



# WEBSTER COUNTY COMPREHENSIVE PLAN 2019

Allison Slocum  
RIVER VALLEY REGIONAL COMMISSION



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# Resolution

**WHEREAS**, the Georgia General Assembly did enact, and subsequently amend, the Georgia Planning Act of 1989 to institute local comprehensive planning in communities throughout the state, and

**WHEREAS**, said Act requires local governments to prepare, maintain and periodically update a state-approved local comprehensive plan to be eligible for certain state-issued grants, loans and permits, and

**WHEREAS**, Webster County has been notified by appropriate cognizant authority that its most recent effort to update the local comprehensive plan did adequately address the minimum standards and procedures promulgated by the Georgia Department of Community Affairs to ensure compliance with said Act.

**NOW, BE IT THEREFORE RESOLVED**, by the Board of Commissioners of the Unified Government of Webster County that the Webster County Comprehensive Plan 2019 be adopted.

EFFECTIVE DATE:

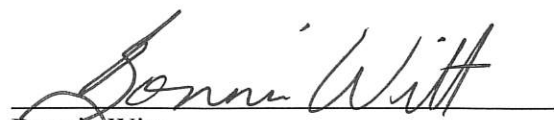
SO RESOLVED this 15th day of October, 2019.

UNIFIED GOVERNMENT OF WEBSTER COUNTY

  
\_\_\_\_\_  
Tony Kennedy  
Chairman

ATTEST

SEAL

  
\_\_\_\_\_  
Bonnie Witt  
County Clerk

# UNIFIED GOVERNMENT OF WEBSTER COUNTY

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## **CHAIRMAN**

Hon. Tony Kennedy

## **COMMISSIONERS**

Hon. Jack Holbrook

Hon. Melvin Crimes

Hon. Jonah McCluster

## **COUNTY CLERK**

Bonnie Kay Witt

## TABLE OF CONTENTS

EXECUTIVE SUMMARY .....	vi
Background and Description.....	vi
Stakeholder Involvement.....	vi
Community Vision.....	vii
Priority Needs, Opportunities, and Key Strategies .....	vii
INTRODUCTION .....	1
Purpose.....	1
Comprehensive Planning Process.....	1
Identification of Stakeholders .....	2
Participation Techniques .....	2
Consideration of OTHER LOCAL, Regional and Statewide Plans.....	3
COMMUNITY VISION, GOALS, AND POLICIES .....	4
Community Vision.....	4
Community Goals and Policies .....	4
Resources management .....	4
Cultural resources management .....	5
efficient Land Use .....	5
Housing and Neighborhood Development .....	6
Community Facilities and Services preparedness.....	6
Transportation options.....	7
economic prosperity .....	8
Educational opportunities .....	8
Broadband connectivity.....	9
community health .....	9
Regional Cooperation .....	9
Community Data Analysis.....	11
Population .....	11
Community Facilities and Services.....	12
Water and Sewer .....	12
Planning .....	13
Fire Protection .....	13
Law Enforcement.....	13
Emergency Medical Service.....	14

Economic Development.....	14
Broadband Service.....	18
Transportation.....	20
Housing and Neighborhood Development.....	20
Education.....	21
Health and Human Services.....	22
Natural Resources.....	23
Water Resources Planning.....	23
Water Supply Watersheds.....	23
Groundwater Recharge Areas.....	24
Wetlands.....	24
Floodplains.....	25
Soil Types.....	25
Slopes.....	28
Protected River Corridors.....	28
Prime Agricultural and Forest Land.....	29
Plant and Animal Habitats.....	29
Cultural Resources.....	30
Parks, Recreation and Conservation Areas.....	32
Scenic Sites and Viewsheds.....	32
Land Use.....	32
Existing Development Patterns.....	33
Regional Cooperation.....	35
identified COMMUNITY NEEDS AND OPPORTUNITIES.....	36
strengths.....	36
weaknesses.....	36
opportunities.....	36
threats.....	37
REPORT OF ACCOMPLISHMENTS.....	38
COMMUNITY WORK PROGRAM.....	42
APPENDIX A: Definitions of Acronyms.....	44
APPENDIX B: Community Mapping.....	46
Job Tax Credit Tier Map.....	47
Webster County Traffic Counts Map.....	48

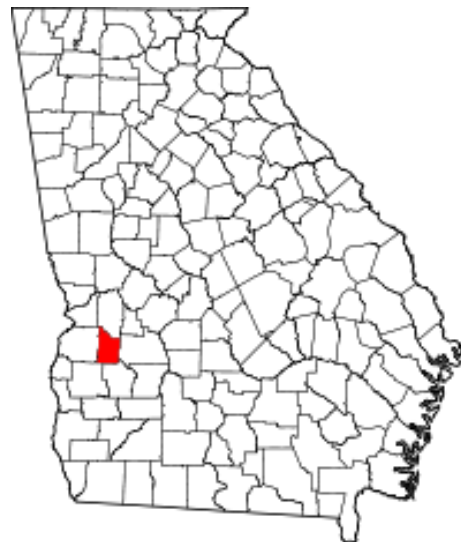
Georgia Existing Rail System.....	49
Georgia’s 52 Watersheds Map .....	50
Groundwater Recharge Area Map.....	51
Wetlands Map .....	52
Flood Zone Map.....	53
Soils Map .....	54
Slope Map.....	55
Lanahassee Voluntary Public Access Area Map.....	56
Webster County Existing Land use Map .....	58
APPENDIX C: Retail Market Potential .....	59
APPENDIX D: Stakeholders .....	64
APPENDIX E: Public Meeting Documentation.....	66

## EXECUTIVE SUMMARY

### BACKGROUND AND DESCRIPTION

Webster County is located in southwest Georgia, 44 miles south of Columbus, 47 miles north of Albany, and 27 miles west of Americus. People have lived in the State of Georgia and what is now Webster County for eleven thousand years. Europeans and Africans have also had a presence and influence in the state for the last five hundred years. The land that became Webster County was inhabited by the Lower Creek Indian Nation until ceded to the United States via the Treaty of Washington in 1826. The land was then surveyed by the State of Georgia and distributed through a land lottery system.

Webster County was created on December 16, 1853. Initially called Kinchafoonee (a Creek Indian word) after a prominent waterway in the area, the name was changed in 1856 to Webster County in honor of Daniel Webster. The first settlement in Webster County was Lanahassee, a community located near the waterway bearing that name. When the county's name was changed in 1856, the town was moved three miles west to Preston which became the county seat.



There were two historical municipalities in Webster County, Preston and Weston. Both of those cities gave up their charters in 200X and consolidated with the county January 1, 2009 to become the Unified Government of Webster County.

### STAKEHOLDER INVOLVEMENT

The Board of Commissioners for the United Government of Webster County appointed a leadership team at the beginning of the process. This group consisted of a combination of elected officials, government staff and local citizens. The leadership team developed a list of stakeholders from whom to solicit input regarding the comprehensive plan update

In addition to the two required public hearings, public work sessions were held to gain input into all elements of the Comprehensive Plan Update. The leadership team, civic leaders, and stakeholders were invited to assist in these citizen involvement opportunities (See Appendix E: Public Meeting Documentation). Session attendees developed a county vision statement. Participants also reviewed information from previous community plans and developed a list of current needs and opportunities via a SWOT (Strengths, Weaknesses, Opportunities and Threats) analysis. The citizens group then evaluated whether each item on the list was an actionable project that should be in the Webster County Community Work Program or rather a policy to guide elected officials.



## COMMUNITY VISION

Webster County is a community where...

- Personal enrichment and fulfillment are considered along with community growth and development,
- Community development does not compromise the quality of our natural resources,
- Community involvement and familiarity among residents is high,
- Wise and innovative investment of public resources facilitates the well-being of residents,
- Tourism, in the form of presenting local history and marketing natural resources, and support for local and outside investment comprise our approach to economic development,
- Services are available at a level commensurate with local need, and
- Government services do not exceed local carrying capacity.

## PRIORITY NEEDS, OPPORTUNITIES, AND KEY STRATEGIES

The Webster County Leadership Team and stakeholders went through a strategic planning session where they analyzed internal (strengths and weaknesses) and external (threats and opportunities) factors in their community. Going through this process leads participants to better understand the situation facing them as a community, the options available to community leadership, and guidance for the placement of resources.

Priorities	
Needs	Strategies
Lack of jobs for skilled residents	Maintain a revolving loan fund (RLF) to assist small local businesses/start-ups, provide micro loans
Poor tourism/agri-tourism promotion	Appoint committee to develop a tourism plan for the county
Unsafe building code/enforcement for residential and commercial structures	Work with owners of large, dilapidated, commercial structures to demolish and clear the site
Lack of internet access	Meet with local internet service providers to request expansion of service area
Opportunities	Strategies
Land available for development	Identify sites and funding available for development of an industrial park in/near Weston along GA 520
TSPLOST	Work with regional communities to prepare for the next TSPLOST
Reorganization of our development authority to support and facilitate economic investment	Reactivate the Industrial Development Authority; have new members attend state-mandated training

## INTRODUCTION

### PURPOSE

The comprehensive planning process, at its inception and culmination, is a vision for the future. The ultimate aim of the process is to develop a strong community. In order to achieve that objective, a meaningful comprehensive planning process must solicit and integrate the input of community citizens, government officials, and staff. The result will be a well-balanced comprehensive plan addressing the issues of today, the opportunities of tomorrow, and outlining the steps necessary to bring about positive change over the next twenty (20) years. The intent of the Webster County Comprehensive Plan Update process is to encourage as much public participation, open dialogue and communication as possible; seeking to build consensus among Webster County residents that will result in better government decisions and greater community agreement with those decisions.

### COMPREHENSIVE PLANNING PROCESS

The State of Georgia updated the Minimum Standards and Procedures for Local Comprehensive Planning in 2013 (O.C.G.A. 110-12-1). These updates included a list of required and optional elements each community was encouraged to use to supplement their comprehensive planning efforts.

Elements required by the state for each community include:

- Community Involvement--An initial and final public hearing;
- Community Goals—A review of the community’s vision and goals;
- Needs and Opportunities--A list of potential community needs and opportunities; and
- Community Work Program--The community’s action plan for the next five years.

While not included in the Comprehensive Plan Update document, renegotiation of the community’s Service Delivery Strategy is also required as part of the process.

Other elements encouraged by the state to supplement the comprehensive planning efforts include:

- Capital Improvements—Only required for governments that charge impact fees;
- Economic Development—Webster County is a Tier 1 county as defined by the Georgia Department of Community Affairs Job Tax Credit Program. An Economic Development Plan is required for Tier 1 communities seeking to improve economic opportunities for their citizens;
- Land Use—Only required for governments with zoning or other land use regulations;
- Transportation—Recommended for communities with automobile congestion problems, parking problems, or that are interested in adding alternative transportation facilities (Only required for governments that have a portion of their jurisdiction included in a Metropolitan Planning Organization); and
- Housing—Encouraged for communities with concentrations of substandard housing or a jobs-housing imbalance (Only required for HUD CDBG Entitlement Communities).

The Webster County Comprehensive Plan Update consists of the following elements: Community Vision and Goals, Community Needs and Opportunities, Community Land Use, Community Economic Development and Community Work Program. The Comprehensive Plan is intended to be a policy guide relating to land use, community infrastructure, housing and economic development activities. This document should generate local pride and enthusiasm, engage interest in the implementation of the comprehensive plan, and become a handbook to guide daily decision making for the local government officials and community leaders.

#### IDENTIFICATION OF STAKEHOLDERS

The Board of Commissioners for the United Government of Webster County appointed a leadership team at the beginning of the process. This group consisted of a combination of elected officials, government staff and local citizens. The leadership team developed a list of stakeholders from whom to solicit input regarding the comprehensive plan update (See Appendix D: Stakeholders).

#### PARTICIPATION TECHNIQUES

The State of Georgia Minimum Standards and Procedures for Local Comprehensive Planning in 2013 (O.C.G.A. 110-12-1) require that two (2) public hearings be held in association with the development of a Comprehensive Plan Update. The initial public hearing was held September 11, 2018 to inform the public that the planning process was underway, to go over the plan's timeline, and to discuss how the public could be of help during the planning process. Attendees were also given an opportunity to comment on Webster County's potential Needs and Opportunities (See Appendix E: Public Meeting Documentation).

In addition to the two required public hearings, numerous public work sessions were held to gain input into all elements of the Comprehensive Plan Update. The leadership team, civic leaders, and stakeholders were invited to assist in these citizen involvement opportunities (See Appendix E: Public Meeting Documentation). Session attendees developed a county vision statement. Participants also reviewed information from previous community plans and developed a list of current needs and opportunities via a SWOT (Strengths, Weaknesses, Opportunities and Threats) analysis. The citizens group then evaluated whether each item on the list was an actionable project that should be in the Webster County Community Work Program or rather a policy to guide elected officials.

A final public hearing was held September 10, 2019 at the Webster County Board of Commissioners' Office. The purpose of the meeting was to allow citizens to review and comment on the Comprehensive Plan Update. All draft documents and maps were available for review. Staff was available to answer questions and take comments. Copies of the draft plan, handouts, and other informative materials were distributed. All comments were collected at the conclusion of the meeting, were summarized and responded to in a timely manner. A deadline of September 17, 2019 was given for formal written comments.

CONSIDERATION OF OTHER LOCAL, REGIONAL AND STATEWIDE PLANS

RVRC staff reviewed the following local, regional, and plans in the effort to analyze the current needs and opportunities and development patterns of the region and surrounding area:

- Webster County Transit Plan
- Local Comprehensive Plans from Surrounding Jurisdictions
- Georgia’s Strategic Comprehensive Outdoor Recreation Plan
- Flint Regional Water Plan
- Comprehensive Economic Development Strategy
- Southwest Georgia Regional Commission Regional Plan

Plan Development Time Frame															
Plan Element	Sept 2018	Oct 2018	Nov 2018	Dec 2018	Jan 2018	Feb 2018	Mar 2018	Apr 2018	May 2018	Jun 2018	July 2018	Aug 2018	Sept 2018	Oct 2018	
Initial Public Hearing	X														
Vision Statement		X	X	X											
Needs and Opportunities		X	X	X											
Community Goals		X	X	X											
Land Use					X	X									
Economic Development						X	X								
Transportation							X	X							
Housing								X	X						
Health									X	X					
Education										X	X				
Community Work Program											X	X			
Service Delivery Strategy											X	X			
Final Public Hearing														X	
RC Review														X	
DCA Review														X	
Adoption														X	

## COMMUNITY VISION, GOALS, AND POLICIES

### COMMUNITY VISION

Webster County is a community where...

- Personal enrichment and fulfillment are considered along with community growth and development,
- Community development does not compromise the quality of our natural resources,
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- Tourism, in the form of presenting local history and marketing natural resources, and support for local and outside investment comprise our approach to economic development,
- Services are available at a level commensurate with local need, and
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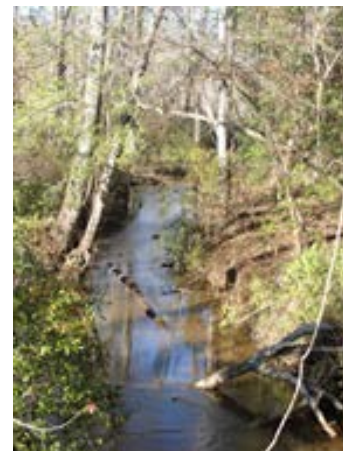
### COMMUNITY GOALS AND POLICIES

This section is organized with a broad statement defining each community planning objective followed by policies to guide project implementation. The objectives, created by the Georgia Department of Community Affairs and known as “Quality Community Objectives,” were “adapted from generally accepted community development principles” (Quality Community Objectives Fact Sheet, Georgia Department of Community Affairs). Webster County has reviewed, adopted and used these objectives as a framework for the development of the Comprehensive Plan Update. The policies accompanying each objective were developed by Webster County in response to identified community needs and opportunities. Together these objectives and policies will assist community leaders in making local government decisions that affect the county’s future land use patterns, environmental and historical resources, economic development and overall quality of life.

### RESOURCES MANAGEMENT

To promote the efficient use of natural resources and identify and protect environmentally sensitive areas in Webster County. This may be achieved by promoting energy efficiency and renewable energy generation; encouraging green building construction and renovation; utilizing appropriate waste management techniques; fostering water conservation and reuse; or setting environmentally sensitive areas aside as green space or conservation reserves.

- Ensure EPD Part V ordinances are up to date.
- Follow Best Management Practices for development.
- Follow the Comprehensive Plan regarding development.
- Make property owners aware of state and federal financial incentives for natural resource conservation.
- Assist in securing grant funds for eligible conservation activities.
- Take into account the protection and conservation of community's natural resources when making decisions about future growth and development.



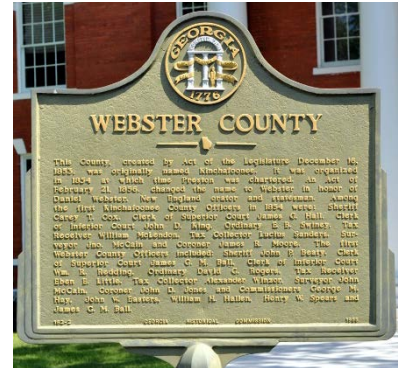
Kinchafoonee Creek (Webster Co.) a threatened watershed with high TMDL counts

- Consider potential impacts on water quality in making decisions on new developments and transportation improvements.
- Ensure safe and adequate supplies of water through protection of ground and surface water sources.
- Promote enhanced solid waste reduction and recycling initiatives.

## CULTURAL RESOURCES MANAGEMENT

To protect and enhance Webster County’s unique qualities. This may be achieved by maintaining Preston’s downtown as focal point of Webster County; fostering compact, walkable, mixed-use development; protecting and revitalizing historic areas of Preston; encouraging new development that is compatible with the traditional features of Webster County; or protecting scenic and natural features that are important to defining the Webster County’s character.

- Identify and protect Cultural Resources.
- Make property owners aware of state and federal financial incentives for cultural resource conservation.
- Take into account the protection and conservation of the community's cultural resources when making decisions about future growth and development.
- Consider potential impacts on cultural resources in making decisions on new developments and transportation improvements.

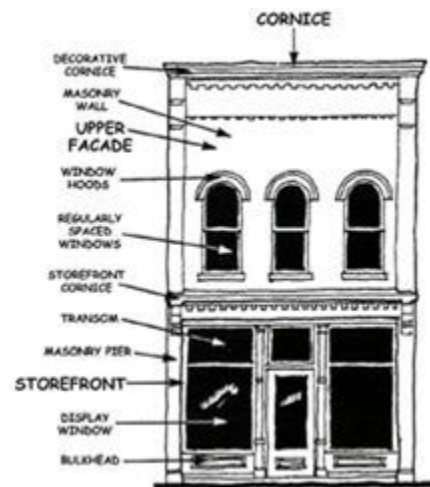


Historical Marker on Courthouse Square

## EFFICIENT LAND USE

To maximize the use of existing infrastructure and minimize the costly conversion of undeveloped land at the periphery Preston. This may be achieved by encouraging development or redevelopment of sites closer to the traditional core of Preston; designing new development to minimize the amount of land consumed; carefully planning expansion of public infrastructure; or maintaining open space in agricultural, forestry, or conservation uses.

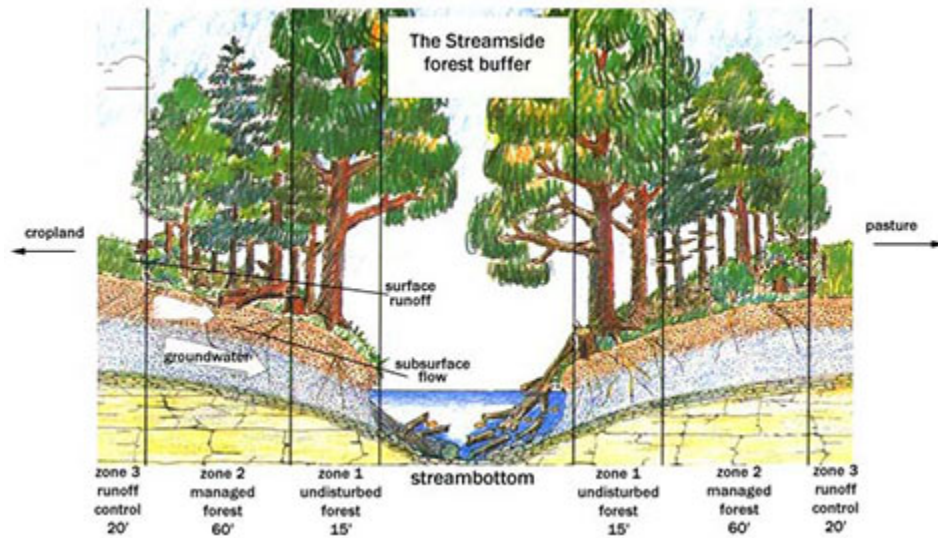
- Follow Best Management Practices regarding land development.
- Encourage and promote land use and development that respects the natural limitations of flood plains, steep slopes, wetlands and limiting soil types.
- Pursue, promote and encourage coordination of the plans of all public boards, agencies, commissions and other authorities in Webster County in accord with county policies and programs to enhance mutual understanding and improve decision making.
- Encourage new development to contribute, not take away from, the community's character and sense of place.
- Encourage development that is sensitive to the historic context, sense of place, and overall setting of the community.
- Preserve the rural character of our community and provide the opportunity for agricultural and forestry activities to remain a vital part of the community.



Example of Traditional Downtown Façade Components



- Improve the aesthetics of development in downtown Preston to create a vibrant center of the.
- Create recreational facilities in the community.

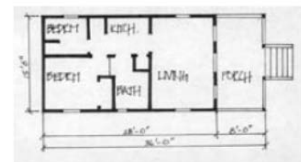


Example of a Riparian Buffer. Riparian buffers protect water quality.

## HOUSING AND NEIGHBORHOOD DEVELOPMENT

To promote an adequate range of safe, affordable, inclusive, and resource efficient housing in the Webster County. This may be achieved by encouraging development of a variety of housing types, sizes, costs, and densities in each neighborhood; promoting programs to provide housing for residents of all socio-economic backgrounds; including providing information regarding affordable mortgage finance options; instituting programs to address homelessness issues in the community; or coordinating with local economic development programs to ensure availability of adequate workforce housing in Webster County.

- Ensure reliable code enforcement activities.
- Partner with Habitat for Humanity and local churches to ensure citizens with disabilities have handicap access to their homes.
- Partner with USDA and DCA to make sure citizens know about housing resources.
- Reduce substandard or dilapidated housing in our community.
- Support affordable housing opportunities for residents.
- Encourage housing policies, choices and patterns promote home-ownership.



Example of Historically Appropriate Affordable Housing

## COMMUNITY FACILITIES AND SERVICES PREPAREDNESS

To identify and put in place the prerequisites for the type of future Webster County seeks to achieve. These prerequisites might include infrastructure (roads, water, or sewer) to support or direct new growth; ordinances and regulations to manage growth as desired; leadership and staff capable of responding to opportunities and managing new challenges; or undertaking an all-hazards approach to disaster preparedness and response.

- Partner with the School Board to develop recreational opportunities for all ages.
- Promote the use and development of Lanahassee Voluntary Public Access Area.
- Expand and improve existing water systems throughout the county in areas with appropriate population densities.
- Work with local health agencies to ensure that all residential and commercial establishments meet the minimum requirements for individual septic systems.
- Continue to support and maintain volunteer fire departments and EMS facilities and personnel.
- Continue to support law enforcement personnel.
- Continue to support the county health department.
- Provide for handicap accessible buildings and public meeting spaces, where feasible, or provide alternative arrangements for public services and meeting locations.
- Continue efforts to follow the goals and objectives laid out in the solid waste management plan.
- Encourage efficient use of existing infrastructure and public facilities to minimize the need for costly new/expanded facilities and services.
- Ensure that capital improvements needed to accommodate future development are provided concurrent with new development.
- Promote investment in parks and open space to enhance the quality of life for our citizens.



Webster County Fire and Rescue



Example Vertical Wheelchair Lift for a Multi-story Building

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## TRANSPORTATION OPTIONS

To address the transportation needs, challenges and opportunities of all Webster County residents. This may be achieved by fostering alternatives to transportation by automobile, including walking, cycling, and transit; employing traffic calming measures throughout areas of dense development; requiring adequate connectivity between adjoining neighborhoods; or coordinating transportation and land use decision-making within Webster County.

- Continue to cooperate with the Georgia Department of Transportation in the design and implementation of proposed projects on state and federal highways.
- Provide necessary improvements for roadways and bridges in the county to handle current and future usage.
- Continue to update the roads and prioritize road paving based on the number of households served and severity of need.
- Continue to alleviate drainage problems on county roads.
- Continue to utilize county-owned vehicles to assist senior citizens with transportation to doctor's visits
- Make decisions that encourage walking and biking.
- Promote connectivity of the road network.



Example of a Non-Emergency Medical Transport



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## ECONOMIC PROSPERITY

To encourage development or expansion of businesses and industries that are suitable for Webster County. Factors to consider when determining suitability include job skills required; long-term sustainability; linkages to other economic activities in the region; impact on the resources of Webster County; or prospects for creating job opportunities that meet the needs of a diverse local workforce.

- Partner with the SBDC, GDEcD, and RVRC to ensure entrepreneurs have training needed and knowledge of funding options.
- Assist in securing grant funds for economic development activities.
- Cooperate and support the workforce development initiatives promoted by the Workforce Innovation and Opportunity Act through the River Valley Regional Commission.
- Support the expansion of broadband infrastructure and access to technology.
- Encourage eco-tourism and outdoor recreation pursuits in conjunction with the Lanahassee VPA.
- Take into account impacts on infrastructure and natural resources in decision making regarding economic development projects.
- Consider costs as well as benefits in making decisions on proposed economic development projects.



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## EDUCATIONAL OPPORTUNITIES

To make educational and training opportunities readily available to enable all residents in Webster County to improve their job skills, adapt to technological advances, manage their finances, or pursue life ambitions. This can be achieved by expanding and improving local educational institutions or programs; providing access to other institutions in the region; instituting programs to improve local graduation rates; expanding vocational education programs; or coordinating with local economic development programs to ensure an adequately trained and skilled workforce.

- Support the efforts of the Webster County Board of Education, local colleges and universities, and other local organizations in the efforts to reduce the high school dropout rate and increase education attainment.
- Partner with the WIOA program, local colleges and universities, and other local groups to provide more job training opportunities.

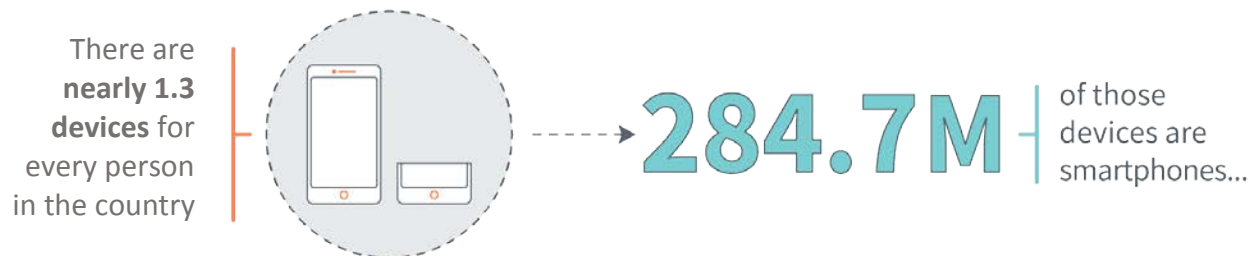


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## BROADBAND CONNECTIVITY

To ensure that all Webster County residents, regardless of age, ability, or income, have access to reliable high-speed internet access that is essential to business, education, healthcare, agriculture, and overall quality of life. This can be achieved by promoting deployment of broadband services and reducing obstacles to investment in broadband infrastructure and in other emerging communications technologies.

- Adopt an ordinance to encourage broadband investment and expansion.
- Secure the Broadband Ready Community designation.
- Pursue funding and/or provide services to facilitate enhanced broadband service availability.



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## COMMUNITY HEALTH

To ensure that all Webster County residents, regardless of age, ability, or income, have access to critical goods and services, safe and clean neighborhoods, and good work opportunities. This may be achieved by providing services to support the basic needs of disadvantaged residents, including the disabled; instituting programs to improve public safety; promoting programs that foster better health and fitness; or otherwise providing all residents the opportunity to improve their circumstances in life and fully participate in Webster County.



Example of a Walking Trail

- Support the efforts of local organizations to provide programming and opportunities on healthy activities and life choices.
- Support the Webster County Health Department and their initiatives to improve the lives of Webster County residents.

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## REGIONAL COOPERATION

To cooperate with neighboring jurisdictions to address shared needs. This may be achieved by actively participating in regional organizations; identifying joint projects that will result in greater efficiency and less cost to the taxpayer; or developing collaborative solutions for regional issues such as protection of shared natural resources, development of the transportation network, or creation of a tourism plan.

- Ensure all inter-governmental agreements are up to date.
- Continue to execute service provision agreements in a timely manner.
- Seek opportunities to partner with neighboring jurisdictions to complete projects, accomplish goals and promote fiscal responsibility that benefit all residents.

- Participate in regional planning efforts promoted by the River Valley Regional Commission and other regional organizations.
- Work jointly with neighboring jurisdictions to develop solutions for shared regional issues.
- Consult other public entities in the community when making decisions that are likely to impact them.
- Provide input to other public entities in our area when they are making decisions likely to impact the community or future development.
- Engage in cooperative planning between with local school board in regard to the location and use of schools as community facilities.



RVRC Annual Legislative Luncheon May, 2019.

## COMMUNITY DATA ANALYSIS

### POPULATION

Webster has historically been among Georgia's least populated counties. At the time of the 2010 Census only two had fewer residents. The 2000 Census credited Webster County with its first population increase in a century. In 2010 the local population was less than half (42%) the level recorded in 1900.

Population decrease was the norm for most of the last century in the surrounding area as well. The aggregate population of the five adjoining counties declined 37% between the dates of highest (1910) and lowest (1970) populations, with all area counties contributing to the decrease. The local population decreased by 66% between Webster's highest (1900) and lowest (1990) populations. Webster averaged 5% of the area total throughout the century, ranging from 7% in 1900 to 4% in 2000.

Population 1900 - 2018							
Jurisdiction	1900	1910	1920	1930	1940	1950	1960
Webster	6,618	6,151	5,342	5,032	4,726	4,081	3,247
Marion	10,080	9,147	7,604	6,968	6,954	6,521	5,477
Randolph	16,847	18,841	16,721	17,174	16,609	13,804	11,078
Stewart	15,856	13,437	12,089	11,114	10,603	9,194	7,371
Sumter	26,212	29,092	29,640	26,800	24,502	24,208	24,652
Terrell	19,023	22,003	19,601	18,290	16,675	14,314	12,742

Jurisdiction	1970	1980	1990	2000	2010	2015	2018
Webster	2,362	2,341	2,263	2,390	2,799	2,632	2,562
Marion	5,099	5,297	5,590	7,144	8,742	8,576	8,424
Randolph	8,734	9,599	8,023	7,791	7,719	7,221	7,019
Stewart	6,511	5,896	5,654	5,252	6,058	5,867	5,960
Sumter	26,931	29,360	30,228	33,200	32,819	30,696	29,602
Terrell	11,416	12,017	10,653	10,970	9,315	9,018	8,729

Source: U.S. Census

Webster’s projected twenty-year population trend is not as strong as documented during the past two decades. The following table presents population projections prepared by the Governor’s Office of Planning and Budget. These projections were generated from 2010 Census data using the standard cohort component demographic methodology. This method relies on historical fertility, migration and age data.

Population Projections 2010 – 2050								
Jurisdiction	2010	2015	2020	2025	2030	2040	2050	2010 - 2050
Webster	2,777	2,648	2,470	2,293	2,112	1,699	1,291	-54%
Marion	8,744	8,761	8,759	8,778	8,726	8,459	8,106	-7%
Randolph	7,671	7,193	6,755	6,388	5,980	5,090	4,263	-44%
Stewart	6,101	5,851	5,571	5,372	5,191	4,938	4,999	-18%
Sumter	32,719	30,779	30,389	29,463	28,345	25,669	22,844	-30%
Terrell	9,315	9,297	9,149	8,883	8,576	7,238	6,687	-28%
Georgia	9.7M	10.2M	10.9M	11.5M	12.2M	13.4M	14.7M	52%

Sources: County projections from Governor’s Office of Planning and Budget, 2012 series.

## COMMUNITY FACILITIES AND SERVICES

Community Facilities includes buildings/sites and services that support efficient growth and development patterns that protect and enhance the quality of life. These amenities are often the most direct connection between the citizens, the elected government, and the public servants. Often new visitors judge a community by the appearance or availability of the community facilities. An efficient system is both economical for existing residents and an incentive to attract new residents. If the public amenities are well-maintained and attractive, potential residents are encouraged to become part of the community and participate in the growth of the area. The following sections are a description of the United Government of Webster County’s community facilities.

### WATER AND SEWER

In Webster County, groundwater is utilized for municipal, commercial, industrial and agricultural use. Both the Preston and Weston communities have municipal water supply and distribution systems. The areas of Webster County outside of the historic cities boundaries are served primarily by private wells.

Webster County is served by individual septic systems not a sanitary sewer system. Although septic systems can cause groundwater pollution problems, they are generally not an issue in Webster due to the lack of population density where the systems are utilized.

Water Usage & Storage Information								
	Water Plant Capacity (gal/day)	Consumption (gal/day)	Elevated Storage Capacity	Ground Storage Capacity	Water Source	Cumulative Pumping Capacity	Population Served by Public Supply	Connections
County	500,000	123,600	250,000	N/A	Ground	740 gpm	1,236	*

Source: RVRT Community Survey 2018

## PLANNING

Planning and zoning are tools local governments use to guide and shape the future growth of a community so that areas with natural characteristics are kept in the highest and best use.

A zoning ordinance divides a community into districts and sets standards and permissible uses of land within those districts. This provides multiple benefits:

- to conserve and protect natural, economic and scenic resources
- to secure safety from fire, panic and other dangers; to promote health, aesthetics, morals, convenience, order, prosperity and general welfare
- to provide adequate light and air; to prevent the overcrowding of land
- to promote desirable living conditions and stability in neighborhoods
- to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements.

The Unified Government of Webster County does not have an adopted zoning ordinance or any other types of land use regulations. The comprehensive plan is the only document providing policies intended to guide local elected officials in land use decisions.

## FIRE PROTECTION

The Insurance Services Office (ISO) collects information on municipal fire-protection efforts in communities throughout the United States, analyzes the data, and assigns a Public Protection Classification from 1 to 10. Class 1 represents superior property fire protection, and Class 10 indicates that the area's fire-suppression program does not meet ISO's minimum criteria. These criteria include but are not limited to fire station service areas, station staffing, the availability of public water, pumping and storage capacity among others. The class in which a community is placed plays a major role in determining individual fire insurance rates.

Webster County has earned an ISO rating of 6. The Webster County Fire Department has four fire stations with the possibility of another station being built along Hwy. 41 in the northwestern part of the county.

## LAW ENFORCEMENT

In Webster County, all police functions are handled by the Webster County Sheriff's department.

The Sheriff's Office handles investigation of complaints, emergency response, resolving disputes, arresting suspects, investigation of criminal activities, protection of courthouse personnel, operation of the county jail and

execution of warrants. The Webster County Sheriff’s Department has four full-time certified officers and four vehicles.

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## EMERGENCY MEDICAL SERVICE

Emergency Medical Service (EMS) is an important component of public safety as well. These services are a fundamental part of public safety and should be considered along with fire and police protection. EMS services in Webster County consist of two ambulances, one primary and one back-up.

## ECONOMIC DEVELOPMENT

For Webster County to realize its full potential, the community must expand its economic development efforts. Webster County elected and business leaders must work closely with education partners to enable residents to develop their talents and become productive members of the Webster County workforce. Having a highly skilled workforce enables a community to recruit new quality jobs. This same well-trained workforce is equally important to the success of existing business and industry.

In 2017, Webster County had a median household income of \$36,658 with 1,091 households and a population of 2,565 people (U.S. Census, v. 2017). According to the Georgia Department of Labor, Webster County had an unemployment rate of 5.6% in 2019. This rate is higher than the 5.0% found in the River Valley Region and the 3.9% in the State of Georgia.

Area Labor Force, Employment and Unemployment Data Table				
The table below shows the monthly not seasonally adjusted Labor Force, Employment and Unemployment data for Webster County, GA in June, 2019.				
Area	Civilian Labor Force	No. Employed	No. Unemployed	Unemployment Rate
Webster County	957	903	54	5.6%
Georgia	5,124,710	4,926,706	198,004	3.9%
United States	164,120,000	157,828,000	6,292,000	3.8%

Source: GA Dept. of Labor, Workforce Statistics & Economic Research, Local Area Unemployment Statistics Unit, 2019

A sustainable economy can be defined as one that has a diversity of jobs, supports local businesses and provides a predictable tax base. The mix of industries in Webster County include retail trades, public administration, transportation and warehousing to name a few. Most employment in Webster County is in the Services Industry (56.5%), followed by Retail Trade (54.8%), and Building Materials/Home Improvement (41.9%) (ESRI Business Analyst, 2019).

Employment Wage Statistics Table				
The table below shows estimated average wage information for the first quarter of 2019.				
Area	No. of Employees	Avg. Hourly Wage†	Avg. Weekly Wage	Avg. Annual Wage†
Webster County	493	\$21.23	\$849	\$44,148
River Valley Regional Commission	137,160	\$22.08	\$883	\$45,916
Georgia	4,469,729	\$28.03	\$1,121	\$58,292

† Assumes a 40-hour week worked the year round.

Source: Georgia Dept. of Labor, Workforce Statistics & Economic Research, Quarterly Census of Employment and Wages Program, 2019

According to the Georgia Department of Labor, the top employers in Webster County are:

- Adams Family Pharmacy, Inc.
- Adams Food Center
- EARTH Products, LLC
- J.B. Forest Products, Inc.
- Jones Sanitation Service
- Kennedy Trucking Co., Inc.
- Perry Brothers Oil Co., Inc.
- Rayonier Wood Products, LLC
- South Georgia Tractor, Inc.
- Webster Farmers, Inc.

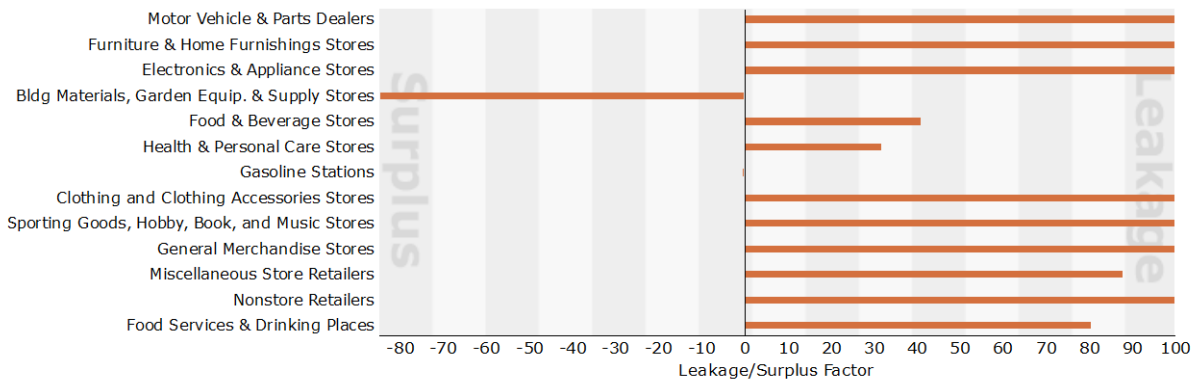
Webster County is part of the Presidential Pathways Region of the State of Georgia. While tourism is not currently a significant component of the local economy, there are untapped agri-tourism resources and, with the designation of the Lanahassee VPA, eco-tourism resources.

Neither of these resources has seen the development of complementary businesses that could more fully unlock the tourism potential they offer. The community's economies have seen conventional industries come and go because of economic conditions. Yet, tourism is an industry which can neither relocate nor go out of business because they each are a reflection of the local community and history.

A leakage and surplus analysis indicates how much money is flowing into and out of the county for retail goods. It is a general indicator of whether there is room in the marketplace for another retail business. In general a -0- leakage/surplus factor would indicate that the existing businesses meet existing demand. A high surplus factor indicates that there is more commerce in that sector than expected in the county. A high leakage factor indicates that the residents of Webster County are going elsewhere for these goods.



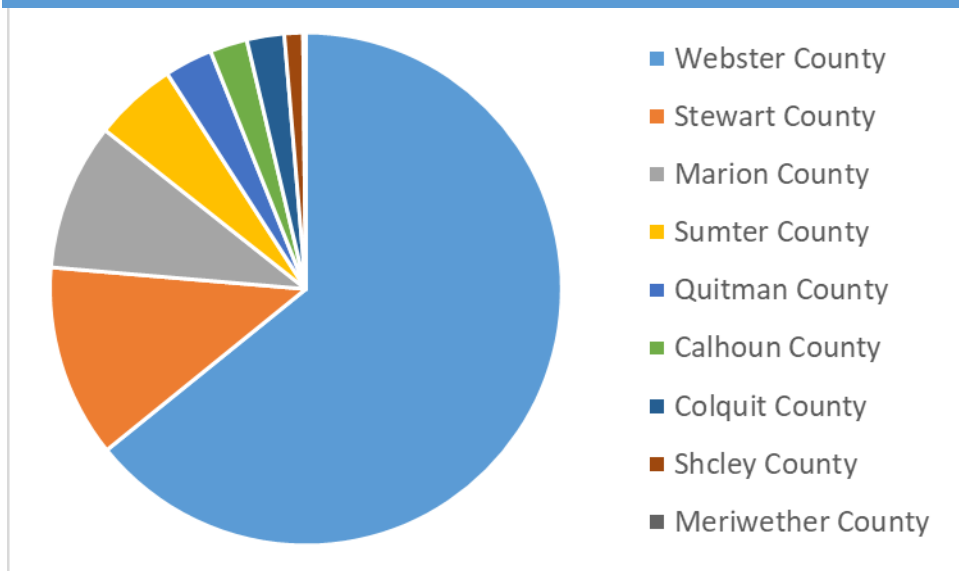
## 2017 Leakage/Surplus Factor by Industry Subsector



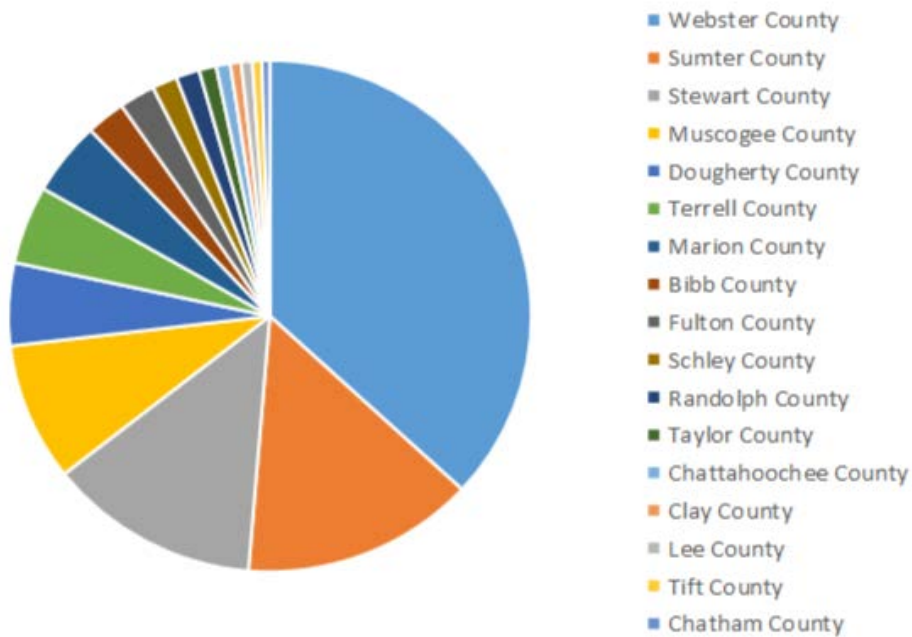
In this case, the high surplus factor for building materials/garden equipment/ supply stores indicates that there are a lot of residents outside Webster County who are shopping in Webster County. The leakage factors for motor vehicle and parts dealers, electronic, and home furnishings may indicate that even with the increased services and retail that Webster County serves for the surrounding counties, these types of establishments have been hesitant to enter the market place.

Worker commuting patterns has been a significant contributor to Webster’s overall favorable earnings levels as almost two-thirds of the work force is employed out-of-county. There are not enough jobs in the community to provide full employment and local wages are not sufficient to provide the county’s documented earnings levels. Cross-county commuting patterns have been historically strongest with Sumter and Stewart. The largest number of out-commuters works in Sumter while the largest in-flow of workers is from Stewart. Employment opportunities out-of-county have also helped keep the local poverty level below those of all area counties.

## Commuting Patterns into Webster County in 2010



## Commuting Patterns out of Webster County in 2010



The ESRI Retail Market Potential Analysis for Webster County depicts various consumption patterns and buying trends of the population. Spending categories in this report include the purchase of apparel, automobiles, groceries, beverages, etc. Every categorical expenditure is ranked by a Market Potential Index (MPI) number which portrays the “relative likelihood of adults in the specified trade area to exhibit certain consumer behavior or purchasing pattern compared to the U.S.” (ESRI Business Analyst Retail Market Potential, 2019). In this report, an MPI of 100 is considered the U.S. average. An index ranking below 100 indicates that Stewart County residents spend on average less on those items than other U.S. residents. An index ranking above 100 indicates the opposite; that Webster County residents spend more on those items. For example, with an MPI of 202, Webster County residents bought more cigarettes at a convenience store in the last six months than the average U.S. resident. With an MPI of 140, Webster County residents spent more than \$100 or more at a convenience store in the last month. With an MPI of 65, fewer Webster County residents owned a computer than the average U.S. resident. With an MPI of 44, fewer Webster County residents watched a movie online or viewed a video-on-demand than the average U.S. resident. For the full ESRI Retail Market Potential Analysis for Stewart County, see Appendix C: Retail Market Potential.

Webster County is a Tier 1 County in regards to the Job Tax Credit Program as determined by the Georgia Department of Community Affairs (See Appendix B: Community Mapping). The Job Tax Credit Program (O.C.G.A. § 48-7-40.1) provides additional benefits to specified census tracts or additionally designated areas which are considered to be less developed or have a higher rate of poverty.

## BROADBAND SERVICE

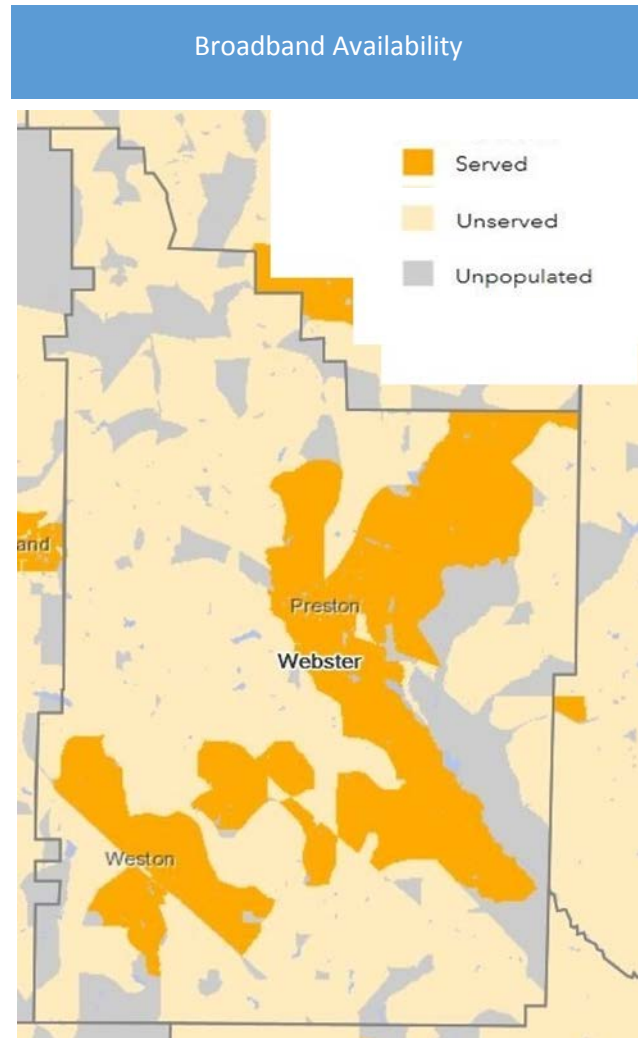
Broadband, or high-speed internet, has become essential to business, education, healthcare, agriculture, and overall quality of life for Georgians. According to CTIA, the wireless communications industry trade association,

- More than 60% of households in the U.S. have “cut the cord” and rely entirely on wireless devices.
- The vast majority of E911 calls are made using wireless devices.
- Mobile data usage nearly doubles annually – 28.58 trillion MB in 2018.
- With a population of 327 million in the U.S., there are 421 million wireless connected devices.

Unfortunately, approximately 16% ( $\pm 1.6$  million), residing predominantly in rural communities, do not have access to broadband service.<sup>1</sup>

Accurate mapping of broadband availability is critical to identifying unserved locations and implementing the initiative. This graphic represents areas of the county which are and are not served at the threshold speed. Populated census blocks that did not meet this definition (25 Mbps/3 Mbps service availability) are delineated as 'unserved'. Population and location data are from the 2010 Census and commercially available business listings (2014) with at least 3 employees and \$150,000 annual sales.

The data used to create the map depict where broadband service is available to at least ONE consumer (whether residential or business) in a census block. The map presents every location in the census block as having service, even if there is only one internet consumer in the census block. By this standard, the graphic may very well over-estimate broadband service availability, particularly in areas with large census blocks. Nevertheless, this map depicts those areas of the county where fixed, terrestrial broadband services are available with minimum threshold download speeds of 25 Mbps and upload speeds of at least 3 Mbps, and where the minimum service level will be targeted.



Source: Georgia Department of Community Affairs

<sup>1</sup> 2014 data from the Georgia Broadband Initiative as cited in 2018 Annual State IT Report, Georgia Technology Authority. parenthesis added

Based on the most current information available (December, 2017) from the Federal Communications Commission at this writing (July, 2019)<sup>2</sup>, the only fixed, terrestrial broadband 25Mbps/3Mbps service available in Webster County is via Asymmetric Digital Subscriber Lines (ADSL), and that through a single provider. ADSL is the transmission of data over copper telephone lines. This 25Mbps/3Mbps service area graphic copied directly from the FCC website is very similar to the map above but with two notable

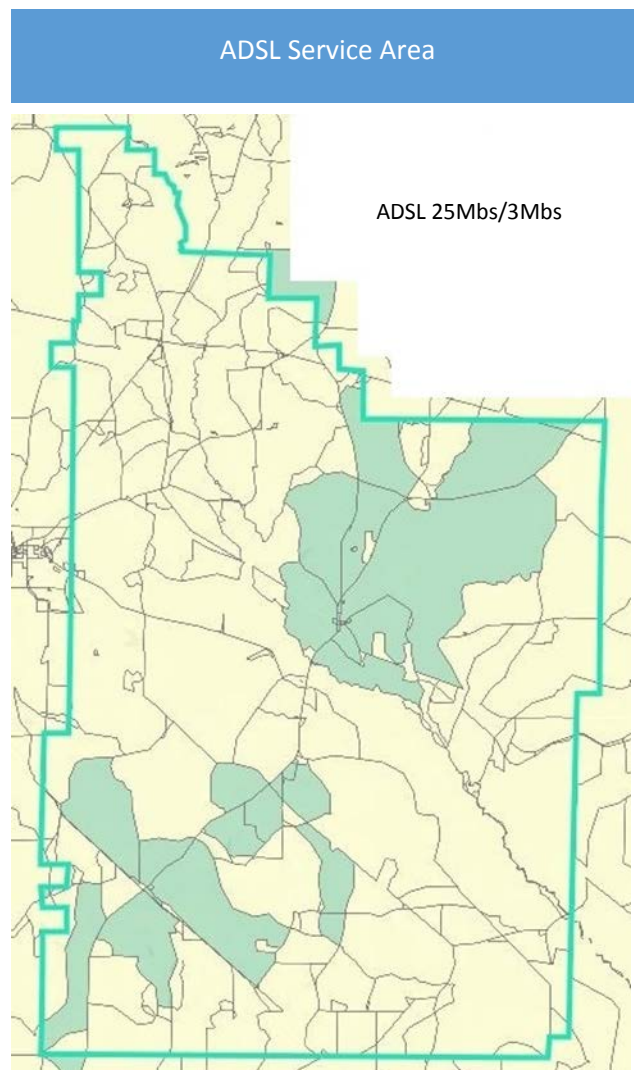
differences. This graphic includes some additional service area at the county's north boundary, but does not include the linear service area along the southwest boundary of Kinchafoonee Creek southeast of Preston. It is important to note that the accompanying graphic does not account for all the factors addressed in the Initiative and accounted for in the graphic above, such as business listings mentioned previously. The FCC reports ADSL service at the 25Mbps/3Mbps level is available to 43% of the population. Slower ADSL service levels are available to larger proportions of the population along a broader SW/NE swath of the county; ≤80% at the 200K service level.

The FCC reports fixed wireless internet service available along a west-central/southeast orientation across the county, overlapping areas of ADSL services. Local fixed wireless does not meet the speed threshold. Fixed wireless is internet communication between two sites or buildings without satellite or telephone infrastructure, usually powered by electrical public utility mains. 200K service is available to one third of the population and 4/1 and 10/1 services to an additional 8%.

There are reportedly not any cable or fiber-optic services available in Webster County at any speed. Cable internet service is provided over cable television infrastructure and fiber-optic communication is the transmission of voice and data via pulses of light through an optical fiber.

As stated earlier in the narrative, graphics presented are representative of fixed, terrestrial broadband services, the focus of the Georgia Broadband Deployment Initiative. Not mapped is the internet service provided countywide via satellites. The FCC reports there are three providers of internet via satellite at the 200K/200K service level, and two providers of 4/1, 10/1 and 25/3 Mbps services.

With a majority of residents not served by the Initiative's minimum threshold service level, the community needs to be positioned to facilitate, and to take advantage of any opportunity to facilitate, enhanced service delivery.



Source: FCC

<sup>2</sup> Federal Communications Commission, Fixed Broadband Deployment, Area Summary, Interactive Maps. [https://broadbandmap.fcc.gov/#/area-summary?version=dec2017&type=nation&geoid=0&tech=acfosw&speed=25\\_3&vlat=39.52599260687492&vlon=-88.45102509847896&vzoom=4.70439754869729](https://broadbandmap.fcc.gov/#/area-summary?version=dec2017&type=nation&geoid=0&tech=acfosw&speed=25_3&vlat=39.52599260687492&vlon=-88.45102509847896&vzoom=4.70439754869729)

## TRANSPORTATION

Within a road system there are three classifications of roads. Those classifications are arterial roads, collector roads, and local streets. The arterial roads serve as the main roads which bring traffic to and from a city and the collector roads serve to gather local traffic and disperse that traffic to local roads that provide access to adjacent land or property. Local roads may be designed as grids/blocks, loops or cul-de-sacs.

The Webster County transportation system consists primarily of arterial roads, collectors, local roads and one inactive railroad. Within the county, 60 miles of road are GA Highways, 206.1 miles are county roads and 11.2 miles are city streets. There are 24 miles of inactive railroad line in Webster County owned by Genessee and Wyoming. The Webster County Department of Public Works is responsible for the maintenance and repair of all county and former city roads, as well as the associated and appropriate signage along those routes. As the rail line is inactive, it has received no maintenance since that designation.

Many current residents of Webster County rely on the efficient and safe transportation connections to surrounding areas for job related commuting. Georgia Department of Labor data shows a net influx of 212 workers coming into Webster County from other places and 380 commuters from Webster County working in Webster County. This data demonstrates that any improvements to infrastructure, including future land use, adjacent road planning, and aesthetic enhancements of transportation systems will not only benefit current residents of Webster County, but also commuters, visitors, and future populations of the community.

Transportation Network	
	Miles
Rail	24
Interstate	0
U.S. Highway	13.26
State Highway	44.61
County Road	214.22
City Streets	11.2
Total Miles	307.29

Source: Georgia County Guide 2019 and RVRC

## HOUSING AND NEIGHBORHOOD DEVELOPMENT

Housing stock in Webster County consists of a mixture of traditional single family stick-built homes, multi-family units and manufactured housing units (MHU or Mobile Homes). The total number of housing units in Webster County is 1,533. According to the American Community Survey 2017, 50% of housing in the county is made up of MHU's with 46% being stick-built homes and the remaining 4% a combination of apartments and duplexes. 78% of the housing in Webster County is owner-occupied.

Housing costs in Webster County are relatively low when compared to the region and the state. Of the surrounding counties, only Stewart has a lower median housing value (\$51,800). With a median housing value of \$57,200 in 2017, Webster County housing is much more affordable as compared to the State's median 2017 value of \$158,400.

With a median income of \$36,658 and an annual median housing expenditures of \$12,156 (\$1,013 X 12 mos.), owner-occupied households in Webster County spend 33% of their income on housing. Any household paying more than 30% of their income on housing is considered to be cost-burdened. This has been a statewide issue in the past and continues to be one today.

Housing Facts							
	No. of Housing Units	Owner-Occupied Housing Rate	Median Value of Owner Occupied Housing	Median Selected Monthly Owner Cost with a Mortgage	Median Gross Rent	No. of Households	Persons per Household
Webster County	1,533	78%	\$ 57,200	\$ 1,013	\$ 571	1,091	2.4
Marion County	4,218	73%	\$ 86,300	\$ 1,085	\$ 554	3,263	2.6
Randolph County	4,101	61%	\$ 67,300	\$ 893	\$ 564	2,864	2.45
Stewart County	2,338	68%	\$ 51,800	\$ 918	\$ 515	1,780	2.23
Sumter County	13,880	56%	\$ 82,600	\$ 992	\$ 671	11,871	2.41
Terrell County	4,166	59%	\$ 88,600	\$ 1,005	\$ 636	3,290	2.63
Georgia	4,326,105	63%	\$ 158,400	\$ 1,351	\$ 927	3,663,104	2.71

Source: U.S. Census

## EDUCATION

According to the Governor's Office for Student Achievement, 45 % of students in Webster County are economically disadvantaged. Even with that shortcoming, 47.8% of third grade students in Webster County are reading at or above the grade level target with 61.9% of eighth grade students reading at or above the grade level target. The Webster County graduation rate is 85.7% with 84 % of graduates being college and career ready.

The educational attainment level of Webster's adult population is quite similar to the area average. 70% of Webster County residents have a high school diploma and/or some college. All surrounding counties save Stewart beat the Georgia Average of 56% for high school diploma and/or some college. Unfortunately, Webster (11%) and all the surrounding counties have fewer adults with post-secondary education than the State of Georgia at 30%.

Highest Level of Educational Attainment 2010			
Jurisdiction	<HS diploma	High School Diploma and/or Some College	≥ Bachelors
Webster	19%	70%	11%
Marion	23%	64%	13%
Randolph	26%	62%	12%
Stewart	34%	54%	12%
Sumter	21%	62%	17%
Terrell	24%	65%	11%
Georgia	14%	56%	30%

Adult population-25 years of age and older

Source: U. S. Census Bureau, DP 03 Selected Economic Characteristics: 2008-2012 American Community Survey

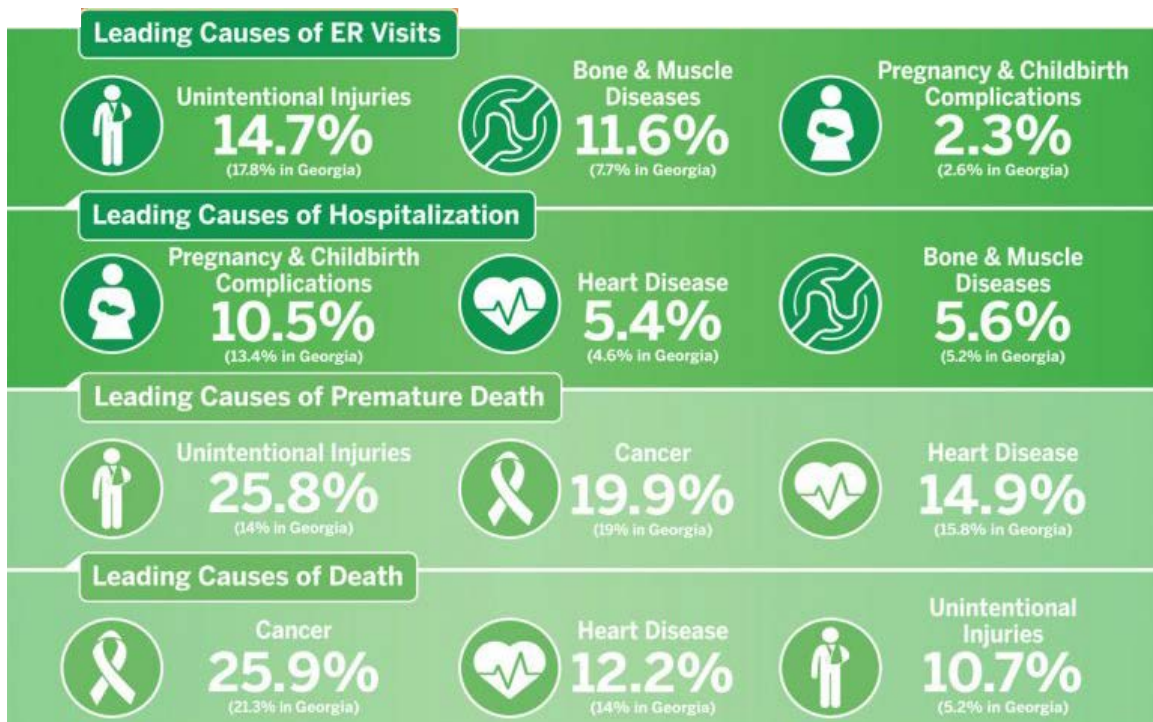


## HEALTH AND HUMAN SERVICES

According to the Georgia Department of Health, Webster County ranks 122 out of 159 Georgia Counties with 21% of the population reporting poor or fair health. 32% of adults are reported as being obese. This is higher than the State of Georgia at 30%. 20% of adults are smokers compared to 18% in the state.

The leading causes of Emergency Room visits are for unintentional injuries (14.7%) which is lower than the state average of 17.8%. The leading causes of hospitalization are for complications with pregnancy or childbirth (10.5%). The state average for this is 13.4%.

The leading cause of premature death is unintentional injuries (25.8%). This is 11 points higher than the state average. The leading cause of death in Webster County is cancer at 25.9%. Again, this is higher than the 21.3% reported for the State of Georgia.



## NATURAL RESOURCES

Webster County should expand appropriate infrastructures to meet development needs and minimize the effects on environmentally sensitive areas. The natural and cultural resources of Webster County are fundamental components in the development of the area and should be included in the planning process. The Unified Government of Webster County should develop educational programs to promote conservation and protection of important resources for all segments of society. Webster County should also strengthen and improve existing regulations regarding development in areas susceptible to pollution and degradation.

## WATER RESOURCES PLANNING

Webster County realizes the importance of their location in the Upper Flint River Watershed and understand the significant role current and future development plays in water quality. Jack Holbrook represented Webster County during the regional water planning efforts that created the 2017 Upper Flint River Regional Water Plan. Webster County continues to support the regional water planning process by maintaining an active presence on the regional water council and by making water policy issues a priority in local government decisions.



Upper Flint Regional Water Planning Council, June 2017

## WATER SUPPLY WATERSHEDS

A watershed is an area of land that drains all rainfall to a common outlet, such as a stream, river, or lake. The boundaries of a watershed are delineated by the highest points of land which surround it. These land areas can be infinitesimally small or very large and are comprised of all surface water—lakes, streams, reservoirs and wetlands—and all underlying ground water within the given boundary ([water.usgs.gov/edu/watershed.html](http://water.usgs.gov/edu/watershed.html)). However, when discussing watersheds, one must first consider the flowing water, streams, which create them.

Streams are ranked based on the number of the tributaries flowing into them. There are several methods used to classify streams in this manner; however, the Strahler method is the most commonly used. In this method, streams without tributaries, or headwaters, are given a value of 1 and are called first order. As streams of the same order begin to intersect, the resulting stream is assigned an order one value higher (ex.  $1+1=2$ ). When streams of different orders come together, the resulting stream retains the order of the stream with the greatest order (ex.  $1+2=2$ ) ([pro.arcgis.com/en/pro-app/tool-reference/spatial-analyst/how-stream-order-works.htm](http://pro.arcgis.com/en/pro-app/tool-reference/spatial-analyst/how-stream-order-works.htm)).

Just as smaller streams come together to create greater bodies of water, large watersheds are created by numerous small watersheds. All watersheds are measured by hydrologic unit codes (HUC). The HUC is a sequence of numbers or letters that identify a unique hydrological feature such as a watershed. The smallest watersheds can have a ten or twelve digit HUC identification (HUC-10 or HUC-12). These areas come together to create watersheds with eight digit codes (HUC-8) ([water.usgs.gov/GIS/huc.html](http://water.usgs.gov/GIS/huc.html)). The State of Georgia is divided into 52 large HUC-8 watersheds. Webster County is included in two of these, the Muckalee Watershed and the Ichawaynochaway Watershed. However, due to the number of first and second order streams in Webster County,

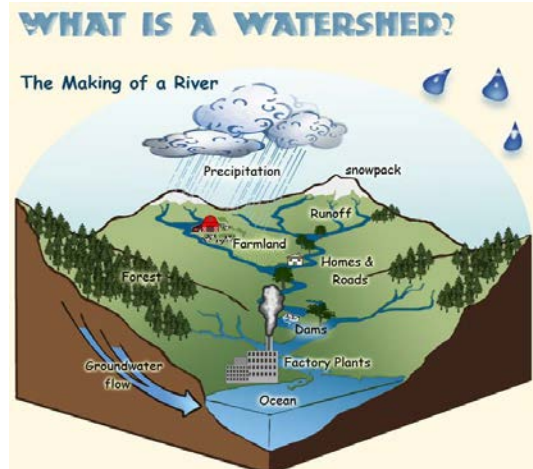


there are multiple small watersheds (HUC-12) which can affect the streamflow and water quality of rivers downstream ([water.usgs.gov/edu/watershed.html](http://water.usgs.gov/edu/watershed.html)).

Watersheds are important because they support ecological processes that sustain diverse populations of plants and animals and provide humans with water that can be used for a multitude of purposes. The activity occurring within watersheds affects the quantity and quality of the water that flows downstream

([water.usgs.gov/edu/watershed.html](http://water.usgs.gov/edu/watershed.html)). Water quantity can be altered by drought, excessive rainfall, withdrawals, or transfers between watersheds. Water quality can be negatively impacted by pollution, which can enter the water

through point or non-point sources, causing it to become impaired or threatened. When the quality of water in a watershed is degraded, the ecosystem can suffer and the water that we use for drinking, irrigation, and recreation is compromised. As a result, watershed protection is vital to ensuring the health of the environment and the health of the people who live and play in them ([www.cwp.org/mission-vision/](http://www.cwp.org/mission-vision/)) (See Appendix B: Community Mapping).



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## GROUNDWATER RECHARGE AREAS

Webster County is located in the Southern Coastal Plain Province in an important groundwater recharge area. There are five major aquifer systems in the Coastal Plain Province. Webster County is located over the Cretaceous-Tertiary Aquifer system, the Claiborne Aquifer System, and the Clayton Aquifer System ([epd.georgia.gov/sites/epd.georgia.gov/files/related\\_files/site\\_page/HA-18.pdf](http://epd.georgia.gov/sites/epd.georgia.gov/files/related_files/site_page/HA-18.pdf)) (See Appendix B: Community Mapping). Aquifers are geologic formations that are comprised of permeable rock which contribute groundwater to wells and springs. The groundwater supplied by aquifers is an important natural resource, accounting for more than 90% of the drinking water for rural populations across the country ([www2.usgs.gov/faq/categories/9812/2496](http://www2.usgs.gov/faq/categories/9812/2496)). In the Flint River Basin, a strong connection exists between groundwater and surface water. In the past, groundwater withdrawal has resulted in reduced flows in the river as well as its tributaries, especially during periods of drought. This continues to be an area of concern for the region ([www.georgiawatercouncil.org/Files\\_PDF/plan\\_9-13-07\\_overview.pdf](http://www.georgiawatercouncil.org/Files_PDF/plan_9-13-07_overview.pdf)).

The Cretaceous-Tertiary aquifer system, which includes the Providence aquifer system, is an interconnected group of sub-systems that developed in the Late Cretaceous sands of the Coastal Plain Province (Donahue, [Groundwater Quality in Georgia for 2002](#)). The Claiborne Aquifer System has a recharge area of 350 square miles and the Clayton Aquifer System has a recharge area covering an estimated 80 square miles ([https://epd.georgia.gov/sites/epd.georgia.gov/files/related\\_files/site\\_page/HA-19.pdf](https://epd.georgia.gov/sites/epd.georgia.gov/files/related_files/site_page/HA-19.pdf)).

The Environmental Protection Division required that Webster County and the former cities of Preston and Weston adopt a Groundwater Recharge Area Protection Ordinance. They did so in 2001.

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## WETLANDS

Wetlands can be broken into four distinct categories: Open Water Wetlands, Scrub/Shrub Wetlands, Forested Wetlands, and Non-Forested Emergent Wetlands. They serve vital ecological purposes in providing habitat and natural control measures for stormwater runoff. In general, wetlands enhance water resources by detaining

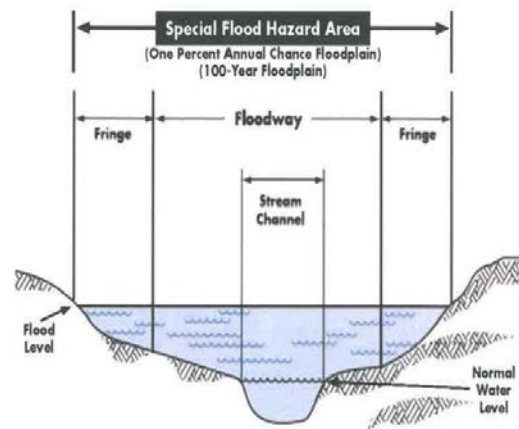
overflows during flood periods and acting as water storage basins during dry seasons. Wetlands replenish both surface water and groundwater systems and naturally filter sediments and non-point source pollutants from water supplies (Georgia Department of Natural Resources).

The National Wetlands Inventory conducted by U.S. Fish and Wildlife Services discovered wetlands scattered throughout Webster County. In Webster County there are 13,350 acres of forested wetlands, 623 acres of freshwater pond wetlands, 326 acres of freshwater emergent wetlands, 34 acres of riverine wetlands, and 120 acres of lake/open water wetlands (See Appendix B: Community Mapping). Georgia Environmental Protection Division required Webster County and the former cities of Preston and Weston to adopt a Wetlands Protection Ordinance. The communities did so in 2001.

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## FLOODPLAINS

Flood plains provide many valuable services for both people and wildlife. Using flood prone areas for community amenities such as parks, bike paths, open spaces and wildlife areas can improve a community's quality of life. Preserving flood prone areas as open space is effective for avoiding damage from flooding and can enhance the natural functions of waterways. Proper management of flood plains and watersheds can keep pollutants out of rivers, can assist in the maintenance of optimum flow volume and velocity of streams, and can keep sediment loads from overpowering the riverine system.



Flood plains are found along the many tributaries and rivers in Webster County. There are identified flood zones along Kinchafoonee Creek within the boundaries of Webster County (See Appendix B: Community Mapping). Any development should be closely monitored in areas subject to flooding. Communities built in flood plains should incorporate flood control-infrastructure and evacuation procedures into their design plan (<https://www.nationalgeographic.org/encyclopedia/flood-plain/>). Webster County has been mapped for flood prone areas under the Federal Emergency Management Agency program and participates in the National Flood Insurance Program.

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## SOIL TYPES

Soil quality is the capacity of the soil to function as a vital living ecosystem sustaining plants, animals and human beings. Soil that is well cared for can regulate the movement of water, provide essential nutrients, filter and buffer pollutants, aid in nutrient cycling, and create physical stability and support for roots and other structures. Healthy soil provides clean air and water, bountiful crops and forests, productive grazing lands, diverse wildlife and beautiful landscapes. Soil has both inherent and dynamic properties. For example, sandy soil drains faster than clayey soil and deep soils have more room for roots than soils with bedrock near the surface. Soils respond differently to management techniques based on their inherent properties and the surrounding landscape (<https://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>). The following table illustrates the many soil types found in Webster County with a partial list of uses for each (See Appendix B: Community Mapping).

Soil Suitability					
Soil Classification		Dominant Slope %	Drainage	Permeability	Use
Benevolence	BeB	0-5 %	Well Drained	Moderate	<ul style="list-style-type: none"> <li>Not limited for camping, picnic areas and trails</li> <li>Not limited for dwellings</li> <li>Not limited for local roads and streets</li> <li>Not limited for septic tank fields</li> </ul>
	BeC	5-8 %	No Ponding No Flooding		
Bonneau	BoB	0-5 %	Well Drained	Moderate	<ul style="list-style-type: none"> <li>Somewhat limited for camping, picnic areas and trails</li> <li>Not limited for dwellings</li> <li>Not limited for local roads and streets</li> <li>Somewhat limited for septic tank fields</li> </ul>
	BoC	5-8 %	No Ponding No Flooding		
Cowarts	CoB	2-5 %	Well Drained No Ponding No Flooding	Moderate	<ul style="list-style-type: none"> <li>Not limited for camping, picnic areas and trails</li> <li>Not limited for dwellings</li> <li>Not limited for local roads and streets</li> <li>Very limited for septic tank fields</li> </ul>
Faceville	FeA	0-2 %	Well Drained	Moderate	<ul style="list-style-type: none"> <li>Not limited for camping, picnic areas and trails</li> <li>Not limited for dwellings</li> <li>Somewhat limited for local roads and streets</li> <li>Somewhat limited for septic tank fields</li> </ul>
	FeB	2-5 %	No Ponding		
	FeC	5-8 %	No Flooding		
Goldsboro	GoA	0-2 %	Moderately well Drained No Ponding No Flooding	Moderate	<ul style="list-style-type: none"> <li>Not limited for Recreation</li> <li>Not limited for dwellings</li> <li>Not limited for local roads and streets</li> <li>Very limited for septic tank fields</li> </ul>
Grady	GrA		Poorly Drained Ponding No Flooding	Slow	<ul style="list-style-type: none"> <li>Very limited for camping, picnic areas and trails</li> <li>Very limited for dwellings</li> <li>Very limited for local roads and streets</li> <li>Very limited for septic tank fields</li> </ul>
Greenville	GsA	0-2 %	Well Drained	Moderate	<ul style="list-style-type: none"> <li>Not limited for camping, picnic areas and trails</li> <li>Not limited for dwellings</li> <li>Somewhat limited for local roads and streets</li> <li>Somewhat limited for septic tank fields</li> </ul>
	GsB	2-5 %	No Ponding		
	GsC	5-8 %	No Flooding		
	GvD2	8-15 %			

Soil Suitability					
Soil Classification	Dominant Slope %	Drainage	Permeability	Use	
Kinston & Bibb	KBA	0-1 %	Poorly Drained No Ponding Flooding	Moderate	<ul style="list-style-type: none"> <li>• Very limited for camping, picnic areas and trails</li> <li>• Very limited for dwellings</li> <li>• Very limited for local roads and streets</li> <li>• Very limited for septic tank fields</li> </ul>
Lucy	LmB	0-5 %	Well Drained	Moderate	• Somewhat limited for camping, picnic areas and trails
	LmC	5-8 %	No Ponding		• Not limited for dwellings
	LmD	8-15 %	No Flooding		<ul style="list-style-type: none"> <li>• Not limited for local roads and streets</li> <li>• Somewhat limited for septic tank fields</li> </ul>
Nankin	NcD	5-15 %	Well Drained	Moderately Slow to Slow	• Somewhat limited for camping, picnic areas and trails
	NcF	15-35 %	No Ponding No Flooding		<ul style="list-style-type: none"> <li>• Somewhat limited for dwellings</li> <li>• Somewhat limited to very limited for local roads and streets</li> <li>• Very limited for septic tank fields</li> </ul>
Norfolk	NoA	0-2 %	Well Drained	Moderate	• Not limited for camping, picnic areas and trails
	NoB	2-5 %	No Ponding No Flooding		<ul style="list-style-type: none"> <li>• Not limited for dwellings</li> <li>• Not limited for local roads and streets</li> <li>• Somewhat limited for septic tank fields</li> </ul>
Ochlocknee, Iuka, & Bibb	OBb	0-5 %	Poorly to Well Drained No Ponding Flooding	Moderate	<ul style="list-style-type: none"> <li>• Somewhat to Very limited for camping, picnic areas and trails</li> <li>• Very limited for dwellings</li> <li>• Very limited for local roads and streets</li> <li>• Very limited for septic tank fields</li> </ul>
Ocilla	OcA	0-2 %	Somewhat Poorly Drained No Ponding No Flooding	Moderate	<ul style="list-style-type: none"> <li>• Somewhat limited for camping, picnic areas and trails</li> <li>• Somewhat limited for dwellings</li> <li>• Somewhat limited for local roads and streets</li> <li>• Very limited for septic tank fields</li> </ul>
Orangeburg	OeA	0-2 %	Well Drained	Moderate	• Not limited to somewhat limited for camping, picnic areas and trails
	OeB	2-5 %	No Ponding		• Not limited for dwellings
	OgC2	5-8 %	No Flooding		• Somewhat limited for local roads and streets
	OgD2	8-15 %			• Somewhat limited for septic tank fields
Rains	RaA	0-2 %	Poorly Drained No Ponding Flooding	Moderate	<ul style="list-style-type: none"> <li>• Very limited for camping, picnic areas and trails</li> <li>• Very limited for dwellings</li> <li>• Very limited for local roads and streets</li> <li>• Very limited for septic tank fields</li> </ul>

Soil Suitability					
Soil Classification	Dominant Slope %	Drainage	Permeability	Use	
Red Bay	ReA	0-2 %	Well Drained	Moderate	<ul style="list-style-type: none"> <li>• Not limited to somewhat limited for camping, picnic areas and trails</li> <li>• Not limited for dwellings</li> <li>• Not limited to somewhat limited for local roads and streets</li> <li>• Somewhat limited for septic tank fields</li> </ul>
	ReB	2-5 %	No Ponding		
	RsC2	5-8 %	No Flooding		
	RsD2	8-15 %			
Sunsweet	SuC2	2-8 %	Well Drained	Moderately Slow	<ul style="list-style-type: none"> <li>• Not limited to somewhat limited for camping, picnic areas and trails</li> <li>• Not limited for dwellings</li> <li>• Somewhat limited for local roads and streets</li> </ul>
	SuD2	8-12 %	No Ponding No Flooding		
Tifton	TfB2	2-5 %	Well Drained	Moderately Slow	<ul style="list-style-type: none"> <li>• Not limited to somewhat limited for camping, picnic areas and trails</li> <li>• Not limited for dwellings</li> <li>• Not limited for local roads and streets</li> <li>• Very limited for septic tank fields</li> </ul>
	TfC2	5-8 %	No Ponding No Flooding		
Troup	TrB	0-5 %	Somewhat Excessively Drained	Moderate	<ul style="list-style-type: none"> <li>• Very limited for camping, picnic areas and trails</li> <li>• Not limited to somewhat limited for dwellings</li> <li>• Not limited to somewhat limited for local roads and streets</li> <li>• Somewhat limited for septic tank fields</li> </ul>
	TrD	5-15 %	No Ponding No Flooding		

Source: Soil Survey of Webster County, USDA, NRCS, UGA

## SLOPES

Topography, or slope, is a term used to describe the contours and surface features of the earth. Topography includes information such as latitude and longitude, but also data regarding elevation; namely how steep or how flat the land is. Detailed information about the topography of an area is essential for the planning and construction of buildings and structures. Along with soil type, topography dictates what uses are best suited for a parcel of land. Steep areas, by their very nature, are more likely to experience problems with soil erosion and stormwater runoff than flat areas. Due to this, these areas are more likely to have an increased risk for damage from natural disasters (See Appendix B: Community Mapping).

## PROTECTED RIVER CORRIDORS

There are no protected River Corridors in Webster County. As a result, the Environmental Protection Division has not required the Unified Government of Webster County to adopt a river corridor protection ordinance and the county has not done so.

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## PRIME AGRICULTURAL AND FOREST LAND

Prime agricultural land is defined as those soil types which have the best combination of physical and chemical characteristics for the production of food crops. Even in rural areas, however, prime farmland is in danger of being taken out of crop production and used instead for residential, commercial, or industrial development. Wise land use planning can minimize the adverse effects of development of prime farmland.

In the 2012 Ag Census, there were 102 farms in Webster County with 48,056 acres in farmland and 19,813 acres in harvested crop production. According to the Georgia County Guide in 2018, there was 144,100 acres in forest land with 86,700 acres in planted timber.

Agricultural Trends	
Crop	Acres Harvested
Corn	1,000
Cotton	9,600
Peanuts	4,600
Timber	86,700
Cattle and Calves	2,300

Source: USDA, NASS, Georgia County Estimates May 2018

The agricultural and forested areas of Webster County are both aesthetically and ecologically valuable in the provision of natural beauty, wildlife habitat, and the maintenance of water quality. The agricultural acreage forestland provides a haven for wildlife. While the hunting and fishing industries have always been popular in Webster County, the designation of Lanahassee VPA means these economic sectors of county's economy will become even more important. In order to ensure the scenic and environmental value of Webster County, the local elected officials should require that best management practices established by agricultural and forestry agencies be followed.

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## PLANT AND ANIMAL HABITATS

Webster County has many areas that support rare or endangered plants and animals. According to the Georgia Department of Natural Resources, there are several known endangered or threatened plant and animal species with critical habitat in Webster County. State and federally designated endangered plant and animal species are listed in the following table.



Gopher Tortoise, Endangered Species in Webster County



Eared Coneflower, Endangered Species in Webster County, photograph courtesy of Alan Cressler



Endangered Species		
Common Name	Scientific Name	Species Group
Gulf Coast Waterdog	<i>Necturus beyeri complex</i>	Amphibians
Gopher Tortoise	<i>Gopherus polyphemus</i>	Turtles
Gulf Darter	<i>Etheostoma swaini</i>	Fishes
Southern Brook Lamprey	<i>Ichthyomyzon gagei</i>	Fishes
Brown Darter	<i>Etheostoma edwini</i>	Fishes
Gulf Moccasinshell	<i>Medionidus penicillatus</i>	Mollusks
Oval Pigtoe	<i>Pleurobema pyriforme</i>	Mollusks
Rayed Creekshell	<i>Strophitus radiatus</i>	Mollusks
Shinyrayed Pocketbook	<i>Hamiota subangulata</i>	Mollusks
Inflated Spike	<i>Elliptio purpurella</i>	Mollusks
Delicate Spike	<i>Elliptio arcata</i>	Mollusks
Sculptured Pigtoe	<i>Cyclonaias infucata</i>	Mollusks
Rough Fatmucket	<i>Lampsilis straminea</i>	Mollusks
Large-flower Heartleaf	<i>Hexastylis shuttleworthii</i>	Flowering Plants
Eared Coneflower	<i>Rudbeckia auriculata</i>	Flowering Plants
Harper's Heartleaf	<i>Hexastylis shuttleworthii var.harperi</i>	Flowering Plants
Arkansas Oak	<i>Quercus arkansana</i>	Flowering Plants

Source: Nature Explorer, Georgia Ecological Services, U.S. Fish and Wildlife

## CULTURAL RESOURCES

People have lived in the State of Georgia and what is now Webster County for eleven thousand years. Europeans and Africans have had a presence and influence in the state for the last five hundred years. The remains of these groups, their habitation and their activities, are considered cultural resources.

In 2008, a FindIt survey of historic resources was completed in Webster County. This survey identified sites, objects, structures and buildings that were eligible for the National Register of Historic Places.

The 2008 survey identified 58 historic resources in Webster County as being eligible for the National Register of Historic Places.

There are currently three sites in Webster County listed on the National Register of Historic Places and the Georgia Register of Historic Places: Boyd Mill Place (also known as Davenport's Mill), the Webster County Courthouse, and the Webster County Jail. There are also three agricultural properties in Webster County designated as Centennial Farms or Centennial Family Farms by the Georgia Department of Agriculture and the State Historic Preservation Office: Newell F. Wilson Farm (1999), Goodwin Brothers Farm (2013), J.O. Rees-Dillard Farm (2015).

Although historic sites are taken into consideration while making land use decisions per various county ordinances, Webster County has not enacted a historic preservation ordinance or appointed a historic preservation commission to protect historic resources. As a result, there are no locally designated historic properties and the county is not eligible for the Certified Local Government program administered by the National Park Service, nor

are they eligible for the Historic Preservation Fund grant program offered through the State Historic Preservation Office. There is no county-wide non-profit entity that sponsors National Register listings, oversees the application for survey funds, maintain an inventory of local historic resources, and attempt to preserve endangered resources.

Webster County understands the significance of cultural resources and places high importance on conservation of the area's history, tradition, and culture through preservation. The Board of Commissioners also knows the benefits of preservation are far-reaching, and can lead to increased heritage tourism, growth in small businesses, and a sense of community and tradition. As a result, the Unified Government of Webster County makes the conservation of the area's history, tradition, and culture through preservation a priority.



Webster County Jail c. 1910 placed on the National Register of Historic Places in 2000.  
Photograph Courtesy of Brian Brown, <https://vanishingsouthgeorgia.files.wordpress.com>



Webster County Jail c. 1856 placed on the National Register of Historic Places in 2000.  
Photograph Courtesy of Brian Brown, <https://vanishingsouthgeorgia.files.wordpress.com>



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## PARKS, RECREATION AND CONSERVATION AREAS

Webster County has many recreational resources as a result of its location in Southwest Georgia. The rural nature of the county with its forested areas and agricultural facilities result in many scenic sites and viewsheds.

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### LANAHASSEE CREEK VPA

Lanahassee Creek VPA is a Voluntary Public Access (VPA) property created through a temporary lease agreement between a private landowner and the Georgia Wildlife Resources Division for public hunting opportunities. Lanahassee Creek VPA covers 4,364 acres and offers opportunities for hiking, primitive camping, wildlife viewing,



Lanahassee Creek VPA, photo courtesy of GA DNR

geocaching, and hunting for bucks, turkey, small game, and quail (See Appendix B: Community Mapping).

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## SCENIC SITES AND VIEWSHEDS

The natural resources available in Webster County, combined with the rural character, result in many scenic sites and viewsheds. Additionally, the numerous creeks and streams that traverse the county create hills and valleys, providing beautiful views for the visitors and residents of the county to enjoy.

There are many highways and roads in Webster County that are scenic resources. U.S. Hwy. 280 from Richland (Stewart County) through Preston (Webster County) and on to Plains (Sumter County) is particularly tranquil, characterized by views of natural areas, abundant wildlife, pecan groves, rolling farmland and historic farmhouses.

## LAND USE

The proper mix of land uses ensures that a community is both viable and sustainable. It is a daunting task to determine the amount of new development required in order to maintain a certain type of lifestyle. No one really wishes to limit growth at the expense of potential income. Many difficult decisions must be made in order to encourage and improve the economic environment of the community while creating a safe, healthy living environment for the citizens.

Often times, the balance between the residents and business community are at odds. The community decision makers are asked to weigh the past, present, and future desires and demands when making choices about the uses of the land within a jurisdiction, neighborhood, or even a parcel.

The following section includes an analysis of how the land in Webster County is used.

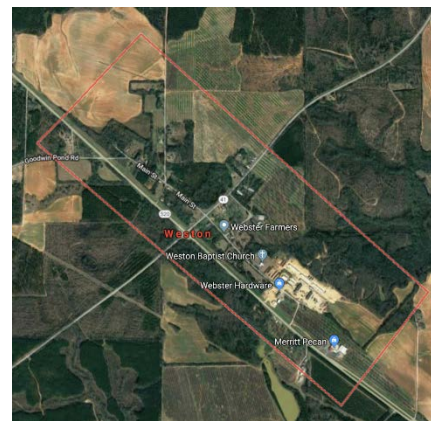
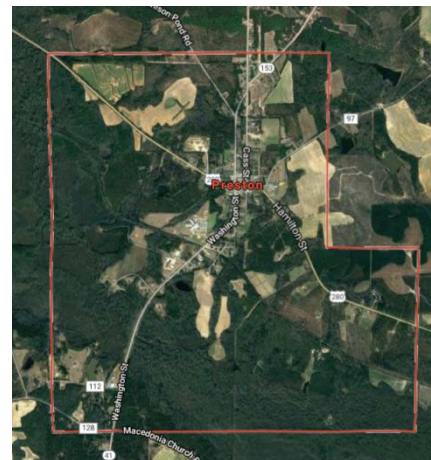
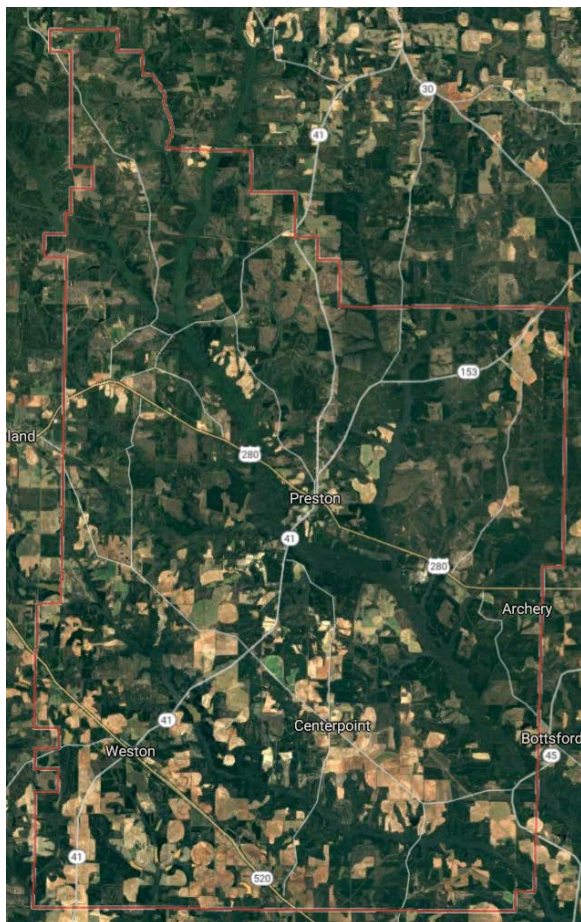
## EXISTING DEVELOPMENT PATTERNS

The natural environment places certain opportunities and constraints on the way land is used. Soil conditions, slopes, flood frequency and wetlands all affect where development can safely and feasibly occur (See Appendix B: Community Mapping). In Webster County, approximately 85% is located over one of the state’s significant groundwater recharge area; areas most vulnerable to pollution of groundwater from the surface and near surface activities of man. According to federal wetland definitions, approximately 7% of total county area is wetland. These areas have been designated significant even at the federal level. Webster County has adopted a groundwater recharge area protection ordinance and a wetlands protection ordinance that regulate development in these sensitive areas. However, due to lack of growth pressures in the county, these natural resources have not been adversely impacted and no threat is anticipated in the foreseeable future.

Webster County has not adopted a zoning ordinance nor does the county have sub-division regulations. As a result, the comprehensive plan and the two natural resource protection ordinances mentioned in the previous paragraph are the only documents with policies to guide local elected officials as they make land use decisions.

Webster County Existing Land Use	
Classification	Acreage
Agriculture	123,882
Commercial	380.66
Public/ Institutional	251.6
Industrial	148.32
Residential	3,166.03
Conservation	4,362.26

Source: Webster County Tax Assessor and RVRC 2019



Existing Land Use Definitions	
Existing Land Use	Definition
<b>Residential</b>	The predominant use of land within the residential category is for single-family dwelling units organized into general categories of net densities.
<b>Agriculture/ Forestry</b>	This category is for land dedicated to farming (fields, lots, pastures, farmsteads, specialty farms, livestock production, etc.), agriculture, commercial timber or pulpwood harvesting.
<b>Commercial</b>	This category is for land dedicated to non-industrial business uses, including retail sales, office, service and entertainment facilities, organized into general categories of intensities. Commercial uses may be located as a single use in one building or grouped together in a shopping center or office building. Communities may elect to separate office uses from other commercial uses, such as retail, service or entertainment facilities.
<b>Industrial</b>	This category is for land dedicated to manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities or other similar uses. This category includes landfills.
<b>Public/ Institutional</b>	Community facilities excluding utilities. This category includes certain state, federal or local government uses and institutional land uses. Examples include government building complexes, police and fire stations, libraries, prisons, post offices, schools, military installations, colleges, churches, cemeteries, hospitals, etc.
<b>Conservation</b>	This category is for land dedicated to active or passive recreational uses. These areas may be either publicly or privately owned and may include playgrounds, public parks, nature preserves, wildlife management areas, national forests, golf courses, recreation centers, land in a land trust or similar uses.

## REGIONAL COOPERATION

Coordination between local governments, community service providers and local/regional authorities is vital when planning for and anticipating positive growth and development success. Synchronizing projects and resources will also reduce costs for large endeavors such as road improvements. This approach will not only foster fiscal responsibility by stretching tax payer dollars, it will also ensure that planning and development across jurisdictional boundaries is done in a cohesive manner.

By partnering with neighboring jurisdictions, Webster County produces a greater impact on regional environmental/conservation issues related to water quality, the longleaf pine ecosystem and endangered habitats. Working together to ensure conservation of natural resources can spur growth in the outdoor recreation industry and be a powerful economic engine for the county.

Webster County officials are actively involved in the planning activities of the River Valley Regional Commission and other regional organizations. Confirming that all elected officials, government staff, authority members and other appointed officials are certified by the appropriate agencies according to state law will mean that residents have access to the latest information, tools and best management practices that benefit the Webster County community.

Lastly, the Service Delivery Strategy, Pre-Disaster Mitigation Plan and Comprehensive Plan should be updated regularly. The SDS update will be completed in conjunction with this update of the Comprehensive Plan.



River Valley Regional Council Meeting



## IDENTIFIED COMMUNITY NEEDS AND OPPORTUNITIES

The Webster County Leadership Team and stakeholders went through a strategic planning session where they analyzed internal (strengths and weaknesses) and external (threats and opportunities) factors in their community. Going through this process leads participants to better understand the situation facing them as a community, the options available to community leadership, and guidance for the placement of resources.

### STRENGTHS

An internal factor over which a community has control that includes resources, skill level of residents, infrastructure, etc.

- Vacant buildings available for redevelopment
- Abundant historic and natural resources
- Good East-West highway access
- Active group of community volunteers
- Urgent Care Facility
- Home healthcare and transit services for the elderly
- Land available for development
- School system with good academic reputation
- Available public water
- TSPLOST

### WEAKNESSES

An internal factor over which a community has control that includes aspects of the community that hinder growth and optimal return on investment.

- Lack of jobs for skilled residents
- Poor tourism/agri-tourism promotion
- County roadways that double as private dams
- Non-redundant water systems
- Lack of retail
- Lack of Primary Care Center
- Unsafe building code/enforcement for residential and commercial structures

### OPPORTUNITIES

An external factor over which a community does not have control, but can take advantage of in order to improve economic development and quality of life.

- Active regional, state, and federal agency partners
- Expand code enforcement for residential buildings and to make commercial buildings business ready
- Reorganization of our development authority to support and facilitate economic investment
- Access SBDC and GDEcD programs for financial, technical, marketing assistance for small business
- Promote new Lanahassee VPA
- Access state and federal grants and loans
- Upgrade the historic gym

## THREATS

An external factor over which a community does not have control, but which will prevent a community from making the most of its assets.

- Lack of internet access
- Lack of population
- Lack of railroad access

## REPORT OF ACCOMPLISHMENTS

### Webster County Report of Accomplishments FY 2015-2019

Project/Activity	Status	Explanation
"Reactivate" the Industrial Development Authority; have new members attend state-mandated training	UNDERWAY	Representatives from Webster BOC met with the Industrial Development Authority in Macon County to determine how to proceed with the Webster IDA.
Meet with adjoining county(ies) about joining/forming a multi-county economic development authority	COMPLETE	
Identify sites possibly available for development as an industrial park (and other possible economic development opportunities) in/near Weston along GA 520	UNDERWAY	A site has been identified for an industrial park. Webster is seeking funds for development.
Maintain a revolving loan fund (RLF) to assist small local businesses/start-ups, provide micro loans	UNDERWAY	The Webster RLF has been dormant. With the reactivation of the IDA, Webster hopes to identify local businesses in need of loans.
Host a SBDC "seminar" to facilitate small business startups/development of local cottage industries	POSTPONED	This is still a need in Webster County. Webster BOC will approach the SBDC to host a workshop in 2021.
Appoint committee to develop a tourism plan (identify a history museum site to house Indian artifacts, antique farm equipment/tools, Senator Walter F. George history, genealogy and cemetery information, local crafts, agri-tourism, B&B, POC for hunters, preservation of historic jails, execution of female prisoner, possible historic district designation, etc.)	UNDERWAY	Webster County is updating the county website with an eye toward reaching visitors to the Lanahassee VPA.



Project/Activity	Status	Explanation
Initiate clearance of county sites at 6313/ 6397 Cass St. for redevelopment as single-family housing	NOT ACCOMPLISHED	This activity is no longer a priority for Webster County. It will be removed from the next CWP.
Equipment purchases: (1) fire apparatus (2) motor grader (3) equipment to refill BA	COMPLETE	
Make repairs/upgrade: (1) interior of USDA/FSA (2) roof on HD/DFCS (3) interior of HD (4) restrooms in Annex (5) county commission office	COMPLETE	
Identify potential sites and contact owners to promote development of "estate" housing	NOT ACCOMPLISHED	This activity is no longer a priority for Webster County. It will be removed from the next CWP.
Apply for housing and/or related assistance for public facilities	NOT ACCOMPLISHED	This activity is no longer a priority for Webster County. It will be removed from the next CWP.
Pre-plan TSPLOST-funded and LMIG-assisted transportation enhancements	COMPLETE	
ROW acquisition: Deer Camp Rd McDaniel Rd Gill Pond Rd Pine Valley Rd	COMPLETE	
Pave: Deer Camp Rd McDaniel Rd Gill Pond Rd Pine Valley Rd	COMPLETE	

Project/Activity	Status	Explanation
Secure architect to determine structural condition of the old school; as appropriate, pursue renovation for public use (sheriff's office, et al) with safe room	COMPLETE	
Request DOT replacement of two bridges on Churchill Road over Kinchafoonee Creek	POSTPONED	GDOT inspected the bridges in 2019 with replacement scheduled by 2024.
Contact regional health district for assistance recruiting a primary care/urgent care (and child care facility (extended hours in a storm-resistant facility)	COMPLETE	
Contact owners of large, dilapidated, commercial structures located in population centers about demolition/site clearance	UNDERWAY	The Webster BOC has contacted the owners of these structures, but has received no feedback from the owners. This is still a priority for Webster County. The BOC will continue their efforts.
Charge Development Authority with recruitment of a general retail store	COMPLETE	
Identify and pursue any possible "economical" extensions of the water system	UNDERWAY	The water system was extended to Crimes Circle/McDaniel Deer Camp. This is still a priority for Webster County. Other densely populated areas are being investigated for further expansion efforts.
Identify a locally preferred route for a U.S. 280 bypass around Preston	NOT ACCOMPLISHED	This activity is no longer a priority for Webster County. It will be removed from the next CWP.
Place additional street lights based on study findings	COMPLETE	
Extend sidewalk in Preston (GA 41 N., Dacus St. with drainage)	NOT ACCOMPLISHED	This activity is no longer a priority for Webster County. It will be removed from the next CWP.

Project/Activity	Status	Explanation
Inspect and repair sidewalk with county forces as needed	COMPLETE	
Ask DOT for resolution of traffic flow problem at intersection of U.S. 280 & GA. 41 in Preston	NOT ACCOMPLISHED	GDOT has installed a temporary red light for the road detour. When construction is complete, the light will be removed. This activity is not a priority for Webster County. It will be removed from the next CWP.
Meet with local internet service provider to request expansion of service area	POSTPONED	Improving the broadband network in Webster County is a priority for the BOC. This activity will be moved to 2022.
Construct walking trail at community center with county forces	COMPLETE	
Meet with state legislative delegation for assistance straightening Webster/Stewart County jurisdictional boundary	NOT ACCOMPLISHED	This activity is no longer a priority for Webster County. It will be removed from the next CWP.
Meet with Congressional delegation to pursue federal payment-in-lieu-of-taxes in the event Ft. Benning expands into Webster Co.	NOT ACCOMPLISHED	This activity is no longer a priority for Webster County. It will be removed from the next CWP.

COMMUNITY WORK PROGRAM

Unified Government of Webster County Community Work Program								
Project/Activity	Fiscal Year					Funding		Responsible Party
	2020	2021	2022	2023	2024	Amount	Source	
Reactivate the Industrial Development Authority; have new members attend state-mandated training	X					\$500/person (training)	Staff time	Webster BOC
Host a SBDC “seminar” to facilitate small business startups/ development of local cottage industries		X				Staff Time	Staff Time	Webster BOC Webster IDA
Identify sites and funding available for development of an industrial park in/near Weston along GA 520			X			Staff Time	Staff Time	Webster BOC Webster IDA
Maintain a revolving loan fund (RLF) to assist small local businesses/start-ups, provide micro loans	X					Staff Time	Staff Time	Webster BOC Webster IDA
Appoint committee to develop a tourism plan for the county	X					Staff Time	Staff Time	Webster BOC
Renovate and enlarge the USDA/FSA offices to provide space for consolidated services from these federal programs to surrounding counties	X					± \$250,000	SPLOST General Fund	Webster BOC
Renovate the bathrooms in the annex		X				± \$10,000	SPLOST General Fund	Webster BOC

Unified Government of Webster County Community Work Program								
Project/Activity	Fiscal Year					Funding		Responsible Party
	2020	2021	2022	2023	2024	Amount	Source	
Work with GDOT on the replacement of two bridges on Churchill Road over Kinchafoonee Creek				X		± \$500,000 per Bridge	GDOT	Webster BOC
Work with owners of large, dilapidated, commercial structures to demolish and clear the site				X		Staff Time	Staff Time	Webster BOC
Work with regional communities to prepare for the next TSPLOST			X			Staff Time	Staff Time	Webster BOC
Acquire right-of-way along Gill Pond Road and Pine Valley Road		X				ROW = ± \$10,000 / Rd	TSPLOST	Webster BOC
Pave Gill Pond Road, Pine Valley Road, and Ben Williams Road		X				Paving = ± \$250,000 / Rd	LMIG TSPLOST General Fund	Webster BOC
Identify and pursue extensions of the water system				X		± \$500,000	CDBG Enterprise Fund USDA/RD	Webster BOC
Meet with local internet service providers to request expansion of service area		X				Staff Time	Staff time	Webster BOC
Purchase a dumptruck			X			± \$250,000	General fund	Webster BOC
Purchase an ambulance		X				± \$250,000	General fund	Webster BOC
Renovate the old gym					X	± \$500,000	General fund	Webster BOC
Install an elevator in the courthouse for handicap accessibility					X	± \$50,000	General fund	Webster BOC

## APPENDIX A: DEFINITIONS OF ACRONYMS

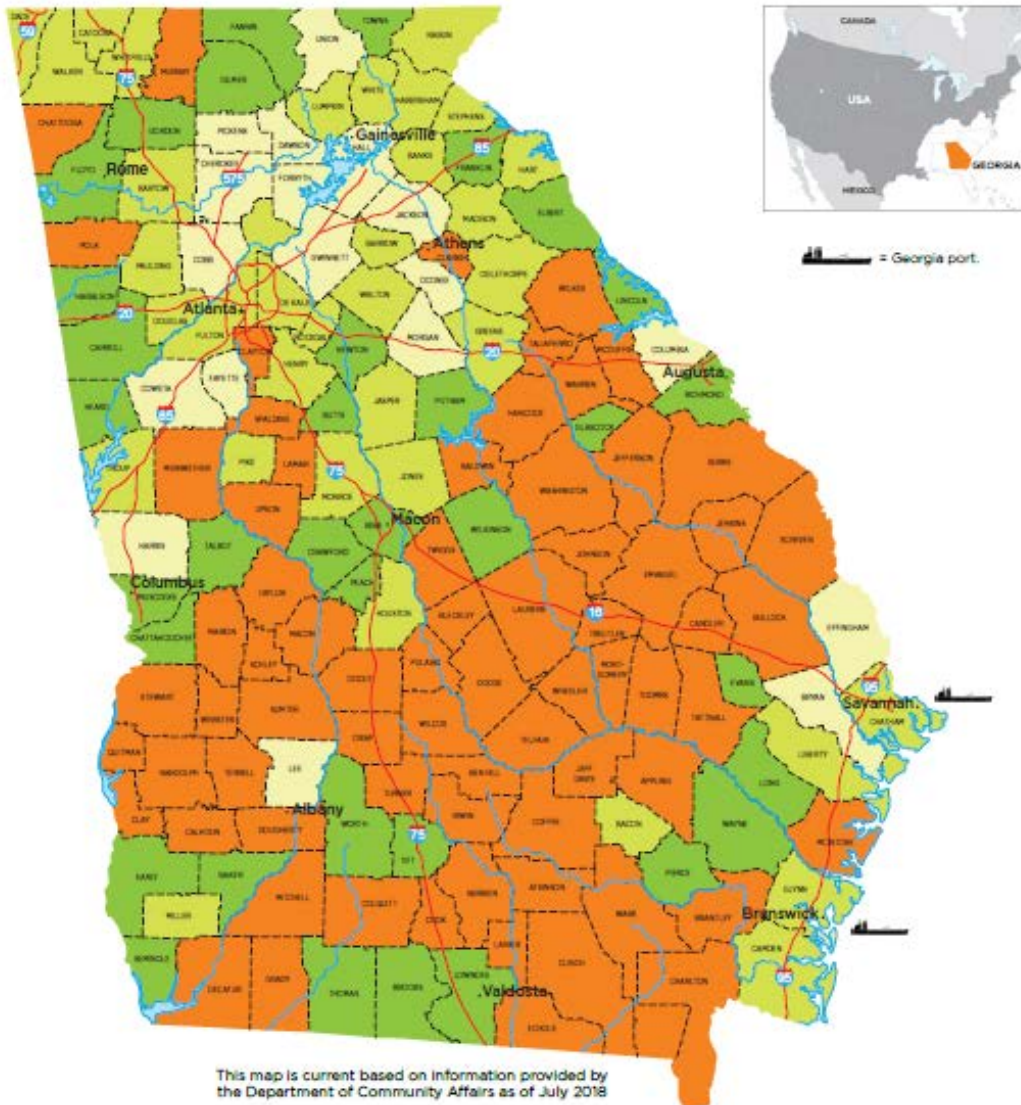
ACCG	Association of County Commissioners of Georgia
ACOE	Army Corps of Engineers
ACUB	Army Compatibility Use Buffer
ADRC	Aging and Disability Resource Connection
BCBSGA	Blue Cross Blue Shield of Georgia
BOE	Board of Education
CDBG	Community Development Block Grant
CMS	Centers for Medicare Services
COC	Chamber of Commerce
CSU	Columbus State University
CVB	Convention and Visitors Bureau
DAS	Division of Aging Services
DCA	Georgia Department of Community Affairs
Dev Auth	Development Authority
DFACS	Department of Family and Children Services
DHS	Department of Human Services
DNR	Georgia Department of Natural Resources
DOD	U.S. Department of Defense
DOJ	U.S. Department of Justice
EDA	U.S. Economic Development Administration
EPA	U.S. Environmental Protection Agency
EPD	Georgia Environmental Protection Division
Ext Svc	Cooperative Extension Service
FAA	Federal Aviation Administration
Fam Conn	Family Connections
FEMA	Federal Emergency Management Agency
FHWA	Federal Highway Administration
FTA	Federal Transit Administration
GA Acad	Georgia Academy for Economic Development
GA Cons	Georgia Conservancy
GDAg	Georgia Department of Agriculture
GDEcD	Georgia Department of Economic and Community Development
GDOT	Georgia Department of Transportation
GEFA	Georgia Environmental Finance Authority
GEMA	Georgia Emergency Management Agency
GICH	Georgia Initiative for Community Housing
GA Tech	Georgia Institute of Technology
GMA	Georgia Municipal Association
GA Pwr	Georgia Power

GARC	Georgia Association of Regional Commissions
GA RWA	Georgia Rural Water Association
GTC	Georgia Transmission Corporation
GOWD	Governor's Office of Workforce Development
HCC	Historic Chattahoochee Commission
HD	Health Department
Housing	Housing Authorities
HPD	Georgia Historic Preservation Division (State Historic Preservation Office)
HUD	U.S. Department of Housing and Urban Development
Hwy 27	Highway 27 Association
ITOS	Information Technology Outreach Services
JARC	Job Access Reverse Commute
KAB	Keep America Beautiful
LCRTA	Lower Chattahoochee Regional Transit Authority
LWCF	Georgia Land and Water Conservation Fund
MS	Main Street Program
OneGA	OneGeorgia Fund
NPO	Non-Profit Organization
NRCS	Natural Resources Conservation Services
RCDI	Rural Community Development Initiative
RCI	Rosalyn Carter Institute
RWS	Riverway South, Inc.
RVRC	River Valley Regional Commission
RVRCAA	River Valley Regional Commission Area Agency on Aging
SBA	Small Business Administration
SBDC	Small Business Development Center
SWGA United	Southwest Georgia United (Empowerment Zone)
TE	Transportation Enhancement Program
TPL	Trust for Public Land
UGA	University of Georgia
USDA	U.S. Department of Agriculture
USGS	U.S. Geological Survey
WIOA Bd	Workforce Investment Opportunity Act Board





# GEORGIA 2019 JOB TAX CREDIT TIERS



TIER	JOB TAX CREDIT \$ (FOR 5 YEARS)	MIN. NEW JOBS	USE OF CREDITS**	CARRY FORWARD
1	\$4,000*	2	100% of tax liability - excess to withholding up to \$3,500	10 years
2	\$3,000*	10	100% of tax liability	10 years
3	\$1,750*	15	50% of tax liability	10 years
4	\$1,250*	25	50% of tax liability	10 years
MZ/OZ	\$3,500	2	100% of tax liability - excess to withholding	10 years
LDCT	\$3,500	5	100% of tax liability - excess to withholding	10 years

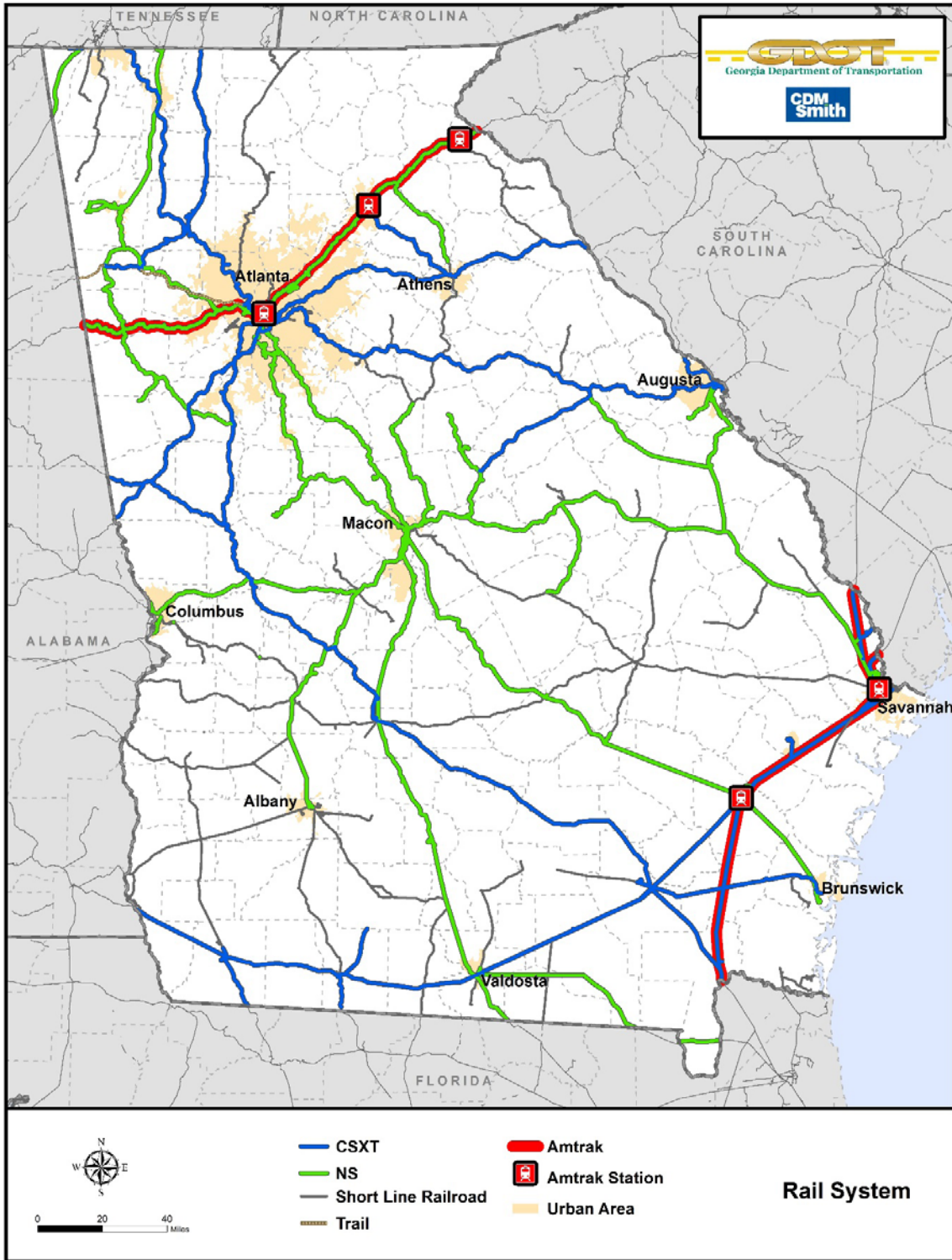
*\*Includes \$500 bonus for Joint Development Authority (JDA). Georgia counties can form partnerships that benefit companies with this \$500 Job Tax Credit bonus. The majority of counties are in a JDA. To confirm a county's status, please call 404.962.4931.*

Tax credits are applied to Georgia corporate income taxes

MZ= Military Zone  
OZ= Opportunity Zone  
LDCT= Less Developed Census Tract

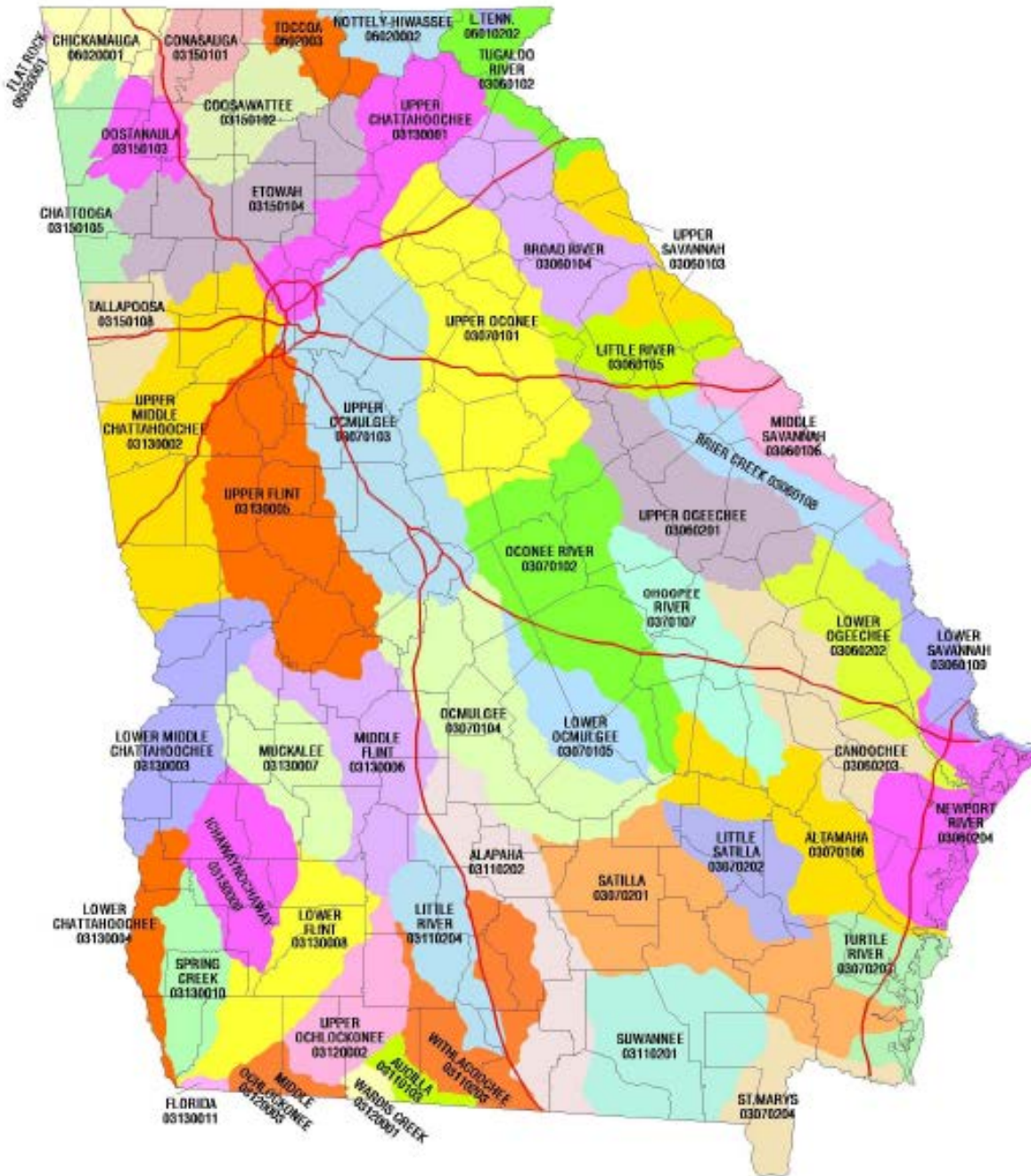


# GEORGIA EXISTING RAIL SYSTEM



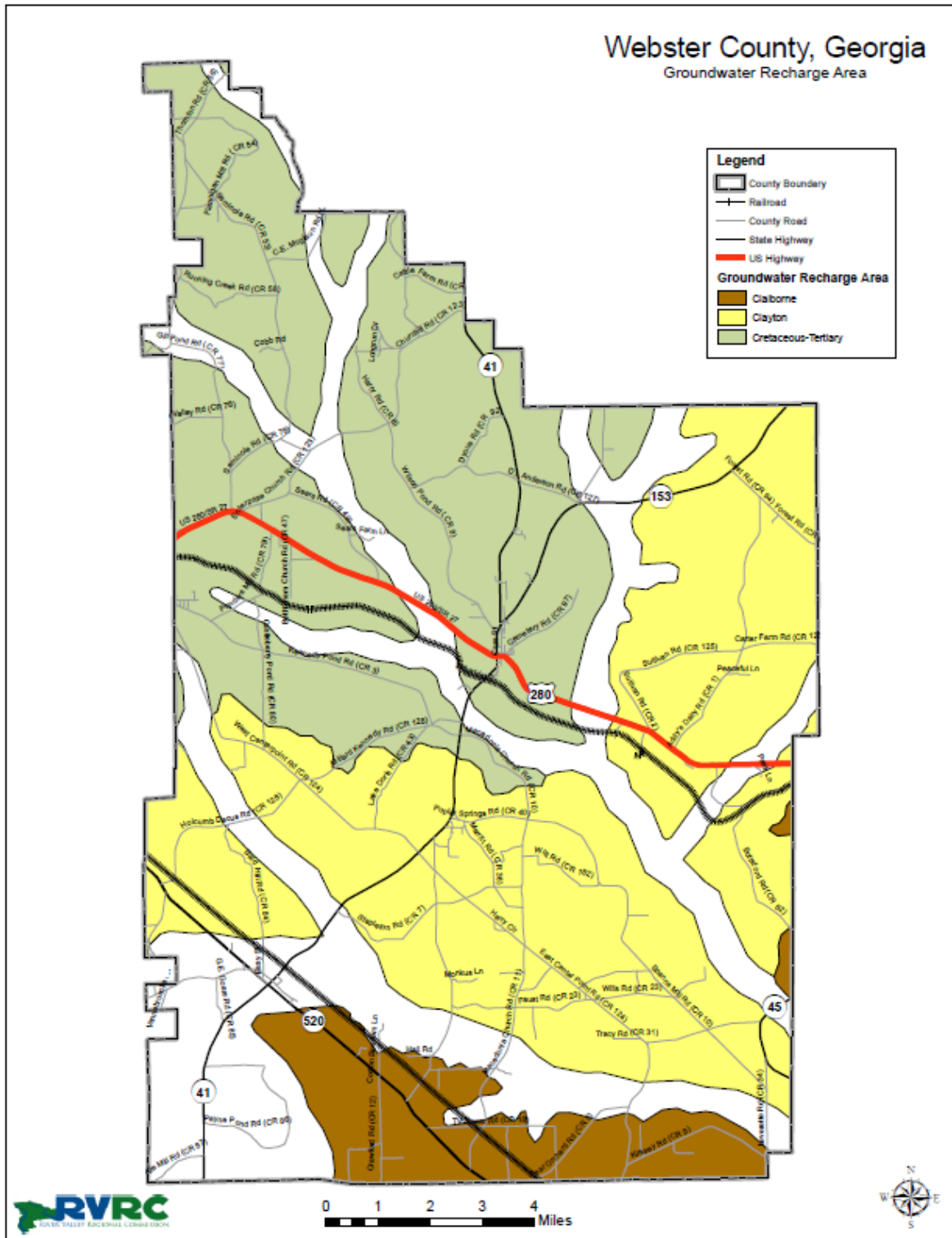


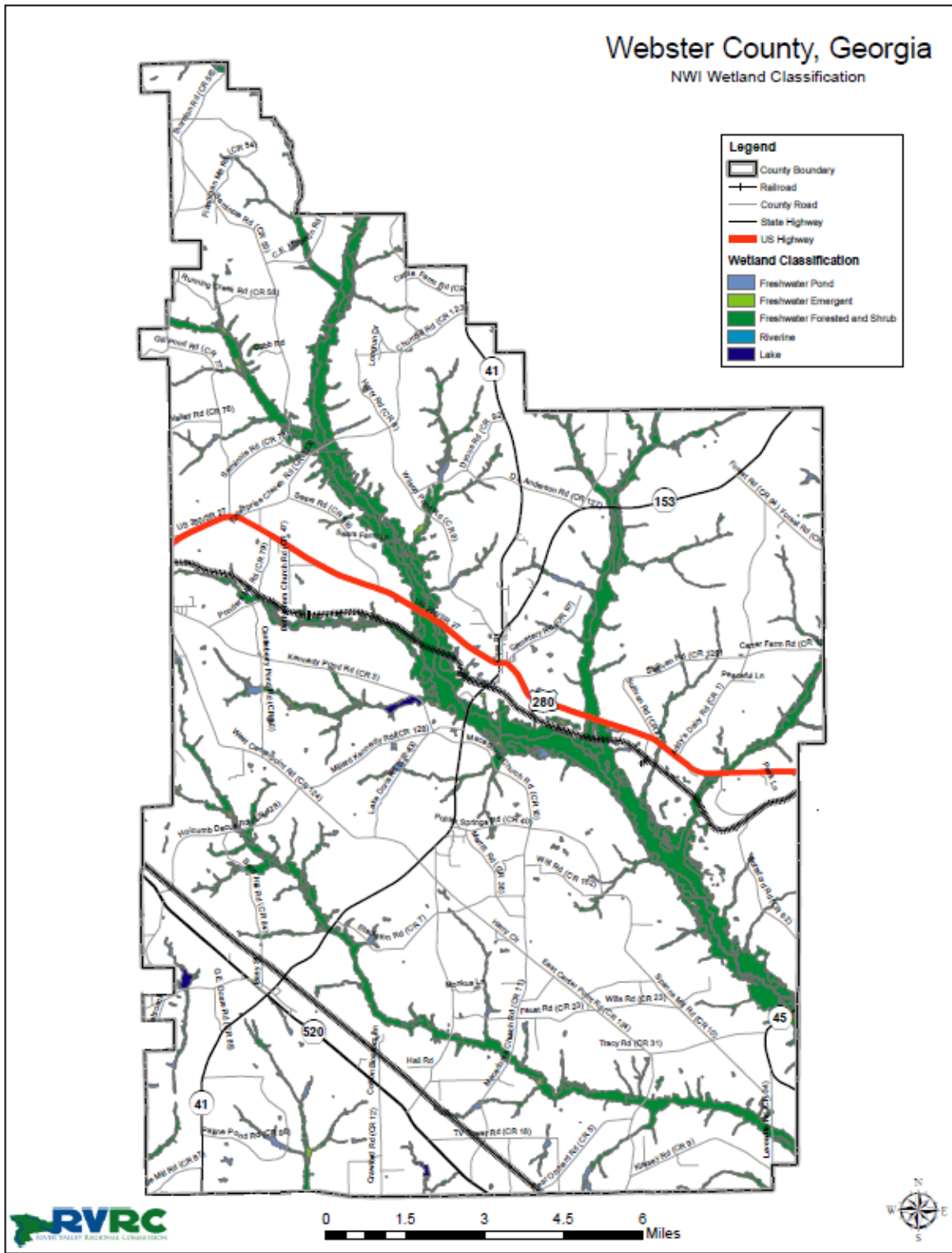
GEORGIA'S 52 WATERSHEDS MAP



Map by the Geologic Survey Branch, Environmental Protection Division  
 Provided to the Georgia Water Management Campaign  
 Watershed boundaries from United States Geological Survey 8 digit Hydrologic Cataloging Units  
 Watershed names from Water Protection Branch, Environmental Protection Division  
 Cover: Georgia's 14 major river basins

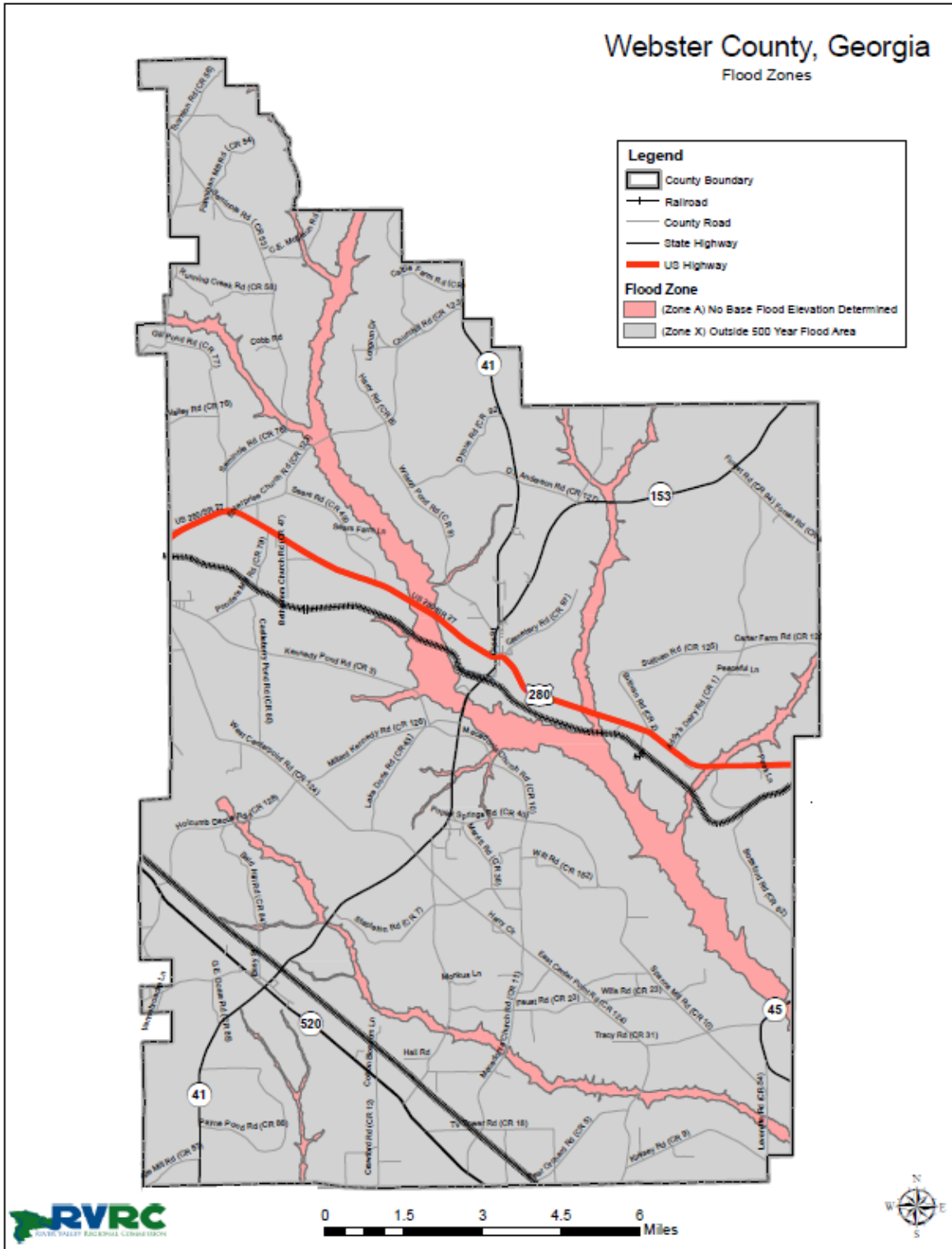
GROUNDWATER RECHARGE AREA MAP

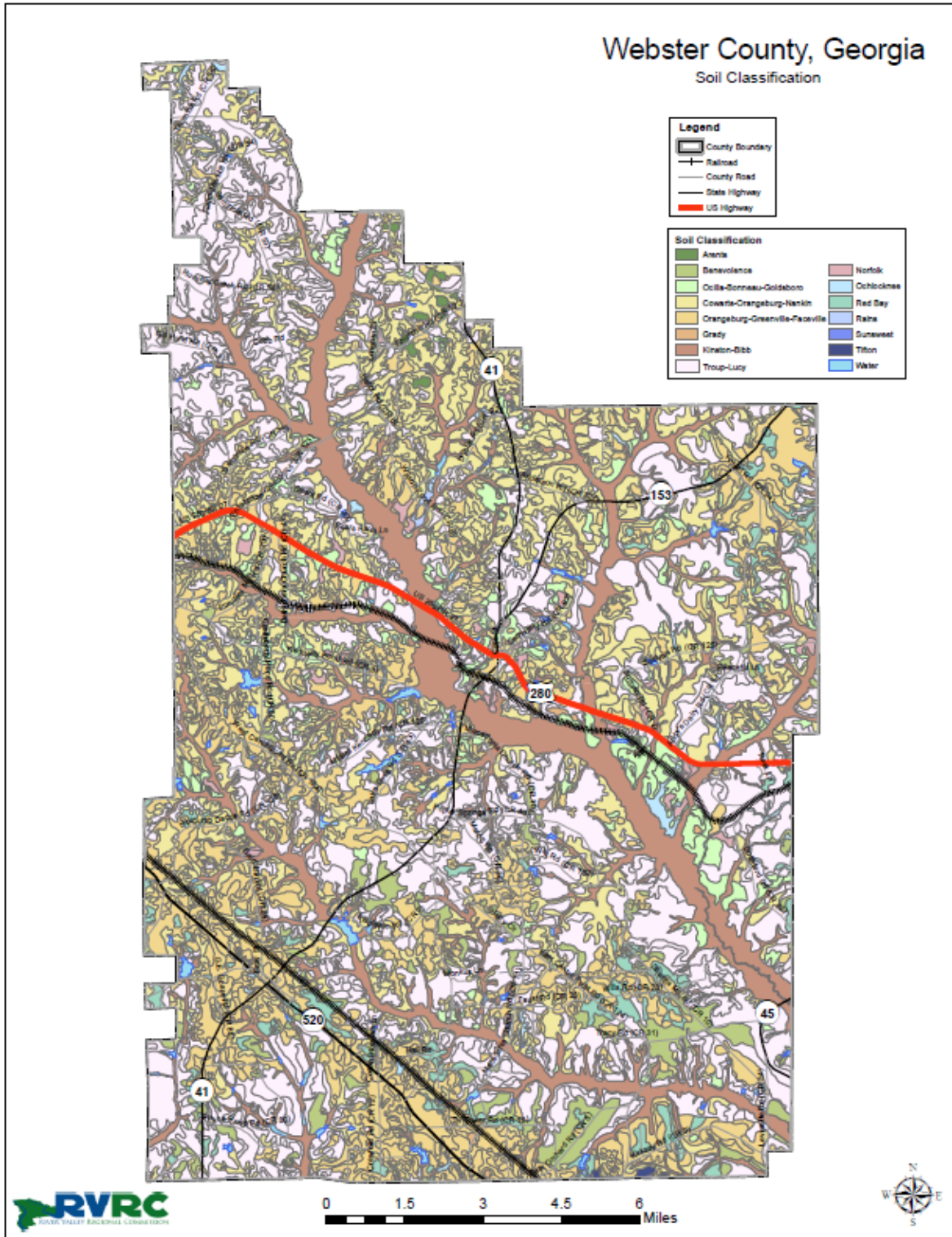




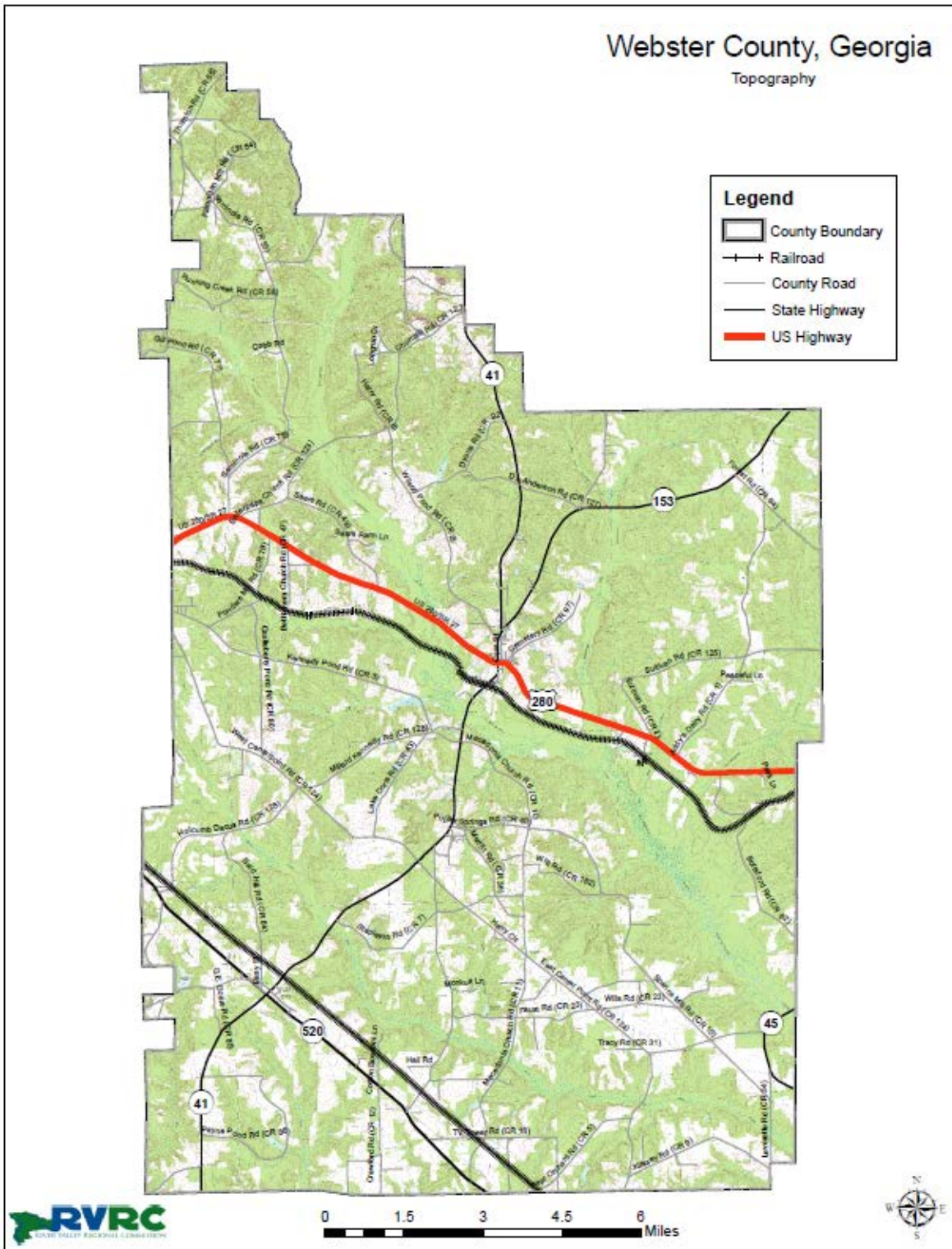


FLOOD ZONE MAP



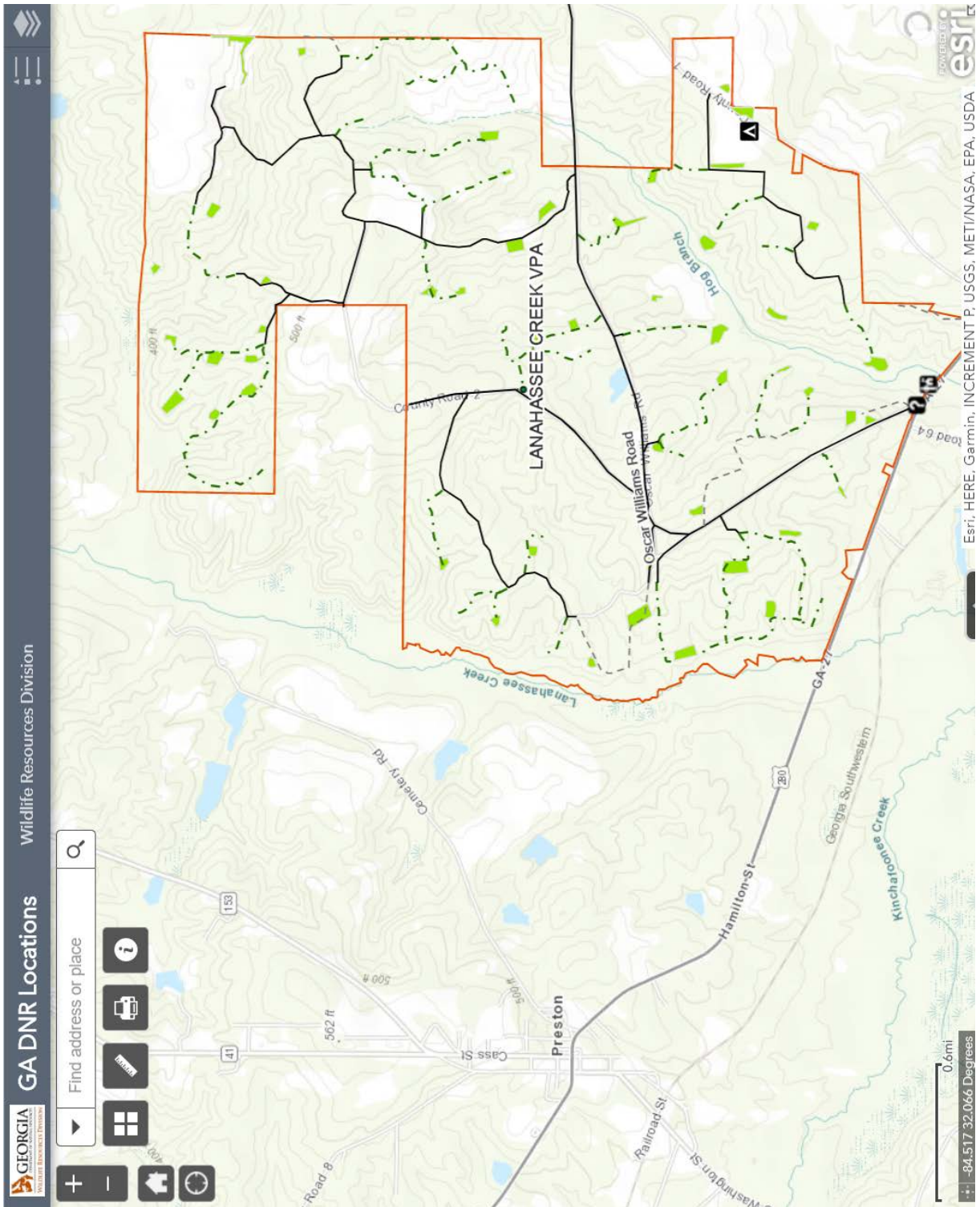


SLOPE MAP

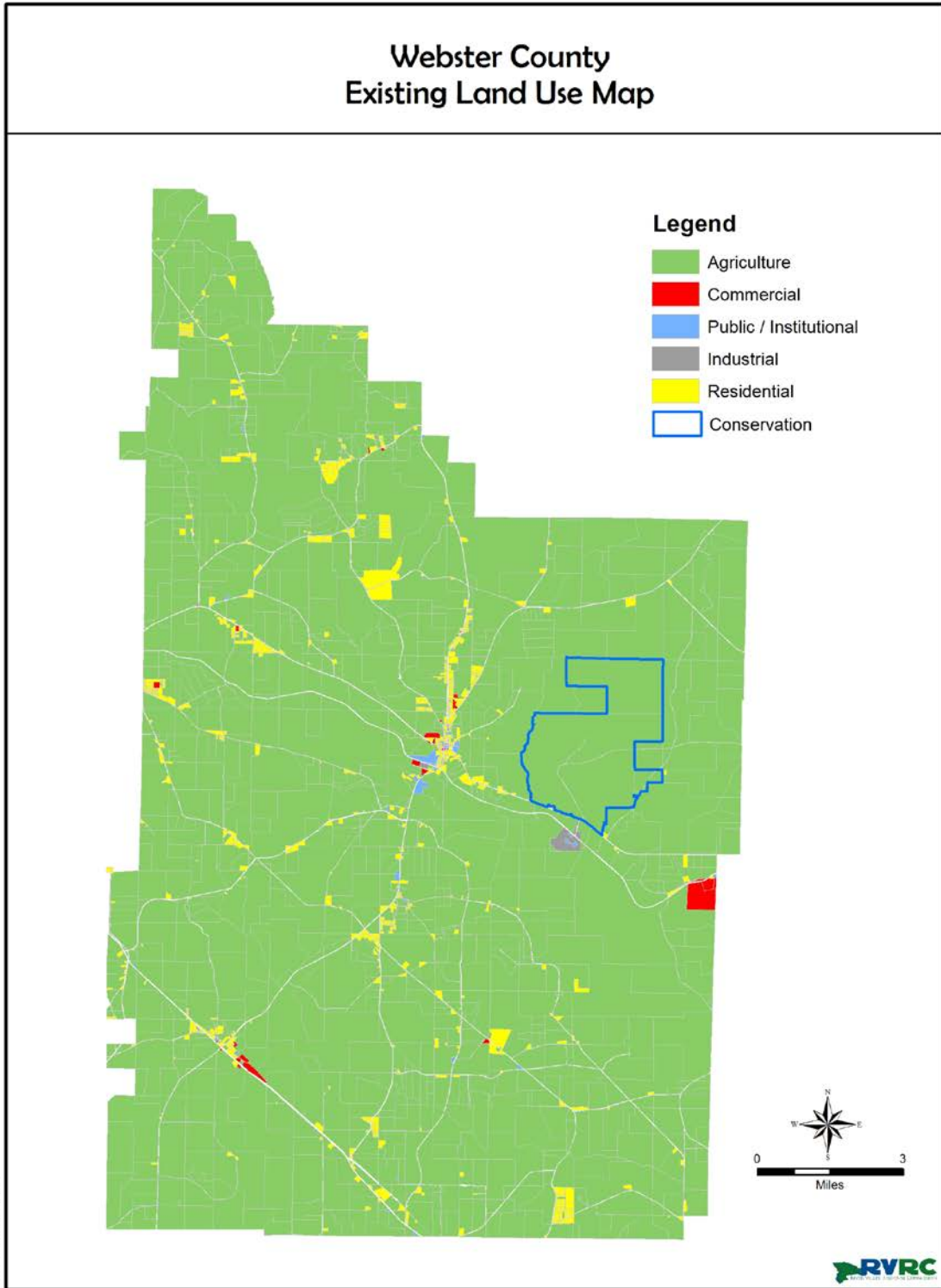




LANAHASSEE VOLUNTARY PUBLIC ACCESS AREA MAP













## Retail Market Potential

Webster County, GA  
 Webster County, GA (13307)  
 Geography: County

Prepared by Esri

Demographic Summary		2019	2024
Population		2,736	2,648
Population 18+		2,159	2,112
Households		1,101	1,068
Median Household Income		\$42,226	\$48,647

Product/Consumer Behavior	Expected Number of Adults or HHs	Percent of Adults/HHs	MPI
<b>Apparel (Adults)</b>			
Bought any men's clothing in last 12 months	932	43.2%	91
Bought any women's clothing in last 12 months	909	42.1%	98
Bought clothing for child <13 years in last 6 months	695	32.2%	121
Bought any shoes in last 12 months	1,042	48.3%	92
Bought costume jewelry in last 12 months	476	22.0%	126
Bought any fine jewelry in last 12 months	464	21.5%	120
Bought a watch in last 12 months	326	15.1%	97
<b>Automobiles (Households)</b>			
HH owns/leases any vehicle	887	80.6%	94
HH bought/leased new vehicle last 12 months	60	5.4%	56
<b>Automotive Aftermarket (Adults)</b>			
Bought gasoline in last 6 months	1,901	88.1%	103
Bought/changed motor oil in last 12 months	1,261	58.4%	123
Had tune-up in last 12 months	479	22.2%	89
<b>Beverages (Adults)</b>			
Drank bottled water/seltzer in last 6 months	1,579	73.1%	102
Drank regular cola in last 6 months	1,298	60.1%	135
Drank beer/ale in last 6 months	503	23.3%	55
<b>Cameras (Adults)</b>			
Own digital point & shoot camera/camcorder	103	4.8%	48
Own digital SLR camera/camcorder	108	5.0%	63
Printed digital photos in last 12 months	413	19.1%	84
<b>Cell Phones (Adults/Households)</b>			
Bought cell phone in last 12 months	753	34.9%	101
Have a smartphone	1,405	65.1%	78
Have a smartphone: Android phone (any brand)	929	43.0%	106
Have a smartphone: Apple iPhone	396	18.3%	44
Number of cell phones in household: 1	412	37.4%	123
Number of cell phones in household: 2	389	35.3%	91
Number of cell phones in household: 3+	218	19.8%	71
HH has cell phone only (no landline telephone)	574	52.1%	93
<b>Computers (Households)</b>			
HH owns a computer	524	47.6%	65
HH owns desktop computer	294	26.7%	72
HH owns laptop/notebook	363	33.0%	58
HH owns any Apple/Mac brand computer	40	3.6%	20
HH owns any PC/non-Apple brand computer	497	45.1%	74
HH purchased most recent computer in a store	263	23.9%	66
HH purchased most recent computer online	81	7.4%	54
Spent <\$1-499 on most recent home computer	161	14.6%	99
Spent \$500-\$999 on most recent home computer	97	8.8%	52
Spent \$1,000-\$1,499 on most recent home computer	53	4.8%	50
Spent \$1,500-\$1,999 on most recent home computer	29	2.6%	59
Spent \$2,000+ on most recent home computer	18	1.6%	41

**Data Note:** An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

**Source:** These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by GfK MRI in a nationally representative survey of U.S. households. Esri forecasts for 2019 and 2024.

July 29, 2019



## Retail Market Potential

Webster County, GA  
 Webster County, GA (13307)  
 Geography: County

Prepared by Esri

Product/Consumer Behavior	Expected Number of Adults or HHs	Percent of Adults/HHs	MPI
<b>Convenience Stores (Adults)</b>			
Shopped at convenience store in last 6 months	1,368	63.4%	100
Bought brewed coffee at convenience store in last 30 days	205	9.5%	68
Bought cigarettes at convenience store in last 30 days	472	21.9%	202
Bought gas at convenience store in last 30 days	1,094	50.7%	136
Spent at convenience store in last 30 days: <\$1-19	99	4.6%	67
Spent at convenience store in last 30 days: \$20-\$39	157	7.3%	77
Spent at convenience store in last 30 days: \$40-\$50	183	8.5%	103
Spent at convenience store in last 30 days: \$51-\$99	100	4.6%	84
Spent at convenience store in last 30 days: \$100+	674	31.2%	140
<b>Entertainment (Adults)</b>			
Attended a movie in last 6 months	980	45.4%	78
Went to live theater in last 12 months	110	5.1%	46
Went to a bar/night club in last 12 months	143	6.6%	38
Dined out in last 12 months	700	32.4%	62
Gambled at a casino in last 12 months	180	8.3%	63
Visited a theme park in last 12 months	259	12.0%	63
Viewed movie (video-on-demand) in last 30 days	167	7.7%	44
Viewed TV show (video-on-demand) in last 30 days	87	4.0%	32
Watched any pay-per-view TV in last 12 months	139	6.4%	66
Downloaded a movie over the Internet in last 30 days	100	4.6%	48
Downloaded any individual song in last 6 months	291	13.5%	71
Watched a movie online in the last 30 days	259	12.0%	44
Watched a TV program online in last 30 days	126	5.8%	31
Played a video/electronic game (console) in last 12 months	142	6.6%	74
Played a video/electronic game (portable) in last 12 months	37	1.7%	37
<b>Financial (Adults)</b>			
Have home mortgage (1st)	375	17.4%	56
Used ATM/cash machine in last 12 months	734	34.0%	64
Own any stock	83	3.8%	54
Own U.S. savings bond	73	3.4%	77
Own shares in mutual fund (stock)	76	3.5%	49
Own shares in mutual fund (bonds)	46	2.1%	45
Have interest checking account	306	14.2%	49
Have non-interest checking account	551	25.5%	87
Have savings account	804	37.2%	65
Have 401K retirement savings plan	176	8.2%	51
Own/used any credit/debit card in last 12 months	1,246	57.7%	73
Avg monthly credit card expenditures: <\$1-110	124	5.7%	50
Avg monthly credit card expenditures: \$111-\$225	119	5.5%	75
Avg monthly credit card expenditures: \$226-\$450	56	2.6%	38
Avg monthly credit card expenditures: \$451-\$700	82	3.8%	62
Avg monthly credit card expenditures: \$701-\$1,000	64	3.0%	53
Avg monthly credit card expenditures: \$1,001+	141	6.5%	56
Did banking online in last 12 months	369	17.1%	44
Did banking on mobile device in last 12 months	256	11.9%	46
Paid bills online in last 12 months	596	27.6%	55

**Data Note:** An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

**Source:** These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by GfK MRI in a nationally representative survey of U.S. households. Esri forecasts for 2019 and 2024.

July 29, 2019



## Retail Market Potential

Webster County, GA  
 Webster County, GA (13307)  
 Geography: County

Prepared by Esri

Product/Consumer Behavior	Expected Number of Adults/HHs	Percent of Adults/HHs	MPI
<b>Grocery (Adults)</b>			
Used beef (fresh/frozen) in last 6 months	788	71.6%	104
Used bread in last 6 months	1,049	95.3%	102
Used chicken (fresh or frozen) in last 6 months	691	62.8%	90
Used turkey (fresh or frozen) in last 6 months	162	14.7%	98
Used fish/seafood (fresh or frozen) in last 6 months	554	50.3%	91
Used fresh fruit/vegetables in last 6 months	895	81.3%	95
Used fresh milk in last 6 months	959	87.1%	101
Used organic food in last 6 months	170	15.4%	65
<b>Health (Adults)</b>			
Exercise at home 2+ times per week	317	14.7%	54
Exercise at club 2+ times per week	54	2.5%	17
Visited a doctor in last 12 months	1,490	69.0%	90
Used vitamin/dietary supplement in last 6 months	1,052	48.7%	90
<b>Home (Households)</b>			
Did any home improvement in last 12 months	237	21.5%	78
Used any housekeeper/professional cleaning service in last 12 months	112	10.2%	70
Purchased low ticket HH furnishings in last 12 months	134	12.2%	71
Purchased big ticket HH furnishings in last 12 months	209	19.0%	85
Bought any small kitchen appliance in last 12 months	259	23.5%	106
Bought any large kitchen appliance in last 12 months	151	13.7%	98
<b>Insurance (Adults/Households)</b>			
Currently carry life insurance	973	45.1%	102
Carry medical/hospital/accident insurance	1,413	65.4%	88
Carry homeowner insurance	867	40.2%	85
Carry renter's insurance	112	5.2%	61
Have auto insurance: 1 vehicle in household covered	367	33.3%	107
Have auto insurance: 2 vehicles in household covered	260	23.6%	83
Have auto insurance: 3+ vehicles in household covered	218	19.8%	87
<b>Pets (Households)</b>			
Household owns any pet	662	60.1%	110
Household owns any cat	281	25.5%	112
Household owns any dog	586	53.2%	128
<b>Psychographics (Adults)</b>			
Buying American is important to me	1,025	47.5%	121
Usually buy items on credit rather than wait	241	11.2%	85
Usually buy based on quality - not price	359	16.6%	88
Price is usually more important than brand name	661	30.6%	112
Usually use coupons for brands I buy often	363	16.8%	97
Am interested in how to help the environment	386	17.9%	92
Usually pay more for environ safe product	342	15.8%	112
Usually value green products over convenience	245	11.3%	101
Likely to buy a brand that supports a charity	668	30.9%	88
<b>Reading (Adults)</b>			
Bought digital book in last 12 months	176	8.2%	63
Bought hardcover book in last 12 months	284	13.2%	66
Bought paperback book in last 12 month	460	21.3%	75
Read any daily newspaper (paper version)	299	13.8%	75
Read any digital newspaper in last 30 days	463	21.4%	54
Read any magazine (paper/electronic version) in last 6 months	1,830	84.8%	93

**Data Note:** An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

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July 29, 2019



## Retail Market Potential

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 Geography: County

Prepared by Esri

Product/Consumer Behavior	Expected Number of Adults or HHs	Percent of Adults/HHs	MPI
<b>Restaurants (Adults)</b>			
Went to family restaurant/steak house in last 6 months	1,491	69.1%	92
Went to family restaurant/steak house: 4+ times a month	526	24.4%	92
Went to fast food/drive-in restaurant in last 6 months	1,896	87.8%	97
Went to fast food/drive-in restaurant 9+ times/month	937	43.4%	111
Fast food restaurant last 6 months: eat in	713	33.0%	89
Fast food restaurant last 6 months: home delivery	64	3.0%	34
Fast food restaurant last 6 months: take-out/drive-thru	1,147	53.1%	113
Fast food restaurant last 6 months: take-out/walk-in	340	15.7%	76
<b>Television &amp; Electronics (Adults/Households)</b>			
Own any tablet	661	30.6%	64
Own any e-reader	116	5.4%	64
Own e-reader/tablet: iPad	290	13.4%	48
HH has Internet connectable TV	177	16.1%	56
Own any portable MP3 player	216	10.0%	54
HH owns 1 TV	249	22.6%	108
HH owns 2 TVs	250	22.7%	85
HH owns 3 TVs	273	24.8%	118
HH owns 4+ TVs	127	11.5%	66
HH subscribes to cable TV	281	25.5%	58
HH subscribes to fiber optic	19	1.7%	24
HH owns portable GPS navigation device	182	16.5%	72
HH purchased video game system in last 12 months	62	5.6%	68
HH owns any Internet video device for TV	152	13.8%	57
<b>Travel (Adults)</b>			
Took domestic trip in continental US last 12 months	763	35.3%	67
Took 3+ domestic non-business trips in last 12 months	109	5.0%	43
Spent on domestic vacations in last 12 months: <\$1-999	162	7.5%	69
Spent on domestic vacations in last 12 months: \$1,000-\$1,499	103	4.8%	76
Spent on domestic vacations in last 12 months: \$1,500-\$1,999	57	2.6%	66
Spent on domestic vacations in last 12 months: \$2,000-\$2,999	64	3.0%	71
Spent on domestic vacations in last 12 months: \$3,000+	91	4.2%	65
Domestic travel in last 12 months: used general travel website	76	3.5%	52
Took foreign trip (Including Alaska and Hawaii) in last 3 years	188	8.7%	32
Took 3+ foreign trips by plane in last 3 years	43	2.0%	36
Spent on foreign vacations in last 12 months: <\$1-999	42	1.9%	42
Spent on foreign vacations in last 12 months: \$1,000-\$2,999	44	2.0%	51
Spent on foreign vacations in last 12 months: \$3,000+	49	2.3%	36
Foreign travel in last 3 years: used general travel website	43	2.0%	35
Nights spent in hotel/motel in last 12 months: any	661	30.6%	69
Took cruise of more than one day in last 3 years	132	6.1%	69
Member of any frequent flyer program	80	3.7%	21
Member of any hotel rewards program	173	8.0%	45

**Data Note:** An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

**Sources:** These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by GfK MRI in a nationally representative survey of U.S. households. Esri forecasts for 2019 and 2024.

July 29, 2019



## Webster County Comprehensive Plan 2019

### Stakeholders

Tony Kennedy	BOC, Chairman
Jack Holbrook	Commissioner
Melvin Crimes	Commissioner
David Scott	Commissioner
Jonah McCluster	Commissioner
Chris Shannon	Citizen
Linda Rogers	School Board
Samantha Pace	Cooperative Extension
George Moore	Citizen
William P. Addy	Citizen
Wayne Dillard	Citizen
Randy Dely	Sheriff
Darryl Holbrook	Fire Chief/EMA Director
Michelle Stone	Department of Public Health
Laurie Sheffield	Division of Family and Children Services
Nikki Bryant	Citizen





## Public Meeting

The Unified Government of Webster County will hold a public meeting on Tuesday, September 11, 2018 at 4:00 p.m. in the Commission Chambers at 40 Cemetery Road, Preston, Georgia to review Comprehensive Plan Update activities and a schedule of completion.

The public is invited to attend this meeting. The purpose of this meeting is to brief the community on the contents of the plan, provide opportunity for residents to make suggestions, additions or revisions, and notify the community of when the plan will be submitted to the Regional Commission for Review. We will receive community comments on the contents of the

Comprehensive Plan, which includes the Community Work Program Report of Accomplishments, a new Community Work Program and a final list of Issues and Opportunities and Goals and Objectives as well as any other portion of the plan to be submitted to the Regional Commission and the state.

The Unified Government of Webster County is committed to providing all persons with equal access to its services, programs, activities, education and employment regardless of race, color, national origin, religion, sex, familial status, disability or age. Persons with special needs relating to handicapped accessibility or foreign language shall contact the Bonnie Witt, Webster County Clerk, at (229) 828-5775. For more information about the public hearing, please contact Allison Slocum with the River Valley Regional Commission at 706-256-2910.

## PUBLIC NOTICE WEBSTER COUNTY

Notice is hereby given that the Logic and Accuracy Testing on the voting equipment to be used in the NOVEMBER 6th, 2018 General Election will begin at 1:00 p.m. on September 13th, 2018 and continue until completed. The testing will be at the Election's Office at 40 Cemetery Road in Preston, Georgia. Testing is open to the public.

Patricia Burks  
Election Superintendent  
Webster County



**UNIFIED GOVERNMENT OF WEBSTER COUNTY  
COMPREHENSIVE PLAN 2019**

**AGENDA**

September 11, 2018  
Commissioners Office  
40 Cemetery Road  
4:00 p.m.

- I. Welcome and Announcements
  
- II. Review of Process
  - A. Identification of Leadership Team
  - B. Identification of Stakeholders
  - C. Public Participation Techniques
  - D. Plan Elements
  - E. Plan Schedule and Benchmarks
  
- III. Questions and Answers
  
- IV. Adjourn



**UNIFIED GOVERNMENT OF WEBSTER COUNTY  
COMPREHENSIVE PLAN 2019**

**AGENDA**

October 9, 2018  
Commissioners Office  
40 Cemetery Road  
4:00 p.m.

- I.** Welcome and Announcements
- II.** Create Vision Statements
- III.** Review of Prior Needs and Opportunities
- IV.** Develop Current List of Needs and Opportunities
- V.** Review Plan Schedule and Benchmarks
- VI.** Ending Comments
- VII.** Adjourn

10/9/2018 Webster County Comp Plan

Jack Hollifield  
Melvin Cunniff  
David A. Scott  
Jonah McClister

**UNIFIED GOVERNMENT OF WEBSTER COUNTY  
COMPREHENSIVE PLAN 2019**

**AGENDA**

December 11, 2018  
Commissioners Office  
40 Cemetery Road  
4:00 p.m.

- I. Welcome and Announcements
- II. Strengths, Weaknesses, Opportunities, and Threats Process
- III. Develop Implementation Measures
- IV. Review Plan Schedule and Benchmarks
- V. Questions and Comments
- VI. Adjourn





**UNIFIED GOVERNMENT OF WEBSTER COUNTY  
COMPREHENSIVE PLAN 2019**

**AGENDA**

January 15, 2019  
Commissioners Office  
40 Cemetery Road  
4:00 p.m.

- I.** Welcome and Announcements
- II.** Develop Implementation Measures
- III.** Review Land Use and Maps
- IV.** Review Plan Schedule and Benchmarks
- V.** Questions and Comments
- VI.** Adjourn

—  
Jury  
Derek McChute  
Philip C. ...  
of ...  
D.P. ...

1/15/2019

## Dear Me...



Another box.

The "Little Guy" was pawing around in a box of small things and found an aluminum 35mm film container from when it was the most popular format.

The item that fell out was a mystery to him. It wasn't in his vocabulary of known things and he held it out to me.

"Jacks," I said, "it's a game; a toy."

He tried to noodle out what could be done with the little metal gizmo that doesn't look like anything but what it is.

The last time I saw kids playing with jacks was so far back I can't recall it, likely in the 1950's.

Kids huddled on the ground or sidewalk with a rubber ball and ten jacks or "jack stones,"

which they may have been called before the elements were manufactured. A thousand years ago the game was called "knuckle bones."

In case you have forgotten it first must be determined who goes first by tossing the jacks into the air and catching them on the back of your hand.

When your turn came you scattered the jacks and tossed the ball into the air and picked up a jack after the ball bounced, then caught it. When the ten jacks are picked up the game continues by picking up two at a time (twosies), then three (threesies) but I never got that far.

Using seeds or pebbles and a ball from an old Bolo paddle you were good to go.

Bolo paddles are rarely seen today but there were Bolo champions in the school yard and the paddle itself was popular with parents and teachers.

I liked "pick up sticks" in which a fist of colored sticks were scattered and one attempted to pick up the sticks without moving other sticks.

By: Joe Phillips

Points were awarded according to the color of the stick.

Another very old game, played mostly by girls, required nothing but the ground or sidewalk.

Forms of hopscotch have been played since Roman times by children and confident adults.

I suspect schools ban jacks, pick up sticks and anything else that might be fun. They likely do not allow dodge ball and "red rover" on the school ground either. Some schools ban little green soldiers because they carry tiny weapons. Really.

Children can get hand-eye coordination practice with games: More so than electronic games.

I'm going to find the "Little Guy," a Bolo paddle and maybe some pick up sticks for when his mother is not around.

My Sunday School class is populated by folks my age and older but I believe that if I broke out a few Bolo paddles, jacks and marbles we could have a swell time on the floor.

Then, we could help each other up

With no further business the meeting adjourned.

## Public Meeting

The Unified Government of Webster County will hold a public meeting on Tuesday, September 10, 2019 at 4:00 p.m. in the Commission Chambers at 40 Cemetery Road, Preston, Georgia to review a draft Comprehensive Plan Update.

The public is invited to attend this meeting. The purpose of this meeting is to brief the community on the contents of the plan and provide opportunity for residents to make suggestions, additions or revisions to the draft Comprehensive Plan Update. We will receive community comments on the contents of the Comprehensive Plan, which includes the Community Work Program Report of Accomplishments, a new Community Work Program and a final list of Needs and Opportunities and Goals and Objectives as well as any other portion of the plan to be submitted to the Regional Commission and the state.

Formal written comments on the draft Comprehensive Plan Update will be accepted until September 17, 2019 at the following address:

River Valley Regional Commission  
 ATTN: Webster County Comprehensive Plan  
 710 Front Avenue, Suite A  
 Columbus, GA 31901

The Unified Government of Webster County is committed to providing all persons with equal access to its services, programs, activities, education and employment regardless of race, color, national origin, religion, sex, familial status, disability or age. Persons with special needs relating to handicapped accessibility or foreign language shall contact the Bonnie Witt, Webster County Clerk, at (229) 828-5775. For more information about the public hearing, please contact Allison Slocum with the River Valley Regional Commission at 706-256-2910.

**UNIFIED GOVERNMENT OF WEBSTER COUNTY  
COMPREHENSIVE PLAN 2019**

**AGENDA**

September 10, 2019  
Commissioners Office  
40 Cemetery Road  
4:00 p.m.

- I.** Welcome and Announcements
- II.** Review Maps
- III.** Review Draft Plan
- IV.** Questions and Comments
- VI.** Adjourn





Webster County  
September 10, 2019

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