2,820		3,263	
In Labor Force	2,185	72.5	1,950	69.1	2,202	67.5
Civilian Labor Force	2,179	72.3	1,918	68.0	2,202	67.5
Employed	2,019	67.0	1,765	62.6	2,057	63.0
Unemployed	160	5.3	153	5.4	145	4.4
Armed Forces	6	0.2	32	1.1	0	0.0
Not in Labor Force	828	27.5	870	30.9	1,061	32.5
Females 16-years and older	1980		1990		2000	
	number	%	number	%	number	%
TOTAL Females	3,514		3,436		3,734	
In Labor Force	1,839	52.3	1,682	49.0	2,070	55.4
Civilian Labor Force	1,839	52.3	1,682	49.0	2,070	55.4
Employed	1,748	49.7	1,432	41.7	1,873	50.2
Unemployed	91	2.6	250	7.3	197	5.3
Armed Forces	0	0.0	0	0.0	0	0.0
Not in Labor Force	1,675	47.7	1,754	51.0	1,664	44.6

Source: U.S. Bureau of the Census, 1980, 1990, and 2000.



**TABLE 2-16**  
**1980 - 2000 GEORGIA LABOR FORCE PARTICIPATION**  
**(persons, 16 years old and older)**

<b>Total Labor Force 16-years and older</b>	<b>1980</b>		<b>1990</b>		<b>2000</b>	
	<b>number</b>	<b>%</b>	<b>number</b>	<b>%</b>	<b>number</b>	<b>%</b>
TOTAL Males and Females	4,026,970		4,939,774		6,250,687	
In Labor Force	2,553,062	63.4	3,351,513	67.9	4,129,666	66.1
Civilian Labor Force	2,481,298	61.6	3,278,378	66.4	4,062,808	65.0
Employed	2,335,835	58.0	3,090,276	62.6	3,839,756	61.4
Unemployed	145,463	3.6	188,102	3.9	223,052	3.6
Armed Forces	71,764	1.8	73,135	1.5	66,858	1.1
Not in Labor Force	1,473,908	36.6	1,586,868	32.1	2,121,021	33.9
<b>Males 16-years and older</b>	<b>1980</b>		<b>1990</b>		<b>2000</b>	
	<b>number</b>	<b>%</b>	<b>number</b>	<b>%</b>	<b>number</b>	<b>%</b>
TOTAL Males	1,905,558		2,353,659		3,032,442	
In Labor Force	1,444,285	75.8	1,804,052	76.6	2,217,015	73.1
Civilian Labor Force	1,379,229	72.4	1,738,488	73.9	2,159,175	71.2
Employed	1,309,577	68.7	1,648,895	70.1	2,051,523	67.7
Unemployed	69,652	3.7	89,593	3.8	107,652	3.6
Armed Forces	65,056	3.4	65,564	2.8	57,840	1.9
Not in Labor Force	461,273	24.2	549,607	23.4	815,427	26.9
<b>Females 16-years and older</b>	<b>1980</b>		<b>1990</b>		<b>2000</b>	
	<b>number</b>	<b>%</b>	<b>number</b>	<b>%</b>	<b>number</b>	<b>%</b>
TOTAL Females	2,121,412		2,584,722		3,218,245	
In Labor Force	1,108,777	52.3	1,547,461	59.9	1,912,651	59.4
Civilian Labor Force	1,102,069	51.9	1,539,890	59.6	1,903,633	59.2
Employed	1,026,258	49.4	1,441,381	55.8	1,788,233	55.6
Unemployed	75,811	3.6	98,509	3.8	115,400	3.6
Armed Forces	6,708	.3	7,571	.3	9,018	0.3
Not in Labor Force	1,012,635	47.7	1,037,261	40.1	1,305,594	40.6

Source: U.S. Bureau of the Census, 1980, 1990, and 2000.



**TABLE 2-17**  
**1980 - 2000 UNITED STATES LABOR FORCE PARTICIPATION**  
**(persons, 16 years old and older)**

<b>Total Labor Force 16-years and older</b>	<b>1980</b>		<b>1990</b>		<b>2000</b>	
	<b>number</b>	<b>%</b>	<b>number</b>	<b>%</b>	<b>number</b>	<b>%</b>
TOTAL Males and Females	171,214,258		191,828,271		217,168,077	
In Labor Force	106,084,668	62.0	125,182,378	65.3	138,820,935	63.9
Civilian Labor Force	104,449,817	61.0	123,473,450	64.4	137,668,798	63.4
Employed	97,639,355	57.0	115,681,202	60.3	129,721,512	59.7
Unemployed	6,810,462	4.0	7,792,248	4.1	7,947,286	3.7
Armed Forces	1,634,851	1.0	1,708,928	.9	1,152,137	0.5
Not in Labor Force	65,129,590	38.0	66,646,893	34.7	78,347,142	36.1
<b>Males 16-years and older</b>	<b>1980</b>		<b>1990</b>		<b>2000</b>	
	<b>number</b>	<b>%</b>	<b>number</b>	<b>%</b>	<b>number</b>	<b>%</b>
TOTAL Males	81,732,090		91,866,829		104,982,282	
In Labor Force	61,416,203	75.1	68,509,429	74.4	74,273,203	70.8
Civilian Labor Force	59,926,488	73.3	66,986,201	72.8	73,285,305	69.8
Employed	56,004,690	68.5	62,704,579	68.1	69,091,443	65.8
Unemployed	3,921,798	4.9	4,281,622	4.7	4,193,862	4.0
Armed Forces	1,489,715	1.8	1,523,228	1.7	987,898	0.9
Not in Labor Force	20,315,887	24.9	23,516,484	25.6	30,709,079	29.3
<b>Females 16-years and older</b>	<b>1980</b>		<b>1990</b>		<b>2000</b>	
	<b>number</b>	<b>%</b>	<b>number</b>	<b>%</b>	<b>number</b>	<b>%</b>
	89,502,168		99,426,508		112,185,795	
In Labor Force	44,688,465	49.9	56,672,949	56.8	64,547,732	57.5
Civilian Labor Force	44,523,329	49.7	56,487,249	56.6	64,383,493	57.4
Employed	41,634,665	46.5	52,976,623	53.1	60,630,069	54.0
Unemployed	2,888,664	3.2	3,510,626	3.5	3,753,424	3.4
Armed Forces	165,136	0.2	185,700	0.2	164,239	0.2
Not in Labor Force	44,813,703	50.1	43,130,409	43.2	47,638,063	42.5

Source: U.S. Bureau of the Census, 1980, 1990, and 2000.



**TABLE 2-18**  
**1980 - 2000 TURNER COUNTY OCCUPATION OF RESIDENTS**  
**(employed persons, 16 years old and older)**

Persons 16-years and older	1980		1990		2000	
	number	%	number	%	number	%
TOTAL All Occupations	3,767		3,197		3,930	
Executive, administrative and managerial (not farm)	317	8.4	265	8.3	338	8.6
Professional and technical specialty	326	8.7	337	10.5	595	15.1
Sales	306	8.1	271	8.5	426	10.8
Clerical and administrative support	437	11.6	453	14.2	530	13.5
Private household services	73	1.9	12	0.4	NA	0
Services (not private household)	425	11.3	294	9.2	408	10.4
Farming, fishing, and forestry	317	8.4	326	10.2	108	2.7
Precision production, craft, and repair	514	13.6	294	9.2	563	14.3
Equipment operation, assembly, inspection	673	17.9	545	17.0	359	9.1
Transportation equipment operation	264	7.0	245	7.7	449	11.4
Labor (not farm)	115	3.1	155	4.8	NA	0

Source: U.S. Bureau of the Census, 1980, 1990, and 2000.

**TABLE 2-19**  
**1980 - 2000 GEORGIA OCCUPATION OF RESIDENTS**  
**(employed persons, 16 years old and older)**

Persons 16-years and older	1980		1990		2000	
	number	%	number	%	number	%
TOTAL All Occupations	2,335,835		3,092,057		3,839,756	
Executive, administrative and managerial (not farm)	237,945	10.2	378,984	12.3	538,647	14.0
Professional and technical specialty	317,846	13.6	493,037	16.0	717,312	18.7
Sales	239,377	10.2	379,602	12.3	446,876	11.6
Clerical and administrative support	382,738	16.4	494,484	16.0	581,364	15.1
Private household services	23,331	1.0	15,912	.5	NA	NA
Services (not private household)	260,037	11.1	354,735	11.5	444,077	11.6
Farming, fishing, and forestry	66,750	2.9	68,174	2.2	24,489	0.6
Precision production, craft, and repair	297,604	12.7	366,391	11.9	346,326	9.0
Equipment operation, assembly, inspection	274,920	11.8	262,698	8.5	415,849	10.8
Transportation equipment operation	112,669	4.9	142,092	4.6	245,642	6.6
Labor (not farm)	122,618	5.2	134,167	4.3	NA	NA

Source: U.S. Bureau of the Census, 1980, 1990, and 2000.



**TABLE 2-20**  
**1980 - 2000 UNITED STATES OCCUPATION OF RESIDENTS**  
**(employed persons, 16 years old and older)**

Persons 16-years and older	1980		1990		2000	
	number	%	number	%	number	%
TOTAL All Occupations	103,719,000		115,452,905		129,721,512	
Executive, administrative and managerial (not farm)	10,379,000	10.0	14,227,916	12.3	17,448,038	13.5
Professional and technical specialty	15,338,000	14.8	20,562,901	17.8	26,198,693	20.2
Sales	10,257,000	9.9	13,634,686	11.8	14,592,699	11.3
Clerical and administrative support	17,564,000	16.9	18,826,477	16.3	20,028,691	15.4
Private household services	627,000	.6	521,154	.5	NA	NA
Services (not private household)	12,979,000	12.5	14,774,763	12.8	15,575,101	12.0
Farming, fishing, and forestry	3,032,000	2.9	2,839,010	2.5	951,810	0.7
Precision production, craft, and repair	13,555,000	13.1	13,097,963	11.3	11,008,625	8.5
Equipment operation, assembly, inspection	10,082,000	9.7	7,904,197	6.8	12,256,138	9.5
Transportation equipment operation	4,820,000	4.6	4,729,001	4.1	7,959,871	6.1
Labor (not farm)	5,086,000	4.9	4,563,134	3.9	NA	NA

Source: U.S. Bureau of the Census, 1980, 1990, and 2000.

**TABLE 2-21**  
**1990-2000 ASHBURN, REBECCA, & SYCAMORE OCCUPATION OF RESIDENTS**

Persons 16-years and older	ASHBURN		REBECCA		SYCAMORE							
	1990 number	%	2000 number	%	1990 number	%	2000 number	%				
TOTAL All Occupations	<b>1,522</b>		<b>1,637</b>		<b>64</b>		<b>96</b>		<b>212</b>		<b>214</b>	
Exe., admin. and managerial (not family)	135	8.9	86	5.3	6	9.4	7	7.3	13	6.1	10	4.7
Professional and technical specialty	201	13.2	256	15.6	12	18.8	14	14.6	17	8.0	33	15.4
Technicians and Related Support	12	0.8	NA	0.0	0	0.0	NA	NA	8	3.8	NA	NA
Sales	107	7.0	166	10.1	3	4.7	6	6.3	19	9.0	26	12.2
Clerical and administrative support	196	12.9	216	13.2	6	9.4	16	10.7	18	8.5	21	9.8
Private household services	0	NA	NA	0.0	0	0.0	NA	NA	0	0.0	NA	NA
Services (not private household)	133	8.7	199	12.2	6	9.4	10	10.4	28	13.2	26	12.2
Farming, fishing, and forestry	29	1.9	24	1.5	3	4.7	4	4.2	7	3.3	5	2.3
Precision production, craft, and repair	156	10.3	298	18.2	9	14.1	20	20.8	16	7.6	16	7.5
Machine operators, assembly, inspection	332	21.8	121	7.4	12	18.8	15	15.6	46	21.7	18	8.4
Transportation equipment operation	98	6.4	166	10.1	2	3.1	7	7.3	19	9.0	33	15.4
Labor (not farm)	87	5.7	NA	0.0	5	7.8	NA	NA	12	5.7	NA	NA



**TABLE 2-22**  
**GENERAL ECONOMIC INDICATORS**  
**(master economic rank, taxable sales and income)**

Unit	Master Economic Rank <sup>1</sup>	Taxable Sales (Millions)	Rank <sup>2</sup>	Adi. Gross Income (Millions)	Woods & Poole Wealth Index	Per Capita Income as % of State/U.S.
<b>1979</b>						
Turner	113	29.0	114	27.0	59.860	62.0/NA
Berrien	83	45.0	85	41.0	63.160	80.1/NA
Brooks	99	33.0	104	30.0	52.580	82.1/NA
Colquitt	31	154.0	27	115.0	69.170	78.2/NA
Cook	90	44.0	89	38.0	59.940	79.0/NA
Irwin	118	22.0	119	24.0	59.560	80.2/NA
Lowndes	17	374.0	16	231.0	75.230	85.1/NA
Tift	32	163.0	26	115.0	69.560	86.8/NA
1979 GA Per Capita Income \$7,627						
<b>1982</b>			<b>1981</b>			
Turner	117	32.0	115	31		52.7/45.5
Berrien	89	50.0	90	52		87.6/66
Brooks	94	38.0	106	38		63.3/53
Colquitt	31	182.0	27	139		78.4/66
Cook	97	50.0	91	44		63.8/54
Irwin	121	25.0	120	28		76.7/65
Lowndes	17	453.0	18	286		84.0/61.5
Tift	34	190.0	26	144		87.2/74
1981 GA Per Capita Income \$ 8,968 1981 U.S. Per Capita Income \$10,544						
<b>1986</b>			<b>1985</b>			
Turner	123	32.046	120	46.383		47.2/43.4
Berrien	95	62.601	93	73.518		73.3/67.3
Brooks	101	43.011	111	53.697		60.0/55.1
Colquitt	38	240.780	30	199.369		80.5/73.9
Cook	102	65.600	92	68.725		68.2/62.6
Irwin	124	31.484	121	42.378		75.8/69.6
Lowndes	17	651.125	16	432.314		78.3/72.0
Tift	35	255.314	29	215.314		84.0/77.2
1986 GA. Per Capital Income \$13,451 1986 Southeast Per Capita Income \$12,698 1986 U.S. Per Capital Income \$14,638						
<b>1990</b>			<b>1990</b>			
Turner	129	39.049	121	56.346	64.530	58.3/55.2
Berrien	93	73.505	93	100.490	70.600	72.3/66.8
Brooks	106	50.146	113	71,967	59.450	61.3/55.9
Colquitt	42	280.287	34	258.899	70.650	80.7/73.6
Cook	101	80.221	90	92.305	61.910	69.6/63.5
Irwin	131	32.510	126	50.318	69.530	66.0/60.2
Lowndes	20	784.264	26	599.972	76.820	86.9/79.3
Tift	38	321.557	27	292.082	75.830	89.3/81.5
1989 GA Per Capita Income \$16,050 1989 Southeast Per Capita Income \$15,409 1989 U.S. Per Capita Income \$17,592						



Unit	Master Economic Rank <sup>1</sup>	1998 Millage Rate	Rank <sup>2</sup>	Adj. Gross Income d (Millions)	Woods & Poole Wealth Index	Per Capita Income as % of State/U.S.
1998			2000			
Turner	133	29.13	66	151.6	61.780	62.7/59.1
Berrien	110	24.50	89	223.4	69.740	72.3/68.1
Brooks	103	24.70	85	202.6	66.190	66.2/62.6
Colquitt	48	22.48	113	584.9	68.840	71/66.9
Cook	115	22.73	105	182.4	63.100	65.8/62.3
Irwin	125	28.79	36	179.4	69.170	80.9/76.3
Lowndes	26	19.47	141	1,904.7	78.960	85.1/74.2
Tift	43	20.77	127	829.2	81.610	84.8/79.9
1999 GA Per Capita Income \$27,346						
1999 U.S. Per Capita Income \$29,018						

Source: The Georgia County Guide and South Georgia Regional Development Center, various years.

<sup>1</sup> Master economic rank is determined by using the information of personal income, sales tax receipts, motor vehicle tags and assessed property value.

<sup>2</sup> Rank 1 = Highest (range 1-159)



## CHAPTER THREE: CULTURAL & NATURAL RESOURCES

### CULTURAL RESOURCES

The conservation of cultural, historic, and archaeological resources can have positive impacts on Turner County's, visual appeal, tourism potential, downtown revitalization, and overall economic development potential. In addition, the preservation of historic properties and landscapes is an important aspect of maintaining a community's sense of place and pride. Continued interest in local heritage is essential in retaining a community vision with an understanding of its past.

### HISTORY OF TURNER COUNTY

Since the close of the colonial period, Georgia has had a history of numerous county creations and changing boundary lines which were influenced by political and economic factors. On August 18, 1905, the Georgia General Assembly (state legislature) created Turner County from parts of Irwin, Dooly, Wilcox and Worth Counties. By 1906, Turner County was a fully functioning Government. The county is named for Captain Henry Gray Turner, a lawyer from Brooks County, who was captured by Union Troops in Gettysburg and later served in the Georgia General Assembly as justice of the state Supreme Court, and in the U.S. Congress from 1880 to 1896.

Before the turn of the century, most of Turner County's communities had already been developed. The City of Ashburn, historically known as Troupeville Crossroads and Marion, was one of the earliest communities to form within the County. With the advent of the railroad, Ashburn rapidly grew resulting in its designation as the county seat. Originally surveyed in 1889 by the Georgia Southern and Florida (GS&F) Railroad and again in 1898, The City of Ashburn encompassed fifty-two blocks and incorporated the area's earliest road, Troupeville Road (North Street), into the land use pattern.

Through the influence of notable pioneer businessmen, James Simon Shingler, John Betts and Samuel Evans, Ashburn grew from an isolated sawmill village into a community that sought schools, trade and additional businesses. By 1900, the city's commercial and industrial core solidly paralleled the railroad with residential development occurring on adjoining streets. Ashburn's prosperity at the turn of the century is reflected in the decorative one-story and two-story commercial buildings, as well as the houses in the residential areas.

Similar to the development of Ashburn, the City of Sycamore, Rebecca, and other communities developed in response to the Georgia and Florida Railway (presently Norfolk-Southern Railroad) and the Atlanta, Birmingham and Atlantic Railroad. While Sycamore and Rebecca had easily recognizable commercial districts and residential neighborhoods, other communities contained small concentrations of historic resources. The 1915 Hudgins' Map of Georgia shows Turner County having the following communities: Sibley, Dakota, Amboy, Felder, Rebecca, Luke, Worth, Ashburn, Sycamore, Inaha, Josella, Hobby, and Coverdale. The creation of the highway and later Interstate eventually decreased the need for the extensive railroad system and thus Turner County's small towns fell into oblivion. Traces of these noteworthy transportation webs remain evident and are revealed by clusters of historic buildings, scattered homesteads, and scenic vistas.

### IDENTIFICATION OF RESOURCES

An initial inventory of historic resources was conducted. Data collection utilized Global Positioning Systems (GPS) technology to map the historic resources. Information collected regarding each source was limited to locational information (latitude/longitude) and type of resource. This inventory is a basis for a comprehensive survey and should assist in planning for new development, as well as determining areas for inclusion on the National Register of Historic Places or the development of local historic districts.



## INVENTORY OF RESOURCE TYPES

### Residential

Concentrations of historic resources exist in the Cities of Ashburn, Sycamore, and Rebecca. Scattered residential resources are located throughout the unincorporated areas of the county.

#### *Ashburn*

Realizing the importance in preserving its historic resources, the City of Ashburn adopted the municipality's first preservation ordinance in 1985. In addition, the city received Certified Local Government status, which enhanced the local government role in preservation by strengthening the community's preservation program and its link with the state historic preservation office. The ordinance established a locally designated historic district. Ashburn's local historic district contains a variety of commercial and residential buildings. Located primarily in the north and east portions of the district, the residential areas contain one and two story single-family dwellings. The architectural styles for this area include Folk Victorian, Shingle, and Craftsman. Map 3-3 shows the boundaries of the Ashburn Local Historic District.

Besides having a local historic district, Ashburn has three National Register districts and three individual properties listed on the National Register of Historic Places. Two of the districts listed on the National Register are primarily residential. Shingler Heights National Register Historic District is composed of approximately five blocks of residential buildings and one institutional building located north of Ashburn's historic commercial core. The district developed in a linear pattern along U.S. Highway 41 and the north/south course of the Georgia Southern and Florida Railroad. Development of this district began in 1895 and continued until 1937 when the final historic dwellings were constructed. Map 3-2 provides the boundaries of the Shingler Heights National Register Historic District.

Ashburn Heights-Hudson College Avenue National Register District consists of approximately nine blocks of late nineteenth and early twentieth century architectural styled houses, a school, and a library. Consisting of two parts, the district is located to the north and east of the central business district and is the city's largest historic residential district. The Hudson-College Avenue neighborhood (the portion of the city divided by College and Hudson Avenues) began developing in the years prior to 1898 when residents of Ashburn began constructing homes north and east of College Avenue; the city's northern boundary at that time. This area became part of the city in 1898. The other area, Ashburn Heights, is the area north of Hudson Avenue. It was Ashburn's first planned residential subdivision. Lots began selling there in late 1906. These two residential areas developed simultaneously from 1906 into the late 1940's, so that they are almost indistinguishable. Map 3-2 shows the location and boundaries of Ashburn Heights-Hudson College Avenue National Register District.

#### *Sycamore*

Residential neighborhoods in Sycamore contain a variety of house types that were built between 1890 and 1930. These neighborhoods contain many examples of vernacular architecture, as well as defined types such as Folk Victorian, and Craftsman styles. Map 3-4 provides the location of the historic residential resources in Sycamore.

#### *Rebecca*

Although limited in its historic resources, Rebecca is scattered with residential buildings that were built between 1890 and 1920. Folk Victorian and Craftsman style architecture are predominant in Rebecca. Map 3-5 shows the locations of the historic residential resources in Rebecca.



## Commercial/ Industrial

### *Ashburn*

Within the City of Ashburn's local historic district, the commercial core is located in the southern half. This portion of Ashburn's historic district contains one and two story masonry buildings, which date from the early 1900's. These buildings completely fill their lots, share party walls, and front directly on the sidewalk. Details such as arched windows, stringcourses and pressed tin cornices are common.

As previously stated, Ashburn contains three National Register Historic Districts. The Ashburn Commercial Business District is the only commercially designated district. This district, which can be located on Map 3-2, contains portions of approximately three blocks of commercial and industrial buildings located in Ashburn's historic downtown. The district developed to the north/south line of the Georgia Southern and Florida Railroad and parallels U.S. Highway 41 (Main Street). Commercial development formed to the south of Troupeville Road (North Street) and along College Avenue. The buildings located within the historic core stand one and two stories tall. Buildings share party walls and common setbacks along the street. Stucco veneer buildings appear throughout the area, but masonry (used structurally and decoratively) is the district's most common building material. Masonry construction was encouraged in 1912 when a locally instituted ordinance required that 18-inch masonry firewalls be constructed between all new commercial buildings.

### *Sycamore*

The commercial area contains mostly masonry commercial buildings built between 1890 and 1920. In general, they have the traditional storefront display areas typical of this time period. The two story buildings have a storefront on the ground floor, an upper story with symmetrical window arrangement, and a cornice on top. In addition to these buildings, there are a few warehouses and smaller buildings that are wood framed with tin sheeting for wall coverings. Map 3-4 shows the locations of all historic commercial resources in Sycamore.

### *Rebecca*

There is a small commercial district that is located in the center of Rebecca, which includes a post office, fire department, city hall, and general store. This group of buildings was constructed between 1890 and 1920. Map 3-5 highlights the historic commercial resources in Rebecca.

## Institutional

The regional Historic Rural Schools Initiative has identified five existing historic school buildings in Turner County. Although many historic church buildings have been lost, a handful still exists in the cities and unincorporated areas. See Maps 3-4, 3-5 and 3-6 for locations of historic churches in Ashburn, Sycamore, and Rebecca.

The city of Ashburn has three individually listed properties on the National Register of Historic Places. These properties include the Turner County Courthouse, Turner County Jail, (presently the Crime and Punishment Museum) and the Wesleyan Methodist Campground and Tabernacle. Map 3-2 depicts the locations of the three historic resources.

## Transportation-Related

Remnants of the former Georgia and Florida Railway and the Atlanta, Birmingham and Atlantic Railroad exist in Turner County. Many small settlements that once thrived from the railroad remain evident. Individual residential buildings were constructed to front the tracks, most likely due to the fact that the trains were the most dependable form



of transportation. Although the majority of the original lines have been removed, patterns of development that surrounded the lines are clearly visible and provide scenic vistas.

Located centrally through Turner County is U.S. 41. Originally a portion of the Dixie Highway, U.S. 41 was laid out in 1925 and 1926 in an effort to keep established routes on a single number. Serving the same purpose as the Dixie Highway in providing travelers an easy and efficient route between northern and southern cities, U.S. 41 contains many cultural resources that cater to travelers. Common historic building types include general stores, gas stations, motor lodges, and diners.

Conceived in 1913 by the United Daughters of the Confederacy (UDC), the Jefferson Davis Memorial Highway was a transcontinental highway that honored the President of the Confederate States of America, Jefferson Davis. In addition to the transcontinental route, the UDC designated two auxiliary routes. One route ran through Irwinsville and Ashburn, following Davis' route at the end of the Civil War before his capture. Remnants of this route still exist in Ashburn and as tribute, a marker located within the city pays homage to this highway and individual.

Although Turner County had historic bridges that were worthy of preservation, no historic bridges are presently located within the county.

### Agricultural

Agricultural sites are patterns in the land and the related structures created by human activity. Although no landscapes appear exactly as they did in the past, they often retain significant characteristics. Agricultural sites in Turner County typically have the following aspects: individual buildings for separate functions (dwelling, smokehouse, livestock barns, equipment buildings, etc.); paths for access, frequently shaded by trees; and fields that are irregularly arranged and follow natural topography. Turner County's agricultural resources are extensive and include numerous types of buildings and landscapes.

### Archaeological Sites

The earliest known human inhabitants of the region now known as Turner 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 Turner County by the time the land was officially ceded by the Creek and Seminole Indians in 1814. 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 fifty-eight archaeological sites recorded in Turner County; however, this likely reflects a lack of archaeological research, not a lack of sites. Archaeological sites in Turner County range from locations where hunters manufactured stone tools 10,000 years ago to small late nineteenth/early twentieth century farmsteads. Many Native American relics have been found within the Deep Creek corridor, identified on Map 3-1.

Archaeological sites, like historic buildings, are considered cultural resources. However, unlike historic buildings, archaeological sites are not always evident to the untrained eye. While some archaeological sites have obvious above ground indicators such as earth mounds, or chimney remnants, most consist of artifacts (objects made or modified by humans such as stone tools, pottery, and bottle glass) and features (post holes, trash pits, stone hearths, human burials, etc.) that are underground.

The only sure way to know if an archaeological site exists is to have a professional archaeologist sample or survey the area. However, there are 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 (Euro/Afro-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 or utility right-of-ways have usually been subjected to heavy disturbance and are 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 National Historic Preservation Act (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 of the NHPA 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 Turner 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.

### Other

Cemeteries are irreplaceable resources and are in need of preservation within Turner County. Map 3-1 depicts the locations of all historic cemeteries in Turner County. These cemeteries range from small family plots and slightly larger church graveyards, to sizable city cemeteries.

### ASSESSMENT OF CURRENT AND FUTURE NEEDS

Today, Turner County remains rich with natural resources in addition to abundant cultural, historic, and archaeological resources. While many of these resources are found within the cities, several resources exist in the unincorporated areas of the county. Map 3-1 depicts an initial inventory of resources in the unincorporated areas but should be noted that a comprehensive survey of all cultural, historic, and archaeological resources is necessary.



Conservation of cultural, historic, and archaeological resources should begin with a comprehensive countywide survey. At this point, a partial inventory has been done, but it is incomplete. Funding is available through the Historic Preservation Division of the Georgia Department of Natural Resources to assist with the completion of a Historic Resources Survey.

Although the City of Ashburn is the only city to list properties and districts on the National Register of Historic Places, there are additional buildings and districts that can be designated. Map 3-6 illustrates potential buildings and districts that can be nominated in the future. Furthermore, there is an abundant amount of historic buildings in Sycamore and Rebecca that are worthy of designation. The National Register of Historic Places not only identifies significant properties and districts for general planning purposes, but it qualifies certain properties eligible to receive specific federal and state tax incentives for private property owners to rehabilitate historic buildings. The National Register also makes available historic preservation grants to assist local governments in accomplishing preservation projects.

In the design review process, owners of locally designated landmarks and districts must get approval from a locally appointed historic preservation commission or architectural review board for major exterior alterations, additions, and new construction. Commission approval is in the form of a "certificate of appropriateness." To be approved, an application must meet the design review criteria within the preservation ordinance that a community has adopted. Although the ordinance is the law and the design review criteria is part of the law, design guidelines are often developed to assist preservation commissions. Consisting of written and graphic information bound in book format, they are often key support materials for commissions, boards, and applicants when going through the review process. The City of Ashburn needs to have design review guidelines developed to assist the Historic Preservation Commission.

## **GOALS AND POLICIES**

### **GOAL:**

Identify, conserve and protect the broad range of cultural resources in greater Turner County.

### **POLICY:**

Individual cultural resources, historic districts, and historic communities that contributed to the evolution and development of Turner County should be formally identified and designated by appropriate city and county authorities. Encourage new programs that promote designated properties and support the creation of historic property owners associations.

### **POLICY:**

An ongoing public awareness and education program, such as the Georgia Trust's Heritage Education Program, should be developed to encourage participation in historic preservation and cultural activities.

### **POLICY:**

Appropriate funding sources should be identified and utilized to encourage the continual use and rehabilitation of significant cultural and historic resources. State and Federal historic preservation programs include Georgia Historic Resource Survey Funding, Georgia Heritage Grants, Historic Preservation Fund Grant, OneGeorgia Authority Grants, Rehabilitation Investment Tax Credit Program, Historic Landscape and Garden Grant Program,



Transportation Equity Act for the 21<sup>st</sup> Century Program, Community Development Block Grant, and the Quality Growth Grant Program.

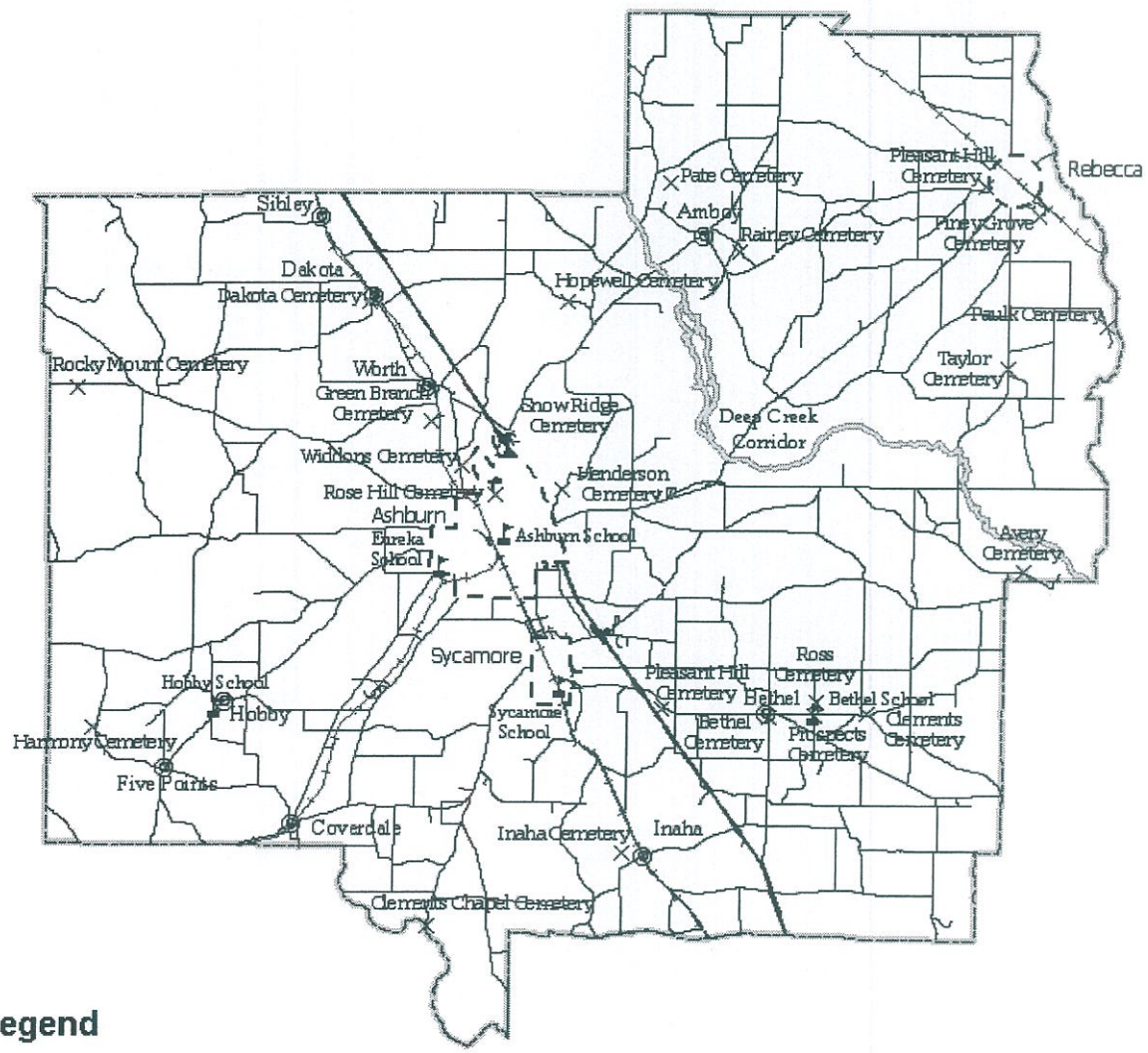
POLICY:

Special planning activities should be conducted to encourage sensible development that will enhance and protect the county's cultural, historic, and archeological resources.

POLICY:

Encourage elected and appointed officials to be supportive of preservation in their decision-making. Develop and implement educational materials for new officials and routinely seek outside professional advice regarding preservation.





**Legend**

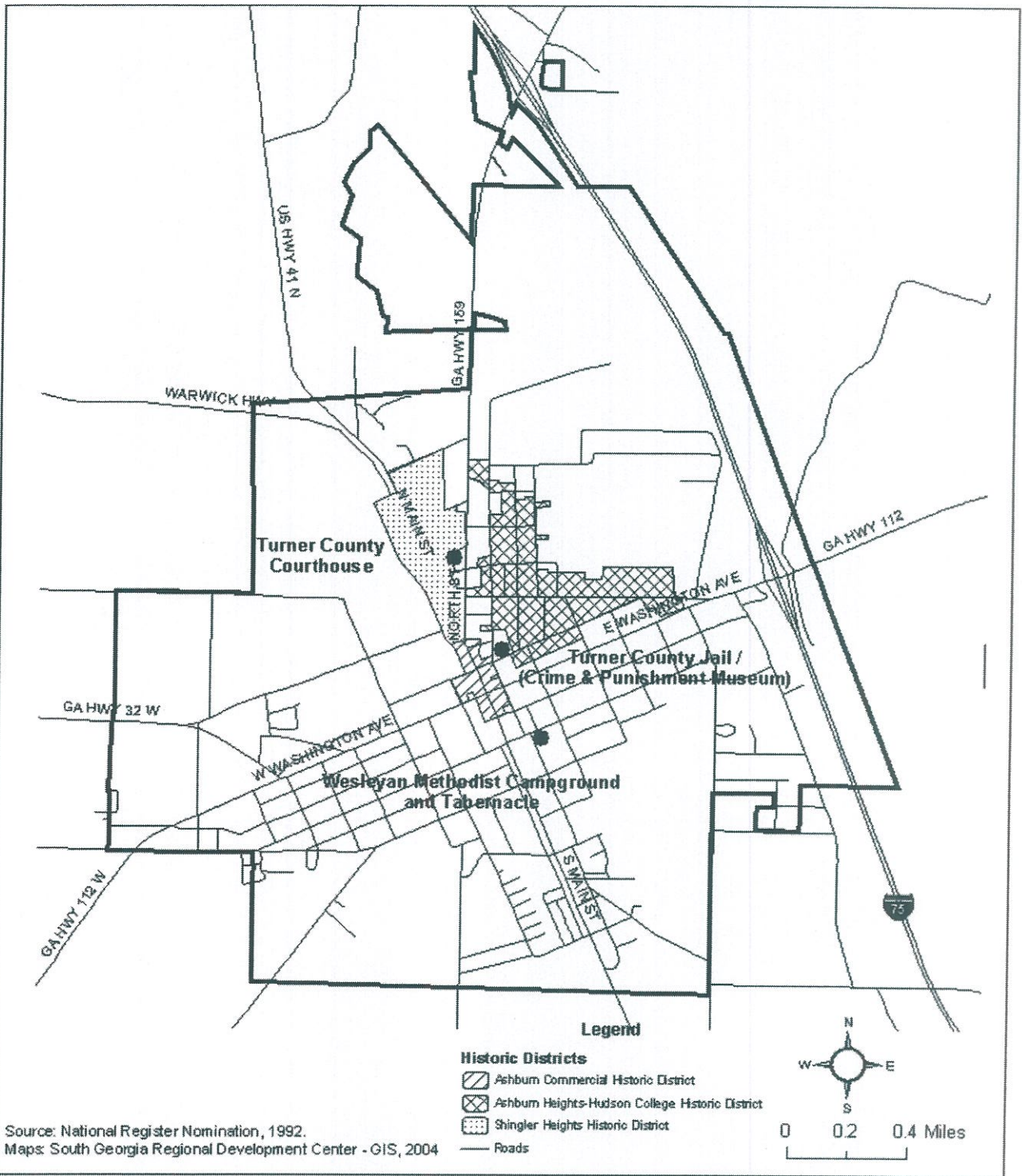
- × Historic Cemeteries
- ⊙ Historic Resources
- 🏠 Historic Schools
- 🌿 Deep Creek Corridor



Source: SGRDC Field Survey, 2004  
 Maps: South Georgia Regional Development Center - GIS, 2004

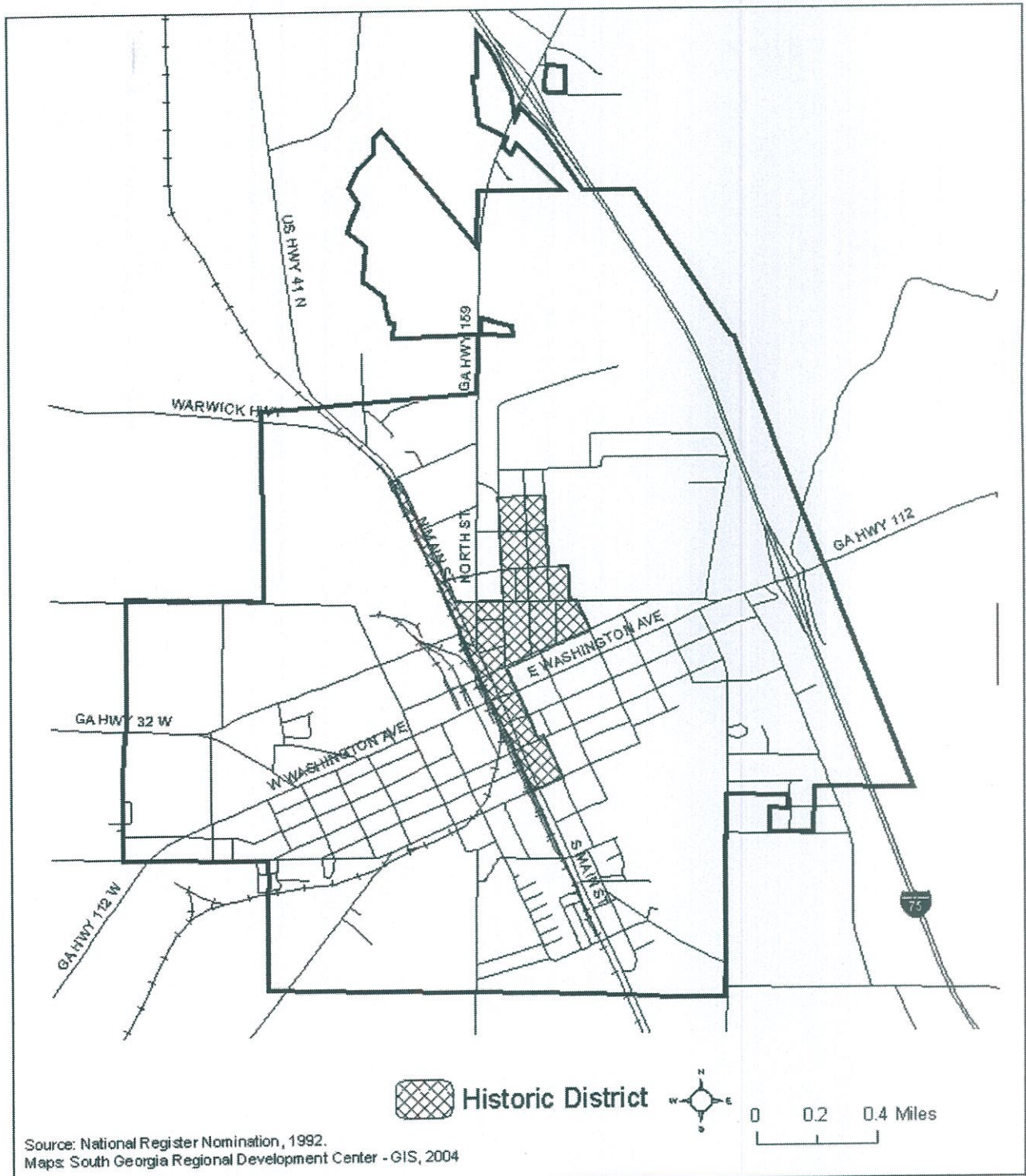
**MAP 3-1 TURNER COUNTY  
 HISTORIC RESOURCES**





**MAP 3-2 ASHBURN  
 NATIONAL REGISTER DISTRICTS AND PROPERTIES**

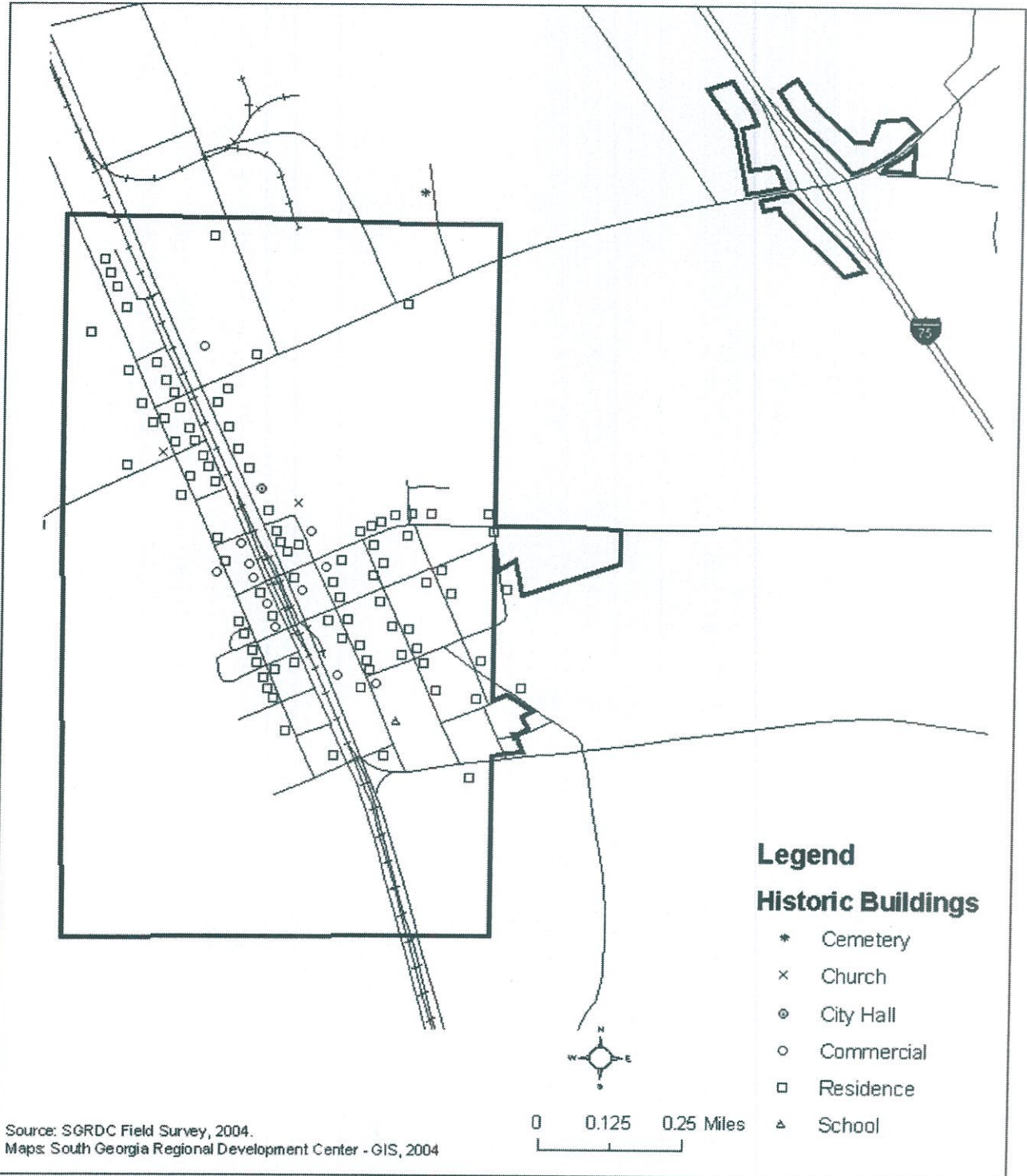




Source: National Register Nomination, 1992.  
 Maps: South Georgia Regional Development Center - GIS, 2004

## MAP 3-3 ASHBURN LOCAL HISTORIC DISTRICT





**MAP 3-4 SYCAMORE  
 HISTORIC RESOURCES**





**Legend**  
**Historic Buildings**

- x Church
- City Facility
- Commercial
- Residence

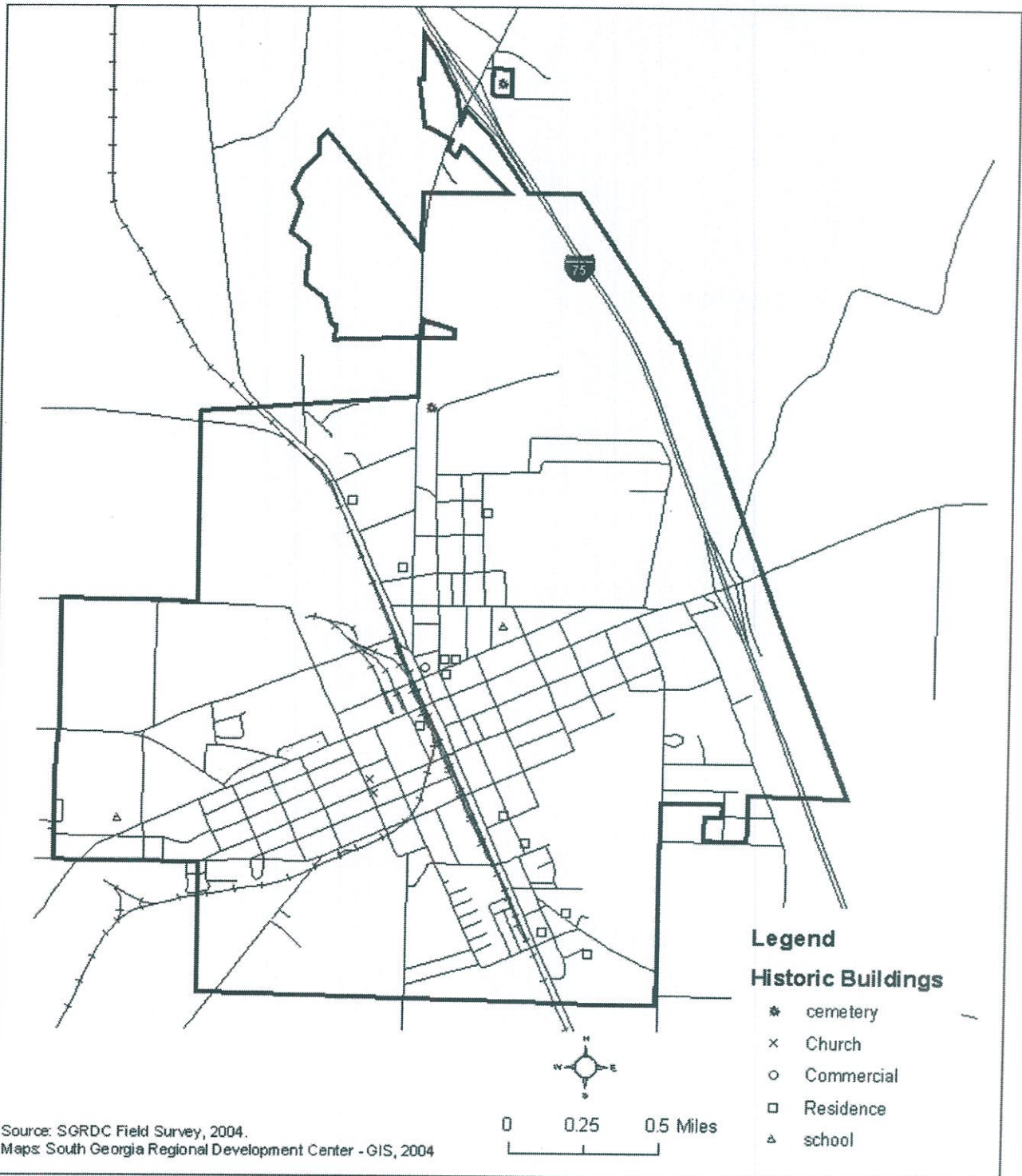


0 0.1 0.2 Miles

Source: SGRDC Field Survey, 2004.  
 Maps: South Georgia Regional Development Center - GIS, 2004

**MAP 3-5 REBECCA  
 HISTORIC RESOURCES**





**MAP 3-6 ASHBURN  
 HISTORIC RESOURCES**



## NATURAL RESOURCES

Consideration of natural resources is an important item in planning future growth patterns for any community. For Greater Turner County, the characteristics of the natural environment including soils, topography, climate, water supply, and wildlife habitats is essential information in defining the county's existing attributes and potential areas of improvement. An understanding of these will guide county and city leaders in maintaining a high quality of life and protecting the community's future. Included in this chapter are maps that give basic determinations about land uses and location of developments relative to the boundaries of environmentally sensitive areas. In providing more accurate determinations at more reasonable scales, this data has been integrated into the community's Geographic Information System (GIS); which is housed at the South Georgia Regional Development Center (SGRDC). This data is also available for viewing and query at numerous GIS-capable terminals throughout the city and county.

Turner County is located in south-central Georgia and has a land area of 187,328 acres, or about 292.7 square miles. It is within the Middle South Georgia Soil and Water Conservation District, as well as the Southern Coastal Plain Major Land Resource Area. Most of the land is well drained and most of the county is well suited for agriculture. The physical landscape is fairly homogenous with no outstanding physical features. Much of the land is used for agricultural purposes, including commercial timber production. The following natural resource areas have been examined and surveyed as they pertain to Turner County.

### PHYSICAL ENVIRONMENT OF TURNER COUNTY

Turner County is located within the Tifton Uplands of the Atlantic Flatwoods (Southern Coastal Plain) physiographic province. The county's land surface varies from nearly level to gently sloping and is dissected by numerous shallow rivers and streams, which generally flow from northwest to southeast. The largest of these is the Alapaha River, which forms nearly half of the county's eastern border. Next would be the Little River, whose headwaters are in NW Turner County, and Deep Creek, which is a major tributary of the Alapaha River.

Most of Turner County is more than 350 feet above sea level. The county's lowest elevation is about 272 feet along its eastern border where the Alapaha River enters neighboring Irwin County. Other low points in the county include 300 feet along the southern border where the Little River enters neighboring Tift County, and 285 feet along Swift Creek at the northwestern corner of the county. The highest elevations are a little greater than 480 feet along hilltops in the northwestern part of the county. These are located to the north of County Road 249, between County Roads 94 and 96. Much of the area around these hilltops is more than 450 feet.

The majority of the City of Ashburn is above 400 feet with the downtown area averaging greater than 430 feet. The city's lowest elevation is about 365 feet in the southwestern part of the city where a creek flows under Hardin Avenue. The highest elevations are a little greater than 460 feet to the east of Rose Hill Cemetery. Most of the City of Sycamore is above 380 feet with elevations ranging from about 360 feet, where a creek exits the southwestern part of the city, to a little greater than 410 feet to the northwest of downtown along Mattie Avenue. Most of the City of Rebecca is relatively flat with elevations above 340 feet. The downtown area is a little more than 350 feet and the highest elevation is a little more than 360 feet to the northwest of downtown along SR 112. However, the easternmost part of the city limits drop down to the Alapaha River floodplain where the lowest elevation is about 310 feet. Other elevations in the county include: 391 feet at Amboy, 390 feet at Coverdale, 397 feet at Dakota, 403 feet at Inaha, 399 feet at Sibley, and 385 feet at Worth.

The county's topography and forest cover is such that notable views and vistas are not present. The most pronounced topography is in the more hilly areas of the western fourth of the county. Like other major rivers in South Georgia, the Alapaha River is a scenic river (but non-designated) containing a dense tree canopy and broad floodplain. Turner County's bedrock is composed of Pliocene-Miocene-Oligocene sedimentary rocks, which were formed mostly during Cenozoic Era (up to 70 million years ago). Below this, the rocks are Eocene and Paleocene sedimentary rocks.



The sediments which formed these rocks originated in the "ancient" Appalachian Mountains, which have been eroded to form the present day Piedmont and remnant mountains.

Turner County's climate is classified as humid-mesothermal (Cfa) according to the Köppen climate classification system. Winters are short and mildly cool with periodic cold spells moderating in 1-2 days. Summers are hot and humid. Annual precipitation typically ranges from 45 to 50 inches and is spread evenly throughout the year (2-5 inches each month).

Measurable snowfalls are very rare with a less than 5% probability each year. When they occur, snowfall amounts are most always less than one inch and melt quickly. In winter, the average minimum daily temperature is 39 degrees. In summer, the average maximum daily temperature is 90 degrees. Turner County's growing season ranges from 8-9 months with an average of 260 days that have daily minimum temperatures greater than 32 degrees. The first winter freeze typically occurs in early November and the last freeze typically occurs in mid-March.

## **INVENTORY OF RESOURCE TYPES**

### Water Resources

Annual precipitation runoff for Turner County is about 11 inches, which equals approximately 8.86 billion cubic feet (66.27 billion gallons) of water. This represents the volume of water directly entering the county's rivers and streams. The remaining water either evaporates or is absorbed by the ground. Surface drainage within Turner County is directed by a dendritic (branching tree-like) pattern, which flows generally southeastward. The county is divided into three 8 digit Hydrologic Unit Code (HUC) watersheds: Alapaha (HUC 03110202), Little River (HUC 03110204), and Middle Flint (HUC 03130006). Map 3-7 illustrates these watersheds (also known as drainage basins) within Turner County.

The Alapaha watershed encompasses approximately three-fifths of the county and includes Rebecca and the eastern halves of both Ashburn and Sycamore. The Alapaha watershed receives drainage largely by its major tributaries; which are Deep Creek and Hat Creek. The remaining portions of the county are within the Little River watershed and the Middle Flint watershed. The Little River watershed includes the western half of both Ashburn and Sycamore. The Little River itself originates in northwestern Turner County and its major tributaries include Daniels Creek and Newell Branch. Both of these major rivers flow southeastward from Turner County, eventually to the Suwannee River (in Florida), which empties into the Gulf of Mexico. The Middle Flint watershed consists of a 2-mile wide strip along the entire western border. This area is drained by numerous small streams which flow into the Flint River (about 12 miles to the west) and then also eventually to the Gulf of Mexico.



## Public Water Supply Sources

Typical of coastal plain areas, most of Turner County's consumer water comes from underground aquifers which are porous underground rock layers containing water. The main aquifer beneath Turner County is the Floridan aquifer, which consists of confined limestone, dolostone, and calcareous sand. This aquifer serves as the water supply watershed for all of Turner County's municipal water systems as well as many agricultural irrigation systems.

Beneath the Floridan aquifer are the Claiborne and Clayton aquifers. The Floridan aquifer is principally recharged immediately south of the Fall Line, which stretches across central Georgia from Columbus to Macon to Augusta. This is the point at which streams from harder rock formations of the Piedmont cross into softer rock formations of the Coastal Plain. Most sedimentary rock formations of the Coastal Plain begin at the ground surface just south of the Fall Line where most aquifer water originates.

## Water Supply Watersheds

Not applicable.

## Environmental Sensitive Areas

In 1989, the Georgia Planning Act encouraged each local government to develop a comprehensive plan to guide its activities. In order to provide the local governments with a guideline so that they could prepare their comprehensive plan, the Department of Community Affairs (DCA) developed a set of minimum requirements that each local plan must meet known as the "Minimum Planning Standards." Part of the Minimum Planning Standards is the Part V Environmental Planning Criteria that specifically deal with the protection of water supply watersheds, groundwater recharge areas and wetlands. River corridors and mountains were added through a separate act in 1991.

In order for a comprehensive plan to meet the Minimum Planning Standards, it must identify whether any of these environmentally sensitive areas exist within the local government's jurisdiction and must prepare local regulations to protect the resources.

### Groundwater Recharge Areas

Groundwater recharge areas can occur at points where the aquifer updips to become closer to the surface allowing water from streams, sink holes, and ponds to permeate through more shallow ground into the aquifer. According to state geologic data, the groundwater recharge areas in Turner County are mostly limited to narrow strips running parallel to both banks of the Little River south of SR 112, and along a small portion of the Alapaha River south of Rebecca. Map 3-8 depicts the groundwater recharge areas within Turner County.

### Wetlands

Freshwater wetlands are defined by federal law to be "those areas that are inundated or saturated by surface or ground water at frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions." Wetlands generally include bogs, marshes, wet prairies, and swamps of all kinds.

Under natural conditions, wetlands help maintain and enhance water quality by filtering out sediments and certain pollutants from adjacent land uses. They also store water, reduce the speed and magnitude of floodwaters, and serve as an important and viable habitat for plant and animal species.



Wetlands play an important role in mankind's environment and should be preserved for this purpose. A draft wetlands inventory by the U.S. Department of the Interior, Fish and Wildlife Service has been completed for Turner County. Map 3-9 illustrates the location of the wetlands for Greater Turner County and Map 3-10 illustrates the location of the wetlands in the Ashburn and Sycamore areas.

### Protected Mountains

Not applicable.

### Protected Rivers

Not applicable.

### Flood Plains

The Federal Emergency Management Agency (FEMA) has not yet prepared official flood area maps, also known as Flood Insurance Rate Maps (FIRMs), for Turner County or the Cities of Ashburn, Sycamore or Rebecca.

### Impaired Stream Segments

In 1994, a lawsuit was filed in the United States District Court against the United States Environmental Protection Agency (U.S. EPA) by the Sierra Club, Georgia Environmental Organization, Inc., Coosa River Basin Initiative Inc., Trout Unlimited, and Ogeechee River Valley Association for the failure to prepare Total Maximum Daily Loads (TMDLs), under provisions of the Clean Water Act, for the State of Georgia.

A TMDL is a calculation of the maximum amount of a pollutant that a river, stream or lake can receive and still be considered safe and healthy. A TMDL is a means for recommending controls needed to meet water quality standards, which are set by the state and determine how much of a pollutant can be present in a waterbody. If the pollutant is over the set limit, a water quality violation has occurred. If a stream segment is polluted to the extent that there is a water quality standard violation, the stream segment is then considered "impaired" and there cannot be any new additions (or "loadings") of the pollutant to the stream until a TMDL is developed. Pollutants can come from point source and nonpoint source pollution. Examples of "pollutants" include, but are not limited to: Point Source Pollution- wastewater treatment plant discharges and Nonpoint Source Pollution- runoff from urban, agricultural, and forested area such as animal waste, litter, antifreeze, gasoline, motor oil, pesticides, metals, sediment; et al.

In October 2000, the SGRDC received and accepted their first contract with the Georgia Environmental Protection Division (GA EPD) to prepare seven local Total Maximum Daily Load (TMDL) Implementation Plans for stream segments that had been identified as impaired water bodies due to high concentrations of fecal coliform (FC). The SGRDC had to identify and advise local governments, stakeholders and any other interested parties of the water bodies within their jurisdictions, which have or will require the preparation and implementation of TMDLs and develop a regional strategy<sup>1</sup> for the local evaluation and implementation of management measures and other controls to achieve water pollutant impact and load reductions needed to achieve load or conditions established by TMDLs for impaired water bodies within the region served. Of the

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<sup>1</sup>The regional strategy that the SGRDC developed and adopted into the South Georgia Regional Comprehensive Plan is known as the regional TMDL Implementation Strategy. This document outlines the management of natural resources through planning, coordination, and educational outreach on a regional level.



seven TMDL Implementation Plans, only one stream segment was located within Turner County, which is Sand Creek. Map 3-11 depicts the location of the impaired stream segment. Table 3-1 lists the impaired stream segment, its impairment, and the number of miles that are considered impaired.

**TABLE 3-1  
STREAM SEGMENTS WITH TMDL IMPLEMENTATION PLANS FOR 2000**

Waterbody Name	Location	County	Impairment	Miles Impacted
Sand Creek	Tributary to Alapaha River East of Sycamore	Irwin/Turner	Fecal Coliform (FC)	14

In August 2002, the SGRDC received and accepted its second contract with GA EPD to prepare 35 local Total Maximum Daily Load (TMDL) Implementation Plans for stream segments that had been identified as impaired water bodies due to high fecal coliform (FC) and/or low dissolved oxygen (DO). The SGRDC also had to identify and advise local governments, stakeholders and any other interested parties of the water bodies within their jurisdictions, which have or will require the preparation and implementation of TMDLs and provide outreach and education to local/county governments, school systems, and citizens within the SGRDC region. Of the 35 TMDL Implementation Plans, seven stream segments were located within Turner County, which include Double Run Creek, Deep Creek, West Fork Deep Creek, Alapaha River, Sand Creek and two segments of the Little River. Map 3-12 depicts the location of the impaired stream segments. Table 3-2 lists the impaired stream segments, the impairment, and the number of miles that are considered impaired.

**TABLE 3-2  
STREAM SEGMENTS WITH TMDL IMPLEMENTATION PLANS FOR 2002**

Waterbody Name	Location	County	Impairment	Miles Impacted
Double Run Creek	Upstream SR 90 to Alapaha River near Rebecca	Turner	Dissolved Oxygen (DO)	5
Deep Creek	W. Fork Deep Creek to Lake Creek, East of Ashburn	Turner	Dissolved Oxygen (DO)	9
West Fork Deep Creek	Downstream SR S1798 to downstream SR 159 North of Ashburn	Turner	Dissolved Oxygen (DO)	1
Alapaha River	US Hwy 280 to Sand Creek	Turner/Irwin/Ben Hill	Dissolved Oxygen (DO)	29
Sand Creek	Headwaters East of Sycamore to Alapaha River	Irwin/Turner	Dissolved Oxygen (DO)	14
Little River	Ashburn Branch, West of Sycamore to Warrior Creek	Tift/Turner	Dissolved Oxygen (DO)	4
Little River	Newell Branch, d/s Hwy 32 to Ashburn Branch, W of Sycamore	Turner	Dissolved Oxygen (DO)	41

### Soils Types

Soils in Turner County have been identified and grouped into 24 different soil names (group types) with varying degrees of occurrence throughout the county. Individual soil types are typically found in smaller pockets and usually located near other specific soil types. For ease of description and analysis, the various soil types have been grouped by the USDA Soil Conservation Service (SCS) into the following eight major soil associations. The location of these soil associations is shown on Map 3-13.



1. **Kinston-Osier Association**

Defined as poorly drained soils found along long narrow flood plains of the major rivers and streams. Due to wetness and flooding, the major soils of this association are not suited for cultivation. This association is best suited for woodland production, particularly hardwoods, and has severe limitations for non-farm uses.

2. **Leefield-Alapaha-Pelham Association**

Defined as somewhat poorly drained and poorly drained soils found on low-lying flat areas, depressions, and drainage ways of uplands. This association is best suited for woodland production and pasture; however, corn, tobacco, peanuts, and soybeans are grown in some areas. Due to wetness and potential flooding, this association often has severe limitations for non-farm uses.

3. **Lakeland-Leefield-Kershaw Association**

Defined as excessively drained soils found on sandy ridge tops and hillsides, and somewhat poorly drained soils found in low-lying areas -- generally along the north side of Deep Creek. This association is mainly used for forest products with corn, peanuts, and soybeans grown in some places and a few areas used for pasture. The main concern for cultivation is the low water capacity in the dry, sandy areas. Wetness in the low-lying areas severely limits most non-farm uses.

4. **Tifton-Alapaha-Fuquay Association**

Defined as well drained soils on ridge tops and hillsides, and poorly drained soils in minor depressions and drainage ways. It is the dominant soil association in Turner County and includes the Cities of Ashburn, Sycamore, and Rebecca. This association is well-suited for cultivation and pasture. Non-farm uses are severely limited only in the minor depressions and drainage ways due to wetness.

5. **Tifton-Alapaha-Dothan Association**

Defined as well drained soils on ridge tops and hillsides, and poorly drained soils in minor depressions and drainage ways. This association is found in the northern parts of the county. It is also well-suited for cultivation and pasture. Outside of drainage ways, it is also well-suited for non-farm uses.

6. **Tifton-Cowarts-Alapaha Association**

Defined as well-drained soils on upland areas, and poorly drained soils in minor depressions and drainage ways. This association is found in hilly areas near Deep Creek. It is used mainly for woodland and pasture with corn, peanuts, and soybeans grown in a few places. Outside of drainage ways, it is also well-suited for non-farm uses.

7. **Cowarts-Tifton Association**

Defined as well-drained soils on upland areas paralleling the south side of Lake Creek and the west side of the Little River. Due to slopes and erosion hazards, this is not a well-suited area for cultivation and is used primarily for woodland and pasture. Only the more level areas are effectively used for cultivation and have mainly slight to moderate limitations for non-farm uses.



8. **Esto-Cowarts-Susquehanna Association**

Defined as well-drained on upland areas mainly in the western parts of the county. It is used mainly for woodland and pasture with corn, peanuts, and soybeans grown in a few places. Only the more level areas are effectively used for cultivation and have slightly to moderate limitations for non-farm uses.

Steep Slopes

Not applicable.

Prime Agricultural and Forest Land

For purposes of this Comprehensive Plan, the eight general soil associations have been arbitrarily classified in terms of land development capability for both agricultural and urban uses. Table 3-3 outlines the soil association classifications. The terms "good", "fair", and "poor" have been used to describe their relative capabilities. Agricultural yields per acre for major crops were used in determining agricultural capability. Limitations on building site development, roadways, and septic tank drainage fields were all used in determining urban capability. Map 3-14 depicts the county's land capability for agriculture, and Map 3-15 depicts the county's land capability for general urban development.



**TABLE 3-3  
SUMMARIZED LAND CAPABILITY FOR GREATER TURNER COUNTY**

Soil Type Association	Agricultural Uses			Urban Uses		
	Good	Fair	Poor	Good	Fair	Poor
Kinston - Osier			X			X
Leefield - Alapaha - Pelham		X			X	
Lakeland - Leefield - Kershaw		X		X		
Tifton - Alapaha - Fuquay	X			X		
Tifton - Alapaha - Dothan	X			X		
Tifton - Cowarts - Alapaha	X			X		
Cowarts - Tifton		X		X		
Esto - Cowarts - Susquehanna		X		X		

Source: Soil Survey of Crisp and Turner Counties, Georgia, 1981; U.S. Department of Agriculture (USDA) Soil Conservation Service

Plant and Animal Habitats

Both the Georgia Department of Natural Resources and the U.S. Fish and Wildlife Service have inventoried plant and animal species in the State of Georgia. Table 3-4 depicts plants and animals that are on the "possible endangered" or "threatened" species lists for the State and Federal governments. Current local regulations should adequately protect habitats for these plant and animal species.



**TABLE 3-4  
ENDANGERED OR THREATENED PLANT AND ANIMAL SPECIES**

	GEORGIA		FEDERAL
	Threatened	Endangered	Endangered
<b>PLANTS</b>			
Myriophyllum laxum -- Water Milfoil	X		
Oxypolis canby -- Canby Dropwort	X		X
Physostegia Veronciformis -- False Dragon-Head	X		
Sarracenia flava -- Yellow Pitcherplant	X		
Sarracenia rubra -- Red/Sweet Pitcherplant		X	
Sarracenia minor -- Hooded Pitcherplant	X		
Sarracenia psittacina -- Parrot Pitcherplant	X		
<b>ANIMALS</b>			
Alligator mississippiensis -- American Alligator	X		X
Drymarchon carais coreperi -- E. Indigo Snake	X		X
Falco peregrinum -- Peregrine Falcon		X	X
Felis concolor caryi -- Florida Panther		X	X
Haliaeetus leuccephalus -- Southern Bald Eagle		X	X
Mycteria americana -- Wood Stork			X
Picoides borealis -- Red Cockaded Woodpecker		X	X
Vermivora bachmanii -- Bachman's Warbler		X	X

Major Park, Recreation and Conservation Areas

There are no Federal or State-owned recreation or wildlife management areas within Turner County. There are several State Parks and Historic Sites nearby such as the Georgia Veterans State Park (Cordele, GA), Jefferson Davis Memorial Historic Site (Fitzgerald, GA), and the Reed Bingham State Park (Adel, GA).

Some recreation areas are Lake Blackshear, the Flint River, the Georgia Agrirama, and the Parks at Chehaw. Both Lake Blackshear and the Flint River are approximately 20 miles from Turner County. Lake Blackshear, which can be accessed at Georgia Veterans State Park, is a 7,000 acre reservoir located west of Cordele, GA and is managed by the U.S. Army Corps of Engineers.

The Georgia Agrirama, which is located in Tifton, is the State's Living History Center and was first opened to the public on July 1, 1976. Today, the Georgia Agrirama consists of four distinct areas: traditional farm community of the 1870's, progressive farmstead of the 1890's, industrial sites complex, and a rural town. Over 35 structures have been relocated to the 95 acre site and faithfully restored or preserved as they appeared at the turn of the century. Costumed interpreters are on location daily to explain and demonstrate the lifestyle and activities of the period. The Georgia Agrirama is open Tuesday – Saturday from 9:00 a.m.- 5:00 p.m. and closed on Sunday, Monday, New Year's Day, Labor Day, Thanksgiving Day, and three days prior to Christmas and Christmas Day. Admission is as follows:

Adults.....\$ 7.00	Children (4 years & under).....Free
Senior Citizens (over 55).....\$ 6.00	Children (5-16 years old).....\$ 4.00

(Prices are subject to Georgia sales tax)



Group rates are available for groups of 20 or more. Parking and admission to the Country Store are free. Call 229.386.3848 or 1.800.767.1875 for additional information.

The Parks at Chehaw is located in Albany, Georgia and has access to 700 acres of Long Leaf Pines and Georgia's natural beautiful scenery and animals, biking and walking trails, fishing, picnicking, the largest playpark in the South West Georgia, boat dock access to Lake Chehaw, and a BMX track where the BMX Fall Classic is held. The Parks at Chehaw are Open Year Around 9 am - 5 pm, however closed Thanksgiving, Christmas and New Year's Days. Pricing for *PARK ONLY*: Adults (18+)-- \$2 per person; Children (3-17), Seniors (50+), Military (with ID) -- \$1 per person. Pricing for *PARK & ZOO*: Adults (18+) -- \$6 per person; Children (3-17), Seniors (50+), Military (with ID) -- \$4 per person.

In Turner County, there are approximately 15 local parks; which are discussed in Chapter 5- Community Facilities under the Recreation section.

### Scenic Views and Sites

See Cultural Resources Section.

## **ASSESSMENT OF CURRENT AND FUTURE NEEDS**

Turner County and the Cities of Ashburn, Rebecca and Sycamore have a number of natural resources that are enjoyed by its residents as well as inviting to tourists. There are several rivers and creeks including the Alapaha River, Little River, and Deep Creek where people are able to enjoy fishing, canoeing, camping and other outdoor activities such as bird watching.

Human activities, however can often disrupt the equilibrium between humans and nature. Such activities include any kind of development for residential, commercial, industrial, and agricultural purposes, which may include clear cutting trees, paving of roads, construction of buildings, and discharges from facilities. By removing the vegetation and replacing it with impervious surfaces, stormwater runoff increases and contributes a greater portion to water pollution of both surface and groundwater.

Wetlands are used as a means of “naturally purifying” water resources. However, with increased development and the destruction of natural wetlands, we must look at other ways of improving our water quality through education, best management practices, and regulations.

## **Water Resources**

### Public Water Supply Sources

Turner County's prime source of consumer water comes from the Floridian aquifer. This same aquifer also serves many agricultural irrigation systems. The total water consumption in Turner County averages approximately 6,650,000 gallons per day. Approximately 1,910,000 gallons (28.7%) of this comes from groundwater and the remaining 4,740,000 gallons (68.3%) is from surface water. Crop irrigation is by far the heaviest user of water with approximately 4,610,000 gallons per day from surface water and 920,000 gallons per day from groundwater. This totals 5,530,000 gallons per day, which equals 83.2% of the county's total consumption. Table 3-5 illustrates Turner County's daily water consumption.



**TABLE 3-5  
GREATER TURNER AVERAGE DAILY WATER CONSUMPTION (number of gallons)**

User Category	Groundwater		Surface Water		Total Consumption	
	Number	%	Number	%	Number	%
Crop Irrigation	6,00,000	85.7	9,580,000	99.0	<b>15,580,000</b>	93.4
Livestock	30,000	0.4	100,000	1.0	<b>130,000</b>	0.8
Public Water Supply --- Domestic	710,000	10.1	----	---	<b>710,000</b>	4.3
Public Water Supply --- Other	20,000	0.3	----	---	<b>20,000</b>	0.1
Self-Supplied --- Domestic & Commercial	240,000	3.4	----	---	<b>240,000</b>	1.4
Self-Supplied --- Industrial	---	---	----	---	---	---
<b>TOTAL CONSUMPTION</b>	<b>7,00,000</b>	<b>100%</b>	<b>9,680,000</b>	<b>100%</b>	<b>16,680,000</b>	<b>100%</b>

Source: Georgia Water Use by County, 1990. (Numbers are translated from "millions of gallons per day (mgd)" calculations).

A study performed by the U.S. Geological Survey entitled, *A Field and Statistical Modeling Study to Estimate Irrigation Water Use at Benchmark Farms Study Sites in Southwestern Georgia, 1995-96*, inventoried 32 counties in southwestern Georgia to establish an irrigation-monitoring network to estimate the irrigation water use in each county. Turner County was 1 of the 32 counties inventoried in this project and even housed two Benchmark Farm Study Site locations: 1 to study groundwater and 1 to study surface water.

Based on this study, it was determined that Turner County estimated anywhere from 400 – 500 irrigation permits. The reason for the varying number of permits is attributed to some permits listing multiple crops irrigated at different times, and some permits indicated that multiple pumps served separate irrigated plots, thus requiring multiple time totalizer records.

Totalizers periodically malfunctioned resulting in 1 or 2 months of unrecorded (lost) data. There were also months in which irrigation began and ended depending on the agricultural permits and some farmers never used their permits to irrigate during that year because of the type of crop.

It was found that during the growing season (March through October) Turner County irrigated at an estimated 50 to 75 million gallons per day. Of that amount, the total irrigation from ground water in Turner County was approximately 9 to 25 percent<sup>2</sup>.

There have been more recent studies in Southwest Georgia that included Turner County; for example by the U. S. Geological Survey (USGS) and GA EPD; however, the data that was gathered has not been published.

Public water systems are the second heaviest users in Turner County. These systems are primarily for domestic use. The vertical distance from the ground surface to the top of the first major subterranean reservoir is approximately 200 feet. Most wells in the county range from 200 to 500 feet deep. Groundwater throughout the county is moderately hard. Surface water in Turner County is only used for irrigation and livestock, and this practice is becoming increasingly popular. Many farm fields contain small ponds, which result from damming local creeks and streams.

<sup>2</sup> Fanning, J. L., Schwarz, G. E., & Lewis, W. C. (2001). *A Field and Statistical Modeling Study to Estimate Irrigation Water Use at Benchmark Farms Study Sites in Southwestern Georgia, 1995-96*. Retrieved from the World Wide Web: <http://ga.water.usgs.gov/pubs/wrir/wrir00-4292/pdf/wrir00-4292.pdf>



In regards to NPDES permits, Turner County has four Water Discharge Permits. Table 3-6 lists a condensed version of the facilities that have reported information to the U.S. EPA Permit Compliance System (PCS).

**TABLE 3-6  
WATER DISCHARGE PERMITS**

NPDES ID	Facility Name	Permit Issue Date	Permit Expiration Date	Description
GA0025852	Ashburn Water Pollution Control Plant	July 14, 2003	July 13, 2008	Sewerage Systems
GAG550035	Browns Wastewater Treatment System	N/A	N/A	N/A
GAU020067	College Street	May 27, 2003	May 26, 2008	Sewerage Systems
GA0023370	Knights Inn	December 17, 2003	December 16, 2008	Hotels and Motels

Source: U.S. Environmental Protection Agency's Envirofacts Data Warehouse.

The complete data set (which can be found on the U.S. Environmental Protection Agency's *Envirofacts Data Warehouse* website [http://www.epa.gov/enviro/index\\_java.html](http://www.epa.gov/enviro/index_java.html)), includes information on the issue and expiration dates for permits, the amount of discharge the facility is allowed to release, and the actual monitoring data showing what was discharged.

#### Water Supply Watersheds

Not applicable.

#### Groundwater Recharge Areas

There are three predominant groundwater recharge areas in Turner County (See Map 3-8). The first two are located west of the City of Sycamore and run south into Tift County parallel to the New River. The third is located southeast of the City of Rebecca and runs parallel to the Alapaha River. It is important to note that all aquifer recharge areas are vulnerable to both urban and agricultural development.

Since these groundwater recharge areas are located primarily in the rural areas of the county, pollutants from agricultural and forestry runoff such as excess pesticides and fertilizers, septic tanks, as well as stormwater runoff from the urban areas of Ashburn, Sycamore and Rebecca can access the Floridian aquifer more easily through these groundwater recharge areas. Once in the aquifer, pollutants can spread uncontrollably to other parts of the aquifer thereby decreasing or endangering water quality for an entire region. Therefore, development of any kind in these areas, including installation of septic tanks, should be restricted.

Turner County and the Cities of Ashburn, Rebecca and Sycamore all adopted the Groundwater Recharge Area Ordinance standards as amendments to their zoning regulations in 2002. For more detailed information, see section 10-4 of Turner County's Zoning ordinance. The Hydrologic Atlas 18, 1989 Edition "Most Significant Groundwater Recharge Areas of Georgia", provided the Groundwater Recharge Area polygons. Groundwater pollution susceptibility rating for Turner County is "Average" based on "Groundwater Pollution Susceptibility Map of Georgia", Hydrologic Atlas 20, 1992 Edition.



### Wetlands

Since Greater Turner County has no real significant topography changes, there are wetlands located evenly all over the county. Map 3-9 illustrates the wetlands for Turner County. It is extremely important when developing parcels within these depicted areas that a detailed wetlands survey should be provided. Also, all applicable requirements must be followed under Section 404 of the Federal Clean Water Act.

Over the past several decades, expansion of both agricultural and urban development has caused a steady reduction of wetlands acreage. This has resulted in the destruction of valuable plant and animal habitats, increased magnitude of floodwaters, and the removal of natural filters for surface water drainage thereby endangering water quality throughout the county. Stronger efforts should be made to protect remaining wetlands areas.

Turner County and the Cities of Ashburn, Rebecca and Sycamore all adopted the Local Wetlands Policy Ordinance standards as amendments to their zoning regulations in 2002.

### Protected Mountains

Not applicable.

### Protected Rivers

Not applicable.

### Flood Plains

Greater Turner County has flood hazards along the major rivers and streams. These flood events typically occur in late winter and early spring. Greater Turner County has requested Flood Insurance Rate Maps (FIRMS) from FEMA and will be implemented once they are received. Based on the county's topography and abundance of rivers and streams, flood hazards do exist in all parts of the county. These potential hazards should be taken into consideration when making development decisions.

### Impaired Stream Segments

Currently, all impaired stream segments that have been listed by the Georgia Department of Natural Resources - Environmental Protection Division in Turner County have Total Maximum Daily Load (TMDL) Implementation Plans. These plans can be accessed at the SGRDC. The SGRDC has been and will continue to work with the local governments and interested groups in Turner County to provide continual education on the importance of water quality, as well as seek funding to address some of the many concerns around water pollution.

### Steep Slopes

Not applicable.



## Soil Types

### Prime Agricultural and Forest Land

Much of Turner County is generally well-suited for either agricultural or urban uses. Poor soils for these uses are generally limited to the floodplains of the larger rivers and streams and some of the more hilly and sandy areas near the streams and in the western part of the county. It should be noted that each soil association consists of individual soil types with varying degrees of capability for agricultural or urban uses. For example, a soil association containing soil types with a particularly high agricultural production may also contain soil types with a particularly low production. Therefore, the land capability ratings are generalized based on the total composition of the soil association.

Consideration of septic tank drainage/percolation fields was included in the determination of land capability for urban uses. However, when considering appropriate locations for septic tanks, only one of the county's associations (Lakeland-Leafield-Kershaw) is considered "good" while three associations are considered "fair." Therefore, generally speaking, most of Turner County is not suitable for septic tank usage. Table 3-7 highlights these soil association ratings and Map 3-16 depicts the land capability for septic tank usage.

**TABLE 3-7  
LAND CAPABILITY FOR SEPTIC TANK DRAINAGE FIELDS**

Soil Type Association	Septic Tank Absorption Fields		
	Good	Fair	Poor
Kinston - Osier			X
Leafield - Alapaha - Pelham			X
Lakeland - Leafield - Kershaw	X		
Tifton - Alapaha - Fuquay		X	
Tifton - Alapaha - Dothan		X	
Tifton - Cowarts - Alapaha		X	
Cowarts - Tifton			X
Esto - Cowarts - Susquehanna			X

Source: Soil Survey of Crisp and Turner Counties, Georgia 1981; U.S. Department of Agriculture (USDA) Soil Conservation Service.

When evaluating by individual soil types, only Kershaw and Lakeland soils have a "good" rating (slight limitations) for septic tank drain fields and these comprise only 2.6% of the county. Only Dothan, Fuquay, and Tifton soils have a "fair" rating (moderate limitations) and these comprise 57.3% of the county. All other soils (40.1%) have a "poor" rating (severe limitations). The use of septic tanks in "fair" soils requires expensive modifications to the drain field. The use of septic tanks in "poor" soils is cost prohibitive. Therefore, the effective use of septic tanks in Turner County is not compatible with natural soil conditions and the use of municipal sewers for higher density development should be required.

Table 3-8 illustrates the various individual soil types and their proportionate share of the county. It also depicts those soils identified by the USDA as being "prime farmland" or "farmland having statewide importance" which are based on underlying soil types. Prime farmland is defined as land that is best suited to produce food, feed, forage, fiber, and oilseed crops. It has the soil quality, growing season, and moisture supply needed to economically produce sustained high crop yields if acceptable farming methods are used. Prime farmland produces the highest yields with minimal inputs of energy and money.

The use of prime farmland for agricultural purposes results in the least damage to the environment. The supply of



high quality farmland is limited and should be used with wisdom and foresight. Farmland of "statewide importance" consists of soils that are nearly "prime farmland" in quality and are still important to agriculture in the county. They will economically produce high crop yields when treated and managed according to acceptable farming methods. Many of these soils are well suited to commercial timber production and are often used as such.

As shown in Table 3-8, 55.4% of Turner County is classified as "prime farmland" and another 22.5% is classified as having "statewide importance." Therefore, nearly 78% of Turner County is recognized as being able to best support agricultural uses. Map 3-17 depicts the generalized location of these prime farmland soils.



**TABLE 3-8  
GREATER TURNER'S USDA FARMLAND CLASSIFICATION AND SOIL EXTENT**

Soil Name (Mapping symbols)	Farmland Classification		# Acres	% County
	Prime	Important		
Alapaha (Ah)			25,230	13.5
Albany (AoA)		X	146	.1
Ardilla (ArA)		X	465	.3
Clarendon (Cn)	X		320	.2
Cowarts (CoB, CoB2, CoC)	X		12,861	6.9
Cowarts (CoC2, CoD)		X	8,024	4.3
Dothan (DoA, DoB)	X		9,603	5.1
Esto (EuB)	X		1,485	.8
Esto (EuC)		X	3,053	1.6
Esto (EuD)			670	.3
Fuquay (Fsb)		X	18,413	9.8
Grady (Gr)		X	348	.2
Kershaw (KeC)			807	.4
Kinston and Osier (KO)			7,324	3.9
Lakeland (LaB)			4,118	2.2
Leefield (Le)		X	5,357	2.9
Ocilla (Oc)		X	35	< .1
Olustee (Oe)		X	162	.1
Pelham (Pe)		X	1,951	1.0
Rains (Ra)		X	653	.3
Stilson (Se)		X	2,681	1.4
Sunsweet (StD2)			981	.5
Susquehanna (SuB)		X	474	.3
Susquehanna (SuD)			1,195	.6
Tifton (TfA, TfB, TfC)	X		79,502	42.4
Urban land complex (An, Lf, Sr, TuB, TuC)			1,163	.6
Wahee (Wa)		X	307	.2
<b>TOTAL ACREAGE</b>	103,771	42,069	<b>187,328</b>	
<b>TOTAL PERCENTAGE</b>	55.4	22.5		<b>100.0</b>

Source: Soil Survey of Crisp and Turner Counties, Georgia, 1981; U.S. Department of Agriculture (USDA) Soil Conservation Service

Prime Farmland Soils of Georgia, 1987, USDA Soil Conservation Service

Additional Lands of Statewide Importance, 1992, USDA Soil Conservation Service



### Plant and Animal Habitats

Turner County has several plant and animal species that are considered threatened or endangered. The SGRDC will continue to assist Turner County with efforts to protect and maintain the current species within Turner County so that land use growth patterns would not have adverse impacts on any endangered or threatened plant and animal species.

### Major Parks, Recreation, and Conservation Areas

Turner County does not house any State or Federal Parks, major recreation or conservation areas. There are approximately 15 local parks that are used for baseball, football, jogging, soccer, softball, tennis, and walking. Efforts should be taken to maintain the current park inventory and possibly explore areas where parks and natural habitats could be incorporated into Turner County.

### Scenic Views and Sites

See Cultural Resource Section.

## **NATURAL RESOURCES GOAL AND POLICIES**

### **GOAL:**

Identify, conserve and protect the broad range of natural resources in Greater Turner County that could potentially be effected by growth and development (i.e. Floodplains, wetlands, groundwater recharge areas, etc).

### **POLICY:**

All natural resources such as water resources, groundwater recharge areas, wetlands, and soil types that contribute to the current and future development of Turner County should be recognized and protected by appropriate city and county authorities. Examples include but are not limited to:

- Soil resources should be managed in a manner that is consistent with maintaining and enhancing water quality.
- An adequate minimum flow and water quality should be maintained in all rivers and streams to ensure a productive fish habitat and protection of aquatic life and scenic qualities.

### **POLICY:**

State and/or Federal agency rules and regulations mandating local enforcement programs should be accompanied with adequate staff and financial assistance to help local units in their implementation programs. Examples include but are not limited to:



- These include rules and regulations on local floodplain management, erosion and sedimentation control, wetlands protection, river corridors, and similar laws designed to prevent degradation of the natural environment.
- Ongoing public awareness and education activities should also be developed to encourage participation in natural resource preservation and other related activities. Agencies that currently offer education material on the conservation and protection of natural resources are the U.S. Environmental Protection Agency (EPA), Georgia Department of Natural Resources Environmental Protection Division (EPD), Georgia Department of Natural Resources Pollution Prevention Assistance Division (P2AD), Georgia Department of Community Affairs (DCA), etc.

**POLICY:**

Appropriate funding source should be identified and utilized to encourage the continual use and protection of significant natural resources. Examples include but are not limited to:

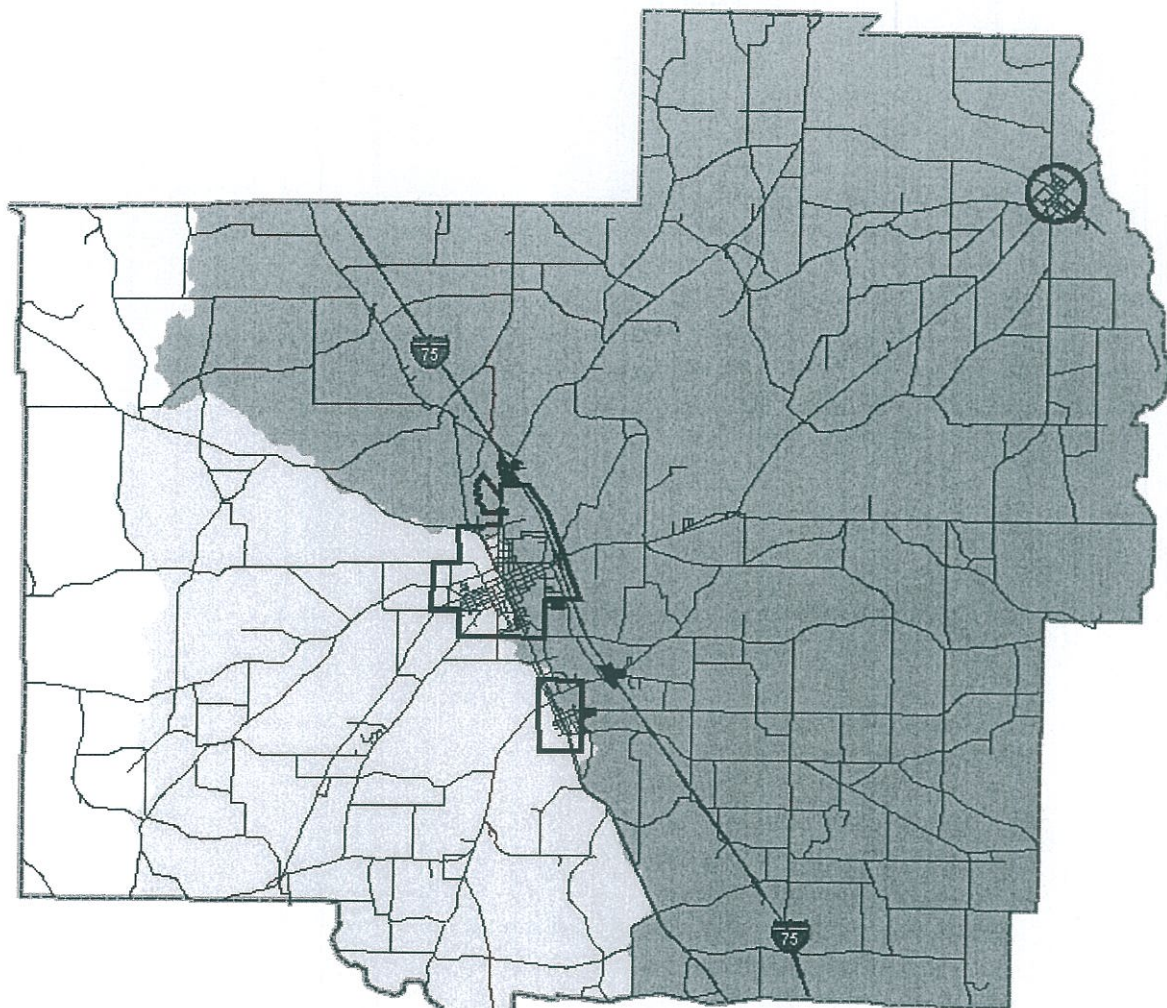
- State and Federal natural resource programs such as the Georgia Department of Natural Resources Environmental Protection Division (GA DNR EPD), the U.S. Environmental Protection Agency (US EPA), United States Department of Agriculture – Natural Resources Conservation Service (USDA-NRCS), and the Georgia Forestry Commission (GFC) are examples of funding sources that should be utilized to maintain and preserve all of the county's natural resources.




**POLICY:**

Special planning activities should be conducted to encourage sensible development that will enhance and protect all of the county's natural resources. Examples include but are not limited to:

- Development should not pollute, exhaust or interfere with the natural replenishment cycles of groundwater.
- Development should not grossly impair the function of vital natural systems.
- Land use should be primarily determined by natural characteristics, suitability of the land, and the availability of urban services.
- Lands that are not suitable for on-site absorption systems should not be subdivided/developed unless public sewers are available or other provisions are made for the handling of sewage.
- Treatment facilities should be available for the discharge of septic tank, holding tank, and recreational vehicle pumpage.
- Land management practices that minimize siltation and pollution should be utilized. These practices include, but are not limited to:
  - (a) Approval of grading, filling, and excavation plans by the cities and county to ensure that erosion and siltation are minimized. (I.e. sodding, seeding, re-vegetation schedules, etc).
  - (b) Provide and maintain strategically located settling basins to remove silt and debris from surface water runoff.





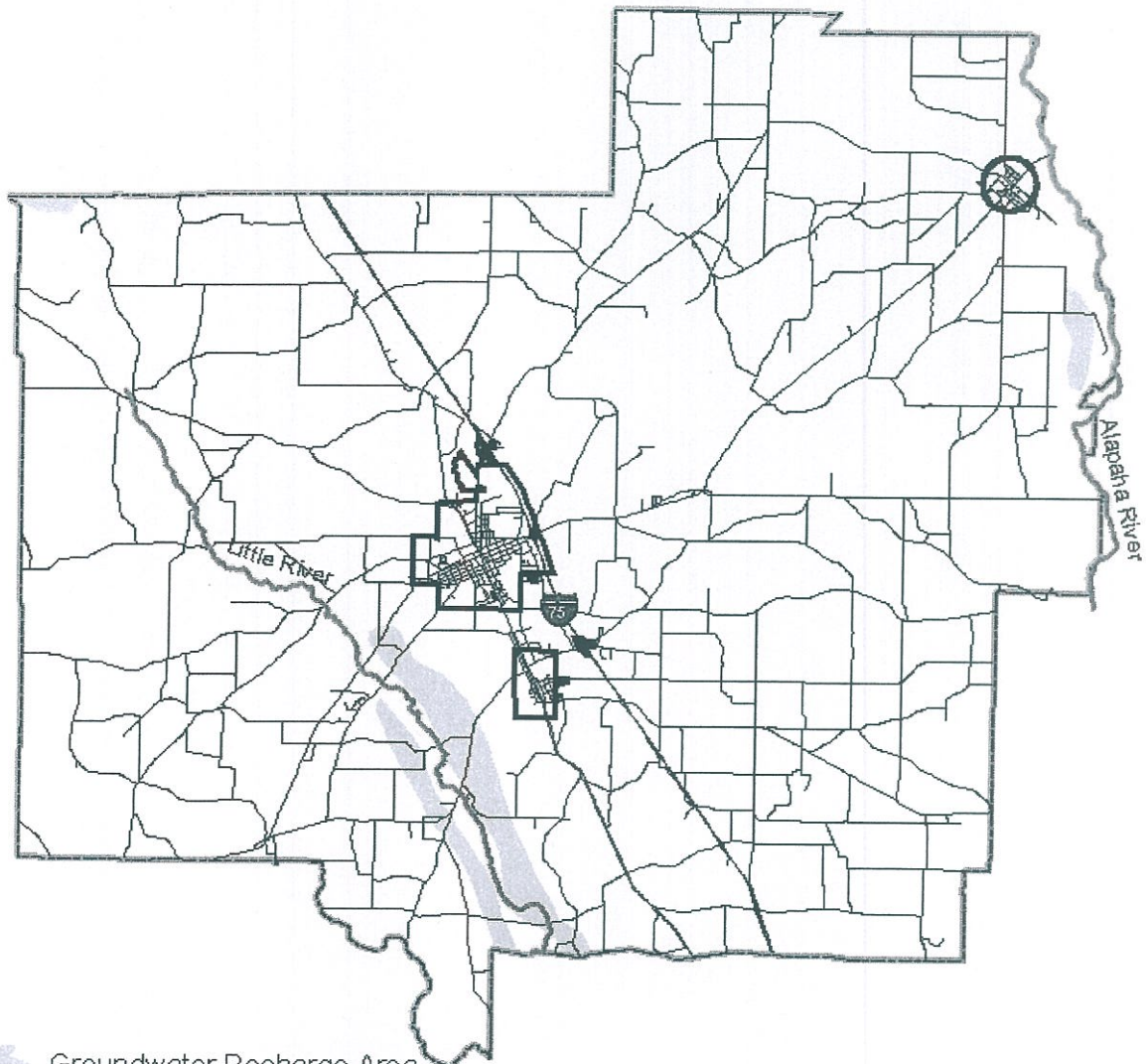
-  Alapaha (HUC 03110202)
-  Little River (HUC 031102204)
-  Middle Flint (HUC 031100006)

Source: USGS Topographic Quadrangles for Turner County. (7.5 Minute Series)  
Maps: South Georgia Regional Development Center - GIS, 2004

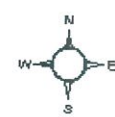


## MAP 3-7 TURNER COUNTY DRAINAGE BASINS





 Groundwater Recharge Area  
 Rivers

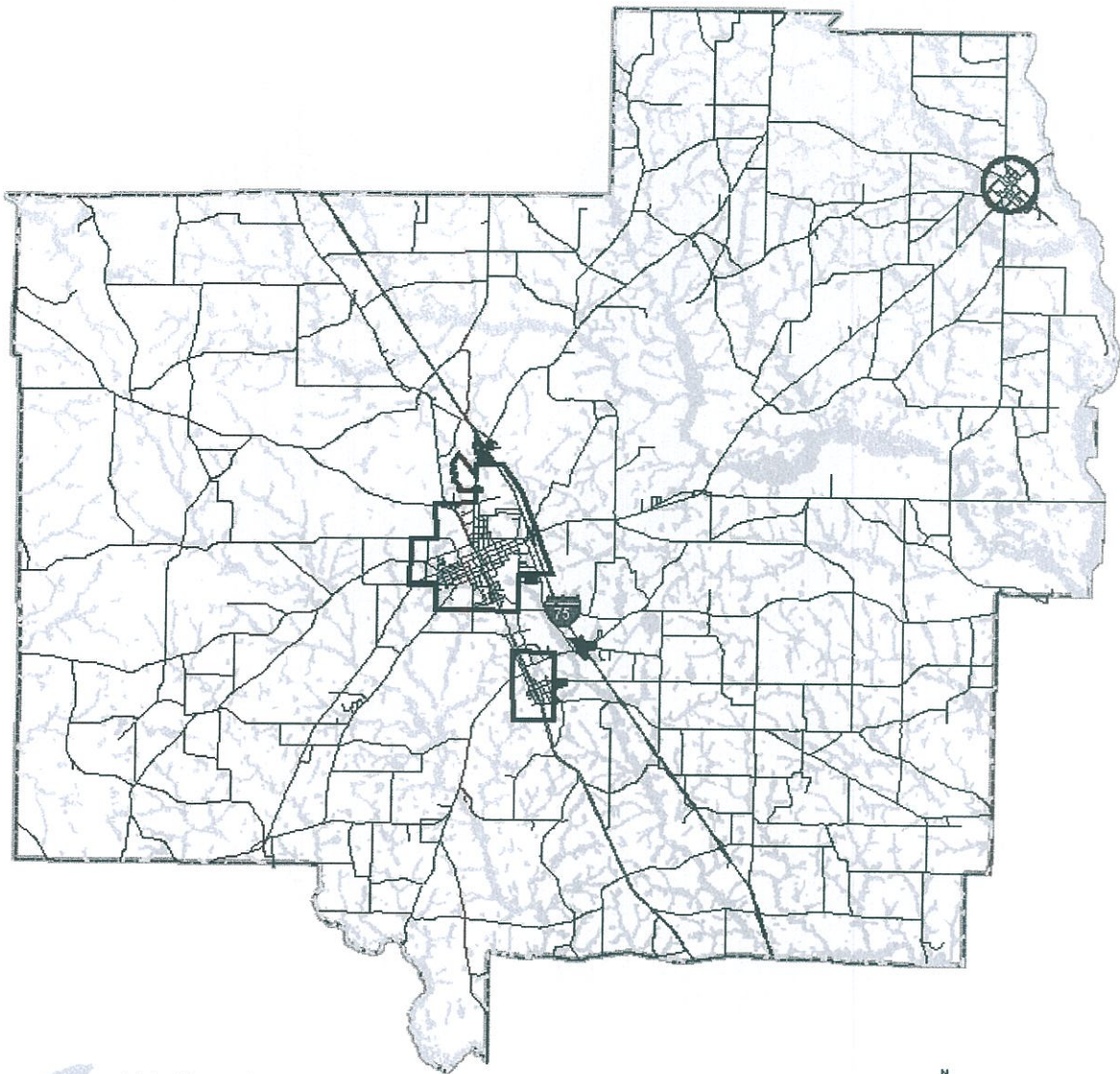


Source: Georgia Geologic Survey, Hydrologic Atlas 18, 1989  
 Maps: South Georgia Regional Development Center - GIS, 2004

0      2.5      5 Miles  


## MAP 3-8 TURNER COUNTY GROUNDWATER RECHARGE AREAS





 **Wetlands**

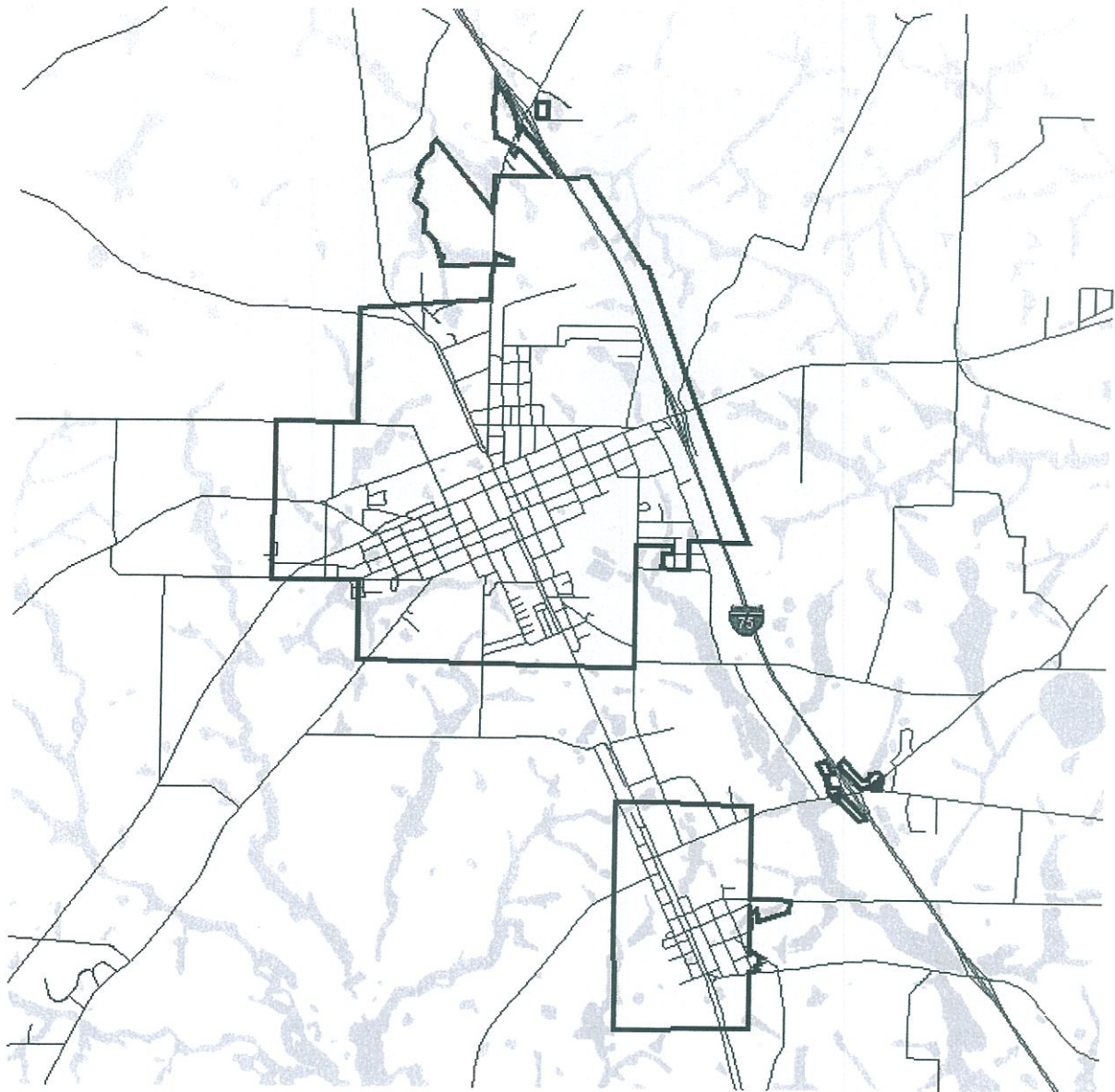


Source: National Wetlands Inventory, 1987  
Maps: South Georgia Regional Development Center - GIS, 2004

0 2.5 5 Miles  


## MAP 3-9 TURNER COUNTY WETLANDS





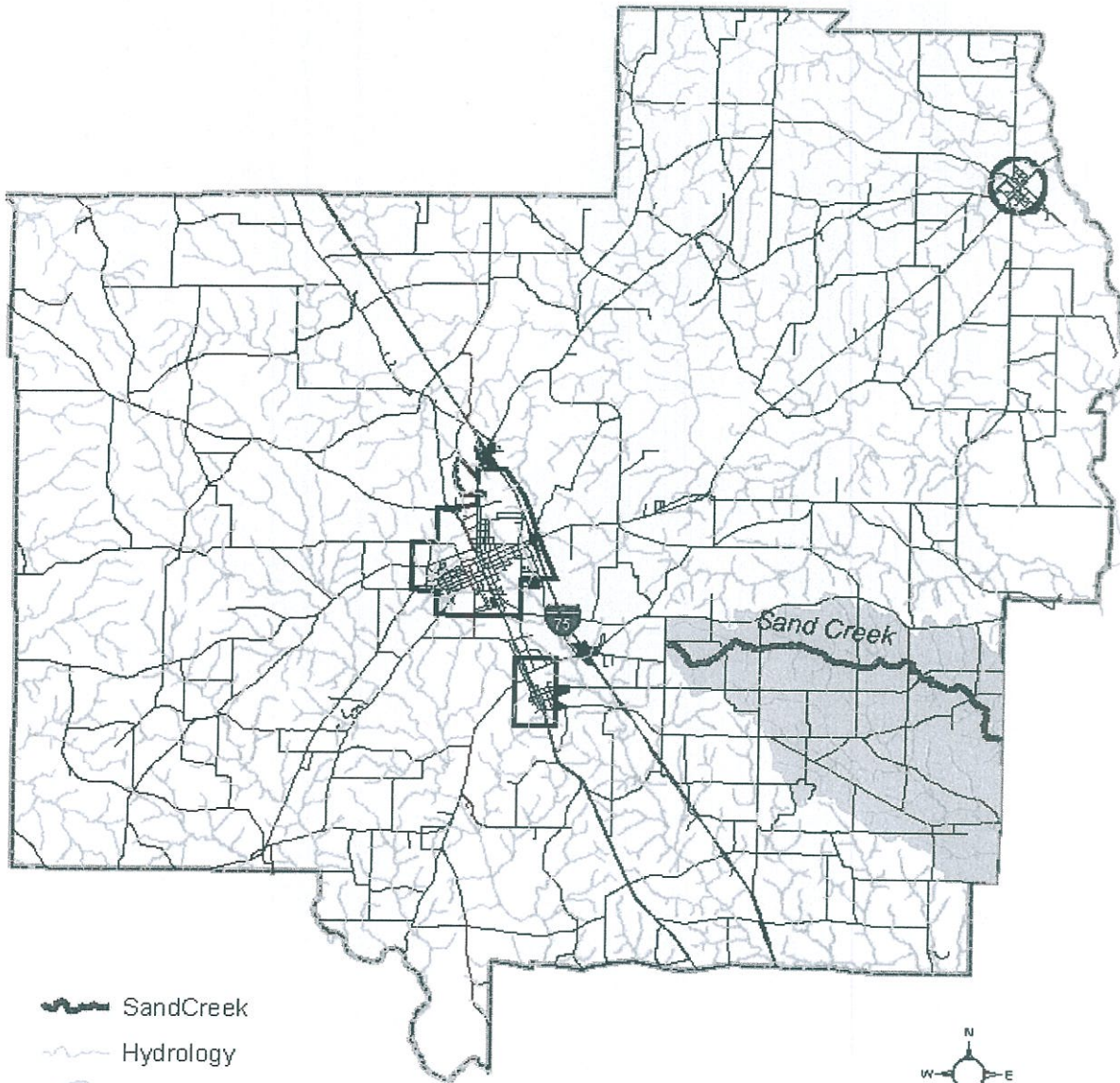
 Wetlands

Source: National Wetlands Inventory, 1987  
Maps: South Georgia Regional Development Center - GIS, 2004



### MAP 3-10 ASHBURN & SYCAMORE AREA WETLANDS



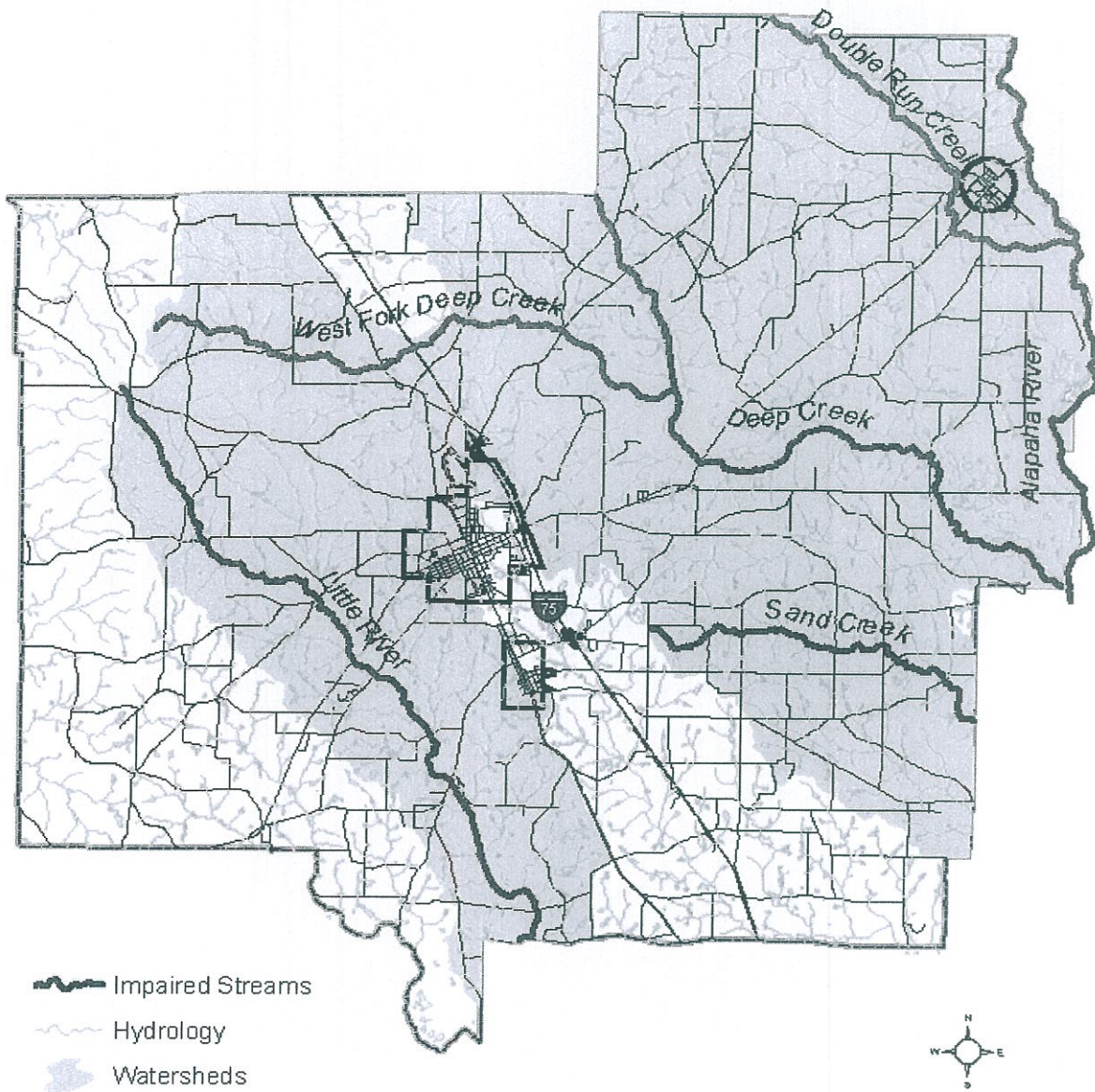


Source: Georgia Department of Natural Resources - Environmental Protection Division 2000  
 Maps: South Georgia Regional Development Center - GIS, 2004

0 1.5 3 Miles

## MAP 3-11 TURNER COUNTY 2000 IMPAIRED STREAM SEGMENTS



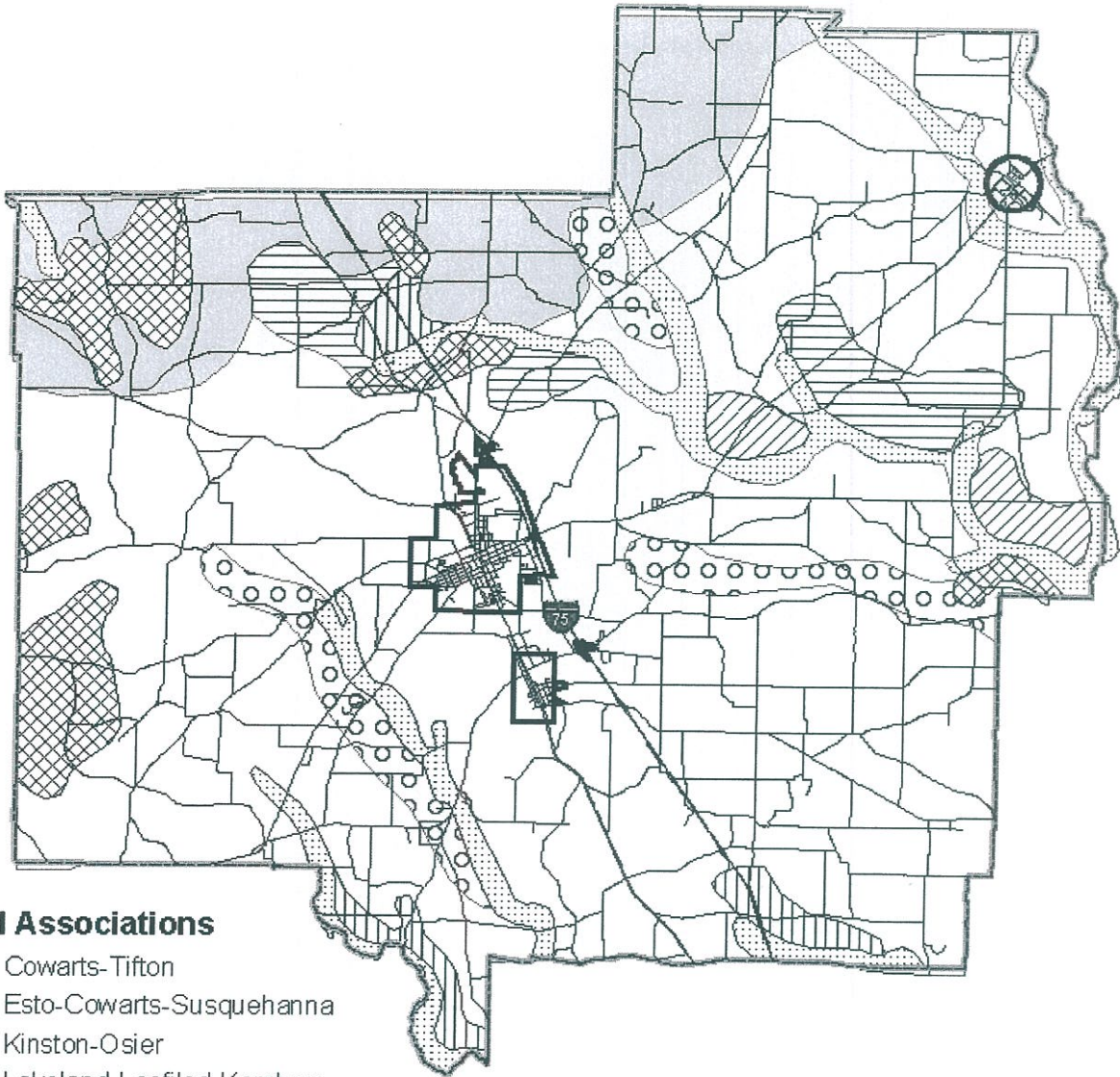


Source: Georgia Department of Natural Resources - Environmental Protection Division 2002  
 Maps: South Georgia Regional Development Center - GIS, 2004

0 1.5 3 Miles

## MAP 3-12 TURNER COUNTY 2002 IMPAIRED STREAM SEGMENTS





**Soil Associations**

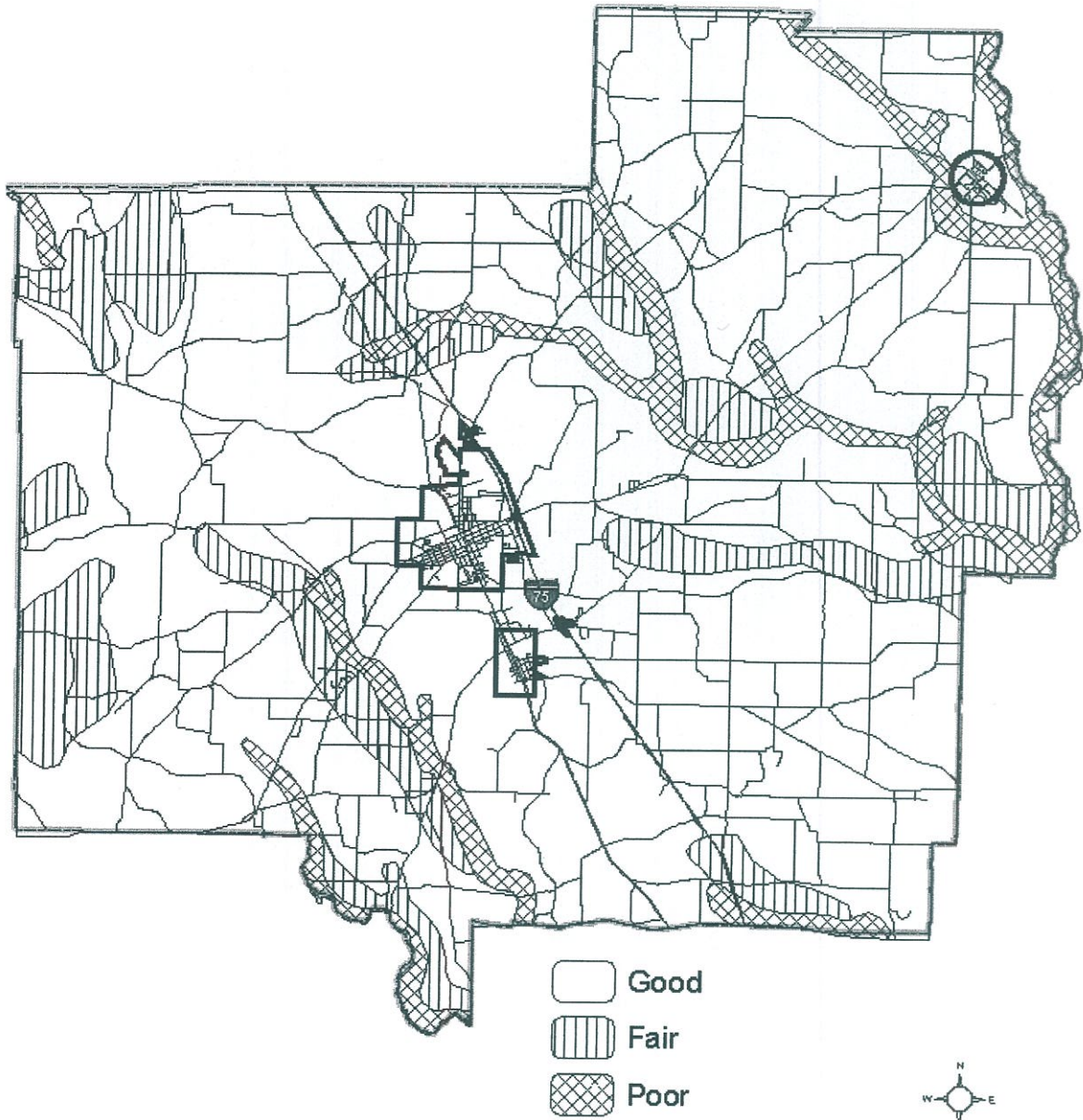
-  Cowarts-Tifton
-  Esto-Cowarts-Susquehanna
-  Kinston-Osier
-  Lakeland-Leefield-Kershaw
-  Leefield-Alapaha-Pelham
-  Tifton-Alapaha-Dothan
-  Tifton-Alapaha-Fuquay
-  Tifton-Cowarts-Alapaha



Source: U.S. Department of Agriculture, 1981  
 Maps: South Georgia Regional Development Center - GIS, 2004

**MAP 3-13 TURNER COUNTY  
 GENERALIZED SOIL ASSOCIATIONS**



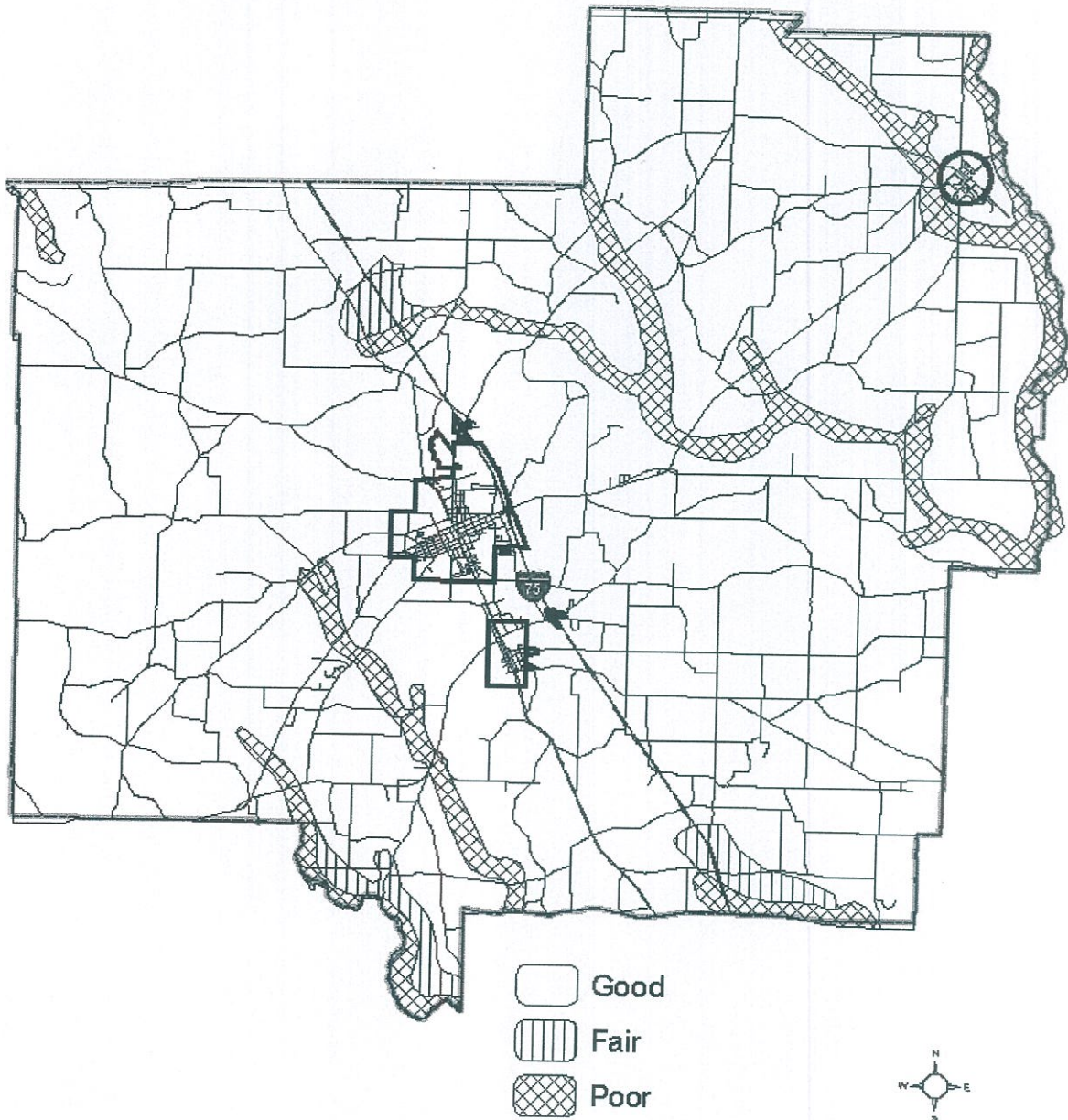


Source: U.S. Department of Agriculture, 1981  
 Maps: South Georgia Regional Development Center - GIS, 2004

0 1.5 3 Miles

### MAP 3-14 TURNER COUNTY LAND CAPABILITY - AGRICULTURE



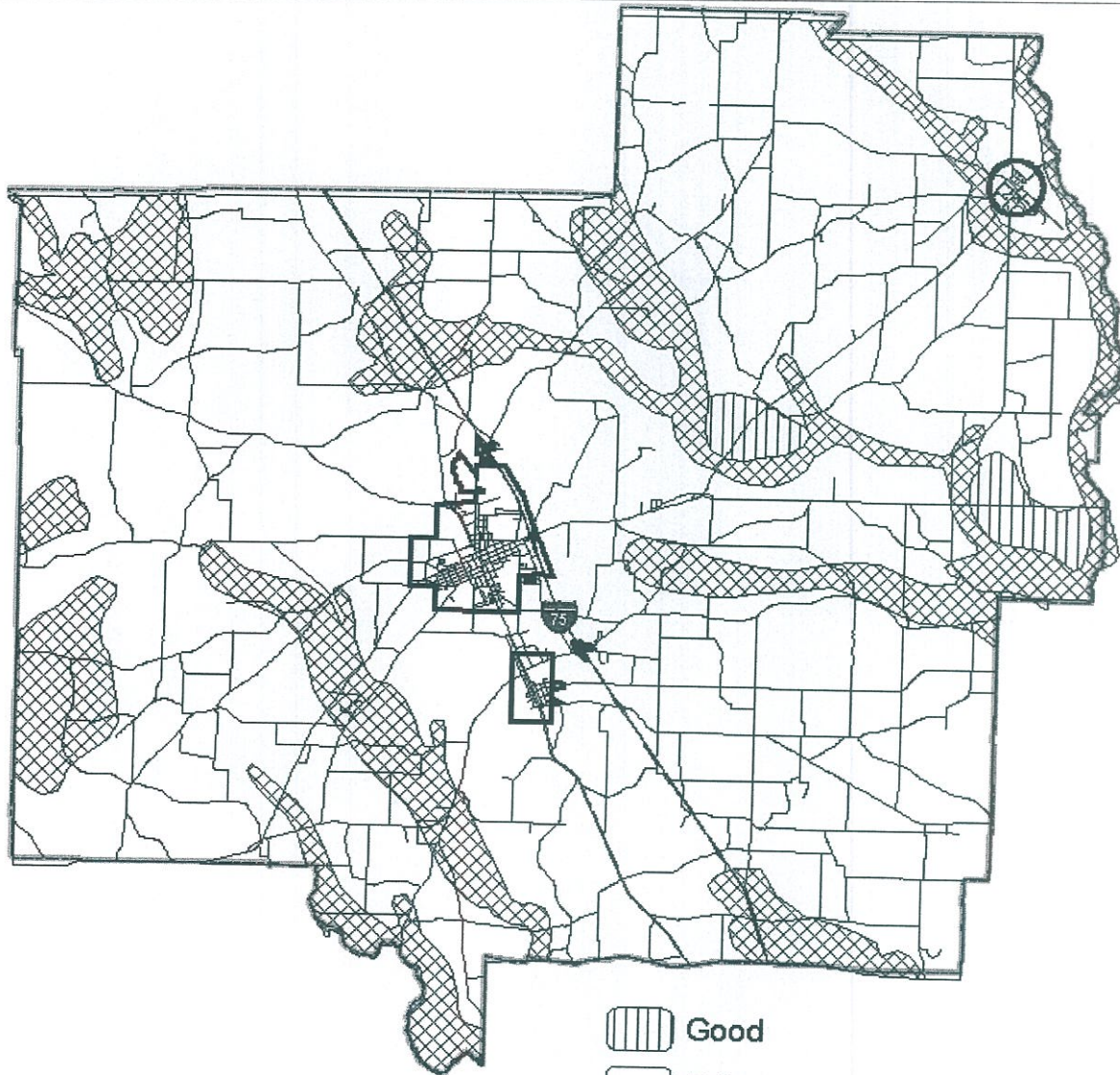


Source: U.S. Department of Agriculture, 1981  
 Maps: South Georgia Regional Development Center - GIS, 2004

0 1.5 3 Miles

**MAP 3-15 TURNER COUNTY  
 LAND CAPABILITY - URBAN**





-  Good
-  Fair
-  Poor

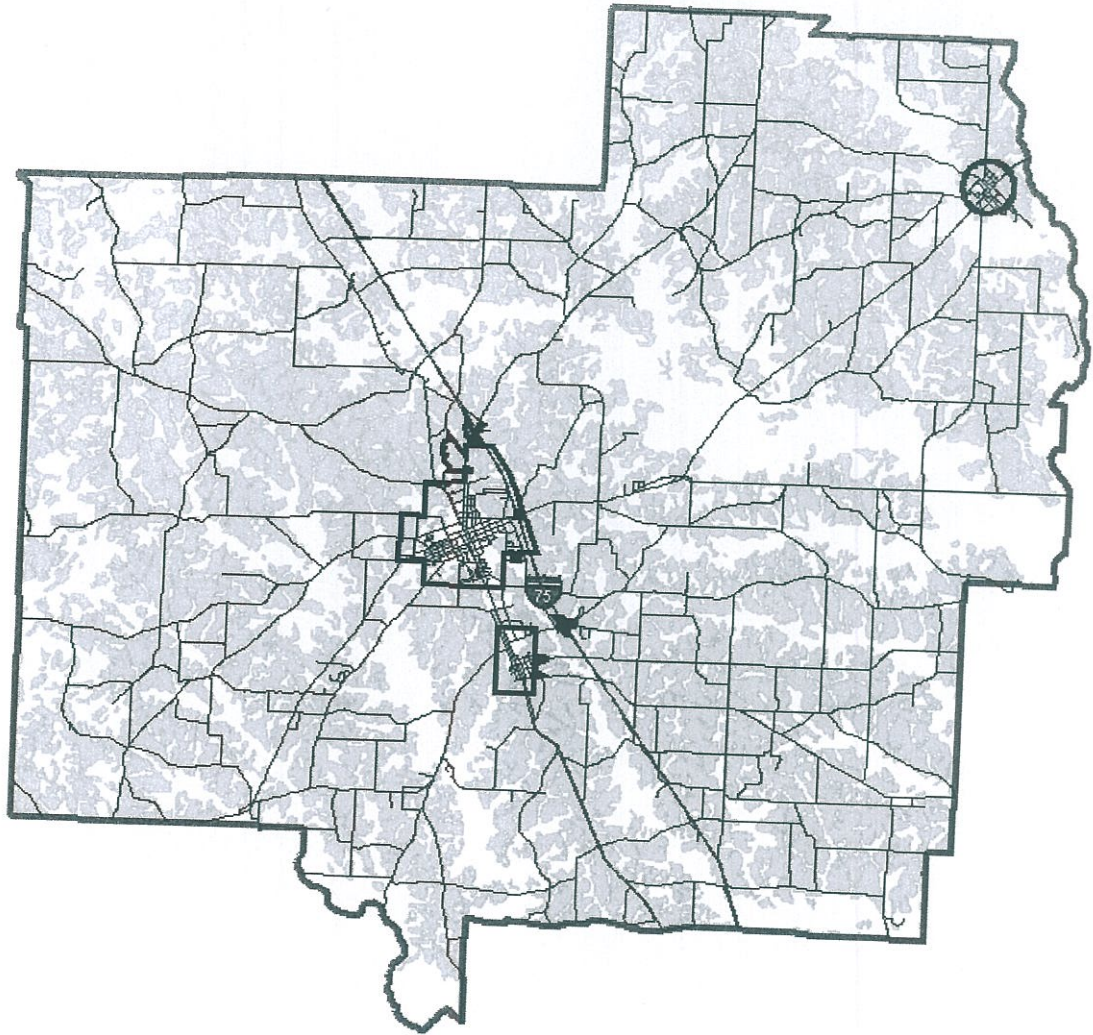


0 1.5 3 Miles

Source: U.S. Department of Agriculture, 1981  
 Maps: South Georgia Regional Development Center - GIS, 2004

## MAP 3-16 TURNER COUNTY LAND CAPABILITY - SEPTIC TANKS





Prime



0 1.5 3 Miles

Source: Prime Farmland Soils of Georgia, 1987, USDA Soil Conservation Service  
Maps: South Georgia Regional Development Center - GIS, 2004

### MAP 3-17 TURNER COUNTY PRIME FARMLAND SOILS



## **CHAPTER FOUR: COUNTY AND COMMUNITY FACILITIES AND SERVICES**

### **INTRODUCTION**

The location and quality of the facilities and services provided by Turner County and the Cities of Ashburn, Sycamore, and Rebecca are as important to the county and cities as its industries, farms, commercial and residential areas. The facilities and services not only enhance the well being of the area's residents, but along with the quality of shopping facilities and housing, largely determine the "livability" of the cities and the county.

County and city facilities and services as defined herein are those facilities, usually public or semi-public in nature, which primarily serve residents with such services as schools, recreation, administrative offices, libraries, hospitals, water and sewer systems, solid waste system, police and fire protection, and general government. The various facilities and services discussed in this chapter are analyzed in relation to such factors as location, condition, capacity, present demands and future needs. The individual locations of these facilities are shown on Maps 4-1 and 4-2.

### **COUNTY AND CITY GOVERNMENTAL SERVICE BUILDINGS**

#### **Turner County Courthouse**

The present Turner County Courthouse was constructed in 1906. The courthouse is located in the 200 block of East College Avenue near the central business district of Ashburn. This two story, 13,405 square foot structure with a clock tower underwent a major renovation in 1984, and is listed on the National Register of Historic Places. The courthouse contains offices for the Superior Court with 8 employees, Clerk of Superior Court- three employees, Probate Court- four employees, and Magistrate Court- one employee. Since the new jail opened the Sheriff maintains a constitutional office at the new sheriff department office.

In 2002, the masonry was re-pointed, the exterior and interior of the building were painted, a new roof was installed, a new restroom was added in the judges chambers, and the entire telephone system was upgraded. The plumbing, electrical and heating and cooling systems are in good condition. The building is in compliance with the ADA handicap accessibility requirements and three handicapped parking spaces. The County Courthouse will adequately serve the county throughout the twenty-year planning period.

#### **Turner County Courthouse Annex**

The Courthouse Annex is located in a former bank building located at 208 East College Avenue, Suite 1, in Ashburn. This one story structure was constructed in 1955 and the Annex occupies 4,910 square feet. Major remodeling on this building was completed in 1993 and the building exterior was painted in 2004. The Annex contains offices and meeting room for the County Commissioners, General Administration, the Tax Commissioner's office and the Tax Assessor's office. Ten persons occupy about half the total floor area and the other half is in meeting rooms record storage. All physical systems - heating, air conditioning, electrical, and plumbing are in excellent condition. In 2003 a new ten ton HVAC unit was installed. A new metal roof was constructed in 2002. The building is in compliance with ADA standards. Architectural studies need to be undertaken to ascertain the use of the adjacent 24 by 80 foot parking lot for new offices, and once funding is secured the space addition could commence. The Court House Annex will adequately serve Turner County throughout the twenty-year planning period.

#### **University of Georgia Extension Service, Natural Resource Conservation Service (NRCS) & Farm Services Agency Offices**

These three offices are located at the eastern end of County Farm Road in a one-story building with a total of 5,079 square feet of floor area. The building houses the County Extension Service which employs four people; the Natural Resource Conservation Service has two full-time and one part-time employees, and the Farm Service Agency has



four full-time and one part-time employees. The building is structurally sound and the physical systems are in good working order. The County Agents occupy half the total floor area and the other offices make due with the available office space. The structure is handicap accessible and complies with ADA standards. These three offices are located near the County Road Department, and the Turner County Jail on a dead-end road that makes accessibility a bit difficult for their clients. If Turner County ever addresses a consolidation of its services these offices should be included in such a space needs study. The present facility, with regular maintenance, will adequately serve these agencies and Turner County throughout the twenty-year planning period.

### **Turner County Alternative Services Center**

The Turner County Alternative Services Center is located at 391 County Farm Road just outside the corporate limits of Ashburn adjacent to the Livestock Arena, some private warehouses, and the County Agent's office. The structure is owned by Turner County and leased to the State of Georgia. The Center employs 13 full-time and 8 part-time employees who assist and train 43 Greater Turner citizens. The Center offers out-reach work training opportunities and programs for physically and/or mentally developmentally disabled persons. The Center is open from 8:00 a.m. to 4:00 p.m. Monday through Friday and offers the following programs: a Case Management Training Program, a Supported Work Program, Day Supports, Personal Supports and Day Habilitation Medical Services. The Center offers a variety of training opportunities through service contracts with public and private companies. The Case Management Program trains developmentally disabled citizens within their respective residences on how to prepare food, wash clothes, clean the house, etc.; and the Supported Work Program places individuals at a job site and provides on-the-job training.

The Center is housed in two buildings constructed in 1986 with a total floor area of 6,856 square feet (3,721 & 3,135). The buildings are well maintained and there are no major structural problems. The buildings meet all ADA requirements for accessibility and will adequately serve Greater Turner throughout the twenty-year planning period.

### **Turner County Livestock Arena**

The Turner County Livestock Arena is located on the County Farm. The 7,500 square foot metal building was constructed in 1987 by a private organization, which uses it for livestock and county fair purposes. The building and arena are used for agricultural activities, including livestock shows, educational programs, and other community functions. The building is in good condition and restrooms have been added to accommodate the general public.

### **Turner County Road Department**

The Turner County Road Department is located on County Farm Road in two offices that total 1,884 square feet. The Road Department has a 6,000 square foot maintenance shop with areas devoted to outside storage. The older portion of the maintenance shop is in a deteriorated condition. The office building complies with the ADA handicapped accessibility requirements. With normal maintenance this facility will adequately serve Greater Turner throughout the twenty-year planning period.

### **Ashburn City Hall**

The Ashburn City Hall is located at 121 East Madison Avenue and is part of complex of three structures for city hall, police department, and fire protection services. The brick building was constructed in 1978 and contains 2,410 square feet of floor area. The city hall provides a city council chamber/mayor's office - 660 square feet; an office for the city manager and the city clerk - 140 square feet each; a 624 square foot office with three employees for billings and collections of utility, taxes, business licenses, building permits and other fees, and the drive-in window service was discontinued in 2002. The structure complies with the ADA handicapped accessibility requirements. The structure lacks adequate storage space, so the city must rent storage space in two other buildings in Ashburn. There are noted parking problems for employees and customers and the city has tried to find additional parking spaces.

The structural and the physical systems (heating, air conditioning, electrical) are sound and in good working order. Cost estimates and an architectural feasibility study for enlarging City Hall for additional office storage and parking are being programmed during the next five years.



### **E-911 Communications Center**

The E-911 Communications Center is located at 754 Hudson Avenue (the former Turner County Board of Elections building) and this structure was renovated in 2001 to install the necessary equipment to answer all Turner County, Cities of Ashburn, Rebecca and Sycamore fire, emergency medical service, city police and county sheriff assistance calls. From January of 2003 through December of 2003 20,790 calls were routed by the center. This amounts to an average of 57 assistance calls per day and 1,732 per month. The center employs 9 full-time and 6 part-time employees. The Center is operating without an intergovernmental agreement between Turner County and the Cities, The E-911 Communications Center serves Greater Turner and with normal upgrades will be adequate throughout the twenty-year planning period.

### **Ashburn-Turner Co. Chamber of Commerce**

The executive offices of the Chamber of Commerce and economic development staff is located on East College Avenue in a single family converted dwelling which was constructed in 1932. The City bought the property for \$129,000 and originally used the structure for a community house. A rear room was added in subsequent years and used as a library. The Chamber of Commerce has an attractive office complete with a first-class boardroom with audio-visual equipment for use as a meeting facility for prospective employers. All water and sewer pipes were replaced in 1989. The kitchen needs to be expanded to accommodate visitors and guests. This facility will serve Greater Turner throughout the twenty-year planning period.

### **Ashburn City Barn - Public Works**

The Ashburn City Barn is located on West Madison Avenue and Mill Street. Public Works includes: the City Maintenance Shop, Water & Sewer Department, Sanitation Department, Street Department, and Natural Gas Department. The complex consists of about 12,000 square feet of interior spaces, which is used for offices for employees, maintenance shops, recycling facilities and vehicular storage. There are three separate structures that provide space for 31 employees, and there are outside storage and parking facilities for vehicles within a security fence. The Public Works Superintendent notes current space is adequate, no heating or cooling nor structural problems. With the addition of propane gas facilities Ashburn can now service propane gas customers countywide. With normal maintenance and upgrades this facility will be adequate throughout the twenty-year planning period.

### **Sycamore City Hall**

The Sycamore City Hall is located at 2529 US Highway 41, south of Ashburn. The present building contains 1,596 square feet and serves as the Sycamore City Hall, Police Department, Council Chambers, and as a Voting precinct. This building was originally built for a Masonic Hall and underwent a major renovation in 1985 to provide facilities for the City Hall and Police Department. The north part of the building (956 square feet) provides space for the city clerk, police department and city council chambers. The southern part of the building (540 square feet) serves as the election precinct and needs some major renovations to lower the ceiling, insulate, panel the walls and the two bathrooms require major renovations to bring them into compliance with ADA handicapped accessibility requirements.

The parking lot was paved in 2004 with provision made for adequate drainage away from the structure. The doors and windows were replaced at the same time. The building needs some landscaping and special considerations (such as the planting of wild flowers) should be taken for the rear yard, which probably is classified as a riverine wetland. Cost estimates need to be prepared for the interior/exterior renovations and then a five-year timetable can be established to address the needs.

### **Sycamore Maintenance Barn**

The Sycamore Maintenance Barn is located at 20 South Railroad Avenue and is a 5,000 square foot facility that houses the Water, Sewer, and Street Departments. The structure was originally built for warehouse use and has now been converted for city uses. There is a minor roof leak and it needs new wiring, lights, and large fans new doors. No cost estimates nor timelines have been established to refurbish this structure. The space is adequate for the needs of Sycamore. The Maintenance Barn, after renovations would adequately serve throughout the twenty-year planning period.



## **Ashburn-Turner County Animal Control**

The Animal Pound is located on Sunstory Road and has a "state of the art" facility to terminate unwanted pets. There is one full-time employee and via a contract with Sycamore and an informal agreement with Turner County and on an annual basis 400-500 pets are processed by the Animal Control facility.

## **Rebecca City Hall**

This 960 square foot, one-story building was constructed in 1905 and served as the Farmers and Merchant Bank until the 1930's depression, and was subsequently deeded to the Town of Rebecca. City Hall renovations in 1998 included rewiring the structure, installation of a heat pump, making the bathrooms ADA accessible and adding central heat and air system. The front half of this structure serves as the city council chambers and general meeting room. The next section is used as the City Clerk's office, Mayor's office, vault, and general storage. The third section was created when renovations were done. A new wall was put up across the width of the building and a filing storage room was constructed. The fourth section was enclosed with a concrete block wall across the back of the building and is used for storage. The flat tar roof was replaced with a tin roof in 1999, and additional renovations of installing tin up the sides of the roof and caps put over the walls were completed in 2002. A new skylight was installed in 2002 and does not show any signs of leakage.

The City contracted with Turner County to hold their elections. The Election Superintendent of Turner County sent a letter to the U. S. Attorney General's office requesting a change of venue for City elections to be held at the Rebecca Community Center in 2001. All city elections are now held at the Rebecca Community Center.

## **Rebecca Community Center**

The Rebecca Community Center is located at 101 North Railroad Street and is a one-story, 1,500 square foot structure constructed in 1983. There is a 1,200 square foot general meeting room in this structure which can accommodate 130 persons, a full kitchen facility with hot and cold water, stove and refrigerator. The Center is immediately adjacent to the Rebecca Park and is utilized for a variety of community and private functions, and serves as the voting precinct for city, state and federal elections. There have been some improvements to the community center and the park. In 1997, the doorway from the front part to the general meeting room was widened and tile floors were installed. In 2002-2003 a new heat pump was installed and the picture windows were brought into code compliance. Bathrooms are now ADA compliant and the parking lot has been resurfaced. The Rebecca City Park has added new benches, covered picnic tables, and sand around all recreational equipment to protect children playing in the park. In 2000, a 5 foot chain link fence was installed around the perimeter of the park to ensure the safety of the children. In 2002, a 1/8 mile paved walking track was installed in the park. This structure and park is well maintained and will adequately serve the City of Rebecca throughout the twenty-year planning period.

## **PUBLIC SAFETY**

### **Turner County Sheriff**

The Sheriff's Department is responsible for law enforcement services county-wide, and will respond to municipal calls for assistance with available equipment and manpower. The Sheriff's Department consists of thirteen regular patrol officers, one secretary, two jail administrators, and 18 jailers. All dispatching is handled by the Turner County Emergency Communications Center located at 754 Hudson Avenue. Administration facilities are located at 1301 Industrial Drive. These offices occupy 1,980 square foot one-story structure, which was constructed in 1993. This structure has adequate space and facilities for all personnel and will serve the county throughout the twenty-year planning period.

The Sheriff's Department utilizes ten vehicles for roadway patrol, surveillance, investigations, two pickup trucks and four transport vehicles. Turner County participates in an area-wide drug squad, and coordinates services with the Georgia Bureau of Investigation and the Georgia State Patrol.

The Sheriff's Department operates their 96 bed County Jail located at 1301 Industrial Drive. This 96 bed facility was constructed in 1992-93 and serves as the only lock up facility in Greater Turner. The daily average number of



prisoners has ranged from 40 to 60, and this includes inmates from Ashburn, Rebecca, and Sycamore and all of rural Turner County. This jail facility should adequately serve Greater Turner throughout the twenty-year planning period. An intergovernmental agreement governs the cost-sharing formula for all cities to pay for the annual operational costs.

According to the U.S. Justice Department and the International City Management Association standards, there should be at least 2.7 sworn certified law enforcement officers per 1,000 population. That means that the unincorporated portions of Turner County there should be a total of 11.6 officers. Turner County has thirteen regular patrol officers and the County Sheriff, so the Department meets and exceeds these standards.

### **Ashburn Police Department**

The Ashburn Police Department is located within the Ashburn Governmental Complex at 111 East Madison Avenue. This brick, one-story building was constructed in 1982 for the Police Department and a city jail. The total floor area is 1,617 square feet. The staff of the Ashburn Police Department is composed of 12 full-time and 2 part-time regular patrol officers, 1 detective, 1 secretary, and 1 animal control officer. The Police Department answers on the average of 800 calls per month and investigates 750 cases per year. The Department has fifteen police cars and participates with the South Georgia Drug Task Force. The Ashburn Police Department will adequately serve the city throughout the twenty-year planning period.

According to the U.S. Justice Department and the International City Management Association standards, there should be 2.7 sworn certified law enforcement officers per 1,000 population. The Ashburn Police Department has 12 regular patrol officers and a police chief, 1 detective, and 1 animal control officer, so it appears Ashburn meets and exceeds these standards with 15 sworn officers.

### **Sycamore Police Department**

The Sycamore Police Department utilizes the City Hall office as their headquarters. The department has two full-time officers, who patrol from 9:00 p.m. till 5:00 a.m. The department has two police vehicles and they maintain law and order in Sycamore through diplomacy and cooperation with other area-wide law enforcement agencies. Most complaints are of a domestic nature. The City has a verbal agreement with the county for incarceration facilities and no formal contracts for assistance from Ashburn Police Department, and the Turner County Sheriff's Department.

The Sycamore Police Department coordinates their investigations with the Georgia Bureau of Investigation and the Georgia State Patrol. The Sycamore Police Department answers an average of 60 calls per year and investigates 6 cases per year.

The City of Sycamore should formalize contracts with all area-wide police and sheriff departments, so they can maintain 24-hour coverage and protect all parties from lawsuits. According to the U.S. Justice Department and the International City Management Association standards, there should be at least 2.7 sworn certified officers per 1,000 population. In Sycamore's case, there should be 1.3 officers and they have two officers.

### **Rebecca**

Rebecca relies upon a handshake agreement with the Turner County Sheriff's Department to answer all citizens' needs for police protection. According to the U.S. Justice Department and the International City Management Association standards, there should be at least 2.7 sworn law enforcement officers per 1,000 population to provide twenty-four hour coverage. Rebecca needs at least one part-time certified officer and should formally contract for police protection services with the Turner County Sheriff.

In some cases the networking of other law enforcement agencies, including neighboring cities and counties, the State of Georgia, and the multi-county drug enforcement agencies can help to offset, in part, these deficiencies. Collectively it appears there are adequate sworn officers available on a twenty-four basis to provide minimum police protection services.

### **Department of Corrections-Probation Detention Center**

The Probation Detention Center was constructed in 2003-04 and is a 192-bed facility located near the southern city



limits of Sycamore. The facility will employ 60 persons and will become operational after the legislature approves the required funding. This facility should be opened in June, 2005. The Probation Detention Center houses persons referred by a judge for 60-120 days that require supervision in a manner similar to a "boot camp"

## **FIRE PROTECTION**

In the late 1970's the Turner County Commission and the Georgia Forestry Commission began the preparation of a rural master fire protection plan. When they commenced the plan there were three fire departments, namely Ashburn, Sycamore and Rebecca, all in incorporated communities within Turner County. The Georgia Forestry Commission provided forest and woodland fire protection services. The plan suggested there be seven fire stations located in rural Turner County, coordinated by one county fire chief. These seven fire stations would afford protection for approximately ninety-two percent of the county's population within a five mile radius of each fire station. The existing fire stations in the municipalities would be the anchors for the rural fire protection system. Map 4-3 shows the results of county and cities cooperation in providing fire protection services. There are eight rural fire stations and a headquarters station aligned with the Emergency Medical Services department in Ashburn. The eight rural fire departments are: Amboy, Bethel, Coverdale, Dakota, Harmony, Inaha, Rebecca and Sycamore. The location of municipal and rural fire stations and their responsibility to serve within a five mile radius encompasses all of Turner County

All fire departments within Turner County matched local dollars with grant dollars, which were coordinated through Turner County to gain use of Georgia Forestry Commission re-conditioned "fire knocker" vehicles. The Commission leases water tanks to Turner County for fifty-year intervals. The local fire department can use the fire knocker for all its fires, but they are obligated to send the fire knocker to assist in all grass and forest fires within a rural fire protection service area, which usually covers an area within five miles of the fire station. Within the last ten years Turner County has replaced the fire knockers (cab and chassis) with newer models most of which are diesel.

The Insurance Service Office (ISO) rates each fire department's capacity to fight fires and their rating (from 10 to 1, with 1 being the best and 10 the worst) determines a public protection classification, which may be used to develop advisory property insurance premium calculations. The individual homeowner, business, industrial, and public domain property owner is well advised to understand the ISO rating for the area in which they reside. Insurance premiums can drop as much as 10 percent by an ISO Rating class change of one step.

The ISO rating is based on several factors: manpower, training, equipment, location of fire stations, availability of water in fire hydrants and dry hydrants, and pumping capacity, to name a few.

Table 4-1 shows the breakdown by fire department, major vehicles, manpower, ownership and ISO rating.



**TABLE 4-1  
TURNER COUNTY & CITIES FIRE PROTECTION DISTRICTS, EQUIPMENT,  
VOLUNTEERS, OWNERSHIP AND ISO RATING**

**EQUIPMENT**

District Name	No. of Volunteers	Year	Model	Type	Gallon Capacity	Ownership	ISO Rate
Amboy	6	1972	Ford	Fire Knocker	150 gpm	County	9
Inaha	4	1986	Ford	Fire Knocker	150 gpm	County	9
Bethel	12	1982	Inter.	Fire Knocker	150 gpm	County	9
Coverdale	9	1983	Inter.	Fire Knocker	150 gpm	County	9
Harmony	4	1984	Inter.	Fire Knocker	150 gpm	County	9
Dakota	12	1972 1973	Inter. Dodge	Fire Knocker Tanker	1,250 500	County County	9
Sycamore	10	1969 1979	AmLafr. Inter.	Pumper Fire Knocker	600 gpm 150 gpm	City County	9
Rebecca	10	2004 1984 1964	Pierce Inter. Ford	Pumper Fire Knocker Pumper	1Kgal. 1,250gpm 150 gpm 350 gpm	City County City	9
Ashburn	4-Ft, 15-Vol	1992 1973 2005	GMC Ford Kenworth	Pumper Pumper Fire/Rescue	1,250 gpm 1,000 gpm 1,250 gpm	City City City	5
Headquarters	12	1973 1973 1984	Hahn Dodge Chev.	Pumper 4.5K g.Tanker Brush Truck	1,250 gpm 500 gpm 100 gpm	County County County	9

Source: South Georgia Regional Development Center interviews with Fire Chiefs, May, 2004.

Rural and municipal assistance fire calls are routed to the Ashburn-Turner County Emergency Communications Center and dispatched 24 hours every day. The dispatcher can notify respective fire departments and fire fighters via a beeper system.

The six rural fire stations of Amboy, Bethel, Coverdale, Dakota, Inaha, and Harmony are coordinated into one district under the Headquarters fire station of Turner County. These rural fire stations will all seek to add a second bay to their stations and add tankers to their fire protection fleet. The timetable and budget for these improvements is administered by the Turner County Fire Chief and funded by Turner County.



All volunteers must meet minimum certifications and are required to update their training on an annual basis. The Headquarters staff has certified trainers, a training room, and provides the opportunity to participate in a variety of needed programs to keep the volunteers certified.

The Headquarters staff provides similar funding and training services to the Rebecca and Sycamore Fire Departments. The City of Rebecca in 2004 purchased a Pierce Contender pumper and is seeking funds to remodel/add onto existing fire station for equipment and training. The City of Sycamore adapted a portion of the City's Maintenance Barn for fire station purposes and in 2003 constructed a two bay fire station at 241 South Brown Avenue

The Ashburn Fire Department has three 1,000 - 1,250 gallon per minute pumpers equipped with two 1,000 gallon per minute deck guns. The 2005 Kenworth fire/rescue vehicle is fully equipped including the "jaws of life". The Ashburn Fire Department has four full-time fireman and 15 volunteers to respond to an average of 100 fire calls per year inside the City of Ashburn. The three-bay Fire Station Number 1 is located at 109 Madison Avenue includes housekeeping quarters. Fire Station Number 2 located at 1070 Bridges Road was constructed in 2004. The City has an ISO rating of 6.

## **HEALTH CARE**

### **County Hospital**

The Turner County Hospital was closed in 1988 and demolished in 2000.

### **Ashburn Health/Personal Care Nursing Homes**

The Ashburn Health Care, a private 76-bed nursing home located at 441 Industrial Drive was opened in 1968 and is a one-story structure with 20,272 square feet of floor area in Ashburn. The nursing home has is attended by four full-time physicians and has 12 full-time nurses. The most recent expansion added more space to the dining room in 1983.

Turner County has two personal care homes, which provide housing; food service and personal services in a non-institutional setting for adults who cannot live alone yet do not require nursing care. The homes in Turner County are all privately owned facilities and are listed as follows: Golden South Assisted Living I & II- located at 766 Denham Road, Sycamore, and has a capacity of twenty-four clients at each facility.

### **Turner County Health Department**

The Turner County Health Department, a 5,544 square foot facility is located at 745 Hudson Avenue in Ashburn. The Health Department moved into this new facility, which meets ADA requirements for accessibility, in 1993. An average of 175 new clients and 475 re-visiting clients per month are served in the basic public health programs consisting of Tuberculosis Control, Sexually Transmitted Diseases, Immunizations, Stroke, Heart Attack Prevention Program, Health Check (care for will babies and children) and Family Planning. In addition, services are provided in perinatal case management, HIV testing and counseling, Women, Infants and Children's nutritional program, Vocational Rehabilitation, Mental Health, and a full range of Environmental Services. The Health Department employs 6 full-time and 21 part-time personnel. The new structure will adequately serve the needs of the Department throughout the 20 year planning period.

### **Turner County Department of Family & Children Services**

The Department of Family and Children Services is located at 336 North Street in Ashburn. This one-story 4,318



square foot brick structure was constructed in 1981, and in 1993, another 3,400 square foot were added, so there is now 7,718 square feet leased to the State of Georgia. This social service agency has 17 full-time persons providing financial and medical assistance to qualifying persons. The programs include the Food Stamp Program, the Employment Services, Child and Adult Protective Services, Medicaid for individuals, Foster Care, Day Care Services and temporary assistance to needy families. On an annual basis over \$10 million is utilized to pay for services in Turner County. No building additions are anticipated through FY 05.

## **EMERGENCY MEDICAL SERVICES**

The Turner County Emergency Medical Service commenced operations in 1972, and moved their operations to 744 Hudson Avenue location in 1981. They presently answers 1200 calls per year. The office and housekeeping quarters are in a renovated single-family house, which was constructed in 1920. There is a four-bay, with space to house two more vehicles inside, combination EMS fire station facing Washington Avenue, which was constructed in 1981. This 8,000 square foot pre-fab metal station accommodates the Emergency Medical Services vehicles and the rural fire protection pumper and tanker. The Turner County Emergency Medical Service fleet consists of the following vehicles:

- 1997 Type I Ambulance
- 1999 Type I Ambulance
- 1994 Type I Ambulance
- 2002 Type I Ambulance
- 1980 QRV Rescue vehicle

The staff of the Turner County Emergency Medical Service includes nine full-time and three part-time certified paramedics, and four part-time basic life support emergency medical technicians. The Turner County Emergency Medical Service has an excellent record of responding to calls with an average response time of 5 minutes. EMS staff presently estimate \$1M-1.5M are needed to construct a new complex for Georgia Emergency Management Agency command center/E-911/EMS and fire station headquarters. Staff is presently looking into building this new four facility complex with U.S. Department of Agriculture Rural Development community facilities grant/loan funds and local SPLOST.

## **PUBLIC WATER SYSTEMS**

### **City of Ashburn**

The City of Ashburn owns and operates a municipal water distribution system. The system is graphically depicted on Map 4-4: Ashburn Water Distribution System. The original water well was constructed in 1889. The present twenty-five mile water distribution system uses four wells: #1 at the City Barn, #2 at Manhatlan, #3 the Pate Street Well, and #4 the North Street Well. The system stores water in two elevated storage tanks. Between 1994 and 2004 the total number of water customers rose from 1,695 to 1,964 ( a 16% increase). The City has major lines serving 35 customers between Ashburn and Sycamore including industrial customers within the corporate limits of Sycamore. Sycamore has access through an intergovernmental agreement to Ashburn water should there be a need in their water distribution system. The Georgia Department of Natural Resources withdrawal permit allows Ashburn to use 3.6 million gallons per day and their present average daily use ranges from .6 to .8 million gallons per day. With normal maintenance the Ashburn water distribution system should adequately serve the city throughout the twenty-year planning period.

### **City of Sycamore**

The City of Sycamore owns and operates a municipal water distribution system. The system is graphically depicted on Map 4-5: Sycamore Water Distribution System. The City's water distribution system was originally installed for a



few businesses in the 1924 utilizing 3/4 inch through 3 inch galvanized iron and steel pipe. Small expansions were made in 1929, 1936 and 1961. The system was upgraded in the early 1970's with the installation of larger water mains and a second well. Approximately 10,500 linear feet of 6 and 8-inch asbestos pipe was installed. The last addition was in 1983 when several hundred feet of 6-inch polyvinyl chloride (PVC) pipe was installed. The distribution system now has a total of 5 miles of pipes. The City had three wells #1, #2, #3. In 2004 Well #1 was taken off-line and Well #3 constructed. The City now has two elevated tanks: 1-100,000 gallons located at the southern end of town to service the new 96 bed Detention Center, and 1-75,000 gallons. (A third 60,000-gallon tank has been taken off-line in 2004) The 75,000 gallon elevated tank was constructed for a private company and deeded to the city in the 1970's. These two tanks are not integrated into the water distribution system, because there exists a 30-foot difference in overflow elevations and the appropriate mechanical and electrical components were not installed to allow them to be integrated. (The City of Sycamore can access Ashburn water at the 75,000-gallon tank site via a valve and an intergovernmental water agreement.) Both wells are designed to treat the water supply with a chemical feed system. The Georgia Department of Natural Resources has permitted Sycamore for an annual daily average withdrawal of 90,000 gallons. Sycamore average daily use in 1993 was 80,000 gallons per day, and it hit a peak of 90,000 gallons during the peak dry season. City staff and a current engineering report show that nearly 24,000 gallons per day or 30% of the gallons pumped are unaccounted for and this means there are major leaks throughout the distribution system. Based on the daily average of 80,000 gallons and a daily pumping capacity of 100,000 gallons from the two wells, gives the city water system a 20% of excess capacity. If the City could solve 1/2 of the lost water their excess capacity would rise to 32%.

The Sycamore water system has increased the total number of customers from 245 in 1988 to 260 in 2004 (a 6.1% increase) within the corporate limits and outside the city there was a 12% decrease from 48 to 42 customers between 1993 and 2004. The present water system in Sycamore is beginning to solve the water quality, pressure, flow problems, and provide adequate fire protection coverage. The City of Sycamore received \$359,158 in the FY 04 Community Development Block Grant to make major improvements in their water system on the western half of the City. The improvements include: Replace the lead and asbestos pipes with 6 and 4 inch PVC piping and utilize the existing PVC piping to provide a looped system; replace defective fire hydrants to meet National Fire Protection Association standards.

### **City of Rebecca**

The City of Rebecca water system was constructed during 1968 and had 103 metered customers in 1969. Rebecca's water distribution system is depicted on Map 4-6: Rebecca Water Distribution System. The city has raised its customer base within the corporate limits from 1027 to 114, a 11.8% increase from 1994 to 2004. During this same period the customer base located outside the corporate limits decreased from 16 to 15 customers.

Well #1- a 316 foot - 8 inch deep well is located behind the City Hall and Well #2- a - 400 foot-8 inch deep well is located on South Double Run Street. The pumping capacities are 350 gpm at Well #1 and 400 gpm at Well #2. The water is chlorinated at the wells and is stored in one elevated storage tank that has a capacity of 150,000 gallons. The city could not find their permitted water withdrawal permit and did not have records available to show average daily use.

The water system is 36 years old and is constructing improvements to the water distribution system. The City is adding larger lines, new cutoff valves, fire hydrants, and looping lines in three sections of the city: Grant Street to Highway 122; Haralson Street to Double Run Street and Cypress Street off of Jackson Street. There are 5.8 miles of piping. 10% of the lines are 4 inch (2,970 linear feet); 75% is 6 inch (22,853 LF) and 15% are 8 inch (4,785 LF). After the improvements of 2004 the entire system will be looped so the pressure and flow remains constant, which would also provide adequate water supplies at each fire hydrant and could be a plus factor in lowering the 9 ISO rating. This would save everyone in Rebecca money they now pay for fire insurance.

The elevated water storage tank was repainted in 1981 and again in 1996. The City signed a maintenance contract to have the tank inspected each year and washed out every other year. The City of Rebecca continues to prepare "as



built" engineering drawing of their water distribution system that locates all pipes and valves.

## **SANITARY SEWER SYSTEMS**

### **City of Ashburn**

The City of Ashburn owns and operates a public sewage collection and wastewater treatment plant. The collection system layout is graphically depicted on Map 4-7: Ashburn Sewer System. The sewer system was constructed in 1949, and now has 18 miles of piping and 8 lift stations. The wastewater treatment plant located south of Rockhouse Road by the Turner County Airport has a system design capacity of 1.16 million gallons per day and a discharge of .65M gallons of treated effluent into Hat Creek. With current flows there is .51 million-gallon reserve capacity (43%). The Ashburn Wastewater Treatment Plant was upgraded in 2001 to a Sequencing Batch Reactor (SBR) Activated sludge biological process treatment system. This upgrade will increase the plant design capacity to 3M gallons per day.

Sanitary sewer service is available to all residents in the City. There has been a 3% decrease in the total customer base between 1994 and 2004 (1,695 customers in 1994 and 1,644 customers in 2004). However, by 2003 the two Georgia Department of Transportation Rest Areas one mile north and six-miles south of Ashburn were connected to the city's water and sanitary sewer system. Prior to 1993 the wastewater treatment plant had to be bypassed after two inch or greater rainfalls because storm waters were entering the sanitary sewer collection system. The City conducted a smoke test of their collection system and fixed 138 separate pipes and manholes, which has greatly reduced these stormwater inflows. Infiltration/Inflow studies have been conducted and repairs including removal of roof drains, manholes were cleaned, sealed, coated and raised to grade or road level to maintain and improve the reserve capacity of the wastewater treatment plant.

With normal maintenance the Ashburn sanitary sewer collection and treatment system will be adequate throughout the twenty-year planning period.

### **City of Sycamore**

The City of Sycamore owns and operates a public sewage collection and treatment with two oxidation ponds and utilizing a spray irrigation system. The collection system layout is graphically depicted on Map 4-8, Sycamore Sewer System. The original "old Fountain" sewer system was constructed in the 1920's to serve several commercial businesses and utilized two large septic tanks that were abandoned and a totally new sanitary sewer collection and treatment system was completed in 1992.

The sanitary sewer collection system generally includes 31,680 lineal feet of six, eight and ten inch gravity sewer lines, with appropriately sized force mains utilized to lift sewage from specific basins back into the gravity flow system. The system employs six lift stations. All sewerage effluent is treated in the two-oxidation ponds and then piped to the spray irrigation field located in the southwest corner of the corporate limits. The Sycamore sanitary sewer system is permitted capacity of 82,000 gallons per day, and an average daily discharge of 30,000 gallons per day. The system currently has a reserve treatment capacity of 63 percent. The city serves 235 residential/commercial customers. The Georgia Department of Corrections constructed a 96 bed detention center in 2003-04, which when operational will have 75 employees and generate 30,000 gallons per day to the sanitary sewer system. When the system was constructed it was determined to be financially impossible to add another lift station to serve two remote areas with four residential and five commercial establishments. With normal maintenance this system will adequately serve the city throughout the next twenty-year planning period.

### **City of Rebecca**

The residents of the City of Rebecca have individual on-site sewage disposal systems. The soil types show moderate to severe limitations for the installation of on-site sewage systems in Rebecca. This means high initial construction



costs of each system and the necessity to have ample land area to build another system every ten years. It seems public sewer system has never appealed to the citizens of Rebecca. Preliminary engineering studies have been prepared, but the financial package never seemed feasible. No one can remember ever putting it to a revenue bond vote. To put the problem into perspective the City of Rebecca will request the Turner County Health Department to conduct an on-site environmental study of all septic tank/drainfields and recommend alternative solutions to documented problems.

## NATURAL GAS SERVICE

### City of Ashburn

The City of Ashburn Gas Department, located in the City Barn complex, has served all of Ashburn since 1961. The customer base in 2004 was 810 and this is just 21 percent lower than the total of 1,031 in 1993. Map 4-9: Ashburn Natural Gas Distribution System depicts the layout throughout the city. There are no natural gas service lines within Rebecca. The Gas Department is able to maintain a constant flow of natural gas at a constant rate structure because they have a shaving facility that can bleed in propane gas whenever the distributor's supplies are in short supply or when demand may force the system into a higher rate structure. Ashburn is comfortable with their service system and now markets propane gas countywide and constructed a new 3-inch gas line four miles to the southern end of Sycamore for the new Georgia Department of Corrections Detention Center. With normal maintenance and replacement of antiquated lines the Ashburn natural gas distribution system will adequately serve the city/county throughout the twenty-year planning period.

## ELECTRIC DISTRIBUTION SERVICE

Irwin Electric Membership Corporation (IEMC), and Georgia Power Company service the electric consumer base in Greater Turner. In addition to showing negotiated service areas approved by the Georgia Public Service Commission, Map 4-10: Turner County Electric Transmission System, shows the location of electric sub-stations throughout the City of Ashburn.

Table 4-2, 2004 Electric Supply by Company and Class, details the customer base of the respective servicing utility companies. There was a 10.4 percent gain in total customers (4,421 to 4,884) between 1994 and 2004.

**TABLE 4-2**  
**2004 ELECTRIC SUPPLY BY COMPANY AND CLASS**

	Georgia Power Co.	Irwin Electric Membership Co.	TOTALS
Residential	2,197	2,004	4,201
Commercial	561	92	653
Industrial	30	(in com. category)	30
<b>TOTAL</b>	<b>2,788</b>	<b>2,096</b>	<b>4,884</b>

Source: Georgia Power Company, and Irwin Electric Membership Corporations, 2004.

Irwin EMC services all of the rural area and the incorporated areas are served by Georgia Power Company. Both utility companies have reserve capacity in their local electrical distribution systems and can meet the power needs of all major new customers. With normal maintenance and upgrades the electrical power distribution system will adequately serve Greater Turner during the twenty-year planning period.



## SOLID WASTE

The Comprehensive Solid Waste Management Act of 1990 required all local governments in Georgia to develop a ten-year solid waste management plan. Turner County and the Cities of Ashburn, Rebecca, and Sycamore, along with the following counties: Ben Hill, Berrien, Brooks, Cook, Irwin, Lanier, Lowndes, and Tift have jointly prepared and gained Georgia Departments of Natural Resources and Community Affairs concurrence on the South Georgia Multi-Jurisdictional Solid Waste Management Plan on September 18, 1992. Greater Turner adopted their individual solid waste management plans in 1992, amended the five-year work programs in 1998 and 2003. New local comprehensive planning standards and procedures and solid waste management planning standards and procedures became effective in 2004. Turner County, and the Cities of Ashburn, Rebecca, and Sycamore opted to prepare separate ten-year documents for the joint local comprehensive plan and the solid waste management plan.

By March of 1994 Greater Turner contracted for solid waste collection and disposal from a private company on a door-to-door basis; ended their study to dispose of their waste in Turner County, and now recycle their waste through another private company. All solid waste is collected by a private contractor and disposed in a private Sub-Title D landfill in Crisp County and there are assurances in writing that these solid wastes can be disposed for ten years. The proposed "2005-2114 Turner County Solid Waste Management Plan" includes programs and strategies to more effectively reduce the amount of solid waste and intensify recycling efforts.

## TRANSPORTATION

### **Streets and Roads**

The Georgia Department of Transportation has prepared a functional classification system for all roadways in Greater Turner. This functional classification provides a useful tool for public management because roads are classified according to the character of service they provide. Roads provide two basic functions: access to property and corridors for movement of people and goods. Map 4-12 depicts the functional classification of streets and roads in Berrien County and Map 4-11 depicts road classifications in Turner County and Map 4-12 depicts functional road classifications in the Ashburn-Sycamore Area. The functional classifications applicable to Greater Turner are defined as follows:

**Arterial:** These roadways are designed to carry relatively large traffic volumes throughout the city and county and to major trip generating destinations such as centers of employment and large shopping districts. In typically rural counties such as Turner, these roadways are usually federal and state maintained highways which link to other communities in surrounding counties.

**Collector:** These roadways are designed to collect traffic from the local street system and carry it to arterial roadways. While experiencing greater volumes and speeds than the local road network, these roadways also provide direct access to adjacent properties.

**Local:** These roadways are intended to be relatively low-volume with a primary function of providing direct access to property.

There are 7 federal and state highways that cross all portions of Greater Turner; linking it to Interstate 75 and other communities in surrounding counties such as Tifton, Fitzgerald, Moultrie, Albany, Cordele and Valdosta. U.S. 41 parallels Interstate 75 and provides an internal network for inter-regional transportation. State Routes 32, 107, 112, and 159 cross Turner County and provide links to the up east and west, while State Route joins with U.S. 41 for north/south linkages. There are linkages to the Atlantic Ocean to the east and to metropolitan centers to the west, north and south.

Traffic volumes in Greater Turner are comparatively low and these volumes are depicted on Map 4-13: Turner County Traffic Volumes and on Map 4-14: Ashburn & Sycamore Area Traffic Volumes. The highest annual



average daily traffic volumes are found west of I-75 on Washington Avenue (SR 112) in Ashburn at 7,502 average annual daily traffic in 2002. Interstate 75 average daily traffic volumes ranges from 38,666 to 42,000 vehicles at the southern county line. Between State Route 112 and State Route 159 the average annual daily traffic ranges from 38,666 to 42,000; and north of 159 to the county line the annual average daily traffic ranges from 34,000 to 38,666.

The published Georgia Department of Transportation, Statewide Transportation Improvement Programs for FY 05 through FY 07 (three and five year construction projects) lists the following projects in Turner County:

Project #410245 - Reconstruction & Widening from 4 to 6 lanes from Tift County line to SR 32, Construction in FY 05.

Project #0006016 - Reconstruction & Widening from 4 to 6 lanes from SR 32 to SR 159, construction FY 04.

Project #432980 - Bridge replacement on State Route 112 at Deep Creek 4.6 miles east of Ashburn, construction FY 05.

Project #0000805 - Reconstruction and Widening from 6 to 8 lanes from SR 159 north to SR 300 in Crisp County, construction after FY 07.

Project #0000804 - Reconstruction and Widening from 6 to 8 lanes from Tift County line to SR 159, construction after FY 07.

Project #M000743 - Miscellaneous improvements in Ashburn at SR 7/US 41 at East College Avenue, construction underway in FY 04.

Turner County prepared a "construction priority list" and sought state assistance in improving the following roads at a total estimated cost of \$4,387,077:

Leon-Williams Road - County Route 15. New construction including grading, drainage, base and surfacing. (\$5-600,000)

Sycamore/Coverdale Road - State Route 1181 widening and repaving. (\$493,077)

Stanford Road, CR #1, 2.2 miles, grading, drainage, base, surfacing. \$660,000

Gilley Road, CR # 16, 0.88 of a mile, grading, drainage, base, surfacing. \$264,000

Mauldin Road, CR # 129, 3.9 miles, grading, drainage, base, and surfacing. \$1,170,000

Parten Road, CR # 252, 2 miles, grading, drainage, base and surfacing. \$600,000

Raines Road, CR # 211, 2 miles, grading, drainage, base and surfacing. \$600,000

With the exception of Project #43980 for bridge replacement on State Route 112 in FY '05 and the bridge replacement on State Route 112 on the edge of Rebecca, there are no other unsafe bridges requiring replacement. The county Road Department maintains all county roads and replaces culverts in areas where drainage is a problem. The Turner County Road Department has a positive impact on safety, drainage, economic development and the flow of products to market.

### **Public Transit**

Turner County started a "call for ride" public transportation system in 2002. Three vans are available to service residents in Turner County, Ashburn, Rebecca and Sycamore. Since its inception the transit system averages 878 riders per month and 10,530 per year. Ninety-eight percent of the riders are contractual (DHR, DFAC, and Mental



riders are contractual (DHR, DFAC, and Mental Retardation Center). Active marketing has been undertaken to provide the transit service for the general public, but in the last six months only 107 riders have used the transit service. With normal expansions and maintenance the Turner County Transit System will adequately serve the county throughout the twenty-year planning period.

### **Railroad Service**

Rail freight service is provided to Greater Turner from Norfolk Southern Railroad and Seaboard Coast Line (CSX). The mainlines of the Norfolk Southern parallel US 41 through Sycamore and Ashburn and the Seaboard Coast Line bisects the City of Rebecca. The major industrial areas in Ashburn, Sycamore and Turner County are served by the railroads.

### **Aviation**

General aviation service is provided by the Turner County Airport located south of Airport (or Rockhouse) Road. The airport contains 35 acres and has a 3,250 foot paved runway, with one private hangar.

The airport is operated by the Turner County Airport Authority and is guided by an Airport Master Plan. The airport contains only locally based aircraft with two agricultural crop dusting businesses. The Airport Authority is considering the feasibility of constructing a 1,750-foot runway extension. Turner County's closest scheduled air passenger service is located in either Albany (42 miles) or Valdosta (70 miles). The Turner County Airport is in good condition and will serve the county throughout the twenty-year planning period.

## **RECREATION**

The breakdown of existing public recreational facilities in Ashburn, Rebecca, Sycamore, and Turner County can be summarized as follows:

4	Baseball/softball Fields
12	Tennis Courts (school)
2	Football/Soccer Field
3	Recreation Buildings
2	Walking/Jogging/Historic Trails
1	Youth Recreation Center

These existing facilities are located in parks on a total of 71.13 acres - Ashburn/Turner County 67.00 acres; Rebecca 2.93 acres; and Sycamore 1.20 acres.

**TABLE 4-3  
GREATER TURNER RECREATIONAL FACILITIES STANDARDS**

<b>Facility</b>	<b>Standards</b>
Baseball/Softball Fields	1/3,000 population
Basketball Courts	1/5,000 population
Tennis Courts	1/2,000 population
Swimming Pool	1/10,000 population
Total Park/Land Acreage	10 Acres/1,000 Population

Source: National Recreation and Parks Association, 1983, Modified by the Georgia Department of Community Affairs.



The standards table (above) was applied to Greater Turner from a total parkland acreage basis using 2000 U. S. Bureau of Census figures, to arrive at the numbers of acre deficiencies shown in Table 4-4.

**TABLE 4-4  
GREATER TURNER RECREATION  
ACREAGE DEFICIENCY ANALYSIS**

Unit	2000 Pop.	Compute	Min. Acreage 1AC/100	Existing Park Acres	% Standard Met	Acres Needed
Ashburn/Turner Co.	8,762	8.762x10	87.62	69.00	78.7%	18.62
Rebecca	246	.246x10=	2.46	2.93	119%	0.0
Sycamore	496	.496x10=	4.96	1.20	24%	3.76
<b>TOTALS</b>	<b>9,504</b>	<b>9.504x10</b>	<b>95.04</b>	<b>73.13</b>	<b>76.9%</b>	<b>21.91</b>

Source: South Georgia Regional Development Center, August, 2004.

The City of Rebecca exceeds the total recreational acreage standard by .47 acres. The unincorporated portion of Turner County and Ashburn need 18.62 acres to reach the recreational standard of ten acres per 1,000 population. And Sycamore needs 3.76 acres to meet the standard.

The City of Ashburn and Turner County in 1992-93 purchased a 57 acre tract of land three miles north of its corporate limits on US 41, and developed a major recreational complex. This area has an existing 8 acre pond, which will be used for public fishing. The completed complex includes four baseball/softball fields; 1 football/soccer field, two recreation buildings, 1 picnic area, a walking/jogging trail and primitive camping sites.

Greater Turner meets and exceeds the "facility" needs for baseball, softball, basketball, and tennis courts, but they need one swimming pool. Greater Turner will need another 21.91 acres for recreation to meet the 2000 needs and an additional 6.26 acres by 2025.

With population and employment at the slow growth level and a pressing need to pave roadways, replace infrastructure and attract industries recreation has not been a high county priority among the resident voters, consequently elected officials chose to provide other basic needs besides recreation. During the next five years current facilities, including the new recreation complex will continue to be maintained and upgraded as monies allow and the status quo will be continued.

## **CULTURAL RESOURCES**

### **Victoria Evans Memorial Library**

The Victoria Evans Memorial Library is located at 605 North Street in Ashburn. The library is a member of the Coastal Plains Regional Library System and is operated under the direction of the Victoria Evans Memorial Library Board. The Board is composed of twelve members, one from each city in Turner County, one from the Turner County Board of Education, and eight appointees made by the Turner County Commission. The library operates



under the Georgia State Public Library Services Division of the Georgia Department of Education. Funding for the library is shared by the Turner County Commission, the Turner County Board of Education and the three cities.

The library contains approximately 30,000 volumes and subscribes to 28 periodicals in addition to the Inter-library and Intra-library loan system which gives the library access to materials all over the southeast. Programs offered by the library include the Summer Reading Club, an annual Family Night, and special adult programs throughout the year. The Children's librarian from the Coastal Plains Regional Library presents programs to preschool children during the school year. Art exhibits, from the Arts Experiment Station, are exhibited in the library twice-a-year in November and February. The library is staffed by one full-time employee and two part-time employees. It is open on Monday and Thursday from 9 a.m. to 8 p.m. On Tuesday, Wednesday and Friday, it is open from 9 a.m. until 6 p.m., and on Saturday from 9 a.m. until noon.

The 7,000 square foot, one-story facility was constructed in 1988 and occupied in March of 1989. It is fully handicap accessible and has sufficient space for existing and future operations. The only problem that the library staff sees at this time is that current funding may not be sufficient to keep the library open during its current hours. In the near future, the Library Board may have to address the issue of cutting hours of operation. The Library Board is currently working with the Turner County Commission on an increase in their level of support.

The library has become fully automated with the installation of on-line computers. The library has received monies from the State for the sole purpose of purchasing the needed computer equipment, so they can now access information from other libraries in the Coastal Plains Regional Library System. With normal maintenance the Victoria Evans Memorial Library will adequately serve Greater Turner throughout the twenty-year planning period.

### **Turner County Civic Center**

The Turner County Civic Center is located at 354 Lamar Street in Ashburn adjacent to the Turner County High School. The idea for the civic center originated with the Turner County Board of Education because they needed physical education facilities to comply with the Quality Basic Education standards. The Board of Education and the Turner County Commission worked jointly on developing a facility that would serve everyone in Turner County.

The Civic Center was constructed in 1989 and is staffed by two full-time employees. The facility is operated under an agreement between the Turner County Commission and the Turner County Board of Education. The 24,564 square foot, one-story structure was constructed on land deeded to Turner County from the Board of Education. Construction and was funded with monies collected from a special purpose local option sales tax. The structure is used mainly for physical education and other school functions throughout the school year and shared with the public at all times. The center contains a multi-purpose room of 2,405 square feet that will accommodate 160 people for banquet seating or approximately 220 for theater seating. It contains a 4,200 square foot auditorium/gymnasium with bleacher seating for 864 persons. A maximum of 780 chairs can be placed on the gym floor in addition to the bleachers that gives a total seating capacity of 1,664 persons. A new floor covering was installed in the meeting room of the civic center in 2003.

Turner County High School gets priority use of the facility during the school year for all school related functions including: physical education activities, basketball games and practices, indoor athletic events, school assemblies, graduations, meeting, and social activities operated under the authority of the Board of Education. The Civic Center is host to many community activities which are coordinated by the Civic Center Director. The center is used for non-school related functions such as conventions, concerts, meeting, and private events.

Turner County owns the facility, but the county and the school board share the responsibilities of maintaining and operating the center. The County maintains the roof, exterior walls, windows, plumbing, heating and cooling, lectrical wiring and electrical equipment, hot and cold water, sewage disposal, paint and any other repairs and maintenance to the Civic Center building and the permanent fixtures, equipment and appurtenances thereto. The school board is responsible for the maintenance of the basketball court, backboards, lockers, interior walls, showers,



bathrooms, and floors located in the physical education wing of the center.

The Board of Education is also responsible for the day-to-day maintenance and security of the Civic Center including the maintenance of the grounds. Current needs include additional janitorial services, especially before, during, and after large events; the addition of security lights along the walkway between the center and the school; and the preparation of cost estimates to re-wire the sound system in the auditorium/gymnasium.

Since the Civic Center is relatively new, its overall needs are minimal. The Civic Center is handicap accessible and has no problems with its physical systems, or parking. With normal maintenance this facility will adequately serve Greater Turner throughout the twenty-year planning period.

## **EDUCATIONAL FACILITIES**

### **Turner County Board Of Education**

The Turner County Board of Education office is located at 423 North Cleveland Street in Ashburn, and is a one-story long, narrow former vocational agriculture classroom and shop building that is 3,300 square feet in size. Eleven people work in this building on a full-time basis and one on a part-time basis. The building was built in 1950 and has structural and security problems. The building needs to be torn down and another one constructed that is designed for an administrative building with enough space for an adequate board meeting room. There is a definite need for individual offices to house the support personnel required to operate a school system.

A breakdown by school, location, grades, and teachers shows the Turner County Board of Education operating three schools in 2004 with 159 teachers and 83 support staff. The former Ashburn Elementary, Turner Co. Middle, and Sycamore Elementary have been abandoned and one new kindergarten through fifth grade school was constructed and located in Ashburn. These vacated schools beg re-use plans, which should be undertaken by the Greater Turner Planning Advisory Committee.

<b>SCHOOL</b>	<b>LOCATION</b>	<b>GRADES</b>	<b>TEACHERS</b>	<b>SUPPORT STAFF</b>
Turner Co. High School	316 Lamar Street Ashburn	6-12	75	34
Turner Co. Elementary	705 Hudson Avenue	K 5	73	4.2
Turner Co. Special Services	330 Gilmore Street	Pk., 6-12	11	7

Source: Turner County Board of Education, 2004.



Total Enrollment:

<u>1983</u>	<u>1984</u>	<u>1985</u>	<u>1986</u>	<u>1987</u>	<u>1988</u>	<u>1989</u>	<u>1990</u>	<u>1991</u>	
2,207	2,106	2,104	2,102	2,062	2,025	2,016	1,971	1,955	
	<u>1992</u>	<u>1993</u>	<u>1994</u>	<u>1995</u>	<u>1996</u>	<u>1997</u>	<u>1998</u>	<u>1999</u>	<u>2000</u>
	1,921	1,881	1,942	1,998	1,971	1,945	1,970	2,009	1,995
<u>2001</u>	<u>2002</u>	<u>2003</u>	<u>2004</u>	<u>2,005</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>
2,000	1,922	1,914	1,898	1,896	1,899	1,902	1,905	1,908	1,914
			<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>			
			1,920	1,928	1,936	1,946			

Source: Turner County Board of Education, 2004.

The total enrollment for the system has fluctuated downward between 1983 and 2004 by 14 percent (0.66 percent per year). Projected enrollment between 2004-2014 will rise by 2.5 percent from 1,898 to 1,946 (0.25 percent per year). The average number of students attending post-secondary schools from Turner County is 28 percent. These students have several choices for post-secondary education that is offered within an hour's drive from Turner County. The choices include Ben Hill – Irwin Technical School; Moultrie Technical College & Tift Area Branch in Tifton; Abraham Baldwin College and South Georgia Colleges are two- year schools that are located close to Turner County.

**Ashburn Head Start School**

The Ashburn Head Start School located at 524 West Jackson Avenue was constructed in 1992 and is a 4,500 square foot pre-fab metal building with three classrooms and one resource/office room that is licensed to accommodate 57 students. Enrollment in 2004 is 57, and a waiting list exists that warrants the necessity to add more classroom space.. They have 3 teachers, 3 teacher assistants, and 1 center director. This Head Start facility with one additional classroom will adequately serve Greater Turner throughout the twenty-year planning period.

**COUNTY AND COMMUNITY FACILITIES & SERVICES GOALS AND POLICIES**

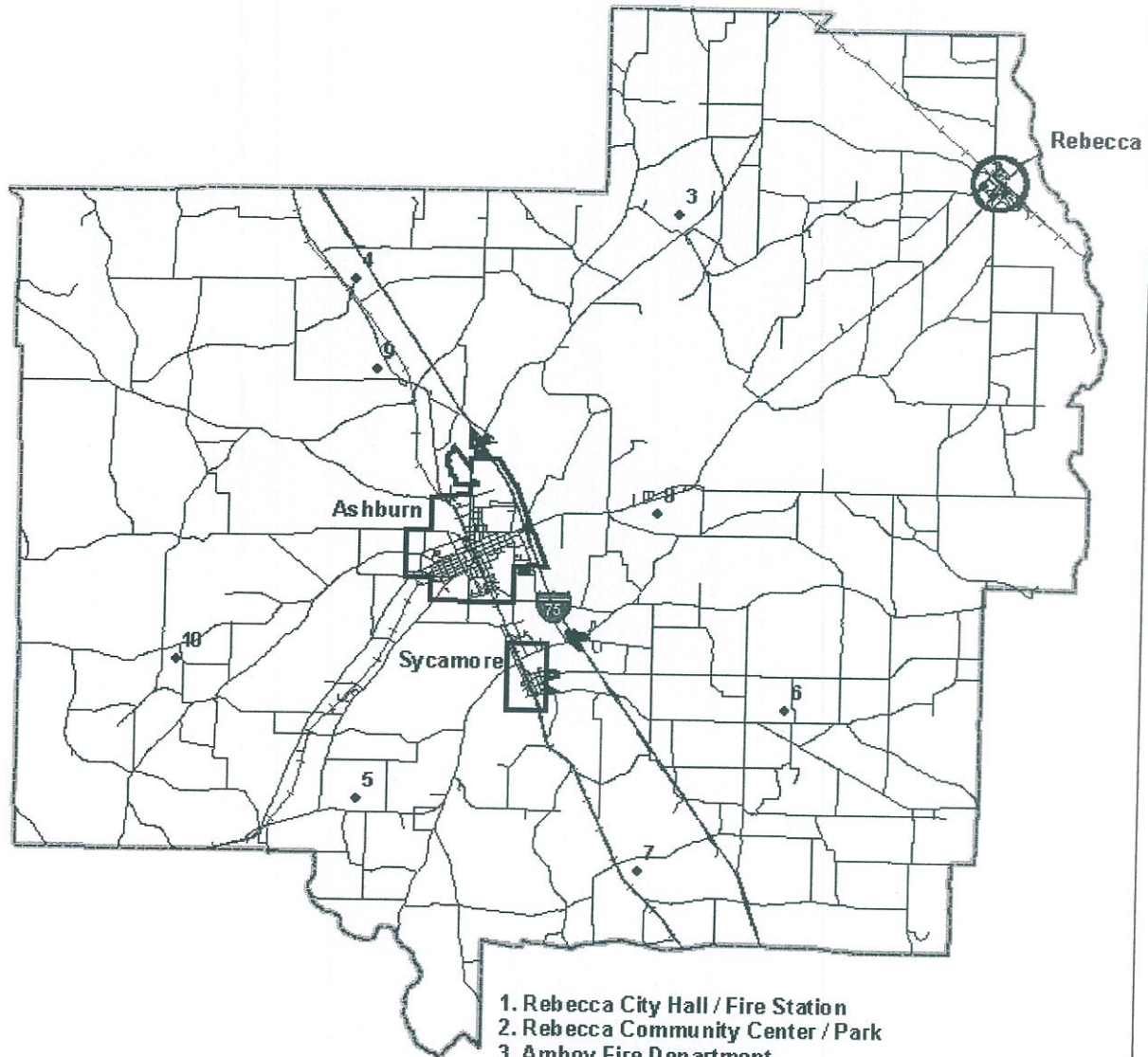
**GOAL**

**Increase an intensive mixture of employment, goods, services, and residential use in Activity Centers; link high intensity Activity Centers; provide a wide variety of residential and employment alternatives both inside and outside Activity Centers; and achieve the highest standards of quality in the urban environment.**

**POLICY**

- Local services, such as schools, public safety and fire protection, public roads and streets, water, sanitary sewer and drainage facilities, and parks should be planned to be adequate for the population and employment densities anticipated. Areas of the community where local services are available should be developed first. New land should be opened for urbanization in a staged contiguous manner through a coordinated program of public service extensions. Cooperative arrangements between service providers are paramount. Where practical, investment in all services, including schools, shall be consistent with city and county future land use plans.





- 1. Rebecca City Hall / Fire Station
- 2. Rebecca Community Center / Park
- 3. Amboy Fire Department
- 4. Dakota Fire Department
- 5. Coverdale Fire Department
- 6. Bethel Fire Department
- 7. Inaha Fire Department
- 8. GA Forestry Commission Fire Tower
- 9. Ashburn Recreation Complex
- 10. Harmony Fire Department

Source: SGRDC Field Survey, 2004.  
 Maps: South Georgia Regional Development Center - GIS, 2004



## MAP 4-1 TURNER COUNTY & REBECCA FACILITIES AND SERVICES





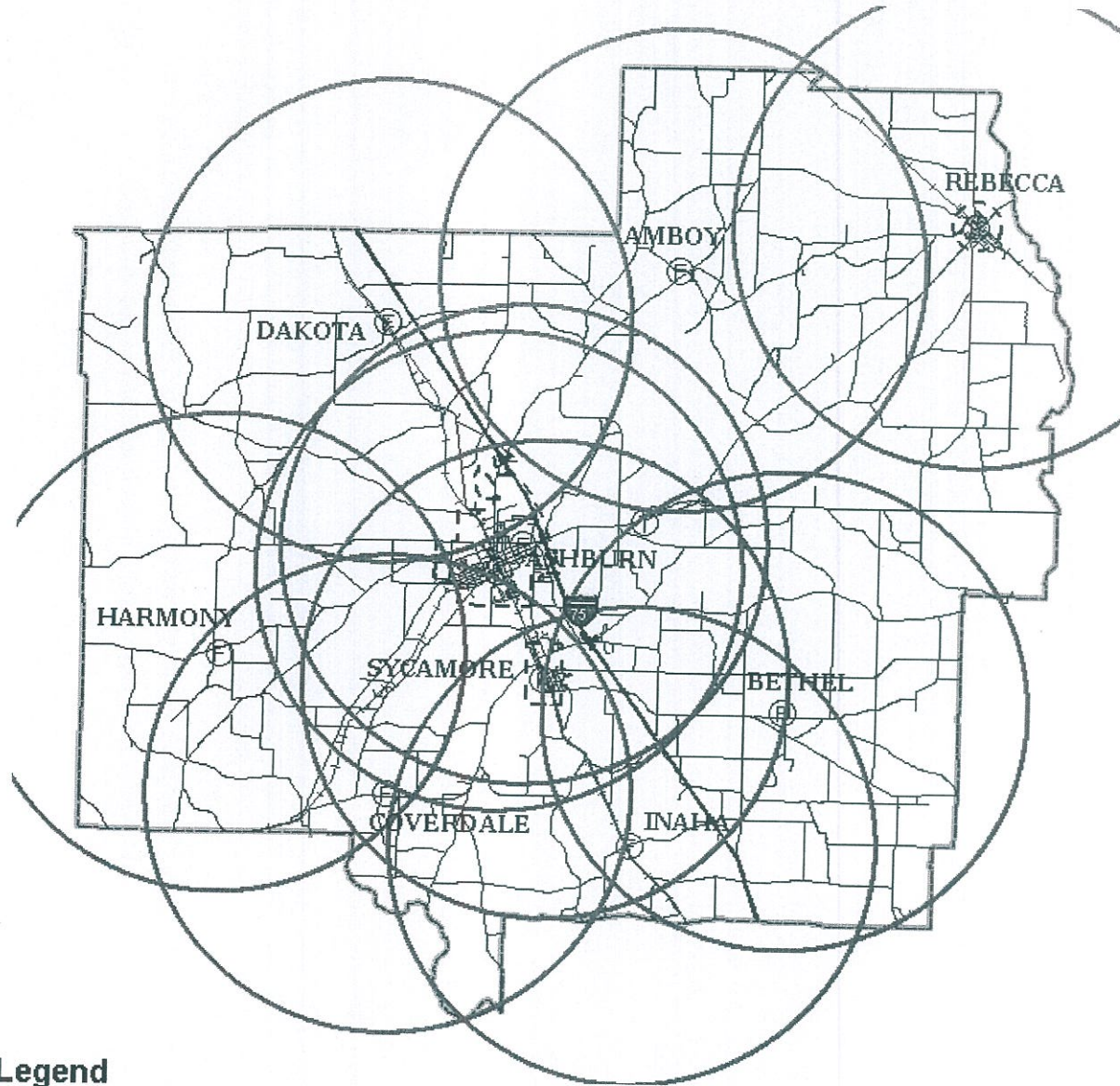
- 11. Turner Co. Courthouse
- 12. Turner Co. Courthouse Annex
- 13. Turner Co. Road Dept.
- 14. Turner Co. Livestock Arena
- 15. Turner Co. Alternative Services Center
- 16. Turner Co. Agents :  
NRCS, SCS, ASCS Offices
- 17. Ashburn City Hall, Police & Fire Dept.
- 18. Ashburn Public Works
- 19. Sycamore City Hall / Police Dept.
- 20. Sycamore Maintenance Barn
- 21. Turner Co. Sheriff's Dept. & Jail
- 22. Sycamore Fire Dept.
- 23. Ashburn Health Care Nursing Home
- 24. Turner Co. Health Dept.
- 25. Turner Co. Dept. of Family & Children Services
- 26. Emergency Medical Services Headquarters Fire Station
- 27. Turner Co. Airport
- 28. Ashburn Wastewater Treatment Plant
- 29. Ashburn City Park / Youth Resource Center
- 30. Victoria Evans Memorial Library
- 31. Turner Co. Civic Center
- 32. Turner Co. High School
- 33. Turner Co. Middle School
- 34. Ashburn Elementary School
- 35. Sycamore Elementary School
- 36. Ashburn Head Start School
- 37. E-911 Communications Center
- 38. Probation Detention Center



Source: SGRDC Field Survey, 2004.  
 Maps: South Georgia Regional Development Center - GIS, 2004

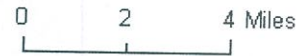
## MAP 4-2 ASHBURN & SYCAMORE FACILITIES AND SERVICES





**Legend**

-  5 Mile Service Area Radius
-  Fire Station
-  GA Forestry Commission Fire Tower

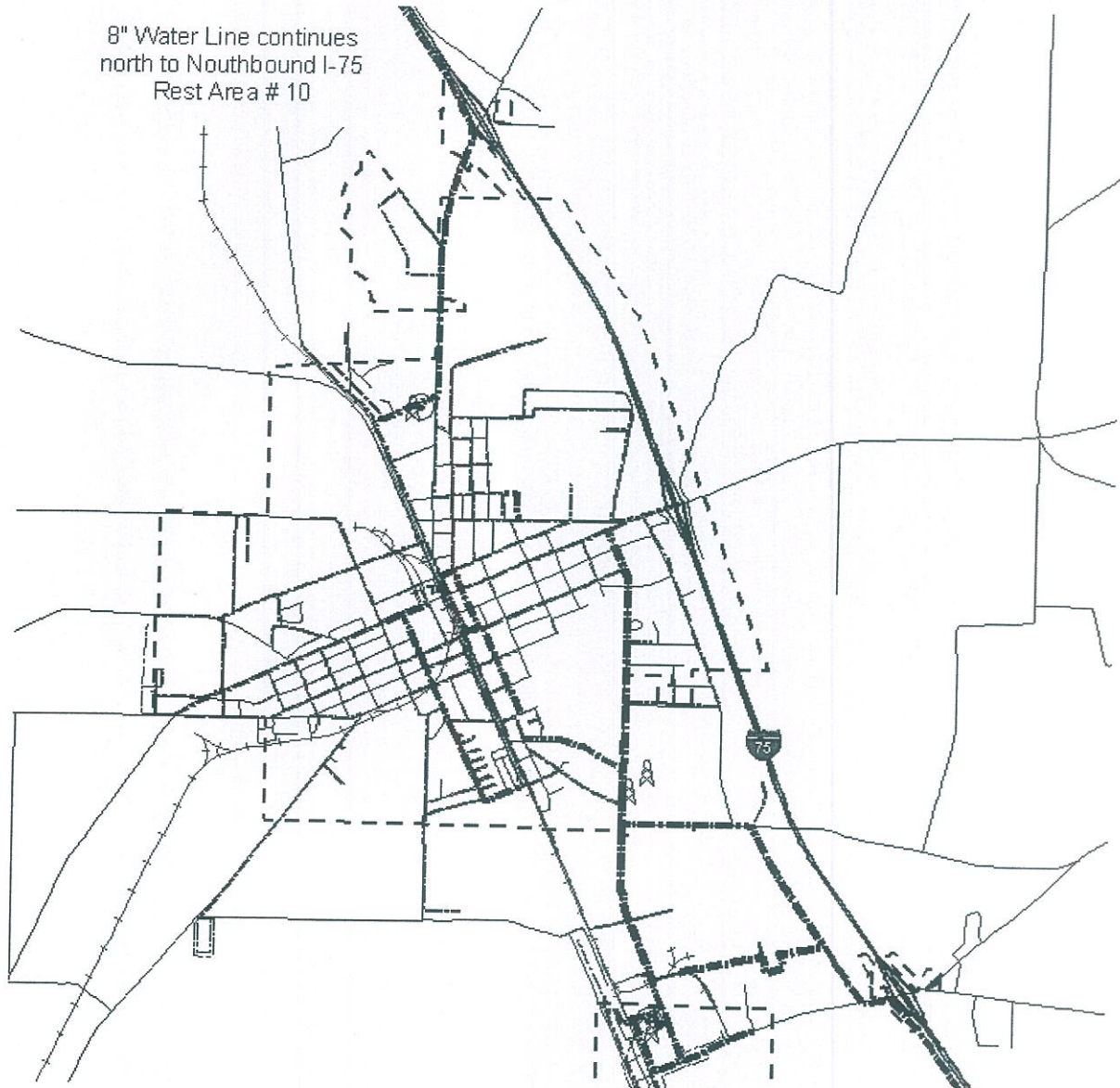


Source: Turner County Fire Protection Coordinator, 2004.  
 Maps: South Georgia Regional Development Center - GIS, 2004







**MAP 4-3 TURNER COUNTY  
 FIRE PROTECTION DISTRICTS**



8" Water Line continues  
north to Nouthbound I-75  
Rest Area # 10



8" Water Line continues  
south to Southbound I-75  
Rest Area # 9

-  Water Tower
-  Water Well
-  Water Lines 4" and Smaller
-  6" Water Lines
-  8" Water Lines
-  10" - 12" Water Lines










0 0.3 0.6 Miles

Source: City of Ashburn Public Works Dept., 2004.  
Maps: South Georgia Regional Development Center - GIS, 2004

## MAP 4-4 ASHBURN WATER DISTRIBUTION SYSTEM





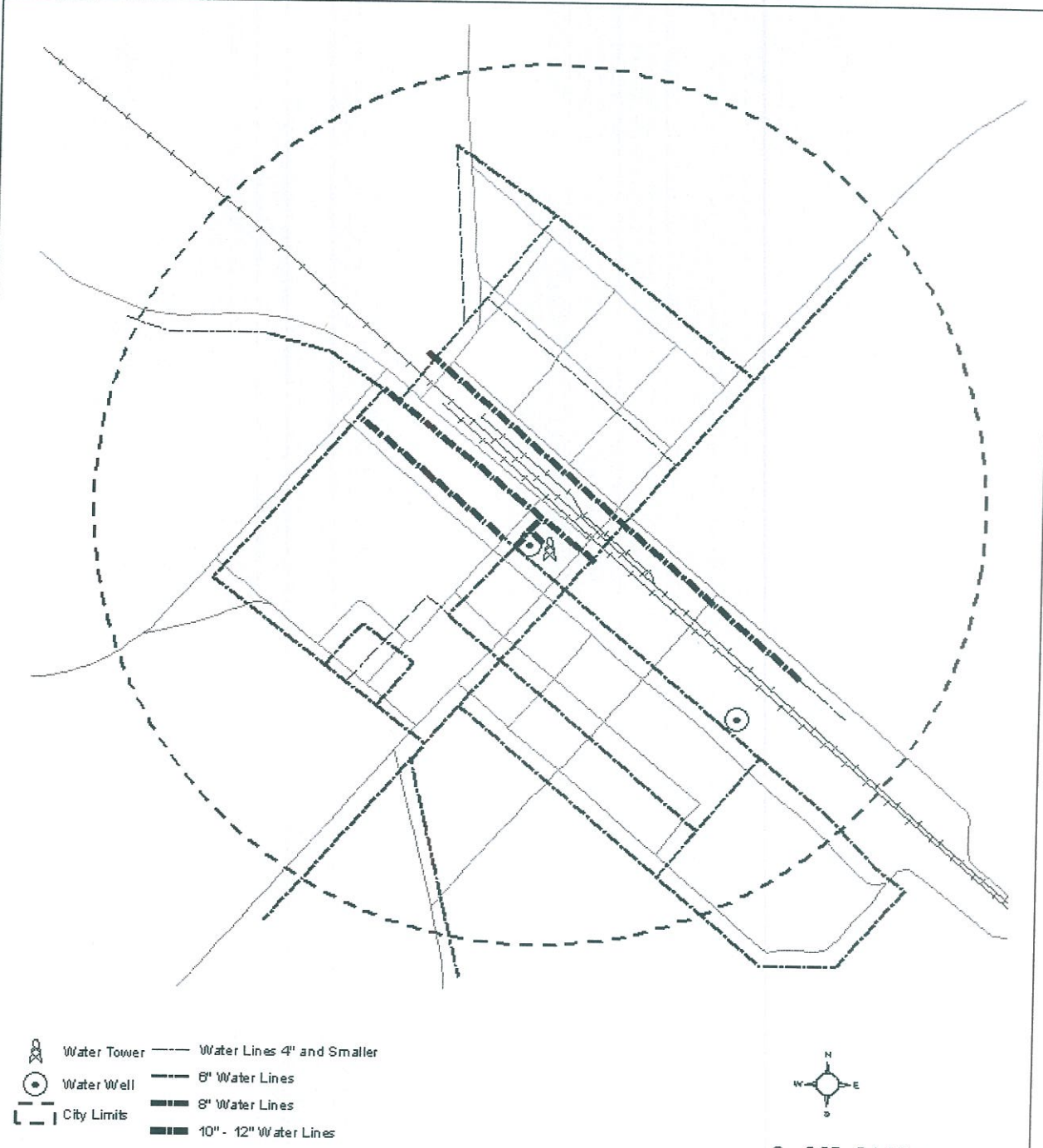
-  Water Tower
-  Water Well
-  City Limits
-  Water Lines 4" and Smaller
-  6" Water Lines
-  8" Water Lines
-  10" - 12" Water Lines










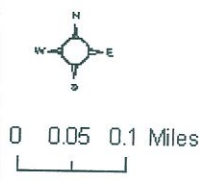
Source: City of Sycamore, Water and Sewer Superintendent, 2004.  
 Maps: South Georgia Regional Development Center - GIS, 2004

## MAP 4-5 SYCAMORE WATER DISTRIBUTION SYSTEM





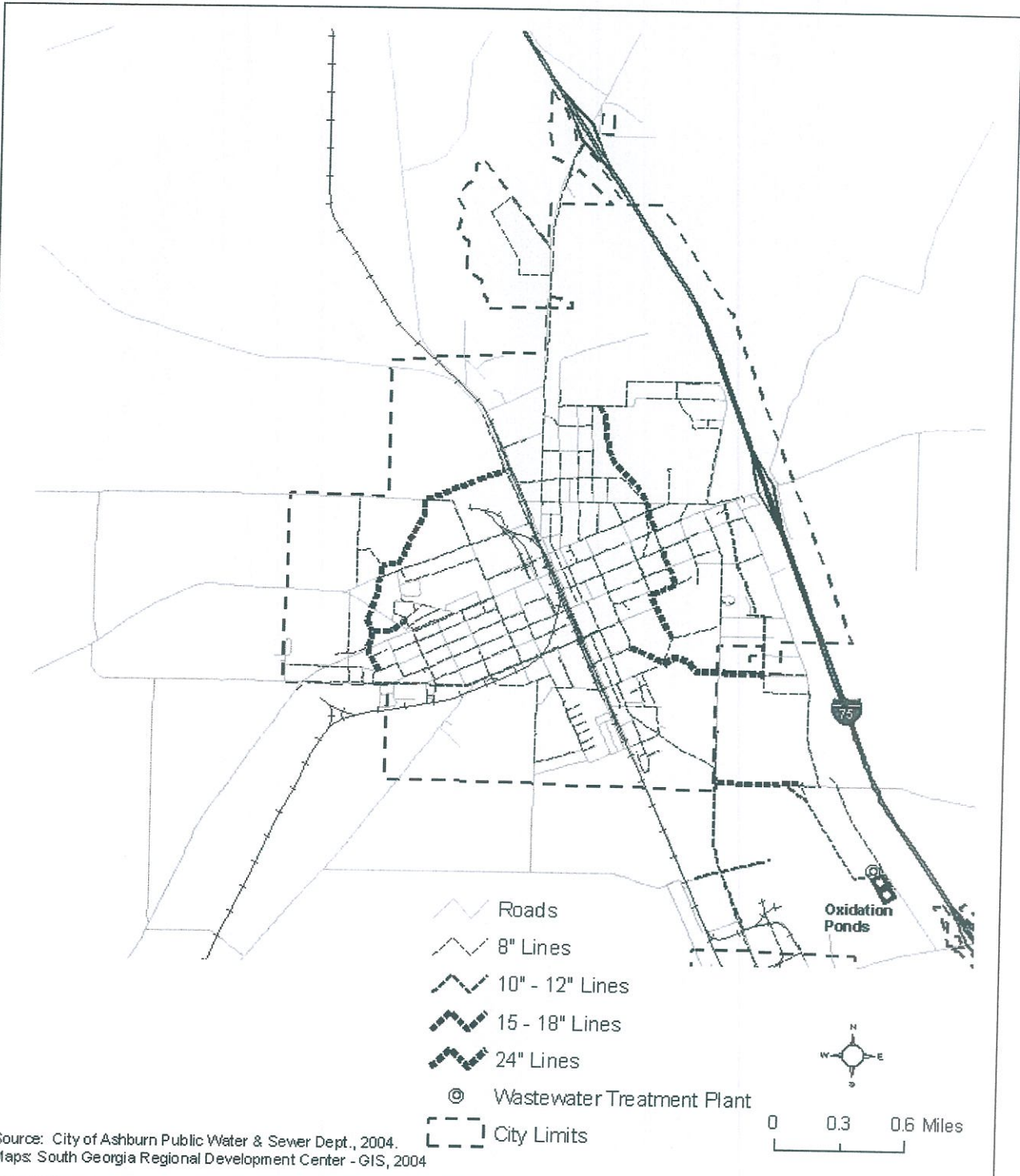
-  Water Tower
-  Water Well
-  City Limits
-  Water Lines 4" and Smaller
-  6" Water Lines
-  8" Water Lines
-  10" - 12" Water Lines



Source: City of Rebecca, 2004.  
 Maps: South Georgia Regional Development Center - GIS, 2004

## MAP 4-6 REBECCA WATER DISTRIBUTION SYSTEM

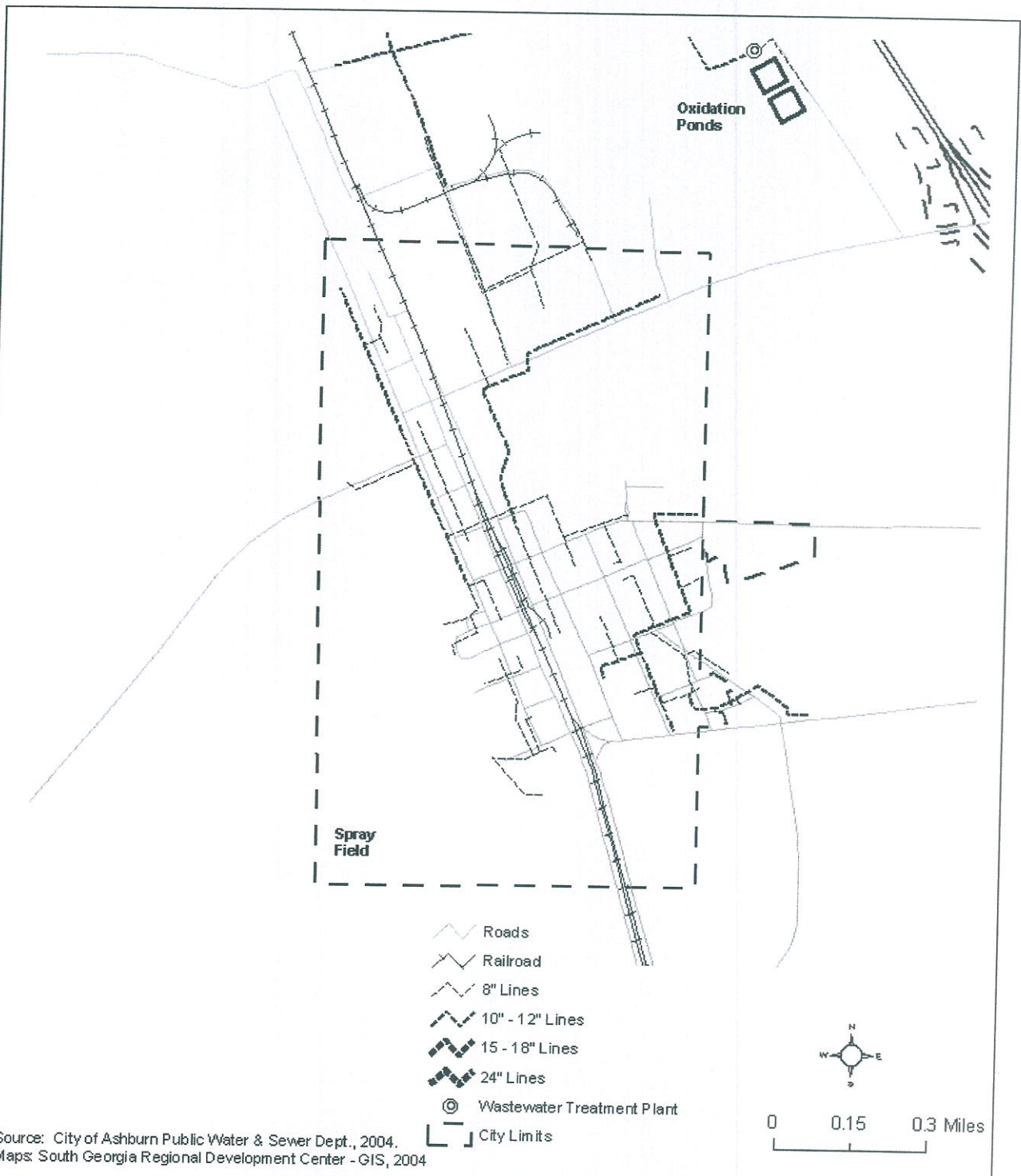




Source: City of Ashburn Public Water & Sewer Dept., 2004.  
 Maps: South Georgia Regional Development Center - GIS, 2004

### MAP 4-7 ASHBURN SEWER SYSTEM












## MAP 4-8 SYCAMORE SEWER SYSTEM





-  Railroad
-  1" Gas Lines and Smaller
-  2" & 2.5" Gas Lines
-  4" Gas Lines
-  6" Gas Lines
-  Roads
-  City Limits

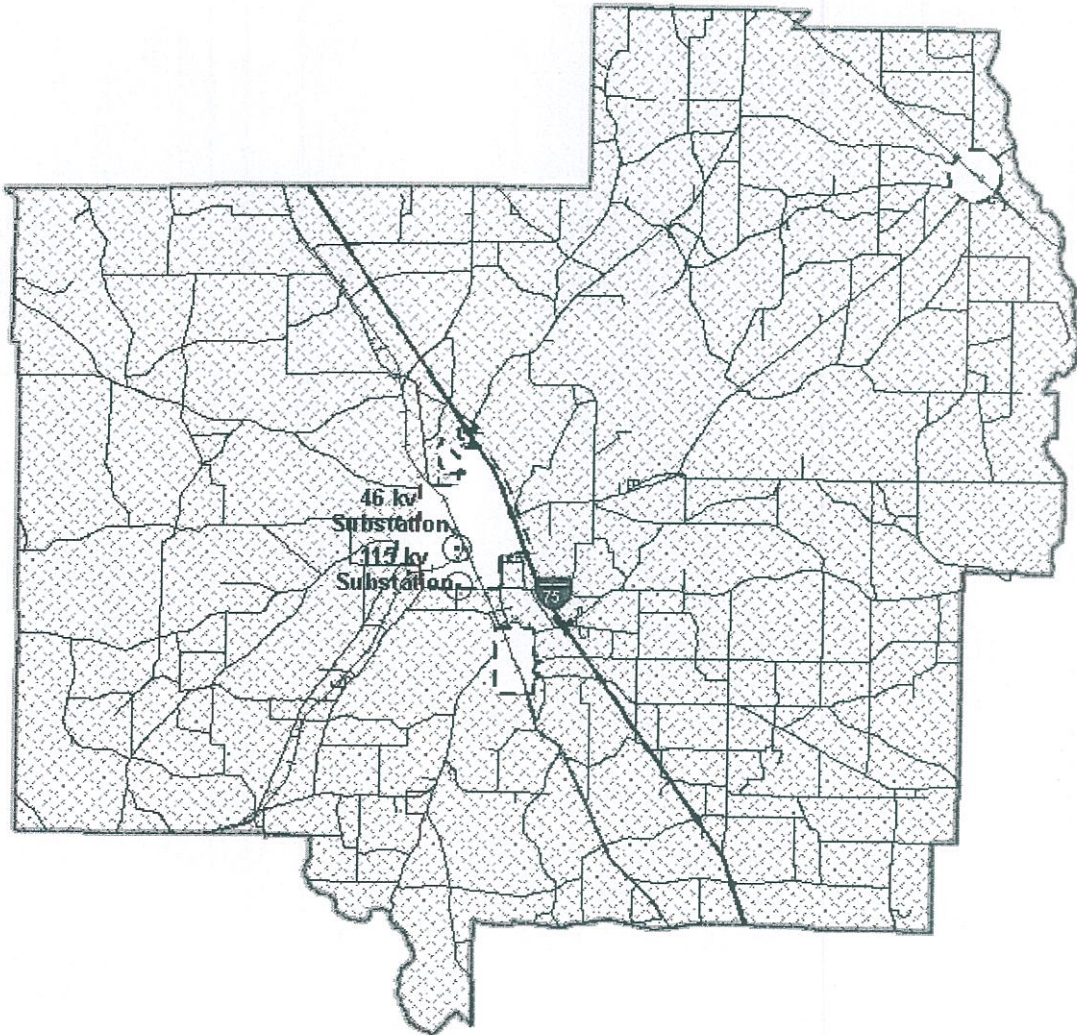


0 0.35 0.7 Miles

Source: City of Ashburn Public Water & Sewer Dept., 2004.  
 Maps: South Georgia Regional Development Center - GIS, 2004

## MAP 4-9 ASHBURN NATURAL GAS DISTRIBUTION SYSTEM





-  Areas Served by Georgia Power
-  Areas Served by Irwin EMC
-  Substations



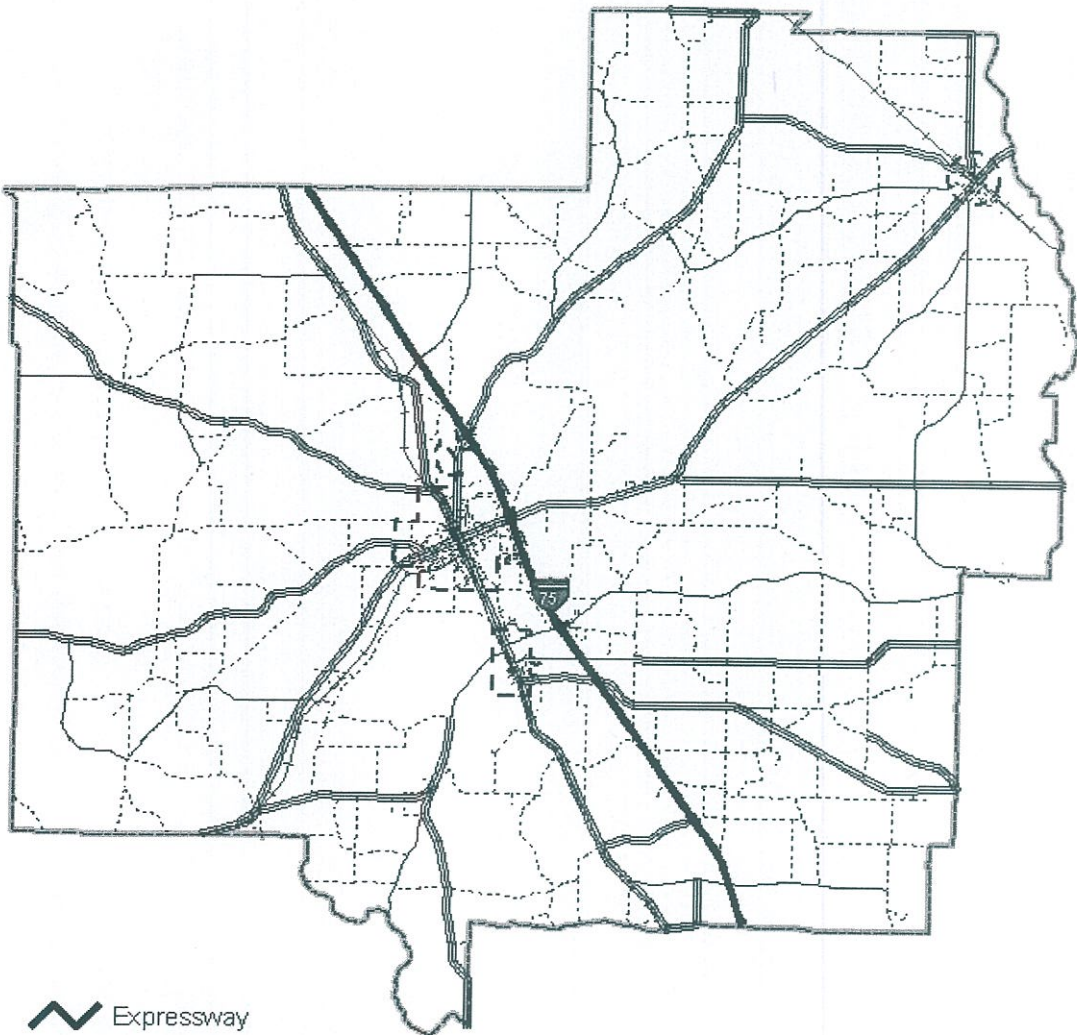
0 1.25 2.5 Miles



Source: Georgia Power Co., Irwin Co. EMC, 2004.  
 Maps: South Georgia Regional Development Center - GIS, 2004

## MAP 4-10 TURNER COUNTY ELECTRIC TRANSMISSION SYSTEM





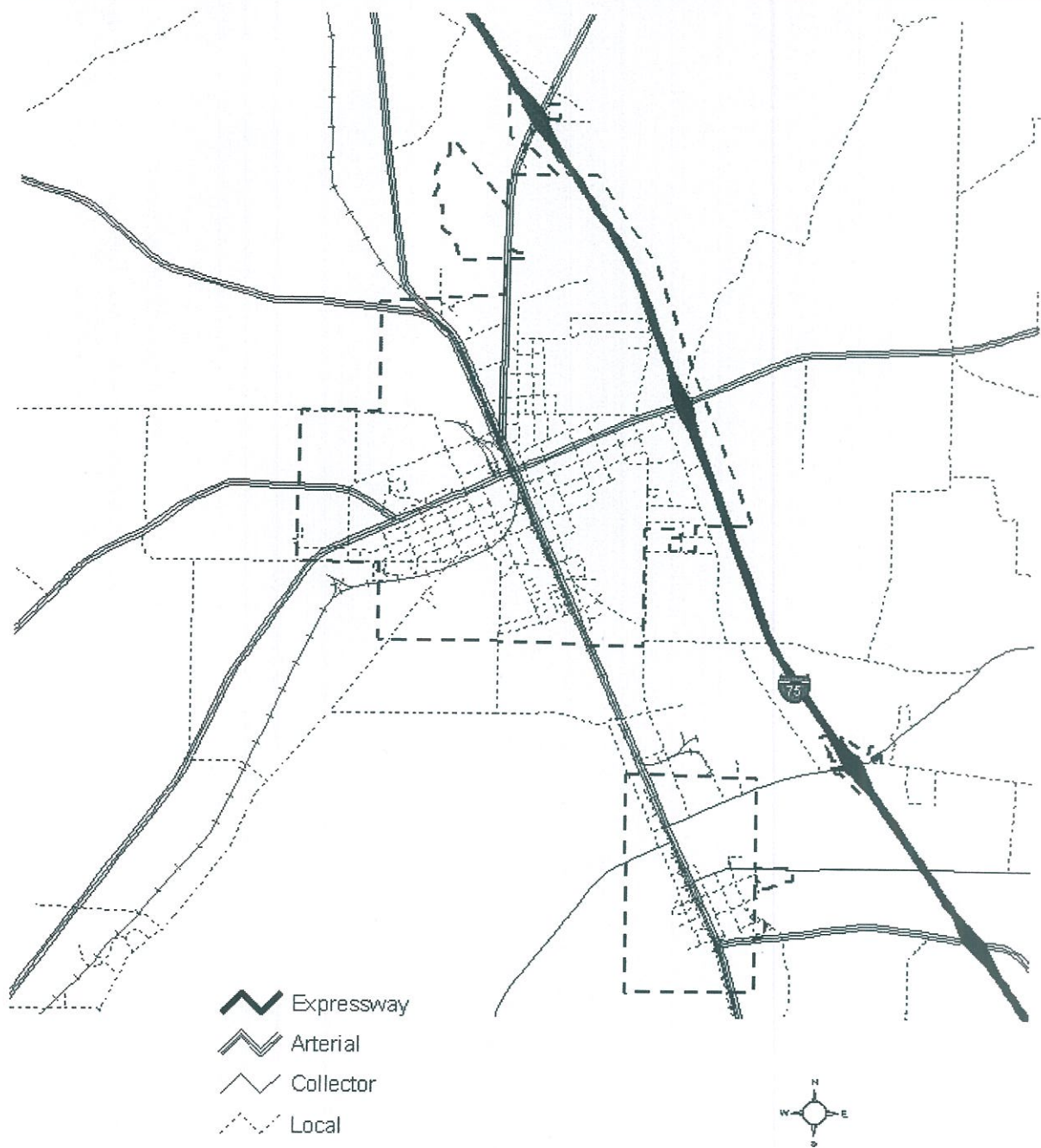
-  Expressway
-  Arterial
-  Collector
-  Local



Source: Georgia DOT Functional Classifications System Maps, 2004.  
Maps: South Georgia Regional Development Center - GIS, 2004

## MAP 4-11 TURNER COUNTY STREET & ROAD CLASSIFICATIONS

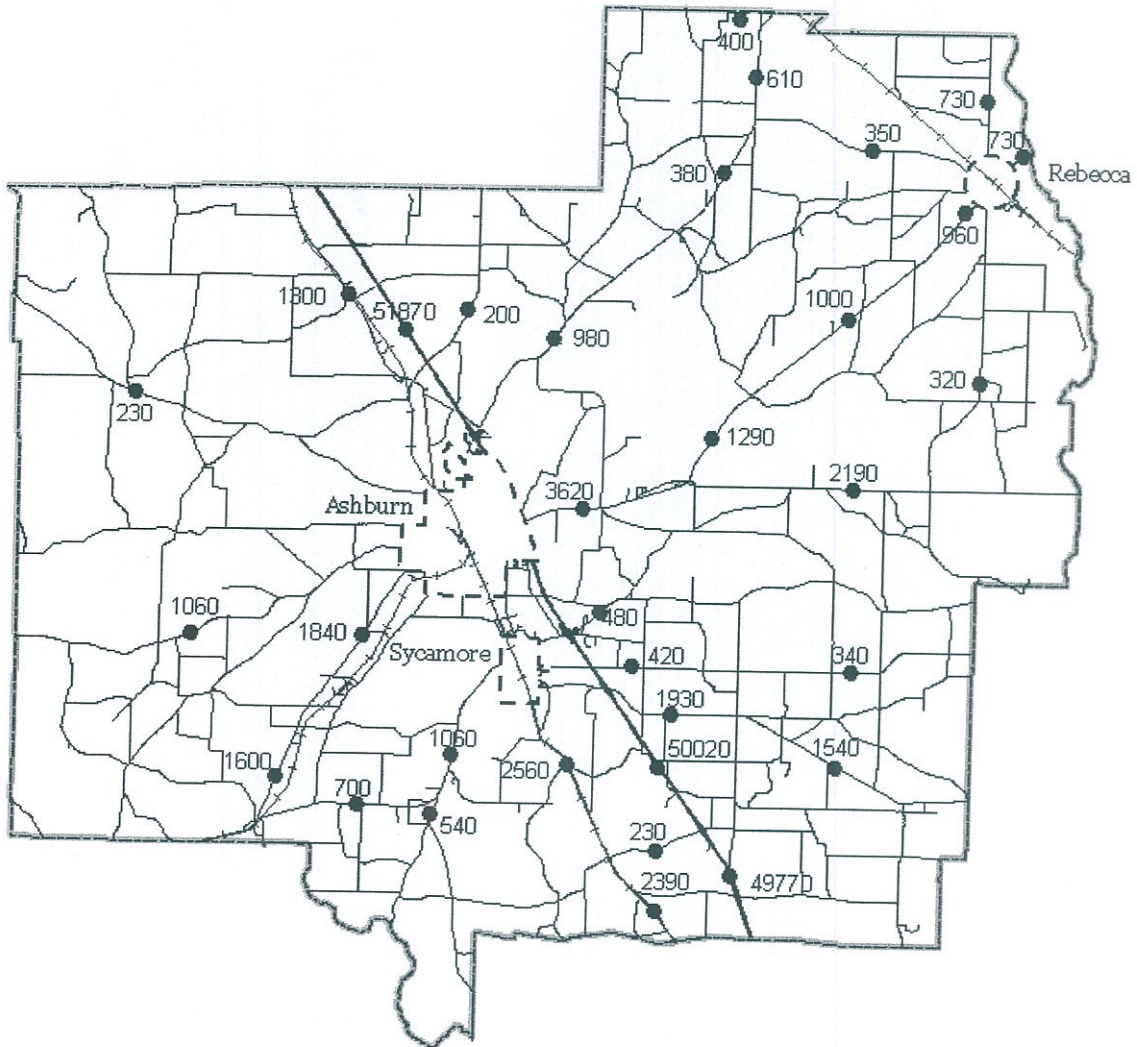




Source: Georgia DOT Functional Classifications System Maps, 2004.  
 Maps: South Georgia Regional Development Center - GIS, 2004

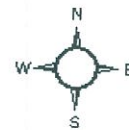
**MAP 4-12 ASHBURN & SYCAMORE AREA  
 STREET & ROAD CLASSIFICATIONS**





**Legend**

● Average Daily Trips

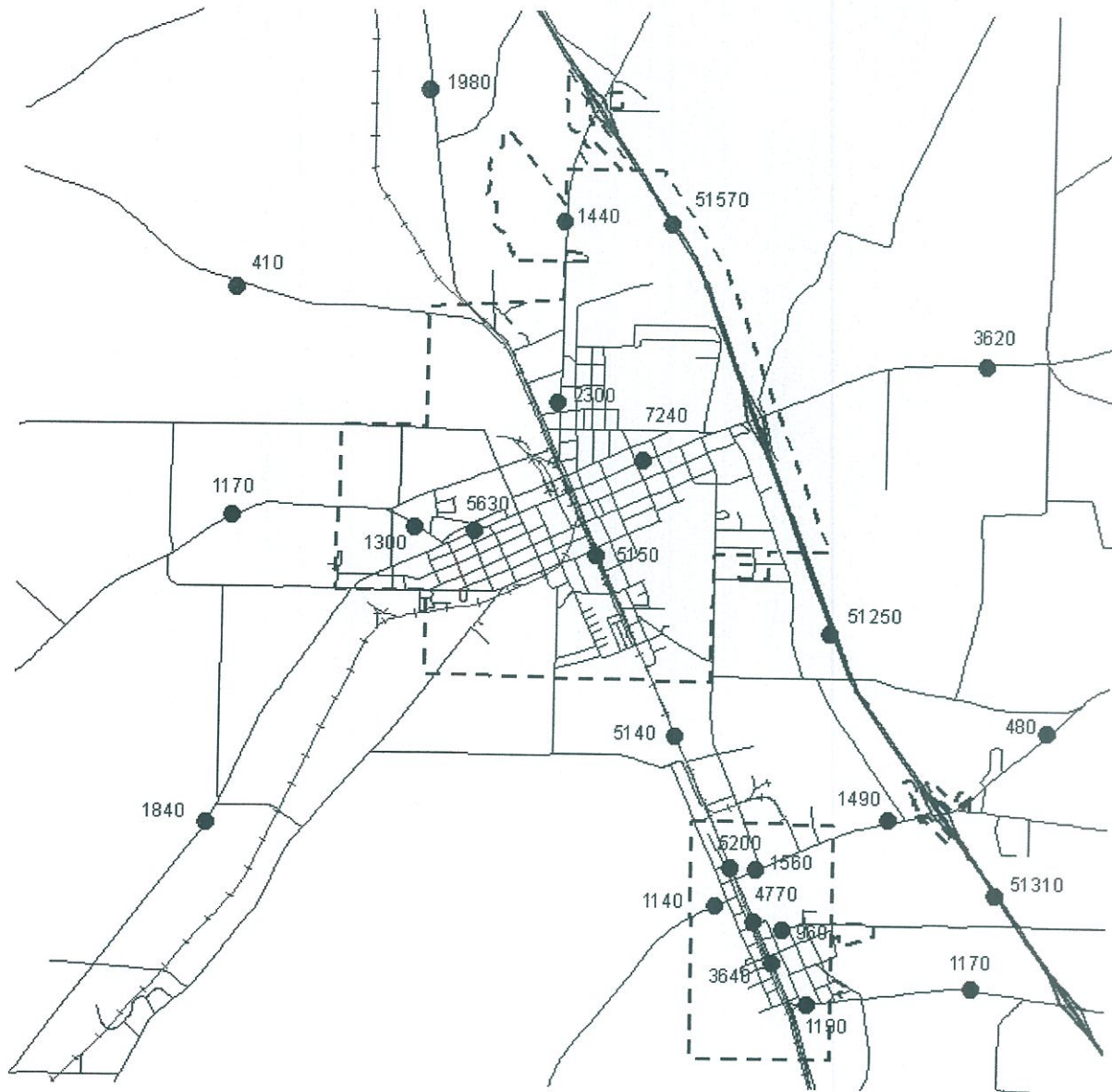


0 2 4 Miles

Source: Georgia DOT Annual Average Daily Traffic Counts, 2003.  
 Maps: South Georgia Regional Development Center - GIS, 2004

**MAP 4-13 TURNER COUNTY  
 TRAFFIC VOLUMES**

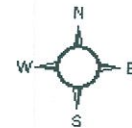




**Legend**

333 ● Average Daily Trips

Source: Georgia DOT Annual Average Daily Traffic Counts, 2003.  
 Maps: South Georgia Regional Development Center - GIS, 2004



0 0.5 1 Miles

**MAP 4-14 ASHBURN & SYCAMORE AREA  
 TRAFFIC VOLUMES**



## CHAPTER FIVE: HOUSING

### HOUSING CHARACTERISTICS

It is important to take a close look at the existing housing supply in Greater Turner to determine the number and types of housing needed in the next 25 years. A tabular summary of state, county, unincorporated areas, and city-housing data is presented to familiarize the reader with comparable and contrasting housing data and trends.

**TABLE 5-1  
1980-2000 STATE OF GEORGIA HOUSING CHARACTERISTICS**

Category	1980	1990	2000		# Change 1980 - 2000	% Change
Total Units	2,012,640	2,638,418	3,281,737		1,269,097	63.1
Single Family	1,525,070	1,801,627	2,291,837	69.8	766,767	50.3
Multi-Family	334,622	508,903	681,019	20.8	346,397	103.5
Manufactured Homes	152,948	305,055	394,938	12.0	241,990	158.2
Owner Occupied Units	1,216,459	1,536,759	2,029,293	61.8	812,834	66.8
Renter Occupied Units	655,913	829,856	977,076	29.8	321,163	49.0
Vacant Units	140,988	271,803	275,378	8.4	134,380	95.3
Owner to Renter Vacancy Rate	NA	0.32	0.51			-
Owner Vac. Rate	NA	2.36	2.24			-
Renter Vac. Rate	NA	12.36	8.46			-
Built before 1939	296,662	212,294	192,972	5.9	-103,690	-35.0
Lacking complete plumbing	35,769	28,462	29,540	0.9	-6,229	-17.4
Median Value Owner Occupied	\$23,100	\$71,278	\$111,200	-	\$88,100	381.4
Lower Quartile		\$47,300	\$77,000			
Upper Quartile		\$102,100	\$167,000			
Median Rent	\$153	\$365	\$505	-	\$352	230.0
Lower Quartile		\$202	\$320			
Upper Quartile		\$466	\$692			
All other Units	4,289	22,833	4,313	0.1	24	0.6

Source: US Bureau of Census 1980, 1990, and 2000. NA = Not Available NR = Not Reported



**TABLE 5-2  
GREATER TURNER HOUSING CHARACTERISTICS 1980 - 2000**

	Year-Round				All		1980 - 2000 Change	
	1980 number	%	1990 number	%	2000 number	%	number	%
Total Units	3,208		3,426		3,916		708	22.1
Single Family	2,627	81.9	2,309	67.4	2,300	58.7	-327	-12.4
Multi-Family	246	7.7	427	12.5	421	10.8	175	71.1
Manufactured Homes	335	10.4	690	20.1	1,191	30.4	856	255.5
Seasonal/Migratory	1	0.0	NR					
Seasonal/Recreational		NR	22	0.6	4	0.1		
Migratory		NR	7	0.2				
Vacant Units	130	4.1	383	11.2	481	12.3	351	270.0
Owner Occupied Units	2,006	65.2	2,022	66.4	2,453	62.6	447	22.3
Owner Vacancy Rate		NA	--	2.5		3.16		
Renter Occupied Units	1,072	34.8	1,021	33.6	982	25.1	-90	-8.4
Renter Vacancy Rate		NA	--	11.1		11.21		
Built before 1939	761	23.7	408	11.9	467	11.9	-294	-38.6
Lacking Complete Plumbing	254	7.9	64	1.9	55	1.4	-199	78.3
Owner Median Value	\$ 26,300	--	\$ 37,000	--	\$ 57,600		\$31,300	119.0
25th Percentile Value		NR	\$ 24,900	--	\$ 39,000			
75th Percentile Value		NR	\$ 55,900	--	\$ 81,500			
Renter Median Rent	\$ 75	--	\$ 148	--	\$ 224		149	198.7
25th Percentile Rent		NR	\$ 99	--	\$ 161			
75th Percentile Rent		NR	\$ 190	--	\$ 291			

Source: U.S. Bureau of Census, 1980, 1990 and 2000.

NR = Not Reported

NA = Not Available



**TABLE 5-3  
TURNER COUNTY (Unincorporated) HOUSING CHARACTERISTICS 1980 - 2000**

	Year-Round				All		1980 - 2000 Change	
	1980 number	%	1990 number	%	2000 number	%	number	%
Total Units	1,316		1,315		1,808		492	37.4
Single Family	1,101	83.7	932	70.9	1,025	56.7	-76	-6.9
Multi-Family	41	3.1	10	0.1	25	1.4	-16	39.0
Manufactured Homes	184	14.0	373	28.4	744	41.2	560	304.3
Seasonal/Migratory	1	0.0	NR		NR		NR	
Seasonal/Recreational	NR		NR		NR		NR	
Migratory	NR		NR		NR		NR	
Vacant Units	68	5.2	147	11.2	242	13.4	174	255.9
Owner Occupied Units	904	72.5	879	75.3	1,303	72.1	399	44.1
Owner Vacancy Rate		NA		NA	NR		NR	
Renter Occupied Units	343	27.5	289	24.7	263	14.5	-80	-23.3
Renter Vacancy Rate		NR		NR	NR		NR	
Built before 1939	294	22.3	208	15.8	177	9.8	-117	-39.8
Lacking Complete Plumbing	143	10.9	46	3.5	18	1.0	-125	-87.4
Owner Median Value	NA		NR		NR		NR	
25th Percentile Value	NA		NR		NR		NR	
75th Percentile Value	NA		NR		NR		NR	
Renter Median Rent	NA		NR		NR		NR	
25th Percentile Rent	NA		NR		NR		NR	
75th Percentile Rent	NA		NR		NR		NR	

Source: U.S. Bureau of Census, 1980, 1990 and 2000.

NR = Not Reported

NA = Not Available



**TABLE 5-4  
ASHBURN HOUSING CHARACTERISTICS 1980 - 2000**

	Year-Round				All		1980 - 2000 Change	
	1980 * number	%	1990 number	%	2000 number	%	number	%
Total Units	1,582		1,835		1,846		264	16.7
Single Family	1,257	79.5	1,165	63.5	1,059	57.4	-198	-15.8
Multi-Family	204	12.9	415	22.6	386	20.9	182	89.2
Manufactured Homes	121	7.6	255	13.9	359	19.4	238	196.7
Seasonal/Migratory	--	0	--	NR				
Seasonal/Recreational	--	NR	10	0.1				
Migratory	--	NR	2	0.5				
Vacant Units	47	3.0	193	10.5	202	10.9	155	329.8
Owner Occupied Units	891	58.0	957	58.3	935	50.7	44	4.9
Owner Vacancy Rate		NA	--	3.5		2.1		
Renter Occupied Units	644	42.0	685	41.7	667	36.1	23	3.6
Renter Vacancy Rate		NA		12.4		12.7		
Built before 1939	338	21.4	123	6.7	208	11.3	-130	-38.5
Lacking Complete Plumbing	88	5.6	16	0.9	31	1.7	-57	-64.8
Owner Median Value	\$ 25,400		\$ 33,000		\$ 56,400		\$ 31,000	122.0
25th Percentile Value		NR	\$ 24,300		\$ 36,400			
75th Percentile Value		NR	\$ 51,000		\$ 78,300			
Renter Median Rent	\$ 78		\$ 224		\$ 205		\$ 127	162.8
25 <sup>th</sup> Percentile Rent		NR	\$ 99		\$ 149			
75 <sup>th</sup> Percentile Rent		NR	\$ 188		\$ 273			

Source: U.S. Bureau of Census, 1980, 1990 and 2000.

NR = Not Reported

NA = Not Available



**TABLE 5-5  
REBECCA HOUSING CHARACTERISTICS 1980 - 2000**

	Year-Round				All		1980 - 2000 Change	
	1980 * number	%	1990 number	%	2000 number	%	number	%
Total Units	96		92		102		6	6.3
Single Family	88	91.7	58	74.4	61	59.8	-27	30.7
Multi-Family	1	1.0	0	--	0			
Manufactured Homes	8	8.3	20	25.6	41	40.2	33	412.5
Seasonal/Migratory	0	--	NR		0			
Seasonal/Recreational	0	--	0	--	0			
Migratory	0	--	0	--	0			
Vacant Units	6	6.3	16	20.5	16	15.7	10	166.7
Owner Occupied Units	69	75.8	56	90.3	81	79.4	12	17.4
Owner Vacancy Rate	NA		--	3.4	6.9			
Renter Occupied Units	22	24.2	6	9.7	5	4.9		
Renter Vacancy Rate	NA		--	50.0	0.0			
Built before 1939	50	52.1	22	28.2	34	33.3	-16	-32.0
Lacking Complete Plumbing	3	3.1	0	0.0	2	2.0	-1	33.3
Owner Median Value	NA		\$ 29,400		\$ 38,300			
25th Percentile Value	NR		\$ 16,600		\$ 26,700			
75th Percentile Value	NR		\$ 49,400		\$ 48,300			
Renter Median Rent	\$ 49		\$ 175		\$ 175		\$ 126	257.1
25th Percentile Rent	NR		\$ 99		\$ 188			
75th Percentile Rent	NR		\$ 113		\$ 163			

Source: U.S. Bureau of Census, 1980, 1990 and 2000.

NR = Not Reported

NA = Not Available



**TABLE 5-6  
SYCAMORE HOUSING CHARACTERISTICS 1980 - 2000**

	Year-Round				All		1980 - 2000 Change	
	1980 number	%	1990 number	%	2000 number	%	number	%
Total Units	214		198		202		-12	-5.6
Single Family	181	84.6	154	77.8	155	76.7	-26	-14.4
Multi-Family	0	--	2	1.0	0			
Manufactured Homes	22	10.3	42	21.2	47	23.3	25	113.6
Seasonal/Migratory	0	--	NR		0			
Seasonal/Recreational	0	--	0	--	0			
Migratory	0	--	0	--	0			
Vacant Units	9	4.2	27	13.6	21	10.4	12	133.3
Owner Occupied Units	142	69.3	130	76.0	134	66.3	-8	-5.6
Owner Vacancy Rate	NA		--	2.3	1.5			
Renter Occupied Units	63	30.7	41	24.0	47	23.3	-16	25.4
Renter Vacancy Rate	NA		--	12.8	21.7			
Built before 1939	79	36.9	55	27.8	48	23.8	-31	39.2
Lacking Complete Plumbing	11	9.3	2	1.0	4	2.0	-7	-63.6
Owner Median Value	NA		\$ 29,900		\$ 51,800			
25th Percentile Value	NR		\$ 22,400		\$ 38,200			
75th Percentile Value	NR		\$ 42,300		\$ 74,200			
Renter Median Rent	\$ 154		\$ 132		\$ 233		\$ 79	51.3
25th Percentile Rent	NR		\$ 99		\$ 193			
75th Percentile Rent	NR		\$ 185		\$ 278			

Source: U.S. Bureau of Census, 1980, 1990 and 2000.

NR = Not Reported

NA = Not Available



**TABLE 5-7**  
**1980 - 2025 PERSONS PER HOUSING UNIT IN GREATER TURNER**

Unit	1980	1990	2000	2001	2002	2003	2004	2005	2010	2015	2020	2025
Turner (total)	3.03	2.80	2.71	2.71	2.70	2.69	2.69	2.68	2.67	2.65	2.67	2.71
Ashburn	3.00	2.88	2.69	2.72	2.72	2.72	2.72	2.72	2.72	2.73	2.75	2.78
Rebecca	2.83	2.39	2.83	2.82	2.84	2.83	2.85	2.81	2.79	2.78	2.79	3.02
Sycamore	2.69	2.44	2.66	2.66	2.66	2.67	2.66	2.66	2.66	2.65	2.65	2.75
Turner, unincorp.	3.15	2.83	2.81	2.79	2.79	2.77	2.75	2.74	2.74	2.70	2.74	2.79
RDC	3.00	2.78	2.97	NA	NA	NA	NA	2.73	2.72	2.73	2.75	2.81
State	2.83	2.66	2.65	2.64	2.63	2.63	2.62	2.61	2.59	2.59	2.60	2.63

Source: Woods and Poole Economics, Inc., 2002; and South Georgia Regional Development Center, 2004.

**TABLE 5-8**  
**1980 - 2025 GREATER TURNER NUMBER OF OCCUPIED HOUSEHOLDS**

Unit	1980	1990	2000	2005	2010	2015	2020	2025
Turner (total)	3,100	3,043	3,445	3,511	3,566	3,609	3,628	3,629
Ashburn	1,559	1,642	1,624	1,634	1,648	1,648	1,652	1,652
Rebecca	96	52	87	91	97	101	107	107
Sycamore	176	161	186	190	196	200	204	204
Turner, unincorp.	1,269	1,188	1,548	1,596	1,625	1,660	1,665	1,666
South Ga. RDC	61,783	66,061	76,532	81,006	85,293	89,213	92,652	95,305
State	1,886,550	2,380,830	3,022,410	3,265,030	3,501,680	3,727,580	3,929,140	4,108,410

Source: Woods & Poole Economics, Inc., 2002 and South Georgia Regional Development Center, 2004.

### Numerical and Percentage Change

Unit	1980 - 1990		1990 - 2000		2000 - 2010		2010 - 2020		2000 - 2025	
	number	%	number	%	number	%	number	%	number	%
Turner (total)	- 46	- 1.5	402	13.2	121	3.5	62	1.7	184	5.3
Ashburn	83	5.3	-18	-1.1	24	1.5	4	0.2	28	1.7
Rebecca	- 44	- 45.8	35	67.3	10	11.5	10	10.3	20	23.0
Sycamore	- 15	- 8.5	25	15.5	10	5.4	8	4.0	18	9.7
Turner, unincorp.	- 81	- 6.4	360	30.3	77	5.0	40	2.5	118	7.6
South Ga. RDC	4,278	6.9	10,471	15.9	8,761	11.4	10,359	12.1	18,773	24.5
State	501,253	26.6	641,580	26.9	479,270	15.9	427,460	12.2	1,086,000	35.9

Source: Woods and Poole Economics, Inc., 2002 & 1992; and South Georgia Regional Development Center, 2004.



**Table 5-9: Renter/Owner Housing Cost As A Percentage Of Household Income - 1980**

Unit	RENTERS			HOMEOWNERS			Total Hsgholds	Total Hsgholds Greater than 30%	%	% Mobile Homes
	Households			Households						
	Costs Greater			Cost Greater						
	than 30%	Sub-Total	%	than 30%	Sub-total	%				
Ben Hill	477	1,167	40.80%	435	1,562	27.80%	2,729	912	33.40%	11.90%
Brooks	432	935	46.20%	419	1,815	23.10%	2,750	851	30.90%	14.00%
Cook	325	836	38.90%	536	2,133	25.10%	2,969	861	29.00%	12.10%
Echols	20	67	29.90%	25	259	9.70%	326	45	13.80%	24.00%
Irwin	209	530	39.40%	242	1,127	21.50%	1,657	451	27.20%	10.60%
Lanier	118	368	32.10%	137	676	20.30%	1,044	255	24.40%	18.20%
Lowndes	3,026	7,711	39.20%	2,004	10,182	19.70%	17,893	5,030	28.10%	10.20%
Tift	1,171	2,948	39.70%	916	4,713	19.40%	7,661	2,087	27.20%	14.80%
Turner	328	721	45.50%	307	1,179	26.00%	1,900	635	33.40%	10.40%
Region	6,106	15,283	40.00%	5,021	23,646	21.20%	38,929	11,127	28.60%	12.70%

Source: U. S. Bureau of Census, Summary Tape File 3A, 2000. Analysis: South Georgia Regional Development Center, 2003.

**Table 5-10: Renter/Owner Housing Cost As A Percentage Of Household Income - 1990**

Unit	RENTERS			HOMEOWNERS			Total Hsgholds	Total Hsgholds Greater than 30%	%	% Mobile Homes
	Households			Households						
	Costs Greater			Cost Greater						
	than 30%	Sub-Total	%	than 30%	Sub-total	%				
Ben Hill	771	1,749	44.10%	513	2,704	19.00%	4,453	1,284	28.80%	20.70%
Brooks	453	1,074	42.20%	543	1,982	27.40%	3,056	996	32.60%	36.80%
Cook	348	977	35.60%	331	2,136	15.50%	3,113	679	21.80%	27.10%
Echols	36	95	37.90%	43	252	17.10%	347	79	22.80%	42.90%
Irwin	254	574	44.30%	230	1,120	20.50%	1,694	484	28.60%	23.40%
Lanier	126	428	29.40%	104	664	15.70%	1,092	230	21.10%	34.20%
Lowndes	3,706	9,691	38.20%	2,173	11,390	19.10%	21,081	5,879	27.90%	15.50%
Tift	1,425	3,588	39.70%	886	5,117	17.30%	8,705	2,311	26.50%	23.70%
Turner	370	839	44.10%	268	1,140	23.50%	1,979	638	32.20%	20.10%
Region	7,489	19,015	39.40%	5,091	26,505	19.20%	45,520	12,580	27.60%	21.70%

Source: U. S. Bureau of Census, Summary Tape File 3A, 1990. Analysis: South Georgia Regional Development Center, 1996, 2003.

**Table 5-11: Renter/Owner Housing Cost As A Percentage Of Household Income - 2000**

Unit	RENTERS			HOMEOWNERS			Total Hsgholds	Total Hsgholds Greater than 30%	%	% Mobile Homes
	Households			Households						
	Costs Greater			Cost Greater						
	than 30%	Sub-Total	%	than 30%	Sub-total	%				
Ben Hill	779	2,185	35.70%	635	3,022	21.00%	5,207	1,414	27.20%	25.20%
Brooks	418	1,346	31.10%	604	2,350	25.70%	3,696	1,022	27.70%	32.40%
Cook	471	1,417	33.20%	614	2,433	25.20%	3,850	1,085	28.20%	35.20%
Echols	74	272	27.20%	64	321	19.90%	593	138	23.30%	54.00%
Irwin	222	780	28.50%	284	1,372	20.70%	2,152	506	23.50%	32.10%
Lanier	188	578	32.50%	263	964	27.30%	1,542	451	29.20%	40.50%
Lowndes	4,791	12,672	37.80%	3,180	15,043	21.10%	27,715	7,971	28.80%	14.90%
Tift	1,462	4,530	32.30%	911	5,809	15.70%	10,339	2,373	23.00%	27.50%
Turner	319	948	33.60%	275	1,217	22.60%	2,165	594	27.40%	30.40%
Region	8,724	24,728	35.30%	6,830	32,531	21.00%	57,259	15,554	27.20%	24.20%

Source: U. S. Bureau of Census, Summary Tape File 3A, 2000. Analysis: South Georgia Regional Development Center, 2003.



## **Types of Housing in Georgia**

Interpreting housing statistics from the Census Bureau is complicated by changes in definitions and reporting standards. In 1980, housing characteristics were presented only for year-round housing units. In 1990 and 2000 housing characteristics are shown for all housing units, which includes year-round units plus seasonal, migratory and recreational units. Care should be utilized in interpreting these statistics.

## **Condition of Housing in Georgia**

Table 5-1 reviews two traditional indicators of housing quality. The "Built before 1939" statistic summarizes the inventory of older houses. Obviously, this is an incomplete indicator since some older houses may have been restored and/or remodeled. The "Lacking Complete Plumbing" value is probably more indicative of substandard housing.

## **Housing Costs in Georgia**

Table 5-1 provides insights into the cost of owning and renting housing in Georgia. Median values for owner-occupied housing and median rent for rented units reported in the 1980, 1990 and 2000 Censuses are listed. Note that these figures are estimates provided by owners and renters filling out census questionnaires.

In addition, lower quartile and upper quartile values as reported in the 2000 Census are provided. Combined with the median (e.g. the "middle" value), useful insights into the cost of housing can be obtained. Note that these dollar values are in the "actual dollars" of the year reported, not in "constant dollars" that removes the effects of inflation.

## **Types of Housing in Greater Turner**

The 1980 to 2000 increase in year round housing units was 708 units for all of Greater Turner. Of this total increase greater than one hundred percent 856 units were manufactured homes. During this same twenty-year period 327 single-family homes were removed from the housing stock and 175 multi-family units were added to the Greater Turner housing supply. Manufactured homes constituted 9.5% of the housing supply in 1970 and now in the 2000 represent 30.4 percent of all housing units. About 62.5 percent of all manufactured housing units are located in the unincorporated areas; Ashburn (30.1 percent), Rebecca (3.4 percent) and Sycamore (3.9 percent) are manufactured homes. The breakdown within each city shows Rebecca at 40.2 percent; Sycamore at 23.3 percent; and Ashburn at 19.4 percent of their housing stock as manufactured homes. Statewide mobile homes make up 12.0 percent of all housing units.

Single-family housing (stick-built) units have dropped from 84.5% of the total housing units in 1970 to 58.7 percent (2,300 units) in 2000. The City of Ashburn (Table 5-4) clearly represents this trend, because its housing stock includes more multi-family units and less than 20 percent of its housing stock are manufactured homes. Greater Turner has lost 16 single-family homes and added 43 manufactured homes per year since 1980. Manufactured homes have increased 856 units, an increase of 255.5 percent from 1980 to 2000. Statewide, the number of mobile homes has increased 103.5 percent (241,990 units) in the same twenty-year period. In Greater Turner, multi-family units have risen by 71.1 percent from 246 to 421 units in the last twenty years. Nearly 92 percent of the multi-family units are located in the City of Ashburn. Since 1980 the unincorporated areas have lost 31 multi-family units;



Rebecca lost its only multi-family unit, and Sycamore went from two units to zero multi-family units.

Owner occupied units declined by 2.6 percent from 65.2 percent to 62.6 percent between 1980 and 2000 and a similar trend has occurred in Georgia. Common to most of rural Georgia is the placement of a manufactured home as a permanent residence. Turner County is no exception. The level of personal income allows the residents to purchase an affordable manufactured home and this has triggered the near stabilization of owner occupancy in Turner County. Ashburn dropped from 58.0 percent owner occupancy rate in 1980 to 50.7 percent in 2000, while Rebecca's rose from 75.8 percent to 79.4 percent between 1980 and 2000; and Sycamore declined from 69.3 percent to 66.3 percent owner occupied units.

In Greater Turner (Table 5-2), rental occupancy has dropped by 9.7 percent between 1980 and 2000. There have been several shifts in population and the number of renter occupied units has decreased slightly. Overall the number of renter occupied units dropped from 1,072 to 982. About 73 percent of all rental units are found in the cities. This trend is not uncommon in South Georgia, those least able to own a home rent within an incorporated city that has the infrastructure to support higher density residential development. Ashburn has 667 renter occupied units; Rebecca has 5; Sycamore has 47 and the unincorporated area has 263 renter occupied units. Between 2000-2025 367 units will be added in Greater Turner. The projected "type" of housing will vary the present ratios by less than 1%. While manufactured homes will maintain in 2000 to 30.4 percent in 2025 of total units and represent 31 percent (114 units) of the new units, the majority (58 percent) of new units (212 single family; and 40 multi-family) will be stick built housing. This projection will not cause wholesale abandonment, deteriorating conditions, nor negatively impact the overall condition of housing.

### **Housing Value and Condition**

The cost of housing is reflected in the median value of owner occupied units and the median rents paid by renters. Greater Turner median housing unit values rose between 1980 and 2000 at a percentage rate slower than the state of Georgia. However, comparisons with Georgia numerical dollar values for housing units and median rents is not quite possible due to metropolitan influences of extremely high land values, higher wage and personal incomes and more persons able to mortgage long-term costly housing. Tables 5-1 through 5-6 show owner occupied median value housing rising by 119.0 percent in Greater Turner and 122.0 percent in Ashburn between 1980 and 2000. Comparative median values for 1980 are not available for Rebecca, Sycamore and the unincorporated area. The 1980 base year values for Greater Turner- \$26,300 and Ashburn - \$25,400 rose to \$57,600 and \$56,400 respectively by 2000. During the same twenty-year period renter median rent rose from \$75.00 to \$224.00 in Greater Turner. The median rent throughout Georgia rose by 230 percent from \$153.00 in 1980 to \$505.00 in 2000. Ashburn exhibited a 162.8 percent increase in median rents from \$78.00 in 1980 to \$205.00 in 2000. Rebecca and Sycamore both exhibited increases in median rent between 1980 and 2000 of 257.1 percent and 51.3 percent respectively.

The housing tables show Greater Turner to have a higher percentage of housing "built before 1939" than the whole state of Georgia in 1980, 1990, and 2000. The city and rural housing units in Turner County have been maintained and passed on to succeeding generations. Comparing the housing category "lacking complete plumbing" the percentage descent in the county and each city mirrors that of the State. However, there are 55 units which lack complete plumbing and 31 (56.4 percent) of these units are located in Ashburn. The Cities of Rebecca and Sycamore have all but eliminated substandard housing, while the unincorporated areas has just 18 units in this category. Local surveys of the housing



conditions show out-dated electrical and heating systems combined with deterioration promote the necessity to seek rehabilitation program funds. Field surveys have earmarked target areas in Ashburn, Rebecca, Sycamore, and the unincorporated portion of Greater Turner that have the potential for future rehabilitation applications.

### Housing Vacancy

In Tables 5-1 and Table 5-2 between 1980 and 2000 the number of statewide vacant housing units rose from 140,988 to 275,378, a 95.3 percent increase. Data does not exist to differentiate the 1980 percent vacancy rates for the homeowner and renter occupied units. In 1990 and 2000, Georgia had a homeowner vacancy rate of 2.4 percent and 2.2 percent; and a renter vacancy rate of 12.4 percent and 8.5 percent respectively. In 1990 and 2000, Greater Turner had a homeowner vacancy rate of 2.5 percent and 3.2 percent; and a renter vacancy rate of 11.1 percent and 11.2 percent respectively. The high rate of owner occupancy has stabilized the housing market in Greater Turner, and it is identical to the state rate. The communities of Ashburn, Rebecca and Sycamore range from 1.5 percent to 6.9 percent for owner vacancy rates and 50.0 percent to 0.0 percent for renter vacancy rates. Rebecca in 1990 had 6 rental units with an owner vacancy rate of 3.4% and a renter vacancy rate of 50.0%. By 2000 the Rebecca renter vacancy rate was zero.

### Renter/Owner Cost Burden

Tables 5-9,5-10, and 5-11 show the nine county region comparisons of the 1980-2000 renter and owner housing cost as a percentage of household income. The number and percentages are shown for all renters and owners that exceeded thirty percent of income for rents and mortgage payments. Turner County renters that exceed thirty percent of their household income dropped from 45.5 percent in 1980 to 33.6 percent in 2000. Homeowners that exceed thirty percent of their household income dropped slightly from 26 percent in 1980 to 22.6 percent in 2000.

### PUBLIC HOUSING

Within Ashburn there are 168 public housing units for elderly, low/moderate income persons and the handicapped. Such housing units are at fair market or below fair market rent levels according to the U.S. Department of Housing and Urban Development's Section 8 standards. A listing of the public housing units in Ashburn is as follows:

<u>Project &amp; Location</u>	<u>Total Units</u>	<u>#of Bedrooms</u>
Joe Lawrence Smith Homes Madison, Regan, Carlos Sts.	20	4 1-bedroom, 8 2-bedroom, 6 3-bedroom, 2 4-bedroom
Manson Payne, Stevens Street	36	6 1- bedroom, 12 2 bedroom 12 3-bedroom, 6 4-bedroom,
Linda C. Ewing Elderly Village, Gordon and Perry Drive	55	32"zero" bedroom; 20 1- bedroom 3 2-bedroom



Elderly (unnamed), Gordon and Perry Street 2 2-bedroom	28	26 1-bedroom,
Family Housing, Sheeley & Tifton Streets	20	6 2-bedroom, 12-2 bedroom 2 4-bedroom
Scattered Sites: Toombs St. (2), Carlos Ave. (1), West Monroe (6)	9	All 3-bedroom

## HOUSING GOALS AND POLICIES

### GOAL

**Ensure that all people within Greater Turner have access to adequate and affordable housing.**

### POLICY

- Housing development agenda in the Cities and Turner County should address needs of the elderly, low and moderate-income persons and families, handicapped and developmentally disabled persons.

### GOAL

**Ensure in an equitable manner that existing residential structures and neighborhoods are preserved, improved and maintained.**

### POLICIES

- Housing development agenda should give priority to projects involved in preservation and maintenance of existing infrastructure: streets, walks, curbs, water, sewer and drainage systems, lighting and bridges.
- Neighborhood redevelopment projects should seek to conserve, rehabilitate, or relocate existing housing structures, in lieu of demolition, whenever feasible.
- The cities and county are encouraged to adopt, enforce, revise and update building codes where applicable as to permit new concepts in building technology.
- Low interest loans and tax reduction activities or other alternatives should be developed to promote rehabilitation of existing housing.
- Encourage the redevelopment and renewal of blighted areas.
- Protect viable and stable neighborhoods from uses not in keeping with their established character and use.



## CHAPTER SIX: EXISTING LAND USE

Consideration of existing land use is very important to planning future growth patterns for any community. For Greater Turner County, existing land use patterns and densities have been fully inventoried and this information will provide community leaders with information needed to develop goals and strategies for future growth patterns, as well as protect/preserve vulnerable natural and historic resources while respecting individual property rights. Existing land use patterns have a direct impact on a county or city's future growth, and the preparation and analysis of existing land use maps and data are important in understanding land use relationships within and between the respective cities and county.

### METHODOLOGY

Based on existing land use inventories conducted and digitized in previous years, rezonings, and field surveys, the land use database was updated for Turner County. Since a comprehensive land use survey existed, the update of this data required minimal work. For the past several years, any land use changes in Turner County and the cities of Ashburn, Sycamore, and Rebecca have been updated in databases maintained by the South Georgia Regional Development Center. This has been done through contracts with the Turner County and the South Georgia RDC. These are the official databases for Turner County and the incorporated cities.

For purposes of analysis, land use inventory data was classified into nine (9) major categories which are based on standards currently established by the Georgia Department of Community Affairs ("Minimum Standards and Procedures for Comprehensive Planning", as amended January 2004). The major land use categories are defined as follows:

**RESIDENTIAL:** Land primarily used for dwelling units, including single-family (all kinds), duplex, and multi-family. Farm houses and other singular dwelling units that are secondary to other land uses, and share the same parcel of land, are classified with the other land use.

**COMMERCIAL:** Land primarily used for non-industrial business uses; including retail sales, offices, service and entertainment facilities. Commercial uses may be located as a single use in one building or grouped together in a shopping center or office building.

**INDUSTRIAL:** Land primarily used for manufacturing facilities, processing plants, factories, warehousing, wholesale trade facilities, mining or mineral extraction, landfills, or other similar uses.

**PUBLIC / INSTITUTIONAL:** Land which primarily includes certain institutional uses, or federal, state, or local government 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 which are publicly owned, but would be more accurately classified in another land use category are not included in this category. For example, publicly owned parks and/or recreational facilities are placed in the PARK/RECREATION/CONSERVATION category, public landfills are placed in the INDUSTRIAL category, and office buildings containing government offices are placed in the COMMERCIAL category.

**TRANSPORTATION / COMMUNICATION / UTILITIES:** Land primarily used for street rights-of-way, railroads, public/private utilities, transmission towers, airports, or other similar uses.



**PARK / RECREATION / CONSERVATION:** Land primarily used for active or passive recreational uses. These may be either publicly or privately owned, and may include playgrounds, public parks, nature preserves, wildlife management areas, national or state forests, golf courses, recreation centers, or other similar uses.

**AGRICULTURE:** Land primarily used for farming purposes, including fields, lots, pastures, croplands, specialty farms, livestock production, and aquaculture.

**FORESTRY:** Land primarily used for natural tree stands, commercial timber or pulpwood production.

**UNDEVELOPED / UNUSED:** Land that is cleared or platted but not developed for a specific use, or land that was developed for a particular use but which has been abandoned for that use. This includes undeveloped portions of platted subdivisions and industrial parks, and parcels containing structures that have been vacant for some time and allowed to become deteriorated or dilapidated.

### **TURNER COUNTY, (IN GENERAL)**

Turner County is located in south central Georgia and is bordered by Crisp, Worth, Colquitt, Irwin, Tift, and Ben Hill Counties. It contains three (3) incorporated municipalities; Ashburn, Rebecca, and Sycamore. Ashburn and Sycamore are arranged in a linear pattern along the west side of I-75 which bisects the county on a northwesterly axis. I-75 serves as the major connector to the larger communities of Cordele/Macon to the north and Tifton/Valdosta to the south of Turner County. It also serves as a connector to the distant larger urban centers of Atlanta and Orlando. In addition to I-75, Turner County is also served by State Highways 7, 32, 90, 112, and 159; and one United States Route 41 which parallels Interstate 75 on its west side and serves Sycamore and Ashburn. The Norfolk-Southern railroad has a main north-south line running parallel to I-75 and through Sycamore and Ashburn and the Seaboard Coast Line bisects Rebecca from southeast to northwest. Rebecca lies in the northeast corner of the county near the Alapaha River and the county line.

Turner County itself is dominated by the City of Ashburn, near the center of the county, and serves as both the county seat and the hub of urban activity. All three cities got their start as urban centers along the new railroad system which initially supported the lumber trade and land clearing activities. Once most of the lumber was gone, the land converted to agriculture and the cities began converting from lumber towns to farming towns. During the 20th century, roads were improved and a pattern of through traffic to and from Florida emerged along US 41. This caused steady urban growth for the cities along US 41 and these places became the dominant centers of activity and began to attract population in from the rural areas. The Florida land boom and the construction of I-75 running parallel to US 41, increased the flow of traffic and accelerated the urbanization process. This resulted in a significant increase in service oriented businesses as well as industrial uses which need major highway and/or rail access. The cities of Ashburn and Sycamore become increasingly urban industrial centers, but rely upon farm/agriculture economic enterprises for their long term stability. Rebecca is a stand alone farm service center with growth in farm related industrial and storage businesses. Ashburn and Sycamore compete for patronage of traffic along I-75, as well as for new industries and businesses to locate in their community.

Tables 6-1, 6-2, 6-3 and 6-4 show a tabulation of all existing land use acreages inventoried throughout the county. These numbers represent totals for both the unincorporated portions of Turner County, and the Cities of Ashburn, Sycamore, and Rebecca.



## TURNER COUNTY (Unincorporated)

Predominantly rural in character, the majority of urban development in Turner County is clustered in the county's three incorporated cities. Map 6-1 graphically depicts existing land use patterns found in the unincorporated portion of Turner County and Table 6-1 shows a tabulation of acreages for the various land use categories.

**TABLE 6-1**  
**TURNER COUNTY (unincorporated) EXISTING LAND USE ACREAGES**

Land Use Category	# Acres	% Developed, Non-Ag./Forest Land	% Total Land
Residential	2,299.6	28.5	1.3
Commercial	168.9	2.1	0.1
Industrial	341.8	4.2	0.2
Public / Institutional	138.0	1.7	0.1
Parks / Recreation / Conservation	235.3	1.1	0.1
Transportation / Communication / Utilities	4,889.8	60.6	2.7
<b>Total Developed, Non-Ag./Forest Land</b>	<b>8,073.6</b>	<b>100.0</b>	<b>4.4</b>
Agriculture (cropland, orchard, pasture)	124,591.7		68.0
Forest (commercial, natural)	50,313.5		27.5
Undeveloped / Unused	154.6		0.1
<b>GRAND TOTAL</b>	<b>187,328.0</b>		<b>100.0</b>

Source: 2004 South Georgia RDC land use database for Turner County.

As shown by Map 6-1, all portions of the county consist mainly of vast amounts of agricultural farmland spread among forested areas. However, there are also clusters of urban industrial development as well as a scattering of individual urban uses throughout the county. These clusters and individual uses may range from less than one acre to several hundred acres in size.

Unincorporated Turner County consists of 183,133.5 acres which is approximately 97.8% of the county's total 187,328 acres. In unincorporated Turner County, 174,905 acres (95.5%) are devoted to agricultural or forestry uses. Most of the farmland is located on higher elevations between the numerous small rivers and streams and this pattern can be found in all parts of the county. Wetlands are also found in all parts of the county. Wetlands are protected by federal law and any clearing or disturbance of them requires a special permit under the Clean Water Act. Farmers have long learned that the wetlands of larger floodplains are not suitable to any form of development and that they can serve as a valuable natural windbreak for cropland. Therefore these areas have mostly been left undisturbed. Smaller wetlands areas can be easily and inexpensively cleared and modified to become agriculturally productive land. This practice has unfortunately led to permanent destruction of countless wetlands acreage.



Turner County's native tree stands are scattered throughout the county. There are also large areas of commercial forestry throughout the county. The largest concentrations of these are located on large tracts of land in the northern half of the county especially along the northeastern and northwestern quadrants. The field survey noted that many of the commercial timberlands have been used repeatedly and that many former farmlands have been planted in native pine trees since the passage of the erodible farmlands legislation in the 1980's. In addition, the field survey also noted occasional large scale clearing of native tree stands (non-wetlands) for apparent conversion to crop or pasture lands. If good judgment and sound land management methods are used, this practice will increase the amount of productive farmland with minimal impacts to the natural environment.

Developed non-agricultural lands in unincorporated Turner County consist of more than 8,073 acres which is only 4.4% of the total unincorporated area (and road rights-of-way make-up 6% of this developed land area). However, this represents approximately 80% of the total 10,070 acres of developed non-agricultural lands in the entire county. It should be noted that a large portion of this is for street and railroad rights-of-way. When right-of-way acreages are excluded (by factoring out most of the Transportation, Communication, Utilities land use category) unincorporated area contains 3,183 acres of developed non-agricultural land or just 3.9% of the total unincorporated land area.

Of the developed lands, residential uses occupy 2,299 acres (28.5%). Here it should be noted that conventional farmhouses and single mobile homes located on individual parcels of farmland, were inventoried as agricultural land use since the primary use of the land is considered to be agricultural, not residential. However, multiple farmhouses and/or mobile homes located on a single agricultural parcel, were presumed "split" off from the farm and inventoried separately with an assumed minimal or apparent acreage.

Most residential land uses are scattered along the county's main roads, particularly those roads leading outward from the three cities. However, there are few residential subdivisions scattered throughout the rural areas. Three subdivisions are found in the rural areas, one in the extreme northwest portion of the county and one newer residential development south of the Dakota community. The other county "subdivision" lies just east of the Bussey Road/Interstate 75 intersection. The rural residential growth along the major roadways contains both conventional single-family and mobile homes. It should also be noted that there are non-residential uses that are located either within these residential areas or in close proximity to clusters of residential development. This is largely due to a lack of land use controls and an understanding of the adverse impacts caused by competing land uses.

Commercial land uses in the unincorporated areas total 168 acres which is only 2.1% of the developed non-agricultural lands. These uses are largely clustered at the Inaha, Bussey Road and GA 159 exits adjacent to Interstate 75. Only 2 small rural commercial stores are found in the rural area, one on U.S. 41 south near the Tift County line and one on GA 159 northeast of Ashburn.

Industrial uses in the unincorporated areas total 341 acres which is 4.2% of the developed non-industrial lands. In the rural portions of Turner County outside of the Ashburn/Sycamore Urban Area, industrial land uses include an old saw mill operation on County Road 194 in the southern portion of the county, the Coverdale agri-industrial complex on GA 112 west, a large logging operation at the Georgia 32/I-75 interchange, and a large agri-industrial center on GA 32 east. The largest concentration of industrial land uses is located southeast of Ashburn and north of Sycamore. This industrial land use concentration has developed between the cities of Ashburn and Sycamore because of the area's proximity to Interstate 75 and the availability of urban utilities and services from the cities.



Public/Institutional uses total 138 acres which is 1.7% of the developed non-agricultural lands. These uses are scattered throughout all portions of the county, and largely represent the county's numerous rural churches and cemeteries. This land use category also includes the county's rural fire stations.

The Parks/Recreation/Conservation category totals 235 acres which is only 2.9% of the developed non-agricultural lands. This land use category includes the Country Club golf course on GA 32 southwest of Ashburn and the new county/city recreational complex on US 41 north of Ashburn.

The largest land use category is Transportation/Communication/Utilities which totals more than 4,889 acres and represents 60.6% of the developed non-agricultural lands. Within this category, railroad and street right-of-way make up more than 95% of the acreage. Other facilities within this category include the Turner County Airport, transmission towers and electric substations, the Ashburn wastewater treatment plant, and the Sycamore lagoons and spray irrigation treatment system. Two unique rural land uses found in this category are the Wing and Prayer private airstrip in the northeast portion of the county and a Federal Aviation Administration radar facility in the western portion of the county.

The Undeveloped/Unused category totals 154 acres which is only 0.1% of the total unincorporated area. This land use category includes platted lots which have not been developed, and they are largely clustered in the Ashburn/Sycamore Urban Area and the Rebecca urban area.

## **CITY OF ASHBURN**

Ashburn is by far the largest city in Turner County in terms of both population and urban development. The city is largely located to the west of I-75 near the center of the county and is also accessed by US 41, and State Highways 32, 7, 112, and 159. Ashburn's street system is a standard grid pattern oriented around these major north-south and east-west routes, and is cut by portions of the Norfolk Southern Railroad right-of-way. Newer residential developments on the city's fringes have adopted a circilinear street pattern.

Ashburn's land use pattern originally centered around the downtown area which developed adjacent to the parallel axis of the railroad and US 41 and the intersection of the main east/west travel corridor which would eventually become GA Highway 112. Commercial land uses located to the east of the railroad and industrial land uses formed to the west/northwest of the downtown area. Residential areas surrounded the commercial and industrial core, and radiated along the city's grid pattern street system in all directions.

As Ashburn continued to grow Interstate 75 replaced US 41 as the principal travel route to Atlanta/Florida (25 years ago), utilities had to be extended east to Interstate 75 to accommodate the service commercial which began to develop on the eastern edge of Ashburn. Today, the land use pattern still resembles much of the earlier pattern although there has been significant commercial/industrial growth along I-75 during the past 20 years. Ashburn has also annexed northeastward along Interstate 75 and GA 159 to include large tracts of land for billboards, and some spot commercial sites. Map 6-2 graphically depicts the current land use pattern for Ashburn, and includes Sycamore and the unincorporated Turner County fringe between the two cities.

The map presentation was chosen in order to depict the linear orientation of the City of Ashburn to US 41 and Interstate 75, and to highlight the linear connection that is found between the two cities. In total, the Ashburn/Sycamore/Turner County urban area embraces four interstate interchanges. Table 6-2 summarizes Ashburn's existing land use acreages.



**TABLE 6-2  
ASHBURN EXISTING LAND USE ACREAGES**

Land Use Category	# Acres	% Developed, Non-Ag./Forest Land	% Total Land
Residential	784.0	52.0	25.7
Commercial	105.3	7.0	3.5
Industrial	72.3	4.8	2.4
Public / Institutional	135.9	9.0	4.5
Parks / Recreation / Conservation	17.2	1.1	0.6
Transportation / Communication / Utilities	393.6	26.1	12.9
<b>Total Developed, Non-Ag./Forest Land</b>	<b>1,508.5</b>	<b>100.0</b>	<b>49.5</b>
Agriculture (cropland, orchard, pasture)	1,040.1		34.1
Forest (commercial, natural)	252.1		8.3
Undeveloped / Unused	248.2		8.1
<b>GRAND TOTAL</b>	<b>3,049.0</b>		<b>100.0</b>

Source: 2004 South Georgia RDC land use database for Turner County.

As Table 6-2 indicates, the City of Ashburn's total land area is 3,049 acres. Residential land uses, totaling nearly 785 acres, comprise over 50% of the city's developed land area and is the predominant land use in the City of Ashburn. Residential development in the city's west/southwest and extreme southeast quadrant is generally characterized as smaller lot, moderate income residential development. By in large, these areas have become home to the city's minority inhabitants. Numerous blocks of these older neighborhoods have a high incidence of substandard housing and these neighborhoods have been the target of extensive clean-up and reinvestment/rehabilitation efforts by the City of Ashburn through the Georgia Department of Community Affairs-Community Development Block Grant Program. Newer growth in these neighborhoods has included a number of apartment complexes, including those designed to meet the needs of the elderly and handicapped citizens.

Ashburn's residential development to the north and northeast of the downtown area is a substantial historic residential area which has undergone substantial reinvestment in the past few years. Detailed in Chapter One, these neighborhoods include two National Register Historic Districts, the Ashburn Heights-Hudson College and Shingler Heights Districts. These two areas are also included in the city's "local historic district", and as such, are afforded protection from unsympathetic encroachments. The redevelopment efforts reflect the state and national trends of an increasing interest in the rehabilitation of older, higher quality residential developments adjacent to the city's downtown area. These largely private efforts have been strongly supported by the Ashburn City Council and the Ashburn Historic Preservation Commission.



The city's remaining residential developments, located in the city's southeast and northwest quadrants are extremely sound in character and are best described as modern, planned residential subdivisions.

The city's housing stock, while predominantly single-family residential, boasts a broad range of housing types including duplexes, small apartment developments and larger apartment complexes. Numerous city residential areas offer large lot "estate" residential opportunities within the city limits which have a full-range of urban services.

Commercial land usage in the City of Ashburn comprises some 105 acres, representing nearly 7% of the developed land area. The City's commercial land uses have two distinct patterns. The first predominant commercial pattern is the city's historic commercial district located adjacent to US 41 east of the Norfolk-Southern Railroad. The second distinct pattern is the commercial growth along GA 112 from the interstate west to the city's downtown. Commercial uses lying outside of these two areas are minimal, and generally serve either highway oriented traffic, such as along US 41 to the south, or commercial establishments serving nearby residential areas. Much of the small lot commercial development has poor location and screening, and has had a negative impact on adjacent and nearby residential properties.

Industrial land uses in the City of Ashburn are by and large restricted to the west/northwest of the city's downtown area, and are largely comprised of agri-business uses which are highly dependent on the adjacent rail services. The other industrial land uses found within Ashburn is the city owned inert landfill at the northwestern city limits, and three tracts fronting Sylvia Drive, adjacent to the GA 112/Interstate 75 interchange. Industrial land usage in Ashburn totals 72 acres, which is 4.8% of the city's developed acreage.

Ashburn's Public/Institutional land uses include the Ashburn City Hall, four city-owned cemeteries, the county's high school, middle school and an elementary school, as well as the city's numerous churches. These land uses total some 135 acres and represent 9% of the city's developed properties. Additional public/institutional uses include the historic Turner County Courthouse and adjacent jail and the old Turner County hospital building.

Parks/Recreation and Conservation lands within the city limits are limited and total 17 acres, which is 1.1% percent of the city's developed land area. These uses include the Ashburn/Turner County Recreational Complex on Jackson Avenue and the Essa Storey Jogging Trail on North Jefferson Street. The City of Ashburn has jointly purchased a 57-acre parcel north of Ashburn on U. S. Highway 41 for the development of a county wide recreation complex.

Second only to residential land uses, Transportation/Communication and Utilities total 393 acres, which is just over 26% of the city's developed land area. Largely comprised of public street and railroad rights-of-way, this land use category includes the Ashburn Park and Ride facility, utility substations and public well sites.

Of the city's total 3,049 acres, developed lands total over 1,508 acres, or 49% of the city's total land area. Overall, the city has a compact land use pattern which radiates out from its original downtown area adjacent to U. S. Highway 41 and the Norfolk Southern Railway lines. The perimeter of the city has extensive agricultural land usage, with 1,040 acres classified as Agricultural and 252 acres which are forested. The remaining 248 acres are Undeveloped/Unused and are generally dispersed at the perimeters of the city's growth areas.

## **CITY OF SYCAMORE**

The City of Sycamore is located southeast of the City of Ashburn, and as such, is located in the south central portion of Greater Turner County. Originally incorporated adjacent to rail lines that have become part of the



Norfolk Southern mainline, Sycamore is served by U. S. 41 and Georgia Route 32. The City's original incorporation is in the shape of a rectangle and limited annexations have occurred over the years.

Map 6-3, Ashburn and Sycamore Area Existing Land Use, graphically depicts the City of Sycamore and the adjacent Ashburn and Turner County Fringe Area, and Table 6-3, Sycamore Existing Land Use Acreages, summarizes the city's existing land use patterns.

**TABLE 6-3  
SYCAMORE EXISTING LAND USE ACREAGES**

Land Use Category	# Acres	% Developed, Non-Ag./Forest Land	% Total Land
Residential	103.7	32.6	16.1
Commercial	12.8	4.0	2.0
Industrial	56.9	17.9	8.9
Public / Institutional	23.4	7.4	3.6
Parks / Recreation / Conservation	1.0	0.3	0.2
Transportation / Communication / Utilities	120.0	37.8	18.7
<b>Total Developed, Non-Ag./Forest Land</b>	<b>318.0</b>	<b>100.0</b>	<b>49.4</b>
Agriculture (cropland, orchard, pasture)	242.4		37.7
Forest (commercial, natural)	51.0		7.9
Undeveloped / Unused	32.2		5.0
<b>GRAND TOTAL</b>	<b>643.6</b>		<b>100.0</b>

Source: 2004 South Georgia RDC land use database for Turner County.

The most dominant physical characteristic of the city's land use pattern is its linear grid street system's orientation to the northeasterly running rail and U.S. 41 corridor.

The second greatest percentage of developed lands in the City of Sycamore, 103 acres, representing 32% of the city's developed area, is devoted to residential uses. The largest concentration of residential uses lies to the southeast of the city's downtown areas, from Willis Street south to Georgia Highway 32. The second major residential district lies west of and parallel to the U.S. 41/Norfolk Southern Rail Lines.

Commercial land uses total over 12 acres and represents 4% of the city's developed land area. Commercial usage is concentrated adjacent to U.S. 41 in the city's historic downtown area, which has experienced the demolition of several abandoned structures in recent years.

Industrial land uses total over 56 acres, which is in excess of 17% of the city's developed land area. Industrial uses are found in the city's downtown area and include numerous agri-industrial uses. The largest concentration



of industrial land use is found east of U.S. 41 and north of Collins Street and is part of a large industrial land use cluster which has developed between Sycamore and the City of Ashburn.

Public/Institutional land uses total 23 acres, which represents 7% of the city's land area. These uses include the City Hall, fire station, the U. S. Post Office, numerous churches, and the Sycamore Elementary School. Sycamore has no lands devoted to Parks/Recreation/Conservation uses.

Transportation/Communication/Utilities land uses total 120 acres, which represents 37% of the city's developed land area. While Transportation/Communication land uses normally rank second only to residential uses, this figure is unusually high because of the large tract of land which is used by the city for its spray irrigation wastewater treatment system.

Of the city's total of 643 acres, over 318 acres are developed, which is 49.4% of the total land area. Of the city, 293 acres remain in Agricultural and Forest uses, with 32 acres classified as Undeveloped/Unused.

## **CITY OF REBECCA**

The City of Rebecca is located in the extreme northeast corner of Turner County, just west of the Alapaha River. Rebecca's corporate limits form a circle with a total land area of approximately 502 acres. The city is served by Georgia Highway Routes 112 and 90, with other streets being a part of the county and local thoroughfare system.

The Seaboard Coastline Railroad traverses the city on a northwest to southeast axis parallel to Railroad Street, and the city streets are laid out in a grid pattern which intersects the collector and arterial routes as they exit the city.

Map 6-4, Rebecca Existing Land Use, graphically depicts the city's land use patterns, which are analyzed in Table 6-4.



**TABLE 6-4  
REBECCA EXISTING LAND USE ACREAGES**

<b>Land Use Category</b>	<b># Acres</b>	<b>% Developed, Non-Ag./Forest Land</b>	<b>% Total Land</b>
Residential	80.9	47.2	16.1
Commercial	2.2	1.3	0.5
Industrial	16.8	9.8	3.3
Public / Institutional	5.4	3.2	1.1
Parks / Recreation / Conservation	1.6	0.9	0.3
Transportation / Communication / Utilities	64.3	37.5	12.8
<b>Total Developed, Non-Ag./Forest Land</b>	<b>171.3</b>	<b>100.0</b>	<b>34.1</b>
Agriculture (cropland, orchard, pasture)	232.6		46.3
Forest (commercial, natural)	28.7		5.7
Undeveloped / Unused	70.0		13.9
<b>GRAND TOTAL</b>	<b>502.7</b>		<b>100.0</b>

Source: 2004 South Georgia RDC land use database for Turner County.

The greatest portion of Rebecca's land area, some 80 acres representing 47% of the city's developed land, is devoted to residential land uses. With no public sewer system, residential development has generally occurred on lots in excess of one-half acre in size due to the necessity for septic systems. Housing type is predominately conventional single-family residential dwellings, with a large portion of the city's newer residential growth being manufactured housing. With no manufactured housing in 1970, the city today has 20 units, representing over 25 percent of the city's occupied housing stock. Overall housing structural quality is high as the city has participated in the Community Development Block Grant Program of the Department of Community Affairs.

Rebecca has 2.2 acres devoted to commercial land uses and 16.8 acres devoted to industrial land uses. With the exception of two highway-oriented commercial land uses located on Georgia 112, these uses are concentrated adjacent to the CSX rail corridor in the city's historic downtown area. All industrial land uses in the city are agribusiness uses, denoting the city's role as a rural farm trade and service center.

Public/Institutional uses total 5.4 acres, and include the city's five churches, the city hall, and fire department. Park/Recreational/Conservation uses total 1.6 acres and includes the city ball park on South Double Run Street, and the community center and tennis complex on Railroad Street.

Second only to residential land use, Transportation/Communication and Utilities land uses total 64 acres, which is over 37% of the city's developed land area. In addition to public and railroad rights-of-way, TCI uses include a utility substation and city well and elevated tank.



Some 260 acres of the city are either agricultural or forested areas, and they surround the city's urban area. In excess of 70 acres are classified as Underdeveloped and Unused, and vacant lands are dispersed throughout the city.

## LAND USE DEMANDS

Population projections and housing demands from Chapter Five for Greater Turner indicate an aggregate growth in population and housing units for the period 2000-2025. (see Tables 5-7 and 5-8) These projections translate into land use acreage demands for residential growth, which are summarized as follows:

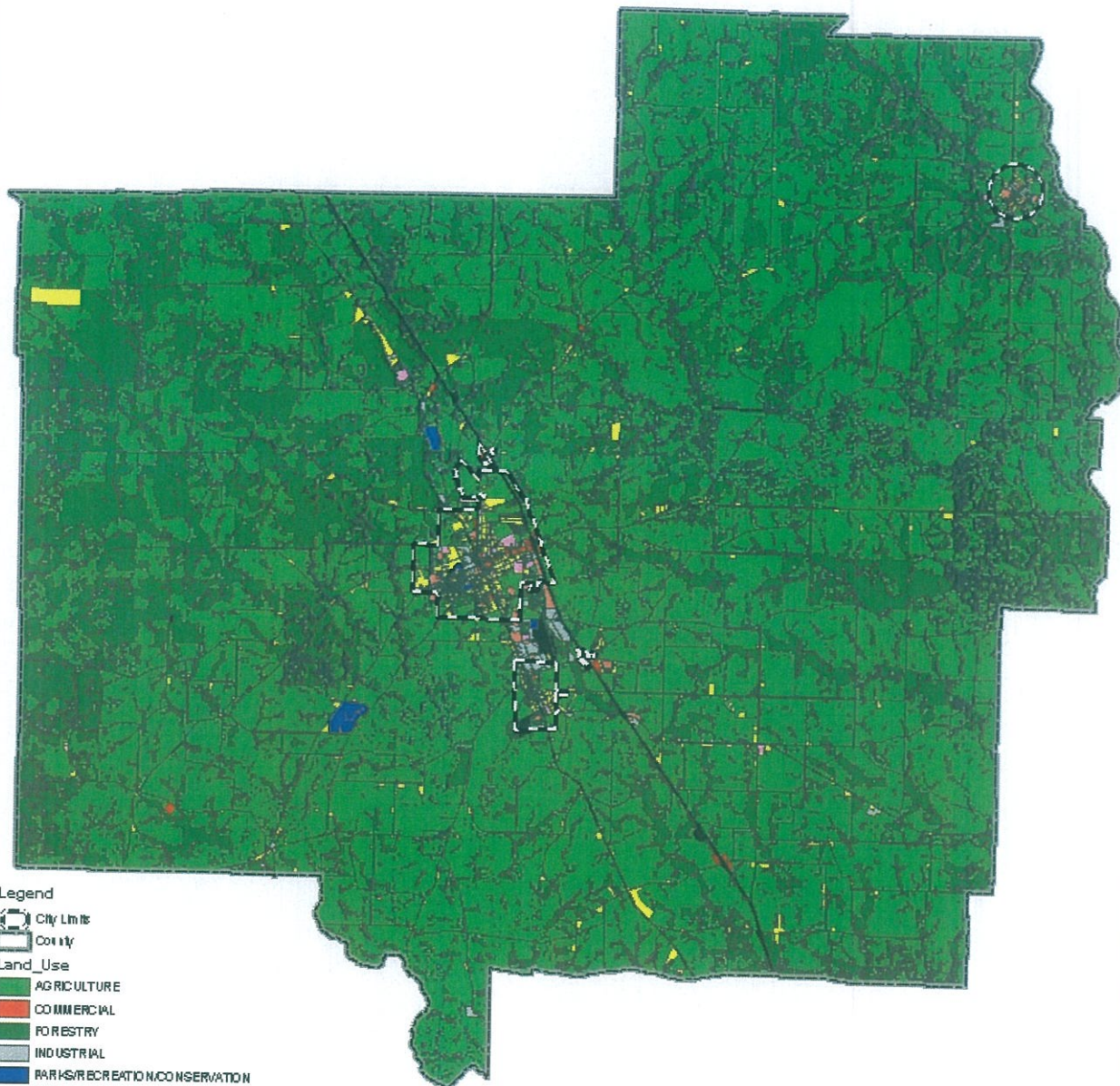
	H.U.Need 2000-2025	Average Lot Size	Res.Land Need 2000-2025
Uninc. Turner Co.	118	1 Acre / 5 Acres	118/590 Acres
Ashburn	28	9,000 sq. ft. (.21 Ac)	5.8 Acres
Sycamore	18	9,000 sq. ft. (.21 Ac)	3.7 Acres
Rebecca	20	21,780 sq.ft. (.5 Ac)	10 Acres

The per capita use rate method for estimating future land use acreages was utilized for all land use categories, except Transportation, Communication, and Utilities; and in known instances when this method proved unreasonable, alternate numbers were inserted. The acreage needs are as follows:

	Turner Co.	Ashburn	Sycamore	Rebecca
Commercial	-	5	1	-
Industrial	-	-	3	-
Public/Insti.	10	5	1	1
Parks/Rec/Cons.	9	9	3.8	-
Agriculture	-	-6.0	-10.0	-
Forested	-	-2.0	-4.0	-
Vacant/Unused	-	2.0	1	-

These future land estimates are totally dependent upon density policies, land use goals, land use plans and individual choices made by each local unit of government.














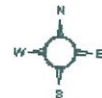
Legend

-  City Limits
-  County

Land\_Use

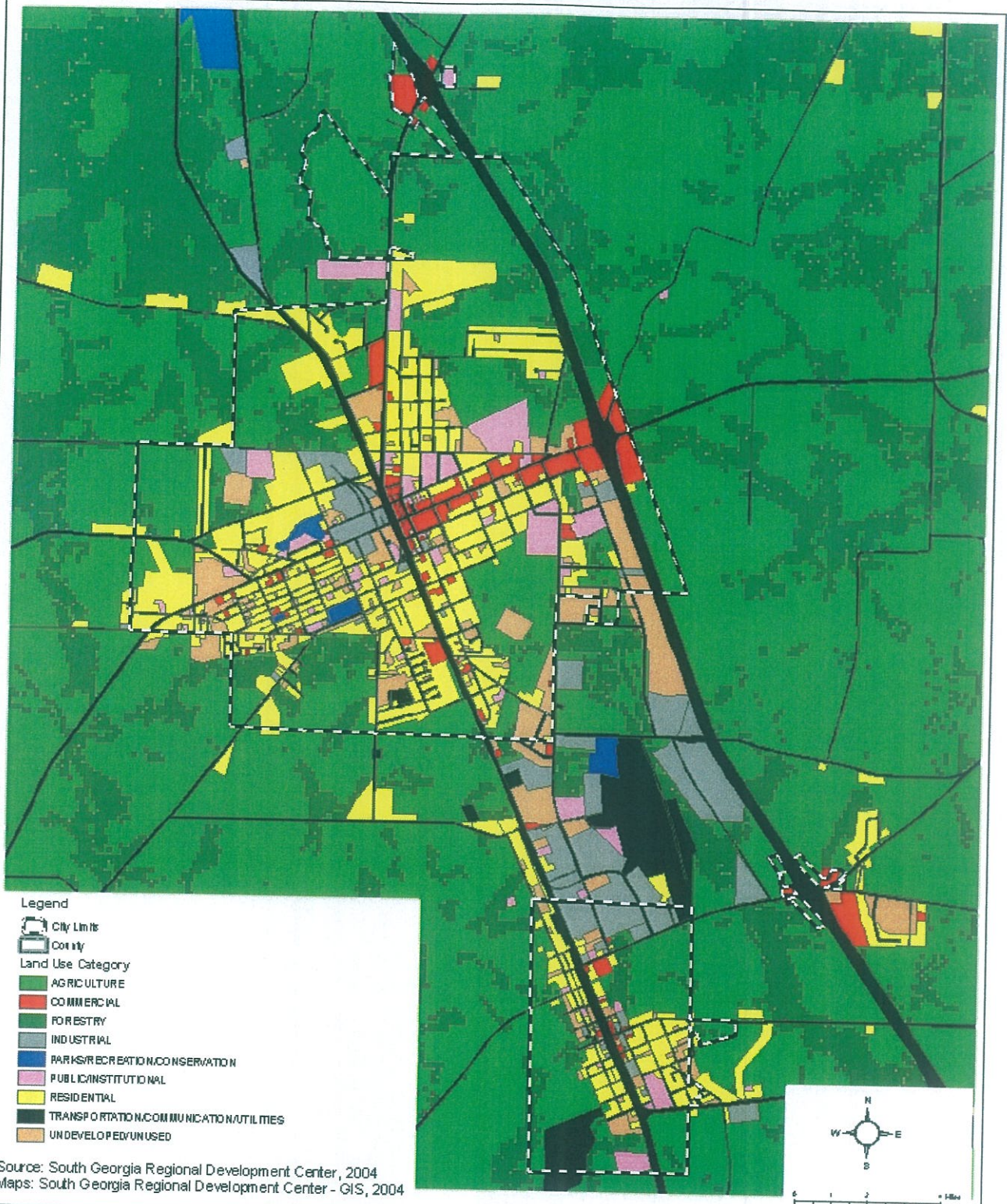
-  AGRICULTURE
-  COMMERCIAL
-  FORESTRY
-  INDUSTRIAL
-  PARKS/RECREATION/CONSERVATION
-  PUBLIC/INSTITUTIONAL
-  RESIDENTIAL
-  TRANSPORTATION/COMMUNICATION/UTILITIES
-  UNDEVELOPED/UNUSED

Source: South Georgia Regional Development Center, 2004  
 Maps: South Georgia Regional Development Center - GIS, 2004



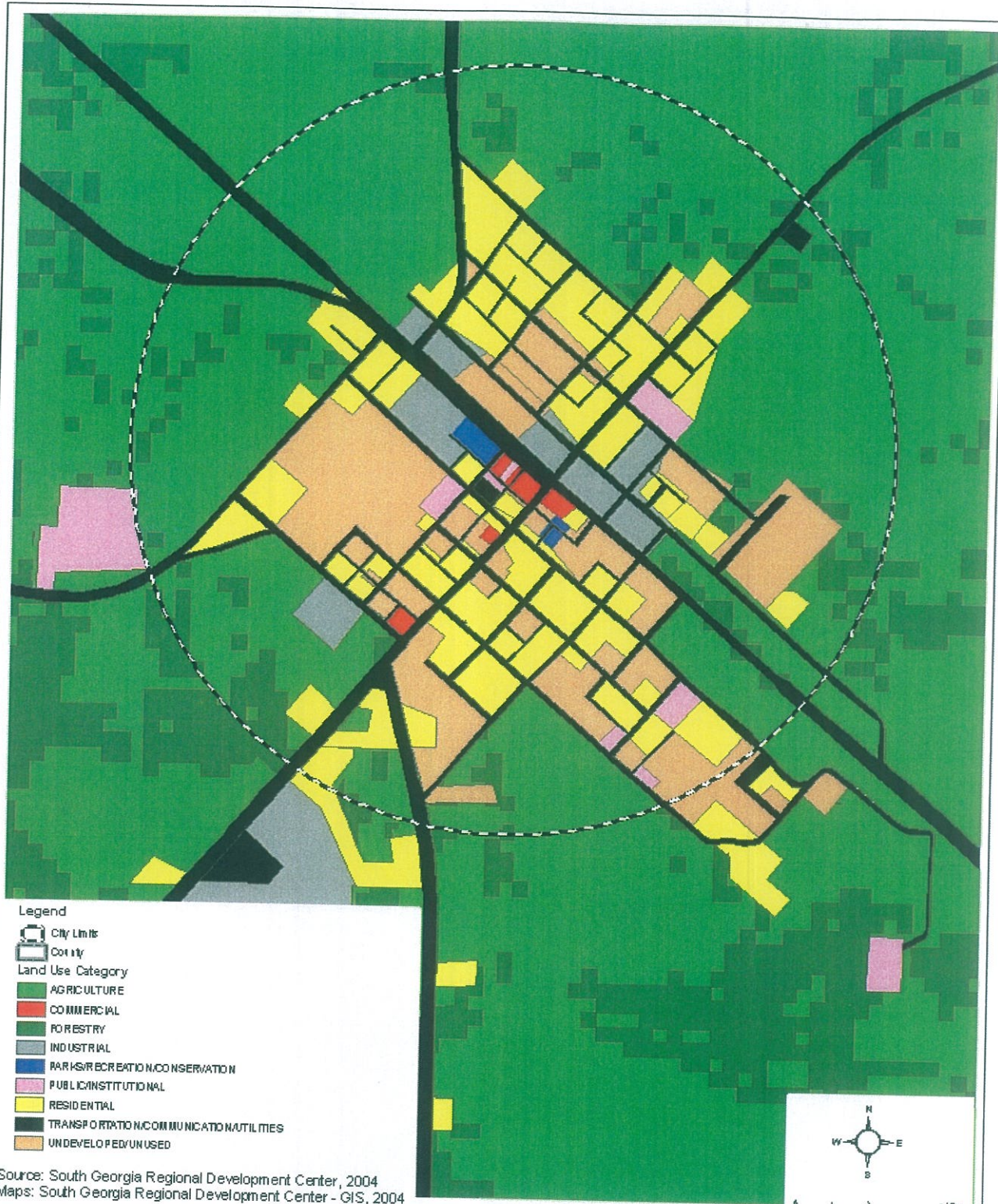
## MAP 6-1 TURNER COUNTY EXISTING LAND USE





**MAP 6-2 ASHBURN & SYCAMORE AREA  
 EXISTING LAND USE**





MAP 6-3 CITY OF REBECCA  
 EXISTING LAND USE



## **CHAPTER 7 INTERGOVERNMENTAL COORDINATION**

As detailed in the previous six chapters, the number of function activities, issues and services that must be addressed by local government in order to effectively plan for its future is immense. Adding complexity to this situation is the fact that the actions of other local governments, other governmental entities and even local authorities can have profound impacts on the implementation of local governments' comprehensive plans. The purpose of this plan section is to inventory and address the adequacy and suitability of existing coordination mechanisms and policies to serve the current and future needs of Greater Turner as it seeks to implement goals and objectives that in many cases involve multiple governmental entities.

### **REGIONAL PERSPECTIVE**

Turner County, including Ashburn, Rebecca and Sycamore are member governments served by the South Georgia Regional Development Center. One method of coordination of all state, federal and local governmental actions is the Georgia State Clearinghouse Intergovernmental Review Process that involves potentially affected governments/parties subject to the nature of the activity being undertaken. This review coordinating mechanism covers a large array of local, state and federal development projects and affected local jurisdictions are afforded the opportunity to comment on proposals in the planning stage.

A second strength for fostering local intergovernmental coordination is the design of the local planning function. By choice, and recognizing the need for local plan implementation and coordination, Greater Turner (Turner County and the Cities of Ashburn, Rebecca and Sycamore) has a single countywide planning advisory commission. This local planning process has been "seamless" since the creation of the Joint Growth Strategies Advisory Committee in 1993. When the 2015 Greater Turner Comprehensive Plan was adopted in 1995, the countywide planning advisory commission was formed and challenged to help the cities and county reach their identified goals.

### **COORDINATION MECHANISMS WITH ADJACENT LOCAL GOVERNMENTS**

The Cities of Ashburn, Rebecca, and Sycamore have developed and executed Memorandums of Agreement with Turner County concerning the potential for intergovernmental conflicts for Land Use Intensity Subject to Annexation. As noted above, Greater Turner are served by a joint planning advisory commission, and have a seamless future land use plan. All actions for annexation/rezoning are subject to the intergovernmental agreement addressed as part of the local Service Delivery Strategy agreement. Potential for other development affecting Greater Turner would be addressed by the Developments of Regional Impact Review Process (DRI) contained within the Georgia Planning Act.

### **SCHOOL BOARD COORDINATION**

Turner County, Ashburn, Rebecca, and Sycamore are served by a single school system, the Turner County Board of Education. All local land development ordinances call for siting approval for new facilities from the respective governmental jurisdiction, and all countywide public schools are located within the Ashburn Urban Service Area.



## SPECIAL SERVICE DISTRICTS

Greater Turner has no special service districts.

## LOCAL GOVERNMENT AUTHORITIES

Greater Turner has three independent development authorities that are outlined in Table 7-1 below.

**Table 7-1  
Greater Turner Authorities**

<b>Authority Name</b>	<b>Type</b>	<b>Method of Creation</b>	<b>Dependency</b>	<b>Single or Multi-Jurisdictional</b>
Turner County Development Authority	Industrial Development	General Statute	Independent	Multi-Jurisdictional
Tift, Turner, Worth, Cook Joint Development Authority	Multi-County Industrial Development	General Statute	Independent	Multi-Jurisdictional
Housing Authority of the City of Ashburn, Georgia	Housing	General Statute	Independent	Single

Source: South Georgia Regional Development Center, 2004.

While each authority is eligible for grant and loan programs, local control is maintained by the fact that the elected governmental bodies appoint each authority's membership and approve annual funding allocations in their budget. Coordination with these authorities is currently maintained through the chief elected official of the respective local government.

## TURNER COUNTY SERVICE DELIVERY STRATEGY

In 1995, the Georgia Legislature passed the Service Delivery Strategy Law (H.B. 489) that mandated the development of a local mechanism to encourage coordination of service delivery. Turner County and the Cities of Ashburn, Rebecca, and Sycamore participated in and developed such a coordinating mechanism, and have reviewed the agreement, but have not reached a consensus during this update.

## ASSESSMENT OF CURRENT AND FUTURE NEEDS

Upon inventory and assessment, Turner County, Ashburn, Rebecca and Sycamore believe that current coordination mechanisms are sufficient to meet community needs through the twenty-year planning period. The respective jurisdictions are active participants in the Georgia Intergovernmental Review Process, the requirements of the Development of Regional Impact (DRI) and Intergovernmental review subject to annexation portions of the Georgia Planning Act, and routinely are represented at South Georgia Regional Development Center board meetings and functions.

Should issues arise Turner County and Ashburn, Rebecca, and Sycamore feel they cannot adequately handle, they will approach the appropriate Authority/governmental authority to institute appropriate communications and mediate the dispute.



## **PART II: WHERE DO WE WANT TO BE ?**

### **IMPACTS AND OPPORTUNITIES & GOALS AND POLICIES**

#### **IMPACTS AND OPPORTUNITIES**

##### **HISTORIC RESOURCES**

Turner County, as the historical sketch in Chapter One explains, has a rich heritage. Early settlements sprang up from grist and sawmill operations, which prompted railroad expansions to and through Greater Turner. Some of these settlements formed the basis for existing cities today and some have either disappeared or provide the link to the past and are now inhabited by farm/non-farm persons. Throughout the years, development in the county has brought with it farm and forest related structures, including several churches. Even without a comprehensive county-wide inventory, many buildings, structures, sites, districts, and objects of historical importance are present in Greater Turner. As a result, Greater Turner is rich with historic resources but, at present, only Ashburn provides protective steps are being taken towards preservation of the vast majority of these resources.

To bring Turner County, Rebecca and Sycamore into the fold of protecting the historic resources the Greater Turner Planning Advisory Commission (PAC) needs to be the coordinating organization. The first goal of the PAC would be the completion of a comprehensive survey of historic resources for the entire county. Once the survey is complete, the county and cities will know what and where the historic resources are and they can decide how to preserve them. With this information, the PAC can then begin targeting areas for potential National Register districts and local historic districts. The PAC could also use this information as a basis for seminars to educate owners of historic resources about their buildings and how they relate to their surroundings.

The PAC could also promote the protection of historic resources by making historic property owners aware of state and federal programs such as tax benefits and grants. It could also designate local historic districts and write an ordinance creating a historic preservation commission that would protect these local districts through a review process that includes any changes to the exterior of buildings located in the district. The PAC could also serve as a catalyst for the formation of other groups interested in historic preservation.

Preservation of Turner County's historic resources will require an organized effort such as the one described. By using the PAC, many accomplishments can be made, but without PAC leadership, little will get done and a part of Greater Turner's heritage will disappear forever. It is of great importance that the PAC accept the challenge of historic preservation. It should be noted that for the goals to be met, the city and county governments must individually endorse the concept of historic preservation by getting involved, and support the PAC.

##### **POPULATION AND ECONOMY**

Greater Turner's population, social, economic and environmental profile has been and will continue to be influenced by three major factors: (1) Greater Turner lies on the Interstate 75 corridor and is sandwiched between several major growth centers, namely, Albany, Macon, Tifton, and Valdosta, and within the trade areas of the following minor growth centers - Fitzgerald, Cordele, Moultrie, Sylvester and Adel; (2) Rural farm population continues to decline due to mechanization, competition, and costs. Small towns that were dependant on agricultural trade have remained static or declined in population and services; and (3) Rural non-farm population has been encouraged to develop prime farm/forest lands, but for the most part non-farm dwellings have located adjacent to the three cities, which have community water and/or sewer systems.

Within the last ten years the county and cities taken the responsibility and guide development to locations, which promote the general health, safety and welfare of residents. Greater Turner possesses a myriad of pristine natural resources which are virtually intact and have enacted and enforce development regulations ( i.e. building, plumbing and electrical codes, land subdivision and zoning ordinances) to safeguard said resources for future generations. There is one area of the county, which has "good" soils capable of supporting on-site sewerage systems. The vast majority of soils are rated "fair" which means the caution flag is raised and special on-site system designs must be



engineered which can lead to higher expenditures and larger lot areas needed to overcome the soil deficiencies.

Current data provides continuing evidence that the economy of Greater Turner is not keeping even with regional growth centers, and lagging behind the State of Georgia and the United States. Out migration is a serious problem as young people leave the county and seek economic opportunity elsewhere.

The slow growth labor market has a deep personal meaning to the residents of Greater Turner. This means that 26.7 percent of Greater Turner's residents are below the income poverty level (Ashburn-38.1%, Rebecca-15.8%, Sycamore-25.8%), which is significantly higher than Georgia's average of 13 percent and the United States average of 12.4 percent. It also means that even though Greater Turner's per capita income has improved, it has shown a slight gain from 62 percent to 62.7 percent of the state per capita income since 1979 and risen to 59.1 percent of the United States per capita income average. Coupled with Greater Turner's educational attainment level of 67.7 percent of its adult population having a high school or higher education (Georgia's average is 78.6% and the U. S. average is 80.3%), these two problems demand attention and insight if Greater Turner is to prosper and grow.

The Greater Turner economic picture recently saw gains in the retail service sector with a new fast food restaurant and the conservation/preservation of a downtown Ashburn historic structure to retail and residential uses. The imaginative entrepreneurs are devising strategies to capture a share of the 30,000 plus vehicles traveling along Interstate 75. The Chamber of Commerce/Industrial Development Authority took positive steps by developing the Ashburn/Turner County North Industrial Park. The Board of Education closed three schools and made major additions to the high school campus and constructed a new elementary school. Turner County has a relatively new county jail and has gone on-line with the countywide enhanced 911 emergency communication system, with all units of government sharing in the operational costs of these public facilities. Ashburn/Turner County developed a recreation complex with ball fields, football and soccer fields, an 8 acre fishing lake, tennis courts and a primitive campground.

Education is a major consideration for a prospective industry. Throughout the nation, the critical link between education and prosperity is being realized. Gains in the level of educational attainment mean a more skilled labor force, and a drop in the number of students who do not complete their schooling. This in turn reduces the out-migration; because industries will choose Greater Turner and economic opportunities will become available. Current programs for keeping children in school and teaching them the value of vocational education, job training before and after they graduate, must be reinforced by the general public and the institutional community. Greater Turner needs to seek every opportunity to encourage learning and personal development to foster a skilled labor force for existing and future industries.

## **COUNTY / COMMUNITY FACILITIES AND SERVICES**

Chapter Four has inventoried, analyzed and made recommendations concerning the county/city facilities and services. The heart and soul of a community's ability to grow and develop depends upon the capability of providing public infrastructure and services. These include: county and city governmental services, public safety, fire protection, emergency medical service, health care, public water and sanitary sewer systems, natural gas systems, electric distribution systems, solid waste management, transportation (streets, roads, railroads, aviation), recreation, cultural facilities, and educational facilities. In most cases facilities and services tend to be a reflection of a community's values and priorities, and therefore, plays an important role in stimulating growth and establishing the community's form of development.

For any business to be successful in the long term and operate in a fiscally sound manner, it must prepare an annual and long-range business plan. Cities and counties are actually "public corporations", which are intended to last a long time, and should therefore, plan accordingly. Each of Greater Turner's four governments vary in size, but when all of the infrastructure and services are inventoried, the magnitude of investment for each of these are apparent; larger than most private businesses. Since the benefactors of each of these public corporations are not a small group of private individuals, but rather all of Greater Turner's citizens, then it is essential for these corporations to be managed responsibly.

However, Greater Turner does not currently have the mind-set (city/county policies, framework, i.e. process) for the preparation and implementation of a long-term capital improvement program, which is one sound method of long-range business planning for local governments. There are instances where the long-range cost estimates have been considered, namely to finance the county jail and the new 911 communications system. For the most part, on an



annual basis with whatever information is readily available, a budget is prepared and priorities are selected and constructed. Without preliminary engineering and architectural feasibility studies with complete cost estimates for each and every project which also show total long-term revenue needs, operation and maintenance costs, each unit of government annually prepares a budget that addresses its most immediate and known needs and no long-range strategies are developed.

With a known scarcity of fiscal resources and a multitude of needed facilities and services it becomes necessary to institute a capital improvement program process at the county and city levels. The Georgia Planning Act of 1989 sets out the parameters that allow the units of government to commence such a capital budgeting process and Greater Turner should use their individual five-year short-term work programs as the springboard for their capital improvement programs.

## HOUSING

The housing element of the plan is based to a large extent on the findings of the population element. Population projections indicate slight growth over the next 25 years amounting to 25 persons and 7.4 occupied housing units per year. Within the housing element, Greater Turner needs to consider the following factors while formulating goals and strategies for their comprehensive plan:

1. Greater Turner has continuing programmatic efforts to redevelop and rehabilitate substandard housing through the use of state and federal housing rehabilitation programs. While there appear to be very few units requiring exterior rehabilitation, there are ample units that need electrical and mechanical upgrades to meet housing and building codes.
2. The proportion of persons in the 65 and above age groups is expected to increase slightly throughout the planning period. The 55 to 65 age group is slated to rise and these trends often impact the number of persons per dwelling unit. Together these trends have tremendous implications for the provision of housing, since elderly housing has to address the special needs of elderly homeowners and renters. Besides being on a fixed income, they have physical limitations, and often need supportive services.
3. The current housing stock does not adequately address the needs of non-subsidized apartment dwellers. There have been few conversions to serve the rental market and few new rental units, other than public housing. In-depth market studies to determine the financial feasibility have not been undertaken.
4. Twenty-five percent of the current rental housing stock in Ashburn is provided by the public sector for low/moderate and elderly renters. The Ashburn Housing Authority manages these public housing units. The high level of poverty in Ashburn has prompted community leaders to provide decent, safe and sanitary housing at a variety of locations in Ashburn. Additional units will be added to meet the needs when funding is available.
5. Greater Turner's housing mix has been shifting toward a higher percentage of mobile homes, which have become the dominantly attractive means of affordable housing. With a slow-growth population, and a proportionately low acreage of developed commercial and industrial lands, this has negatively impacted the residential tax base. If left unchanged, this trend could have alarming impacts on fiscal resources. However, with adequate subdivision controls, development regulations, and strategies for infill development and rehabilitation of existing site-built housing, this trend will change.
6. Greater Turner needs to address the type of housing from the tax revenue basis, but also the location of housing. The natural resources and land use elements show the vast majority of rural non-farm residences are located on soils, which are not capable of supporting on-site sanitary sewer systems. Consequently, widespread effluent contamination prevails throughout the rural subdivisions. This places public health in jeopardy and begs public officials to appropriately enforce the new codes and ordinances to govern the division of land, location of residences, and the construction of wells and on-site sewage systems.



## NATURAL RESOURCES

The inventory and analysis found in Chapter Three thoroughly explains the attributes of the soils, surface waters, wetlands, floodplains, watersheds, aquifers, groundwater recharge areas, river corridor protection, endangered species, recreational resources, prime farm and forest lands, scenic views and sites. The capability of the soils to support a myriad of land uses has been analyzed and several baseline maps earmark the following needs:

1. The comprehensive plan needs to reinforce the necessity to utilize the detailed soil survey by first delimiting broad soil association areas, namely numbered 1, 2, 3, parts of 4, 7, and 8 shown on Map 3-14 and at least focus planned subdivisions and development to more suitable soil associations. The Land Use Plans should guide development to areas capable of supporting development while the Health Code and other development regulations need to address the current site and situation. If future development is steered away from the soil associations with severe constraints and to soil associations that are suitable for the proposed development, than a win-win situation exists for man and the environment.
2. Item number one above presupposes development decisions are conducted within the public forum. Since 2001 all of Greater Turner has public involvement via the Greater Turner Planning Advisory Commission and a zoning and building official that govern the development regulations (subdivision, building, zoning, etc.,) prior to action by the appropriate governing body.
3. Greater Turner has a strong farming economy that has adjusted to market forces by growing in size, and the impact of farming jobs and earnings will continue to be a positive impact in the Greater Turner economy throughout the twenty year planning period. It is the responsibility of government to recognize that there are 103,771 acres of "prime" and 42,069 acres of "important" farmlands in Greater Turner and take whatever measures necessary, including the adoption of the comprehensive plan, to protect these natural resources for future generations.
4. The groundwater recharge areas depicted on Map 3-8 are located along the southwest quadrant along the Little River and east/south of Rebecca next to the Alapaha River. Development regulations have been enacted in conformance with Georgia's environmental criteria to protect these sensitive areas.
5. Development should avoid flood hazard areas because of high development costs, potential damage to private property and its associated potential public costs, and damage to the ecosystem within the floodplain. Greater Turner has never been mapped for flood hazards. A probable explanation of why no flood hazard maps have been prepared lies in the fact that headwater rivers pose minor flood impacts. Since new flood hazard map documentation may take several years to accomplish, it is incumbent upon developers to provide engineering documentation that show their proposed developments will not adversely impact a floodplain. New development regulations can spell out necessary language to protect the public liability.
6. Wetlands fall under Section 404 of the Clean Water Act of 1977. This Act prohibits the discharge of dredge or fill materials into the water bodies or wetlands of the United States unless a permit is granted. Before a landowner starts a proposed development he is required to ascertain wetlands applicability. He should be advised to obtain a Section 404 permit from the U.S. Army Corp of Engineers. Local units of government are strongly advised to provide a notification system on wetlands that explains to the development community that any local permits cannot be processed until the wetlands issue has been resolved.
7. Both the Georgia Department of Natural Resources and the U.S. Fish and Wildlife Service have inventoried plant and animal species in the State of Georgia. Table 3-4 Endangered or Threatened Plant and Animal Species identifies these plants and animals.
8. Local governments and stakeholders need to focus their attention on the impaired stream segments that have Total Maximum Daily Load Implementation Plans. These stream segments are described in Table 3-2 and include the following: Double Run Creek, Deep Creek, West Fork Deep Creek, Alapaha River, Sand Creek, Little River-Ashburn Branch, and Little River-Newell Branch.



## LAND USE

In theory, a local unit of government should consult its comprehensive plan when making land development decisions or reacting to state or federal mandates to ensure or test whether their decisions are in harmony with the goals and policies articulated in its Comprehensive Plan. The implementation of the Comprehensive Plan can be achieved with the help of a number of tools. The pattern, timing, and standards of development within any community can be influenced and guided in accordance with the comprehensive plan in several ways. Non-regulatory measures include the use of incentives to promote certain types of uses, educational meetings and hearings, voluntary persuasive measures, and intergovernmental coordination. Regulatory measures, such as a building permit code, building construction code, subdivision control ordinance, housing, electrical and plumbing codes and a zoning ordinance are common actions taken to influence and safeguard local land use patterns.

While all these codes, ordinances, and regulations are often viewed as restrictions on private property owners, they do have positive benefits for land investment, besides protecting the public health, safety and welfare. These regulations insure that all property owners develop their land according to a common set of standards. The land investment value perceived lost when private development options are limited is returned to the property owner when the limitations prevent neighboring properties from being developed for incompatible uses.

To begin to protect the public health, safety and general welfare, the county has taken the leadership role and formed a countywide planning advisory commission. The county and the cities prepared and set up an enforcement program for building permits and a building construction code. Subsequent development codes and ordinances, namely land subdivision, zoning with water resource protection elements for wetlands and groundwater recharge areas were reviewed and adopted countywide.

## SUMMARY

The Georgia Planning Act of 1989 and subsequent guidelines within minimum planning standards, procedures, and environmental criteria has given each local unit of government in Georgia a choice: (1) Prepare and adopt an individual or joint comprehensive plan according to state guidelines and maintain "qualified local government status", or (2) take everything under advisement and do nothing. The second option places the local government in a status, which will jeopardize its chances to receive state and federal grant assistance.

Greater Turner should: (1) continue participating in the Growth Strategies planning process and see the Plan to completion and adoption, and routinely update or amend the Plan; and (2) individually assess their current regulatory tools, including but not limited to building, land subdivision, floodplain management ordinances, zoning, soil erosion and sedimentation ordinances, Health Department regulations, etc., and ascertain which tools currently are supportive or divisive in implementing its comprehensive plan. Where falling short, each respective local government's ordinances should be amended to achieve stated goals and policies. These regulatory tools should also be critically analyzed in light of the State's environmental planning criteria, and appropriate measures should be adopted to insure local compliance with state standards.

It is further suggested that like the preparation of the Greater Turner Comprehensive Plan was guided by the Greater Turner Planning Advisory Commission, that said PAC continue to be empowered, and charged with keeping the Greater Turner Comprehensive Plan alive, and working towards the implementation of its goals, policies and short-term work programs.



## GOALS AND POLICIES

### INTRODUCTION

The Greater Turner Growth Strategies planning process has reached the stage where the citizens and staff have reviewed impacts and opportunities and recommended the preparation of goals and policies that will provide the general framework for the 2025 Greater Turner Comprehensive Plan. The Impacts and Opportunities summary also recommended further studies be undertaken in all of the six planning elements, which could insure moderate growth.

The Greater Turner Goals and Policies will address these findings and actual programs will be included in the Five Year Short-Term Work Programs, which will make investments to strengthen Greater Turner's long-term economic base.

A "goal" should be viewed as an outcome or end towards which the eventual realization of plans, development policies and programs are targeted. An example of a land use goal could be a statement that would call for the wise use, protection, or rational development of a given county or city characteristic. The goal is carried to fruition through enforcement of the land plan, zoning and other ordinances, and by carrying out scheduled public construction projects.

A "policy" is a definite strategy or course of action, which will ensure that the goals are realized. By nature, a policy becomes a tool embodied in both the plan and ordinances derived to carry out the plan. However, policies are useful only so long as they are well formulated and carefully reflect county and city goals. A well-conceived list of policies provides a basic framework for decision makers.

Finally, it is assumed that some persons reviewing the goals and policies contained in this document will feel they are "pie in the sky" types of statements. Without specific program objectives, which are presented in the five year short-term work programs, this would be an accurate comment. As someone once said, "When you don't know where you're going, any road will get you there". The goals and policies provide the definition of where we're trying to go in Greater Turner.

The Goals and Policies are premised on a couple of suggested changes within Greater Turner, namely:

- (1) Turner County will empower "Greater Turner Planning Advisory Commission" and continue to invite the Cities of Ashburn, Rebecca, and Sycamore to join and participate in this coordinated planning process. The South Georgia RDC could provide on-going technical assistance services to help the Greater Turner Planning Advisory Commission implement the 2025 Greater Turner Comprehensive Plan.
- (2) Functional plans in process or going through amendments, like the intergovernmental agreements concerning the construction and operation of the county jail and the enhanced 911 emergency communications system, could have undergone preliminary review by the Greater Turner Planning Advisory Commission. The Greater Turner Planning Advisory Commission could provide leadership to foster historic preservation.

### GOAL 1:

**Turner County and the Cities of Ashburn, Sycamore, and Rebecca should consist of an Urban Service Area and a Rural Service Area. Urban services (public water, sanitary sewers, etc.) will be provided within the Urban Service Area. Persons choosing a rural lifestyle should not expect to receive urban services outside of these planned Urban Service Areas.**

#### URBAN SERVICE AREA (USA)

One of the main purposes of the "2025 Greater Turner Comprehensive Plan" is to determine general priorities for county and city investments. To provide guidelines in setting county/city priorities, the county and cities will have an Urban Service Area (USA) within which county and city systems for existing and proposed, sanitary sewers, water systems, and highways will be provided. Urban density development should be encouraged to occur in the Urban Service Area to ensure that maximum use is made of public and private investments.



The alternative of a rural lifestyle, including commercial forestry and agriculture, should also be available in Turner County. Persons who live in the Rural Service Area (RSA) should not expect to receive an urban level of services.

The Cities of Ashburn, Sycamore, and Rebecca whose corporate limits include both urban and rural lands, have the responsibility to set the boundary between the Urban Service Area and the Rural Service Area within their own communities. The Cities should stage their growth adjacent to existing activity and service areas for as long as practical, and they should consider allowing the continuance of agricultural activities, especially those on prime agricultural lands in areas not planned for urban services.

Considerable development has already occurred in the Urban Service Areas. This development is scattered throughout the county, and there are several acres of unused tracts of land. Many of these lands are provided with a range of urban services, and as a result, constitute a large capital investment in under-utilized public facilities.

In spite of the under-utilized facilities in the urbanized areas, development of unserved land continues both there and in the Rural Service Areas. Federal, state and county roads have made employment and shopping highly accessible. Consequently, the entire county is subject to increasing pressures for urbanization.

Although the highway system has contributed to current development trends putting country living within easy commuting time for employment centers, there are other reasons for the county's pattern of scattered development. Two of the most important of these are the desire of a large portion of the population to live in a low density, semi-rural environment and the relatively low initial cost of rural housing. Housing in the rural areas is less expensive partially because of the lack of urban services and amenities such as sewer and water systems, paved streets, full-time police and fire departments, and recreation programs. Rural areas also often have fewer regulatory requirements than those in urban areas, and this means that housing can be built less expensively. Land can be less expensive in rural areas, so that larger lots can often be obtained at the same prices as smaller urban or suburban lots. However, people moving to rural areas are usually urban oriented, and they soon desire urban related services. These urban services were not necessary to support a truly rural population primarily engaged in farming and forestry.

Public investments in new facilities are wasteful to the extent that existing utilities, roads, and schools have adequate capacity to accommodate growth. In addition, development contiguous to present development, rather than scattered across the countryside, is more economical to serve with electricity, telephone, cable television, parks and roads. The extra costs of scattered development are not borne entirely by the owners of scattered housing because many of the costs are spread throughout the county and state in the form of higher sales taxes, utility fees, and gasoline taxes. Persons choosing to live in semi-rural environment do so without paying the full cost of their choice because many of the utilities and public improvements are subsidized by other residents of the state.

#### RURAL SERVICE AREA (RSA)

In the Rural Service Area, agriculture and commercial forestry should be given first priority. This Rural Service Area can contain other secondary uses including specialized agricultural uses such as processing facilities, sod farms, truck farms, nurseries, plant farms, recreational areas, and forested tracts. The Rural Service Area promotes the concentration of neighborhood activity centers (NAC) in existing and proposed subdivisions at densities which range from lots with private wells to lots that are serviced by a community-type domestic water supply, but not a joint sanitary sewer collection and treatment system. These NAC's function for those persons who prefer larger than urban lot sizes and densities, and they never require the public provision of the full range of urban services. It becomes imperative that future NAC's in the RSA be developed on soils, which have few to no limitations for septic tanks and drain fields. Extreme caution should be exercise in Turner County, because there are only moderate and severely limited soil associations throughout the unincorporated portions of the county.



## Commercial Agricultural Uses

A large part of the Rural Service Area contains prime farm and forestland, and these areas need to be protected. The agricultural economy remains strong; there is a large investment in farming; and farmers desire to continue the agricultural use of the land. Some of the land in the rural area, however, is of poor quality and more suited to forestry. Both the excellent and poorer quality areas should be protected from urban encroachment; a favorable social and economic climate is necessary if farm families are to make the heavy investment and take the risks necessary to keep their farm business viable.

To avoid these problems, agriculture should be considered an exclusive land use. Agricultural areas that have prime farmland and substantial agricultural investments should be identified as **Commercial Agricultural Areas (CAA)** and protected from further encroachment by non-agricultural uses. Protection from encroachment should involve actions on many fronts including exclusive-use zoning, restrictions on public works projects that are unrelated to agriculture and forestry, and relief from special assessments and environmental ordinances not related to public health and safety.

### **GOAL 2:**

**Increase an intensive mixture of employment, goods, services, and residential use in Activity Centers; link high intensity Activity Centers; provide a wide variety of residential and employment alternatives both inside and outside Activity Centers; and achieve the highest standards of quality in the urban environment.**

#### **Policy 2.1:**

The Cities and County shall adopt/or amend appropriate Land Development Regulations to provide standards, including minimum and maximum density standards, for three classifications of Activity Centers: Downtown Activity Center, Urban Activity Center, and Neighborhood Activity Center. These shall be depicted on the respective Future Land Use Maps for the cities and the county.

#### **Policy 2.1.1:**

Activity Centers shall be intended to fulfill the following purposes:

- (a) **Downtown Activity Center (DAC)** - This is the central business and service centers of all cities. Areas should be allocated for concentrated residential, commercial, office, institutional, recreational and cultural facilities at a scale which serves the entire area, and at the highest intensities to be found anywhere in the county. Pedestrian-oriented streets containing clusters of retailing, personal services, eating and entertainment are important attributes of downtown. The policies and requirements of this Activity Center are intended to retain the character of these areas by assuring that new development provides active uses on ground floor levels, and other design features conducive to pedestrian activity.
- (b) **Urban Activity Center (UAC)** - This area provides for concentration of residential, commercial, office, industrial, recreational and cultural facilities serving major subregions of the Turner County urban area at intensities significantly higher than in surrounding neighborhoods. Although some Urban Activity Centers may be composed of a single type of use, a mixture of land uses is specifically encouraged. These activity centers are intended for locations where the highest level of thoroughfares are available, providing access between other counties and complimenting the primary arterial transportation system.



- (c) **Neighborhood Activity Center (NAC)** - This area provides for concentration of neighborhood-serving commercial, office, residential, recreational and cultural facilities, at intensities compatible with surrounding neighborhoods. Although some Neighborhood Activity Centers may be composed of a single type of use, a mixture of land uses is specifically encouraged. These activity centers are intended for locations where lower level thoroughfares and collectors are available, providing access to adjacent activity centers and the surrounding neighborhood.

**Policy 2.2:**

Community development should be responsive to the social, economic and environmental needs of the County. For this reason, the County and Cities should prepare and implement plans consistent with the following guidelines:

- (a) Local communities should accommodate their share of urban growth, as indicated by the comprehensive plan, and located within the Urban Service Area.
- (b) Local services, such as schools, police and fire protection, public streets, water and drainage facilities, and parks should be planned to be adequate for the population and employment densities anticipated. Areas of the community where local services are available should be developed first. New land should be opened for urbanization in a staged, contiguous manner through a coordinated program of public service extensions. Existing facilities, including schools, should be used to full capacity. Cooperative arrangements between service districts should be made if necessary. Where practical, investment in all services, including schools, shall be consistent with City and County land use plans.
- (c) Community development should be compatible with features of the natural environment, including the soils, hydrologic system, and not intrude into prime farm and forestlands.
- (d) Community development should provide a variety of housing types for all income levels and located convenient to employment, shopping and services.
- (e) Business activities should be located in the Downtown, Urban or Neighborhood Activity Centers and planned industrial parks. Major Activity Centers should be developed through a clustering of regional shopping, service, cultural, entertainment, business office, and governmental and high-density residential facilities in concentrated, highly accessible locations. The centers should be designed for good pedestrian mobility and landscaped to accommodate people and vehicles. Where major activity centers have already developed in a spread out or disconnected pattern, joint public/private programs should be developed to plan transportation systems to link the activity centers together so that the entire subarea may function as a single major activity center.
- (f) Density of development should be planned by local authorities to be consistent with the capacity of the Cities' utilities, state and federal environmental standards; and the continuation of agricultural activities on prime farmland not programmed for urban expansion.
- (g) Encourages the redevelopment and renewal of blighted areas.
- (h) Encourages the elimination or reduction of uses consistent with the community's character and future land use.
- (i) Ensures the protection and preservation of historic resources.
- (j) Discourages the proliferation of urban sprawl.
- (k) Ensures the availability of suitable land for utility facilities necessary to support proposed development.
- (l) Protect viable and stable neighborhoods from uses not in keeping with their established character and use.



### **GOAL 3:**

**Create and maintain long-term, meaningful employment opportunities sufficient to establish a sound and balanced economic base in which average per capita income and employment levels are consistently comparable to those of the State and Nation.**

#### **Policy 3.1:**

Private sector economic investments should be encouraged and fostered through the availability of financial and technical assistance.

#### **Policy 3.2:**

Public sector financed economic developments should be encouraged and used as a tool to stimulate or leverage private sector economic investments. Turner County and Ashburn should locate a new industrial park, after conducting locational and financial feasibility studies.

#### **Policy 3.3:**

Products and raw materials available in the region should be given first consideration for use in manufacturing in the area.

#### **Policy 3.4:**

Diversification of the economic base should be fostered and maintained. The development of recreational, educational and health care facilities and services should be considered as legitimate economic development activities by virtue of their strong tendency to generate employment, economic, and industrial their strong tendency to generate employment, economic, and industrial development.

### **GOAL 4:**

**Encourage economic development through business/industry recruitment and/or expansions that capitalize on and are compatible with the natural attributes of the county.**

#### **Policy 4.1:**

Economic developments should be compatible with environmental standards.

#### **Policy 4.2:**

In cases where development is incompatible with the environment, such developments should be located where environmental and social costs are minimized.

### **GOAL 5:**

**Create and maintain a well-trained work force of professional, technical, and skilled workers capable of accommodating new industry and maintaining existing industry.**

#### **Policy 5.1:**

Training programs, vocational and technical, should be designed to correlate with anticipated industrial and commercial growth and needs.



**Policy 5.2:**

Training and manpower programs should be designed which are readily accessible to the unemployed and underemployed.

**Policy 5.3:**

Programs should be developed which encourage local college and technical school graduates to seek employment within the county.

**Policy 5.4:**

Industries, both existing and new, should initiate on-the-job training programs for the benefit of themselves and their employees.

**GOAL 6:**

**Develop and maintain public services and facilities to accommodate existing economic development and to encourage future economic growth.**

**Policy 6.1:**

Industrial growth and expansions should be located within or adjacent to developed industrial parks and sites to readily access public utilities.

**Policy 6.2:**

The development of cultural, historic and educational services and facilities should be considered as legitimate economic development activities by virtue of their strong tendency to generate employment, economic, and industrial development.

**Policy 6.3:**

Public investments in services and facilities for economic development should be reflected in the short-term work program.

**GOAL 7:**

**Ensure that all people within Greater Turner have access to adequate and affordable housing.**

**Policy 7.1:**

Housing development agenda in the Cities and Turner County should address needs of the elderly, low and moderate income families, minorities, handicapped, and developmentally disabled persons.

**GOAL 8:**

**Ensure in a equitable manner that existing residential structures and neighborhoods are preserved, improved and maintained.**

**Policy 8.1:**

Housing development agenda should give priority to projects involved in preservation and maintenance of existing infrastructure: streets, walks, curbs, water, sewer and drainage systems, lighting and bridges.



**Policy 8.2:**

Neighborhood redevelopment projects should seek to conserve, rehabilitate, or relocate existing housing structures, in lieu of demolition, whenever it is feasible.

**Policy 8.3:**

The cities and county are encouraged to adopt, enforce, revise and update building codes where applicable as to permit new concepts in building technology.

**Policy 8.4:**

Low interest loans and tax reduction activities or other alternatives should be developed to promote rehabilitation of existing housing.

**GOAL 9:**

**Design and maintain a network of thoroughfares for safe and efficient movement of people and goods, which are linked to and coordinated with rail, air, and other transportation terminals.**

**Policy 9.1:**

The carrying capacity of roadways should preserve the functional purpose of the road system to assure that the transportation network functions as originally intended.

**Policy 9.2:**

Land development, access, and circulation should be closely coordinated in the design of highway and street facilities in order to preserve the traffic carrying ability/safety aspects of highways and streets.

**Policy 9.3:**

Early acquisition of needed highway rights-of-way and access controls should be sought to minimize land costs, prevent undesirable development, and preclude land speculation.

**Policy 9.4:**

Costs of roadway construction should be justified by utilization and need.

**Policy 9.5:**

Frontage roads should be constructed to avoid proliferation of entrance to high volume arterial streets and highways.

**Policy 9.6:**

Increased off-street parking should be encouraged to maximize the traffic carrying capacity of roadways, reduce congestion and ensure safe, efficient, traffic flow.

**GOAL 10:**

**Keep a well-maintained system of rail lines, which facilitate safe and efficient movement of goods and serves the economic needs of the county.**



**Policy 10.1:**

Grade separation should be provided on major arterials and collectors to eliminate traffic tie-ups, emergency vehicle delays and to enhance vehicle and pedestrian safety.

**Policy 10.2:**

Where rail abandonment is imminent, corridor maintenance and potential reuse should be evaluated to avoid unnecessary permanent loss of rights-of-way.

**GOAL 11:**

**Establish and maintain conservation of areas where natural processes would be endangered by development (i.e. in floodplains, wetlands, groundwater recharge areas, drainageways, etc.).**

**Policy 11.1:**

Areas where critical natural processes would be endangered by development should be avoided. The areas most directly impacted include drainageways, floodplains, wetlands, and groundwater recharge areas. These natural resources should be recognized and protected by appropriate city and county authorities. An example is as follows:

- Soil resources should be managed in a manner that is consistent with maintaining and enhancing water quality.

**Policy 11.2:**

An adequate minimum flow and water quality should be maintained in all rivers and streams to ensure a productive fish habitat and protection of aquatic life and scenic qualities.

**Policy 11.3:**

Development should not pollute, exhaust or interfere with the natural replenishment cycles of groundwater.

**Policy 11.4:**

State or federal agency rules and regulations mandating local enforcement programs should be accompanied with adequate staff and financial assistance to help local units in their implementation programs. Examples include but are not limited to:

- These include rules and regulations on local floodplain management requirements, soil and sedimentation control requirements, wetlands protection, river corridors, and similar laws designed to prevent degradation of the natural environment.
- Ongoing public awareness and education activities should be developed to encourage participation in natural resource preservation and other related activities. Agencies that currently offer educational material on the conservation and protection of natural resources are the U.S. Environmental Protection Agency (EPA), Georgia Department of Natural Resources Environmental Protection Division (EPD), Georgia Department of Natural Resources Pollution Prevention Assistance Division (P2AD), Georgia Department of Community Affairs (DCA), etc.

**Policy 11.5:**

Development should not grossly impair the functioning of vital natural systems. Land use should be primarily determined by natural characteristics, suitability of the land, and the availability of urban services.

**Policy 11.6:**

Lands that are not suitable for on-site absorption systems should not be subdivided/developed unless public sewers are available or other provisions are made for the handling of sewage.



**Policy 11.7:**

Treatment facilities should be available for the discharge of septic tank, holding tank and recreational vehicles.

**Policy 11.8:**

Appropriate funding sources should be identified and utilized to encourage the continual use and protection of significant natural resources. Examples include but are not limited to:

- State and Federal natural resource programs such as the Georgia Department of Natural Resources Environmental Protection Division (GA DNR, EPD), the U.S. Environmental Protection Agency (US EPA), United States Department of Agriculture-Natural Resources Conservation Service (USDA-NRCS), and the Georgia Forestry Commission (GFC) are examples of funding sources that should be utilized to maintain and preserve all county natural resources.

**Policy 11.9:**

Soil resources should be managed in a manner that is consistent with maintaining and enhancing water quality. Land management practices that minimize siltation and pollution should be utilized. These practices include, but are not limited to:

- (a) Approval of grading, filling, and excavation plans by the cities and county to ensure that erosion and siltation are minimized. (Examples: sodding, seeding, re-vegetation schedules, etc.).
- (b) Provide and maintain strategically located settling basins to remove silt and debris from surface water runoff.

**GOAL 12:**

**Commercial, industrial and residential developments should locate in Greater Turner's Urban Service Areas on existing/proposed water and sewer systems.**

**Policy 12.1:**

Allocate with the Land Use Plan an adequate amount of properly serviced lands to meet projected land use demands.

**Policy 12.2:**

Commercial growth and redevelopment should be restricted to existing and planned commercial districts.

**Policy 12.3:**

Industrial expansion should occur in the existing industrial parks.

**Policy 12.4:**

In general, redevelopment in vacant and redevelopable areas that are already serviced with water and sewer utilities should be strongly encouraged.

**Policy 12.5:**

Local implementation devices should include a building code, subdivision control and zoning ordinances in the cities and the county.



**Policy 12.6:**

Lands shall be deemed unsuitable for any proposed development by the local unit of government if the land is largely affected by any of the following:

- wetlands
- aquifer recharge areas
- flood hazards
- inadequate drainage
- adverse soil conditions
- severe erosion potential
- unfavorable topography
- inadequate water supply or sewerage disposal capabilities
- any other feature likely to be harmful to the health or welfare of the future residents of the proposed development

**Policy 12.7:**

Turner County should limit development in their Rural Service Areas to uses and intensities, which would not require the county to provide urban or suburban levels of utilities and services.

**GOAL 13:**

**Identify, conserve and protect the broad range of cultural resources in Greater Turner.**

**Policy 13.1:**

Areas, structures and districts of significant architectural and historic value should be so designated and approved by appropriate city and county authorities. Preservation techniques, including local designation through local historic district ordinance, should be encouraged. Additional techniques to support these activities include various state and federal programs including historic register listings, tax incentives and credit, and the Georgia Main Street Program.

**Policy 13.2:**

Develop a public awareness/education element to encourage participation in preservation activities.

**Policy 13.3:**

Greater Turner should preserve and protect for future generations their scenic, cultural, historic landscapes, buildings and archaeological sites. Special management practices should be applied to those areas possessing unique natural, cultural or historic features.

**Policy 13.4:**

Appropriate funding sources should be identified and utilized to encourage the continual use and rehabilitation of significant cultural and historic resources. State and Federal historic preservation programs include Georgia Historic Resource Survey Funding, Georgia Heritage Grants, Historic Preservation Fund Grant, OneGeorgia Authority grants, Rehabilitation Investment Tax Credit Program, Historic Landscape and Garden Grant Program, Transportation Equity Act for the 21<sup>st</sup> Century Program, Community Development Block Grant program, and the Quality Growth Grant program.



**GOAL 14:**

**Preserve lands suitable for all agricultural pursuits, including farming, forestry and soil conservation.**

**Policy 14.1:**

Where soil productivity is high and where conditions are better suited for agriculture than urban uses, measures should be developed to preserve such land for agricultural use.

**Policy 14.2:**

Non-agricultural-forestry uses, which generally includes a broad range of urban land use types, should not intrude into rural areas best suited for agricultural/forestry uses.



## **PART III: HOW DO WE GET THERE ?**

### **FUTURE LAND USE PLANS & SHORT-TERM WORK PROGRAMS**

#### **FUTURE LAND USE PLANS**

A future land use plan reflects the consensus of community and county values that are inherent in goal and policy statements. It is designed to provide a summary of recommended growth patterns, which are depicted on the respective future land use maps. For Turner County and the Cities of Ashburn, Sycamore and Rebecca the recommendations are designed to reflect goals and policies with strong emphasis on local government's provision of basic services; water, sewer and transportation. (The land use goals and policies are detailed in "Part II - Where Do We Want To Be?") These plan concepts propose land use patterns which take advantage of existing and planned infrastructure. This prevents undue hardship on local governments to provide unnecessary infrastructure improvements or additions. When growth is planned in a logical and straightforward manner and takes advantage of public investments, there will be positive benefits for all with an increase in long-term economic stability.

#### **GREATER TURNER FUTURE LAND USE (IN GENERAL)**

The concepts discussed in this section will apply to the future land use plans of Greater Turner. The Goals and Policies define and emphasize a distinct separation between an Urban Service Area (USA) and a Rural Service Area (RSA). Greater Turner, for future land use purposes, is divided into these two major service areas and they are graphically depicted on Maps III-1 and III-2. The USA represents the centralized growth centers where there does already exist infrastructure and concentrated urban services to accommodate urban style development. All future urban development should locate in these areas. The RSA comprises all of the remaining portions of the unincorporated county. This area should retain a dominantly rural character.

Within the major service areas there also exists subareas for the various Activity Centers and a special Commercial Agriculture Area; all of which are described in the Goals and Policies. In general from a countywide perspective, the Urban Service Area (USA) and its activity centers represent three levels of existing or proposed urban density. The Downtown Activity Center (DAC) will maintain the highest density, followed by the Urban Activity Center (UAC) and then the remaining portion of USA. Within the Rural Service Area (RSA) there are special Commercial Agriculture Areas (CAA) which are based on the presence of concentrated prime farmland and prime forest land soils. Exclusive agriculture, agribusiness, and commercial forestry uses will be promoted in these areas.

The RSA also contains Neighborhood Activity Centers (NAC), which represents small clusters of urbanized development, centrally located within a generally rural area. Any additional urban development in the rural area will be encouraged to locate in the NACs.

While Greater Turner does not contain an over abundance of existing vacant uses and subdivided lands there are ample acreages for development throughout the 20-year planning period. This means a coordinated infill development policy needs to be implemented and regarded as a priority for any new development.

Many areas within Greater Turner contain environmentally sensitive features, which must be considered when making development decisions. Therefore, all new development or redevelopment shall be subject to the following development constraints: floodplains, wetlands, soil suitability, and groundwater recharge areas. These constraints shall be reviewed on a site-by-site basis and shall take precedence when making development or land use approvals/decisions. The future land use maps should be consulted when reviewing land use changes or proposed development and redevelopment. However, land use designations on the future land use map are for general purposes and will be considered secondary to these development constraints.



## **TURNER COUNTY (Unincorporated) FUTURE LAND USE**

In general, Turner County contains a dominant pattern of active agriculture/forestry uses, which will continue through the 20-year planning period. The City of Ashburn represents the county's center of urban activity and with Sycamore to the south and Rebecca in the northeast corner there are ample sites for future development opportunities. Over the years, Rebecca has exhibited a slow decrease in urban intensity and this pattern is projected to continue through the planning period. There is an abundance of vacant land in all parts of the county (both urban and rural areas) and those lands located in urban areas should be developed first since infrastructure improvements already exist to serve them. Therefore, future land use designations for unincorporated portions of Turner County are generally the same as existing with most vacant lands being given a future land use designation appropriate to their surroundings. Map III-1 depicts future land use designations as well as USA, RSA and CAA boundaries for Turner County.

The Urban Service Area (USA) portion of unincorporated Turner County is located around the perimeter of water and sewer service areas. Many of these areas are county enclaves completely surrounded by the city limits, in most cases partially surrounded by annexed rights-of-way. Most of unincorporated Turner County will fall into a Rural Service Area (RSA) since there is no existing or proposed public water and sewer services outside the Ashburn/Sycamore urban area. The exception to this statement are water and sewer services now extended north and south of Ashburn for I-75 rest areas.

Also within the RSA there are large areas designated as Commercial Agricultural Area (CAA). These will promote exclusive development for agriculture, agribusiness and commercial forestry in an effort to protect the valuable natural resource (prime farmland and forestland soils) from intrusion and destruction. All agriculture and forestry uses should utilize best farming methods and procedures and locate where soil conditions, drainage, etc., is best suited for their use. Other development constraints such as wetlands and groundwater recharge areas should also dictate their location. Non-agriculture/forestry uses will be encouraged to locate inside a NAC or outside the CAA area.

There are some attempts at unregulated subdivisions for residential use within the rural area, far from any designated or planned services. Further development of these should be secondary to development of forestry and agricultural uses. Some are not suitable for development due to poor soils, wetlands, or groundwater recharge areas, and these should revert back to their original agriculture/forest usage. The county and cities have adopted land subdivision regulations to address these priorities.

Future Commercial/Industrial and Public/Institutional uses in particular should locate in an USA. Consequently, there are no additional uses in these categories shown on the future land use map outside the county's USA.

Future Parks/Recreation/Conservation uses include existing uses, including the Ashburn/Turner County Recreation Complex and the Ashburn Youth Resource Center. Conservation corridors are designated along all of the major rivers and streams to maintain water quality, habitat for wildlife, and preserve the floodplains. Corridor widths are 500 feet on either side of the stream channel for the rivers and 300 feet on either side of the creeks and streams. Uses other than passive recreation will be prohibited within these corridors.

Future Transportation/Communication/Utilities will remain significantly the same as existing. Due to projected slow growth and encouraged concentration of new development in designated USAs, no other significant expansions of the road systems are anticipated in the unincorporated area through the 20-year planning period. Existing public rights-of-way within the county USA should be paved in accordance with proper urban standards and all public rights-of-way will continue to be maintained.

## **ASHBURN FUTURE LAND USE**

In general, the City of Ashburn's future land use pattern will be similar to its existing pattern with all vacant lands being shown as developed generally in accordance with surrounding existing uses. Ashburn will continue to be the main urban center and focal point for all major residential, commercial, and governmental growth in Turner County. Interstate 75 will continue to influence development trends with a high concentration of commercial and industrial uses adjacent to I-75 interchanges.



Map III-2 depicts future land use designations, service areas and activity center boundaries for Ashburn, Sycamore and the adjacent unincorporated areas of Turner County.

Ashburn's Urban Service Area (USA) corresponds with that of its existing and proposed water and sewer service areas. The Ashburn USA is linked to the Sycamore USA along the US 41/Norfolk-Southern Railway corridor, which connects the two cities. Ashburn's Downtown Activity Center (DAC) corresponds with the locally designated and visually recognizable downtown district, which has served as the commercial and governmental center of Greater Turner since its formation. The DAC will continue to be the urban core of the city with the highest density of uses. Ashburn also contains two Urban Activity Centers (UAC), which also contain a high density of land uses. One UAC lies in the northwest quadrant of the city and is almost exclusively industrial in nature. Conservation of this agri/industrial area is recommended as a major component in the city's future land use plan. The second Ashburn UAC is forming east of the city's DAC eastward along GA 112 to Exit 82 at Interstate 75. With recent service commercial uses developing at this interchange, which includes Shoney's, Comfort Inn and McDonald's restaurant, the Turner County Health Department and the adjacent Turner County Elementary School, this UAC will serve as a greater magnet for future higher intensity growth and development.

Within Ashburn's USA, there are more than sufficient acreages of undeveloped/unused land or abandoned uses to accommodate projected growth during the twenty year planning period. These vacant parcels are in all parts of the city and are generally adjacent to all land use categories. Therefore, these vacant lands will receive first priority for new development in any of the land use categories. The recommended pattern for infill development is depicted on the future land use map.

Future residential areas will generally mirror that of existing residential with the exception of those areas that are shown in the Georgia 112 UAC which are planned for commercial conversion. New residential development will occur in areas adjacent to existing residential development in the city's northeast and southeast quadrants. In all cases where new subdivisions are proposed, city ordinances must require that an adequate level of urban services including public water, sewer and paved streets be provided. The inclusion of residential uses in the city's Downtown Activity Center is also proposed as a means of utilizing upper story properties and adding additional vitality to the city's downtown area.

Future commercial development should locate in the DCA or the Georgia 112/Exit 82 UAC with undeveloped/unused properties receiving first priority for development. Residential uses along the Georgia 112 corridor will convert to commercial uses as depicted. Commercial stabilization and redevelopment is recommended for uses located at the Georgia 159/Exit 29 interchange. Some additional commercial uses may occur in the designated industrial district adjacent to Interstate 75.

Future industrial land use is confined to these areas, with two of the three largely based on existing major concentrations of industrial activity. The first area is the identified industrial Urban Activity Center, which is located west of the city's downtown area. The second area is located to the east/southeast of the city along Sylvia Drive and South Industrial Boulevard. A large portion of this UAC falls outside of the city limits of the City of Ashburn, and the area is jointly served with water and sewer by the City of Sycamore. It is recommended that Turner County, the City of Ashburn, and the City of Sycamore prepare a detailed utility study of this area and jointly prepare plans to provide full urban services. Due to the county decision to encourage all urban scale activity to locate inside UAC's, this area is recommended for negotiated annexation by Ashburn and/or Sycamore based on infrastructure services location. The third area designated for industrial use is on the north side of the city, west of Georgia 159. This area has been developed as the Ashburn/Turner County North Industrial Park and a 50,000 square foot speculative building has been constructed.

Future Public/Institutional are generally depicted as existing. Of special note is the elementary school site located adjacent to the Turner County Health Department. Additional public/institutional uses should locate in areas of future commercial land use designation.

Future Parks/Recreation/Conservation land uses are depicted as existing with the addition of the Turner County/City of Ashburn Recreation Center located adjacent to US 41, north of the city, and the Ashburn Youth Resource Center.



Future Transportation/Conservation/Utilities will remain generally as existing. However, two expansions are anticipated. Interstate 75 will be expanded to six lanes with redesigned exits by the year 2010 (Georgia DOT), and the provision of rail service may be required to the north industrial district. Any new subdivisions will be required to provide the local systems to serve platted lots. All existing public rights-of-way will be maintained and those located in the USA will be paved.

Future agriculture and forestry uses are generally depicted as existing, with the exclusion of specific areas adjacent to existing subdivisions and industrial areas, which are planned for conversion. Agricultural and forestry areas should be protected from urban encroachment for as long as possible in order to promote infill development.

## **SYCAMORE FUTURE LAND USE**

In general, Sycamore will continue to foster itself as a quiet, small town community. As in all of Greater Turner, very slow growth is projected through the 20-year planning period and large-scale development is not anticipated. In addition to encouraging quality residential growth within its Urban Service Area (USA), city efforts will concentrate on the shared provision of service to the industrial Urban Activity Center to the city's north/northeast. Map III-2 depicts future land use designations, urban service area, and activity center boundaries for Sycamore, as well as Ashburn and the adjacent unincorporated area of Turner County.

Sycamore's Urban Service Area (USA) corresponds to that of its existing or proposed water and sewer service area, and links to the Ashburn USA along US 41/Norfolk Southern corridor, which connects the two cities. While suffering from decline, the city will encourage the redevelopment/reuse of its downtown area, and will continue to encourage the location of heavy commercial and industrial uses to the Urban Activity cluster located north/northeast of the city. All intensive forms of urban development will be encouraged to locate in one of these two areas.

Sycamore's Rural Service Area (RSA) surrounds the USA and largely embraces the city's southern and western quadrants. Forestry and agricultural related uses will be promoted in these areas in order to promote infill and promote a continuing compact urban form.

Future residential development is encouraged to locate on in lots, especially on the fringes of the city's eastern, southern and northwestern residential districts. Some older industrial uses, while not yet abandoned, are recommended for residential reuse in order to encourage uniformity of land use and neighborhood stability.

Future commercial uses are encouraged to utilize existing abandoned and undeveloped/unused properties in the downtown area. Additional commercial uses are also anticipated within southern fringe of the industrial UAC located in the northeast sector of the city.

Existing industrial uses are currently located in two separate areas of the city. Industrial uses associated with the city's downtown area, largely confined to agricultural warehousing activities, are encouraged to convert to either residential or commercial land uses based on their proximity to US 41. All future industrial uses (including agri-industrial uses and warehousing), are encouraged to locate in the industrial UAC proposed between the City of Sycamore and Ashburn.

Future Transportation/Communication/Utilities and Public/Institutional land uses are depicted as existing, including the detention center on the future land use map. Minor roadway extensions may be required in the city's southwest section. All public rights-of-way will continue to be maintained and all of those located within the USA will be paved. Any additional public/institutional land uses should locate within the city's downtown commercial area.

Future Parks/Recreation/Conservation areas are proposed to the east of the city's downtown commercial areas. Sycamore has developed a one-acre tract for play ground and park purposes.



## **REBECCA FUTURE LAND USE**

In general, Rebecca is a small rural community with an agribusiness and commercial base, which serves the outlying farming communities in northeast Turner and adjacent counties. As detailed in the Natural Resources section of Chapter 3 and Chapter 4 - Community Facilities, Rebecca and the County Health Department officials have determined that numerous septic tanks are not properly functioning, and due to small lot size. Rebecca has consulted an engineering firm and has discussed the possibility of constructing a sanitary sewer collection and treatment system, but high costs have prevented action. Rebecca's existing water service area is designated as an Urban Service Area (USA). Areas lying outside the USA are designated as a Rural Service Area (RSA). Map III-3, Rebecca Future Land Use, graphically depicts the proposed USA and RSA designations, as well as the proposed future land use pattern.

Future residential land uses are shown largely as existing uses. Due to the large amount of vacant/undeveloped lands interspersed throughout the residential neighborhoods, infill development is strongly recommended as a first priority. The maintenance of the city's RSA boundaries, which includes commercial agricultural areas, will strongly support this development strategy.

Future commercial and industrial land uses are largely shown as existing uses. Adjacent undeveloped unused properties east of Railroad Avenue are recommend for infill, and all commercial uses are restricted to adjacent undeveloped lands. Due to Greater Turner's projected slow growth, conservation of existing uses is first priority.

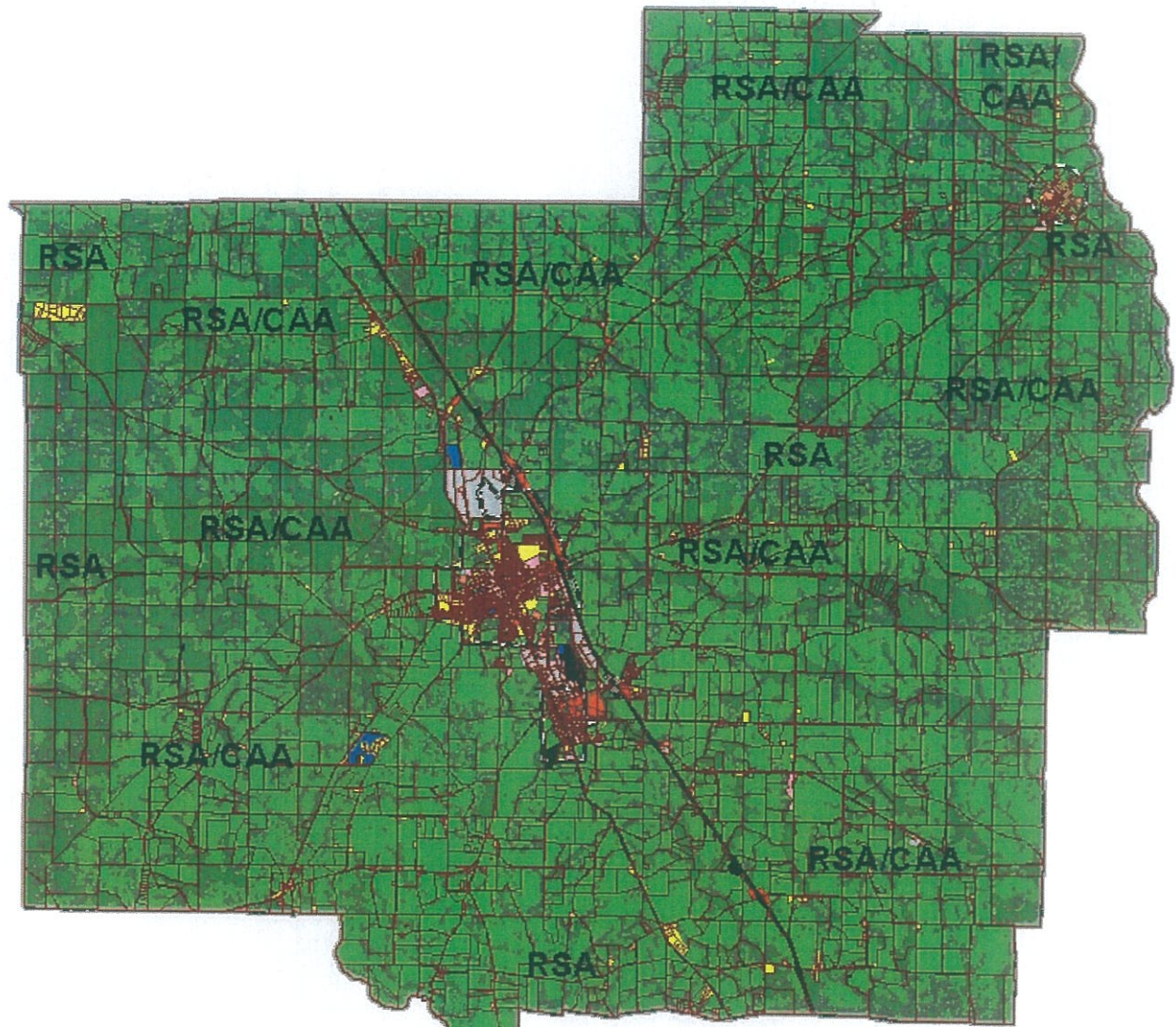
Future public/institutional, transportation/communication/utilities, and parks/recreation/conservation are depicted as existing. Future agricultural and forested uses are, as existing, and their protection will be insured by the maintenance of the USA/RSA service area boundary.

## **FY 2005 - FY 2009 SHORT-TERM WORK PROGRAMS**

The purpose of the Short-Term Work Program is to provide a detailed listing of the various projects and programs recommended by Turner County and the Cities of Ashburn, Sycamore and Rebecca for implementation during the first five years covered in the "2025 Greater Turner Comprehensive Plan". By scheduling major county and city initiatives and capital expenditures in advance over a period of years, the five-year work program will assist the county and cities in undertaking activities to implement their individual plans and a achieve their goals.

The Short-Term Work Program should be linked to and coordinated with the county and city annual operating budgets. The majority of the elements of the work program require direct county and city expenditures or indirect costs through allocation of county and city employees. Therefore, implementation of the Plan's goals, policies, and recommendations are tied to each annual budget. Attempts to implement the Plan should: (1) review recommendations in the Short-Term Work Program for the upcoming year; (2) revise the recommendations based on current information; and (3) transfer the recommended items that require local funding to the respective annual operating budget. With this approach, Greater Turner will be able to systematically implement their comprehensive plan.



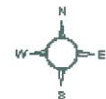


Legend

Land Use Category

- AGRICULTURE
- COMMERCIAL
- FORESTRY
- INDUSTRIAL
- PARKS/RECREATION/CONSERVATION
- PUBLIC/INSTITUTIONAL
- RESIDENTIAL
- TRANSPORTATION/COMMUNICATION UTILITIES
- UNDEVELOPED/UNUSED

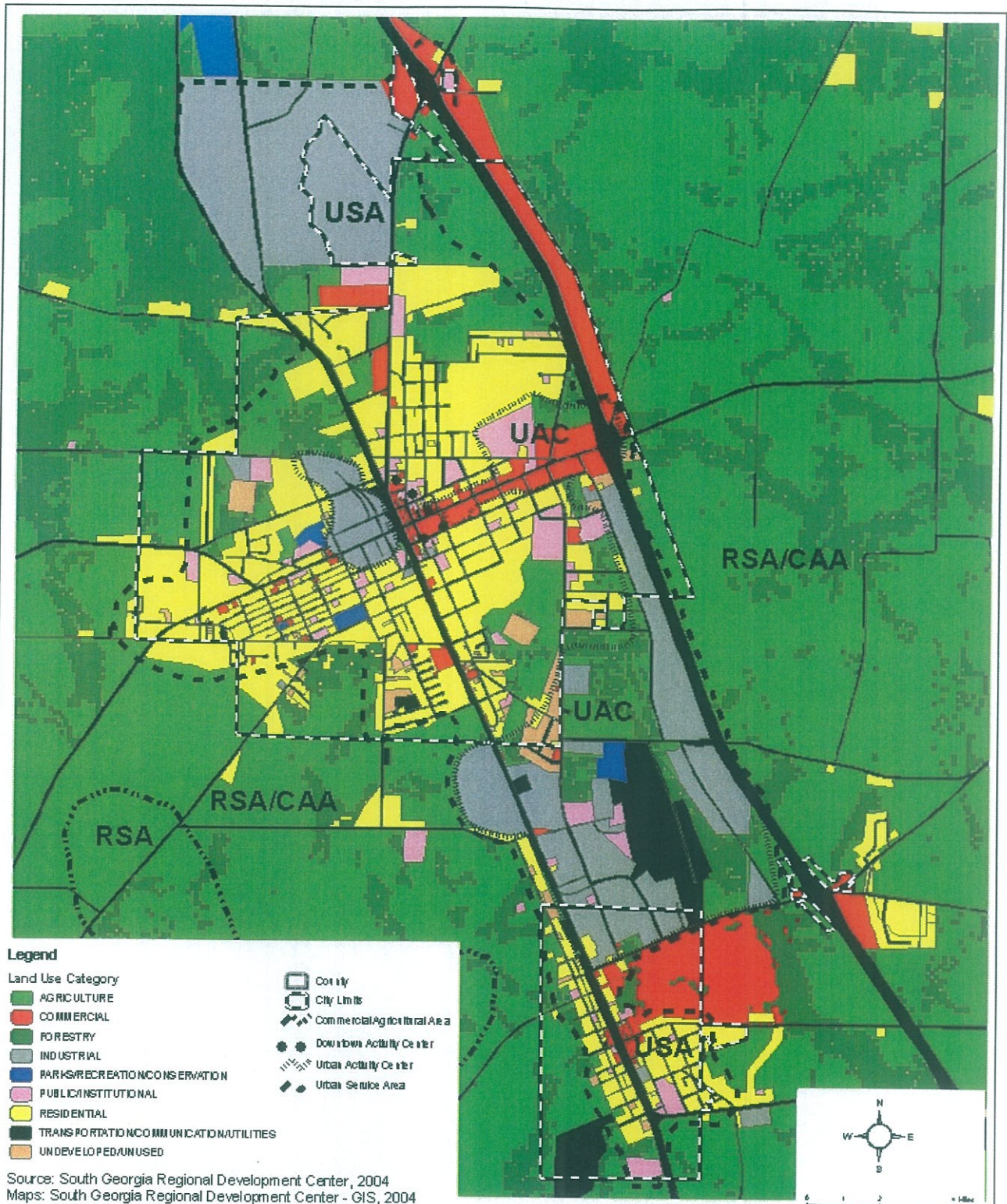
- City Limits
- County
- Parcel



Source: South Georgia Regional Development Center, 2004  
 Maps: South Georgia Regional Development Center - GIS, 2004

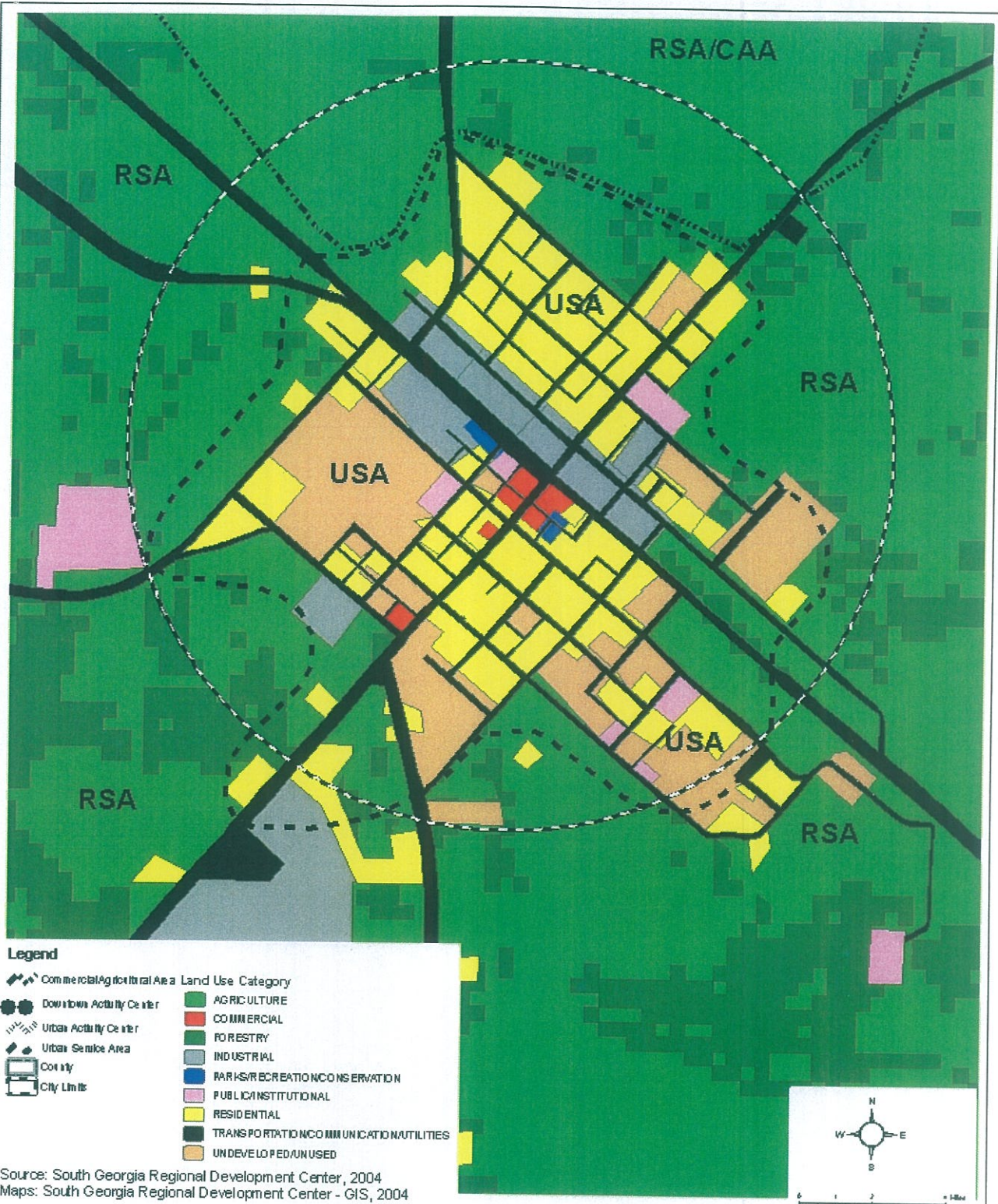
## MAP III-1 TURNER COUNTY FUTURE LAND USE





MAP III-2 ASHBURN & SYCAMORE AREA  
 FUTURE LAND USE





MAP III-3 CITY OF REBECCA  
 FUTURE LAND USE



## Turner County: Short Term Work Program Update

Community Facilities				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Leon-Williams Road, CR 15-New construction and pavement	2005	County Commission	\$5-600K	DOT, SPLOST
Sycamore/Coverdale Road, S1181-Widening and repaving	2005	County Commission	\$493,077	DOT, SPLOST
Construct a new complex for fire protection, EMS, and E-911	2006, 2007	County Commission	\$2.5-3M	SPLOST, General Fund
Stanford Road, CR # 1, 2.2 miles, grade, drainage, base and surfacing	2006	County Commission	\$660K	DOT, SPLOST
Gilley Road, CR # 16, 0.88 of a mile, grade, drainage, base, surfacing	2007	County Commission	\$264K	DOT, SPLOST
Mauldin Road, CR # 129, 3.9 miles, grade, drainage, base, and surfacing	2008	County Commission	\$1.170M	DOT, SPLOST
Parten Road, CR # 252, 2 miles, grade, drainage, base, and surfacing	2009, 2010	County Commission	\$600K	DOT, SPLOST
Raines Road, CR # 211, 2 miles, grade, drainage, base and surfacing	2009, 2010	County Commission	\$600K	DOT, SPLOST

Economic Development				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Continue to foster all Chamber of Commerce job prospecting, marketing of vacant buildings and land; and job training/education programs	2005, 2006, 2007, 2008, 2009	County Commission	N/A	General Fund
Continue to support the Industrial Development Authority efforts to prepare financial packages for existing and new business/industries in Greater Turner	2005, 2006, 2007, 2008, 2009	County Commission	N/A	General Fund
Support the Joint Economic Development Authority	2005, 2006, 2007, 2008, 2009	County Commission	N/A	General Fund

Housing				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Support cities efforts in housing affordability and rehabilitation	2005, 2006, 2007, 2008, 2009	County Commission	N/A	General Fund

Land Use				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Use the zoning and subdivision ordinances to assist in implementing the Turner County Future Land Use Plan	2005, 2006, 2007, 2008, 2009	County Commission/Greater Turner PAC	Fee based	Permit costs

Natural and Historic Resources				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Erect signage for the Desota Trail Encounter and Civil War sites	2006	County Commission	\$2,500	DNR, General Fund
Conduct a countywide historic resources inventory	2006, 2007	County Commission, Greater Turner	\$8,000 shared countywide	SHPO, General Fund



PAC

General Planning				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Annually re-evaluate the Turner County Short-Term Work Program	2005, 2006, 2007, 2008, 2009	County Commission	N/A	General Fund
Participate in all updates to the 2025 Greater Turner Comprehensive Plan	2005, 2006, 2007, 2008, 2009	County Commission	N/A	General Fund
Prepare all grant applications (CDBG,EDA,RD,etc.) after conducting a needs assessment and public hearing to ascertain which project has the highest priority	2005, 2006, 2007, 2008, 2009	County Commission	N/A	General Fund
Continue to provide representation on the Greater Turner Planning Advisory Commission	2005, 2006, 2007, 2008, 2009	County Commission	N/A	General Fund
Greater Turner will devise a strategy to pass a third five-year SPLOST	2006	County Commission	N/A	General Fund
Adopt and update the Turner County Pre-Disaster Mitigation Plan	2005, 2009	County Commission	\$5,000	Shared General Fund
Combine City and County General Elections	2006, 2008	County Commission	\$5,000	General Fund
Continue to mediate and revise the Turner County Service Delivery Strategy	2005, 2006	County Commission	N/A	General Fund



## Ashburn city: Short Term Work Program Update

Community Facilities				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Continue to update a comprehensive set of 'as built' water, sanitary sewer, and natural gas system GIS maps.	2005, 2006, 2007, 2008, 2009	City Council	\$500/y	Water, sewer, natural gas enterprise funds
Continue participation in the LARP program of GA DOT and maintain a prioritized listing of road resurfacing projects	2005, 2006, 2007, 2008, 2009	City Council	N/A	General Fund
Construction phase of downtown TEA project and urban retention pond	2005, 2006	City Council	\$200,000	GA DOT, SPLOST
Prepare plans to expand the City Hall	2007	City Council	\$100,000	SPLOST, General Fund
Continue to conduct sewer infiltration/inflow studies and reconstruct as needed	2005, 2006, 2007, 2008, 2009	City Council	\$5,000/y	Water and Sewer Enterprise fund
Promote increased customer base of natural gas distribution system	2005, 2006, 2007, 2008, 2009	City Council	\$1,000/y	Water, sewer, natural gas enterprise funds
Continue to refurbish lift stations	2005, 2006, 2007, 2008, 2009	City Council	\$10,000/y	Water and Sewer Enterprise fund
Obtain backup power supply for water wells	2006	City Council	\$50,000	Water and Sewer Enterprise fund
Obtain backup power supply for Public Safety Facility	2005, 2006	City Council	\$5,000	General Fund
Construct a 50' x 50' warehouse for Public Works	2006	City Council	\$75,000	SPLOST, General Fund
Spot street resurfacing	2005, 2006, 2007, 2008, 2009	City Council	\$25,000/y	SPLOST, General Fund
Update computers	2006, 2007	City Council	\$7,000/y	General Fund
Adopt a standard police vehicle rotation plan	2006, 2007, 2008, 2009	City Council	\$20,000/y	General Fund
Expand sewage and water infrastructure to increase customer base	2006, 2007, 2008, 2009	City Council	\$1,000,000	Water and Sewer Enterprise fund
Add emergency power supply for WWTP	2009	City Council	\$150,000	SPLOST
Construct a fire station at the Ashbur/Turner County North Industrial Park	2009	City Council	\$100,000	SPLOST
Restore peak shaving operations to gas plant	2006	City Council	\$100,000	Water, sewer, natural gas enterprise funds
Continue to rehabilitate and replace sanitary sewer and water distribution lines	2005, 2006, 2007, 2008, 2009	City Council	\$10,000/y	Water and Sewer Enterprise fund
Continue to update the city's rolling stock and develop an automobile rotation schedule	2005, 2006, 2007, 2008, 2009	City Council	\$40,000/y	General Fund
Complete natural gas line to state detention center in Sycamore	2005	City Council	\$80,000	Water, sewer, natural gas enterprise funds
Complete CDBG 'Hole Project'	2005	City Council	\$50,000	SHPO, General Fund
Implement a slip-lining program for natural gas system	2005, 2006, 2007, 2008, 2009	City Council	\$45,000	Water, sewer, natural gas enterprise funds
Expand propane customer base	2005, 2006, 2007, 2008, 2009	City Council	\$100/y	Water, sewer, natural gas enterprise funds



Economic Development				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Continue to foster all Chamber of Commerce job prospecting, marketing of vacant buildings and land; and job training/education programs	2005, 2006, 2007, 2008, 2009	City Council	\$75/y	General Fund
Continue to support the Industrial Development Authority efforts to prepare financial packages for existing and new business/industries in Greater Turner	2005, 2006, 2007, 2008, 2009	City Council	N/A	General Fund

Housing				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Investigate the HOME/CHIP programs to provide affordable housing	2005, 2006, 2007, 2008, 2009	City Council	\$100	General Fund

Land Use				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Continue to enforce the zoning and land subdivision ordinances to implement the Ashburn Future Land Use Plan	2005, 2006, 2007, 2008, 2009	City Council/Greater Turner PAC	Fee based	Permit costs

Natural and Historic Resources				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Conduct a countywide historic resources inventory	2006, 2007	City Council, Greater Turner PAC	\$8,000 shared countywide	SHPO, General Fund
Finish rehabilitation of Weslyn Methodist Tabernacle and Campground	2005, 2006	City Council	\$25,000	Heritage 2000/General Fund
Stormwater management: Complete construction of the urban retention pond	2005, 2006	City Council	\$200K	SPLOST, General Fund
Assist FEMA in the preparation of floodplain maps for Ashburn	2005, 2006	City Council	N/A	General Fund

General Planning				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Annually re-evaluate the Ashburn Short-Term Work Program	2005, 2006, 2007, 2008, 2009	City Council	N/A	General Fund
Participate in all updates to the 2025 Greater Turner Comprehensive Plan	2005, 2006, 2007, 2008, 2009	City Council	N/A	General Fund
Prepare all grant/loan applications (CDBG, EDA, RD, etc.) after conducting a needs assessment and public hearing to ascertain which project has the highest priority	2005, 2006, 2007, 2008, 2009	City Council	N/A	General Fund
Continue to participate in the Tree City Program with the GA Forestry Commission	2005, 2006, 2007, 2008, 2009	City Council	N/A	General Fund
Continue to support the Greater Turner Planning Advisory Commission	2005, 2006, 2007, 2008, 2009	City Council	N/A	General Fund
Continue to mediate and revise the Turner County Service Delivery Strategy	2005, 2006	City Council	N/A	General Fund



Combine City and County General Elections	2006, 2008	City Council	\$5,000	General Fund
Continue to promote Youth Resource Center	2005, 2006, 2007, 2008, 2009	City Council	N/A	General Fund
Adopt and update the Turner County Pre-Disaster Mitigation Plan	2005, 2009	City Council	\$5,000	Shared General Fund



## Rebecca city: Short Term Work Program Update

Community Facilities				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Prepare street and drainage facilities applications for targeted neighborhoods	2005, 2006	City Council	\$500,000	CDBG
Prepare digital maps of the 'as built' water distribution system	2005, 2006	City Council	\$1,500	General Fund
Construct a new fire station	2005	City Council	\$50,000	SPLOST, General Fund

Economic Development				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Continue to foster all Chamber of Commerce job prospecting, marketing of vacant buildings, and land; and job training/education programs	2005, 2006, 2007, 2008, 2009	City Council	N/A	General Fund
Continue to support the Industrial Development Authority efforts to prepare financial packages for existing and new business/industries in Greater Turner	2005, 2006, 2007, 2008, 2009	City Council	N/A	General Fund
Support the Joint Economic Development Authority	2005, 2006, 2007, 2008, 2009	City Council	N/A	General Fund

Housing				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Investigate the HOME/CHIP housing programs	2005, 2006, 2007, 2008, 2009	City Council	\$200/y	General Fund

Land Use				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Continue to implement the Rebecca Future Land Use Plan with the zoning and subdivision ordinances	2005, 2006, 2007, 2008, 2009	City Council/Greater Turner PAC	Fee based	Permit costs

Natural and Historic Resources				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Conduct a countywide historic resources inventory	2006, 2007	City Council, Greater Turner PAC	\$8,000 shared countywide	General Fund

General Planning				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Annually re-evaluate the Rebecca Short-Term Work Program	2005, 2006, 2007, 2008, 2009	City Council	N/A	General Fund
Participate in all updates to the 2025 Greater Turner Comprehensive Plan	2005, 2006, 2007, 2008, 2009	City Council	N/A	General Fund
Prepare all grant/loan applications	2005, 2006,			



(CDBG,EDA,RD,etc.) after conducting a needs assessment and public hearing to ascertain which project has the highest priority	2007, 2008, 2009	City Council	N/A	General Fund
Continue to support the Greater Turner Planning Advisory Commission	2005, 2006, 2007, 2008, 2009	City Council	N/A	General Fund
Annually renew fire protection agreements with neighboring units of government	2005, 2006, 2007, 2008, 2009	City Council	N/A	General Fund
Participate in revisions to the Turner County Service Delivery Strategy	2005, 2006	City Council	N/A	General Fund
Adopt and update Turner County Pre-Disaster Mitigation Plan	2005, 2009	City Council	\$5,000	Shared General Fund



## Sycamore city: Short Term Work Program Update

Community Facilities				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Implement the 2004 CDBG water system improvements on west side of town	2005, 2006	City Council	\$359,178	CDBG, General Fund

Economic Development				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Continue to foster all Chamber of Commerce job prospecting, marketing of vacant buildings and land; and job training/education programs	2005, 2006, 2007, 2008, 2009	City Council	\$75/y	General Fund
Continue to support the Industrial Development Authority efforts to prepare financial packages for existing and new business/industries in Greater Turner	2005, 2006, 2007, 2008, 2009	City Council	N/A	General Fund
Endorse Chamber of Commerce efforts to consolidate vacant serviced (water,sewer,rail,gas) industrial properties for industrial expansions	2005, 2006, 2007, 2008, 2009	City Council	N/A	General Fund
Support the Joint Economic Development Authority	2005, 2006, 2007, 2008, 2009	City Council	N/A	General Fund

Housing				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Investigate HOME/CHIP programs to provide affordable housing	2005, 2006, 2007, 2008, 2009	City Council	\$100	General Fund

Land Use				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Use the zoning and subdivision ordinances to implement the Sycamore Future Land Use Plan	2005, 2006, 2007, 2008, 2009	City Council	N/A	General Fund

Natural and Historic Resources				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Conduct a countywide historic resources inventory	2006, 2007	City Council, Greater Turner PAC	\$8,000 shared countywide	SHPO, General Fund

General Planning				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Annually re-evaluate the Sycamore Short-Term Work Program	2005, 2006, 2007, 2008, 2009	City Council	N/A	General Fund
Participate in a updates to the 2025 Greater Turner Comprehensive Plan	2005, 2006, 2007, 2008, 2009	City Council/Greater Turner PAC	N/A	General Fund
Prepare all grant/loan applications (CDBG,EDA,RD,etc.) after conducting a needs	2005, 2006, 2007, 2008,	City Council	N/A	General Fund



assessment and public hearing to ascertain which project has the highest priority	2009			
Continue to support the Greater Turner Planning Advisory Commission	2005, 2006, 2007, 2008, 2009	City Council	N/A	General Fund
Annually renew fire protection agreements with neighboring units of government	2005, 2006, 2007, 2008, 2009	City Council	N/A	General Fund
Participate in revisions to the Turner County Service Delivery Strategy	2005, 2006	City Council	N/A	General Fund
Adopt and update Turner County Pre-Disaster Mitigation Plan	2005, 2009	City Council	\$5,000	Shared General Fund



## Turner County: Report of Accomplishments

Community Facilities		
Activity	Status	Explanation
Renovate the Turner County Courthouse	Completed	
Road Paving: Friendship Church Road-CR 86	Completed	
Road Paving: High Hill Church Road- CR 152	Completed	
Road Paving: Ireland Road- CR 82	Completed	
Road Paving: Youngblood Road- CR 109 and 101	Completed	
Road Paving: Dakota Cemetery Road- CR 190	Not Accomplished	Dropped as a priority by County Commission
Road Paving: Hopewell Road- CR 155	Not Accomplished	Dropped as a priority by County Commission
Road Paving: CR 206	Underway	
Road Paving: Wells Road- CR 2	Not Accomplished	Funding shortfall and priority was changed
Road Paving: Garrett Road- CR 12	Not Accomplished	Dropped as a priority by County Commission
Construct new housing facility and office complex for the Turner County EMS	Postponed	Lack of funding; A new priority project is to construct fire protection and EMS complex at a new location in FY '07-'08

Economic Development		
Activity	Status	Explanation
Continue to foster all Chamber of Commerce job prospecting, marketing of vacant buildings and land; and job training/education programs	Completed	
Continue to support the Industrial Development Authority efforts to prepare financial packages for existing and new businesses/industries in Greater Turner	Completed	
Support the joint economic development authority	Completed	

Housing		
Activity	Status	Explanation
Support cities efforts in housing rehabilitation	Completed	

Land Use		
Activity	Status	Explanation
Adopt ordinances pertaining to groundwater recharge areas and wetland protection (in Zoning Ordinance)	Completed	
Foster joint county-wide code enforcement	Completed	
Prepare and adopt a subdivision control ordinance	Completed	
Prepare and adopt a zoning ordinance which assists in implementing the Turner County Future Land Use Plan	Completed	

Natural and Historic Resources		
Activity	Status	Explanation
Conduct a county-wide historic resources inventory	Postponed	Other historic preservation projects were of more priority and the inventory will be addressed in FY '06-'07
Erect signage for the Desota Trail Encounter & Civil War sites	Postponed	Funding considerations have delayed this project
Continue to restore the old Turner County Jail	Completed	

General Planning		
Activity	Status	Explanation



Annually re-evaluate the Turner County Short-Term Work Program	Completed
Participate in all updates to the 2015 Greater Turner Comprehensive Plan	Completed
Prepare all grant/loan applications (CDBG,EDA,RD,etc.)after conducting a needs assessment and public hearing to ascertain which project has the highest priority	Completed
Continue to provide representation on the Turner County Planning Advisory Commission	Completed
Greater Turner will devise a strategy to pass a second five-year SPLOST	Completed
Develop an intergovernmental agreement with Ashburn, Sycamore, and Rebecca to cost-share on code enforcement	Completed



## Ashburn city: Report of Accomplishments

Community Facilities		
Activity	Status	Explanation
Continue to update a comprehensive set of "as built" water and sanitary sewer system maps	Completed	
Prepare plans to add a new vehicular storage building at the Ashburn City Barn	Completed	
Continue to conduct sewer infiltration/inflow studies and reconstruct as needed	Completed	
Create a program and priority listing for paving all remaining unpaved roads in the city	Completed	
Continue participation in the LARP program of GA DOT and maintain a prioritized listing of road resurfacing projects	Completed	
Prepare plans for additional parking adjacent to the police, fire, E-911, city hall complex	Completed	
Expand and improve records storage facilities for the Ashburn Municipal Building	Completed	
Promote increased customer base of the city's natural gas distribution system	Completed	
Construct new sanitary sewer system treatment plant	Completed	
Construct new lift stations	Completed	
Construct new well and tank	Not Accomplished	Engineering studies determined existing supply/storage were adequate
Install/replac new water and sanitary sewer lines	Completed	
Conduct water distribution system leak survey	Completed	
Purchase additional five acres at Inert Landfill	Not Accomplished	Cost sharing with county was not agreed upon, so no purchase made.
Replace North Street gas line	Completed	
Purchase new gas meters (100)	Completed	
Purchase peak shaving plant	Completed	
Purchase new fire truck	Completed	
Purchase new turn-out gear (5 sets)	Completed	
Reopen Donna Avenue	Completed	
Spot (road) resurfacing	Completed	
Upgrade street maintenance equipment	Completed	
Hwy. 32 overpass improvements	Completed	
GPS Storm Sewer system	Completed	
Expand City Hall	Not Accomplished	Funds inadequate and space not available
Upgrade old shop	Completed	
Purchase vehicle shed and storage	Completed	
Adopt Indianapolis Plan: Purchase eight police vehicles	Completed	
Purchase 10 bullet proof vests	Completed	
Purchase weapons for each police officer	Completed	
Purchase computer	Completed	
Cross train dispatchers for medical emergencies	Completed	
Purchase mock training equipment	Completed	

Economic Development		
Activity	Status	Explanation
Continue to foster all Chamber of Commerce job prospecting, marketing of vacant buildings and land; and job training/education programs	Completed	
Endorse a program of tying together all vacant serviced (water, sewer, gas, rail) industrial properties	Completed	



with the intent of creating an industrial park		
Continue to support the Industrial Development Authority efforts to prepare financial packages for existing and new business/industries in Greater Turner	Completed	
Investigate participation in the Clean Community Program, which is affiliated with Georgia's Clean and Beautiful Program and the National Keep America Beautiful Program; and establish/maintain a local committee	Not Accomplished	Initial interest was high, but the long pull of a local committee was not accepted, so the program was dropped

Housing		
Activity	Status	Explanation
Investigate the HOME/CHIP programs	Completed	

Land Use		
Activity	Status	Explanation
Amend or adopt codes and ordinances to address wetlands protection	Completed	
Amend the zoning ordinance to implement the Ashburn Future Land Use Plan	Completed	
Request FEMA to prepare floodplain maps for Ashburn	Underway	
Prepare and adopt a land subdivision ordinance	Completed	

Natural and Historic Resources		
Activity	Status	Explanation
Provide participation on the Greater Turner Historic Task Force	Not Accomplished	The historic task force was not formed
Conduct a countywide historic resources inventory	Postponed	Other priorities required postponement until FY '06-'07
Complete a master restoration/rehabilitation plan, including possible new uses, for the vacated schools	Not Accomplished	Application was not funded for the restoration/rehabilitation plan preparation
Finish Rehab of Weslyn Methodist Tabernacle and Campground	Underway	

General Planning		
Activity	Status	Explanation
Adopt the 2015 Greater Turner Comprehensive Plan	Completed	
Annually re-evaluate the Ashburn Short-Term Work Program	Completed	
Participate in all updates to the 2015 Greater Turner Comprehensive Plan	Completed	
Prepare all grant/loan applications (CDBG,EDA,RD,etc.) after conducting a needs assessment and public hearing to ascertain which project has the highest priority	Completed	
Continue to participate in the Tree City Program with the GA Forestry Commission	Completed	
Endorse and help develop a countywide planning advisory commission and provide representation	Completed	
Investigate the costs and benefits of hiring a joint city/county manager	Not Accomplished	State did not fund this feasibility study
Develop an intergovernmental agreement with Turner County, Sycamore and Rebecca to cost share on code enforcement	Completed	
Greater Turner will devise a strategy to pass a SPLOST for infrastructure needs including the development of an industrial park	Completed	
Prepare joint application to implement the		Feasibility study not completed and interest in joint



consolidation action program (for joint city/county manager)

Not Accomplished

management disappeared



Rebecca city: Report of Accomplishments

Community Facilities		
Activity	Status	Explanation
Investigate the preparation of a GIS water line layer of "as built" water lines	Not Accomplished	Other priorities for the water system precluded the need for this GIS layer
Prepare alternative collection and treatment preliminary engineering plans with possible funding sources	Completed	
Construct a new water supply well. The City will use the same tank. Rebecca will utilize the new well and the old well as a back-up	Completed	
The City will continue to apply for LARP funds	Completed	
Purchase a used backhoe	Completed	
Purchase a tractor/mower	Completed	
Repair and replace sidewalks (Railroad Street to Holley Street) (down Ashley Street)	Completed	
Purchase a new motor for the city's old well. Install the motor and a water meter	Completed	

Economic Development		
Activity	Status	Explanation
Continue to foster all Chamber of Commerce job prospecting, marketing of vacant buildings, and land; and job training/education programs	Completed	
Continue to support the Industrial Development Authority efforts to prepare financial packages for existing and new business/industries in Greater Turner	Completed	
Support the Joint Economic Development Authority	Completed	

Housing		
Activity	Status	Explanation
Investigate the HOME/CHIP programs	Completed	

Land Use		
Activity	Status	Explanation
Prepare and adopt an initial zoning ordinance to implement the Rebecca Future Land Use Plan; to include a provision for wetlands protection	Completed	
Prepare and adopt a subdivision control ordinance to include wetlands notification policy	Completed	
Adopt local administrative procedure to enforce building codes	Completed	
FEMA/DNR will be contacted concerning floodplain management ordinances and maps	Completed	

Natural and Historic Resources		
Activity	Status	Explanation
Conduct a countywide historic resources inventory	Postponed	Other historic preservation projects were of more priority and the inventory will be addressed in FY '06-'07

General Planning		
Activity	Status	Explanation
Annually re-evaluate the Rebecca Short-Term Work Program	Completed	



Participate in all updates to the 2015 Greater Turner Comprehensive Plan	Completed
Prepare all grant/loan applications (CDBG,EDA,RD,etc.) after conducting a needs assessment and public hearing to ascertain which project has the highest priority	Completed
Continue support of Greater Turner Planning Advisory Commission	Completed
Annually renew fire protection agreements with neighboring units of government	Completed



### Sycamore city: Report of Accomplishments

Community Facilities		
Activity	Status	Explanation
The City of Sycamore will continue to seek LARP funds for street improvements	Completed	
Complete the construction of a recreation park with a picnic shelter located at intersection of North Labelle Street and Dasher Street	Completed	

Economic Development		
Activity	Status	Explanation
Continue to foster all Chamber of Commerce job prospecting, marketing of vacant buildings and land; and job training/education programs	Completed	
Continue to support the Industrial Development Authority efforts to prepare financial packages for existing and new business/industries in Greater Turner	Completed	
Endorse Chamber of Commerce efforts to consolidate vacant serviced (water,sewer,rail,gas) industrial properties to form an industrial park	Completed	
Support the Joint Economic Development Authority	Completed	

Housing		
Activity	Status	Explanation
Investigate applicable HOME/CHIP programs	Completed	

Land Use		
Activity	Status	Explanation
Prepare and adopt a zoning ordinance with wetlands protection to implement the Sycamore Future Land Use Plan	Completed	
Prepare and adopt a subdivision control ordinance	Completed	

Natural and Historic Resources		
Activity	Status	Explanation
Conduct a countywide historic resources inventory	Postponed	Other priorities required postponement until FY '06-'07

General Planning		
Activity	Status	Explanation
Annually re-evaluate the Sycamore Short-Term Work Program	Completed	
Participate in all updates to the 2015 Greater Turner Comprehensive Plan	Completed	
Prepare all grant/loan applications (CDBG,EDA,RD,etc.) after conducting a needs assessment and public hearing to ascertain which project has the highest priority	Completed	
Continue support of Greater Turner Planning Advisory Commission	Completed	
Annually renew fire protection agreements with neighboring units of government	Completed	