



**2007-2027 COMPREHENSIVE PLAN
UPSON COUNTY, THE CITY OF THOMASTON
AND THE TOWN OF YATESVILLE**

COMMUNITY ASSESSMENT

**Prepared By:
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JUNE 2008

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CHAPTER 1 INTRODUCTION

This document is the product of an effort to update the Comprehensive Plan for Upson County and the Cities of Thomaston and Yatesville. This update has been developed under the Rules of the Georgia Department of Community Affairs (DCA), Standards and Procedures for Local Comprehensive Planning; Local Planning Requirements, as revised May 1, 2005. The purpose of these Rules are to provide the framework for the preparation of local comprehensive plans that will assist the local entity in accomplishing the following tasks:

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

To accomplish the tasks as set forth, planning requirements are required to facilitate the update process. These requirements are devised into the following three (3) components: 1) a Community Assessment; 2) a Community Participation Program; and 3) a Community Agenda. The Community Assessment provides an overall evaluation of the community. The Community Participation program provides the local government with a strategy for ensuring that adequate public and stakeholder involvement is made in the development of the Community Agenda. Finally, the Community Agenda helps the community to prepare a vision for its future and a strategy to successfully achieve the vision.

This document serves as the Community Assessment for the 2007-2027 Comprehensive Plan for Upson County and the Cities of Thomaston and Yatesville. The Community Assessment serves as a factual and conceptual foundation upon which the remainder of the comprehensive plan will be developed. This assessment involves the collection and analysis of information about the community and serves as a concise report that the decision-makers/stakeholders will utilize for the purpose of developing the Community Agenda. The Community Assessment includes four (4) components which are as follows:

- ◆ Identification of Potential Issues and Opportunities;
- ◆ Analysis of Existing Development Patterns;
- ◆ Analysis of Consistency with Quality Community Objectives; and
- ◆ Supporting Analysis of Data and Information

CHAPTER 2 ISSUES AND OPPORTUNITIES

The issues and opportunities as presented below were devised as provided by the State Planning Recommendations offered by the Georgia Department of Community Affairs and pursuant to their rules as stated. The issues and opportunities were identified in the *Vision Summary Report for Upson County, Georgia and the Cities of Thomaston and Yatesville – April 28, 2006*. The creation of this document was a prelude for local governments to initiate a planning process to assist in establishing their goals and objectives for the future growth and development of the community.

For planning purposes, the issues and opportunities are presented by the following assessment topics:

- ◆ Economic Development
- ◆ Facilities and Services
- ◆ Housing
- ◆ Land Use
- ◆ Natural and Cultural Resources
- ◆ Transportation
- ◆ Intergovernmental Coordination

2.1 - Identification of Potential Issues and Opportunities

The Issues and Opportunities for Upson County and the Cities of Thomaston and Yatesville are as follows:

Economic Development

- ◆ Upson Regional Medical Center expansion, airport improvements and enhancements to Flint River Technical College.
- ◆ Future investments in increased water and sewer capacity.
- ◆ The loss of major employers and increased unemployment plagued by such events.
- ◆ A rebuilding of the economic base by increased employment opportunities and the need to diversify the industrial base.

- ◆ The development of programs to provide assistance to small businesses.
- ◆ Strengthen the partnerships between Flint River Tech and the Industrial Development Authority in attracting and training a highly educated and competitive workforce.
- ◆ Market and increase the redevelopment opportunities that exist for the now vacant Thomaston Mill's site. (Thomaston)
- ◆ Increase the economic viability of the downtown area through revitalization and marketing efforts. (Thomaston)
- ◆ Establish a plan to beautify and increase economic development activities in the Town of Yatesville. (Yatesville)
- ◆ Investigate the institution of local taxes in the Town of Yatesville to offset the town's fiscal capacity to establish services that improve the overall quality of life for local residents. (Yatesville)

Facilities and Services

- ◆ Increased diversity in local leaders commissioned to carry out the policies, goals, and objectives of the local communities.
- ◆ Enhance procedures to assist in decreasing the school dropout rates and enhance methods to assure that parents/guardians are actively involved in their children's education.
- ◆ Improved the provision of social services in support of strengthening the relationships of families and their children.
- ◆ Ensure that all residents have equal access to public facilities throughout the local area. The provision of public facilities includes trash collection, drinking water, public health services, and parks and recreation (Upson County).
- ◆ Increase law enforcement visibility in local communities that will support develop/redevelopment opportunities. (Thomaston)
- ◆ Improve recreational activities/amenities for local youth such as the development of a Boys and Girls Club, etc. (Thomaston)

- ◆ Employ activities that allow local residents to develop a more defined sense of pride in the community. (Thomaston)
- ◆ Ensure that adequate infrastructure and services are available to meet the needs of current and proposed residential and commercial entities. (Thomaston)
- ◆ Conduct a study on the infrastructure and services needs to enhance the employment opportunities for the Town of Yatesville. (Yatesville)
- ◆ Improve recreational activities/amenities for local residents in the Yatesville area. It is proposed that a local plan be developed to foster the need for such improvements. (Yatesville)
- ◆ Improve the opportunity for senior citizens to access transportation services and adequate health care services. (Yatesville)

Housing

- ◆ A need exists to maintain the unique character and architectural heritage of Upson County as increased housing and commercial developments are proposed and approved.
- ◆ Improve the standards of new homes being proposed for development or placement in the County.
- ◆ Increase home ownership and affordable housing opportunities for local residents on new and redeveloped properties. (Thomaston)
- ◆ Increase and enforce regulations to improve or demolish substandard housing/neighborhoods and to control littering in the local community. (Thomaston)

Land Use

- ◆ Develop growth patterns that are conducive to the preservation of the communities' agricultural areas.
- ◆ Minimize land use conflicts that are counteractive to the quality of life and the welfare of local businesses and residents in the community.

- ◆ Ensure that designated land uses are connected to transportation systems (current/proposed) that are most beneficial. (Upson County)

Natural and Cultural Resources

- ◆ Inventory and evaluate the natural and historic resources in the area and develop ways to promote them to tourists.
- ◆ Increase cultural and recreational activities/amenities in the area.

Transportation

- ◆ The proposed widening of Highway 36 between Thomaston and Interstate 75.
- ◆ The proposed development of a new Highway 19 Bypass.
- ◆ Increase the overall aesthetics of major corridors such as Highways 19 and 36 which provide gateways into the City of Thomaston. Improve the overall appearance of local sidewalks, signage, landscaping, greenspace, and businesses in the community. (Thomaston)
- ◆ Participate in the transportation study to evaluate the opportunities of connecting LaGrange to Macon via Upson County utilizing Highway 74.

Intergovernmental Coordination

- ◆ It is a mandatory requirement that Upson County's Service Delivery Strategy be duly updated and submitted with the Comprehensive Plan.
- ◆ A need exists for the promotion of better partnership opportunities between governmental entities.

CHAPTER 3 ANALYSIS OF EXISTING DEVELOPMENT PATTERNS

This section is an analysis of conditions and growth patterns currently existing in Upson County and the Cities of Thomaston and Yatesville and includes an analysis of existing land use and recommended character areas.

3.1 - Existing Land Use

For purposes of this analysis, the information provided in the tables below is representative of data collected from the Tax Assessors Office.

**Existing Land Use for Upson County,
 The City of Thomaston and the Town of Yatesville**

Existing Land Use Categories	Acreage	Percentage	Parcel
Agricultural	12,516.91	6.12%	976
Agricultural/Rural Residential	56,359.95	27.56%	3,442
Commercial	5,354.55	2.62%	642
High Density Residential	395.75	.019%	58
Industrial/TCU	709.35	.035%	180
Medium Density Residential	48,618.74	23.78%	7,564
Parks/Recreation	61.27	.03%	7
Public/Institutional	951.21	.47%	80
Transitional	11,108.01	5.43%	1,114
Undeveloped	68,406.95	33.45%	1,608
TOTAL	204,482.69	100%	15,671

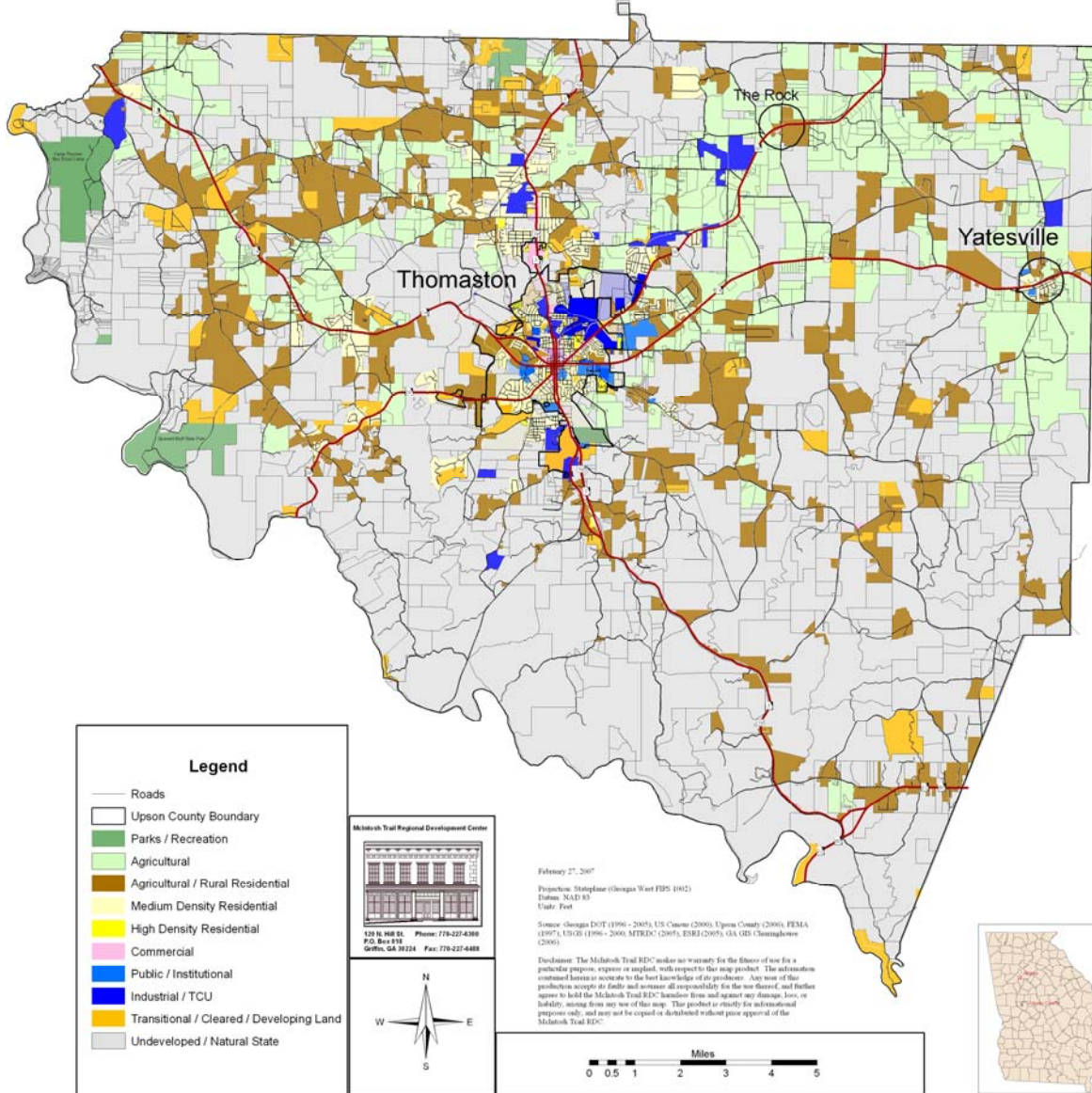
Source: Upson County - 2007.

A description of the Land Use Categories as utilized by Upson County, the City of Thomaston and the Town of Yatesville is as follows:

- ◆ Agriculture - This category is utilized to depict land dedicated to farming, agriculture, or commercial timber or pulpwood harvesting.
- ◆ Agricultural/Rural Residential - This category is utilized to depict land dedicated for either agricultural or residential use.

- ◆ Commercial - This category is utilized to depict land dedicated to non-industrial business uses.
- ◆ High Density Residential – This category is utilized to depict land dedicated to residential single family and multi-family dwelling units organized into general categories of increased densities.
- ◆ Industrial/TCU – This category is utilized to depict land dedicated for use as airports, radio towers, telephone switching stations, major transportation routes, manufacturing facilities, warehousing, factories, and processing plants.
- ◆ Medium Density Residential – This category is utilized to depict land dedicated to residential single family and multi-family dwelling units organized into general categories of mild densities.
- ◆ Parks /Recreation - This category is utilized to depict land dedicated for recreational uses such public or private owned parks, playgrounds, preserves, golf courses, recreation centers, and wildlife areas.
- ◆ Public/Institutional - This category is utilized to depict land dedicated for governmental use and includes properties such as law enforcement, libraries, school facilities, churches, hospitals, etc.
- ◆ Transitional/Cleared – This category is utilized to depict land that has been cleared and is available for uses as appropriately zoned.
- ◆ Undeveloped - This category is utilized to depict large areas of land that have no defined use for the exception of timber production and hunting.

Upson County Existing Land Use Map



Legend

- Roads
- Upson County Boundary
- Parks / Recreation
- Agricultural
- Agricultural / Rural Residential
- Medium Density Residential
- High Density Residential
- Commercial
- Public / Institutional
- Industrial / TCU
- Transitional / Cleared / Developing Land
- Undeveloped / Natural State

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February 27, 2007

Projection: StatePlane (Georgia West FIPS 1602)
 Datum: NAD 83
 Units: Feet

Source: Georgia DOT (1996 - 2005), US Census (2000), Upson County (2006), FEMA (1997), USGS (1996 - 2000), MTRDC (2005), ESRI (2005), GA GIS (unpublished) (2006).

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3.2 Analysis of Areas Requiring Special Attention

This section analyzes those areas in Upson County, the City of Thomaston, and the Town of Yatesville that require special attention based upon the following criteria:

- ◆ Areas of significant natural or cultural resources, particularly where these are likely to be intruded upon or otherwise impacted by development;
- ◆ Areas where rapid development or change of land uses is likely to occur;
- ◆ Areas where the pace of development has and/or may outpace the availability of community facilities and services, including transportation;
- ◆ Areas in need of redevelopment and/or significant improvements to aesthetics or attractiveness (including strip commercial corridors);
- ◆ Large abandoned structures or sites, including those that may be environmentally contaminated;
- ◆ Areas with significant infill development opportunities (scattered vacant sites);
- ◆ Areas of significant disinvestment, levels of poverty, and/or unemployment substantially higher than average levels for the community as a whole.

Areas of Significant Natural or Cultural Resources

The Upson County area includes a number of natural and cultural resources. Maps 7 through 12 located in the Appendix of the *Supporting Data and Information for the 2007-2027 Comprehensive Plan for Upson County, the City of Thomaston and Town of Yatesville* identifies areas throughout the County that are considered to be environmentally sensitive. These areas include wetlands, groundwater recharge areas, a water supply watershed, floodplains, and streams.

Natural Resources

Undeveloped forested lands consume approximately 68,406.95 acres or 33.45% of the total acreage of properties throughout the County. The vast majority of this undeveloped land is in the southern portion of Upson County. These properties are owned by various timber agencies and/or hunting clubs. Based upon historical and future data, Upson County still continues to grow at a very slow pace; thus it is anticipated that a huge portion of the undeveloped forested land will remain the same throughout this planning period.

Agriculture is the next prime use of land throughout Upson County. Agricultural and forested lands combine as significant resources for local farmers who depend upon them for their livelihood. Approximately 291 farms are located in Upson County which comprises 46,576 acres of farmland and 5,287 acres of harvested cropland. Agricultural/Rural Residential properties are located throughout Upson with concentrations in the northwest quadrant. The small neighborhood community, Salem, located in the southern most portion of the County, on State Route 20/US Route 80, has a high concentration of agricultural/rural residential properties as well. If growth should increase in Upson County, it is likely that these areas will be impacted.

Other natural resources for the Upson County area include the Potato Creek Watershed, the Flint River, and the Sprewell Bluff State Park. The Potato Creek Watershed is centrally located in the northern quadrant of the County and serves as a source water supply for Thomaston and Upson County. The watershed is located in an area where growth has already occurred and more than likely will continue, yet not very rapidly. The Flint River corridor forms the entire western border of Upson County. Camp Thunder, a Boy Scout facility, is located in the northwestern portion of Upson County along the Flint River. This corridor falls along a path of undeveloped land and it is very likely to continue in this manner throughout the planning period. Sprewell Bluff State Park is also located in the northwestern quadrant of the County along the border of the Flint River. It is also unlikely that any significant change in development will occur during that will pose a negative impact on the Park. The City of Thomaston is proposing a new park on its north side, just off of the Highway 19 Commercial Corridor, the Greatest Generation Park. This facility is under development and should not be negatively impacted by additional growth that may occur in the surrounding area.

Cultural Resources

Upson County has a rich cultural history and many remnants of the past are still in existence throughout the County. These are inclusive of many historic cemetery sites where confederate soldiers are buried. Map 18 in the Appendix identifies a number of historic sites located in within Upson County. Some of these sites include the Auchumpkee Creek Covered Bridge, the Sydney Barron House, the W. A. Harp House, the L. L. Minor Archeological Site, Rose Hill Mill and House a/k/a Hannah's Mill, Upson County Courthouse, The Rock, the Upson Hotel, and the R. E. Lee Institute. It is unlikely that these locations will be negatively impacted by growth. The City, however, may be required to implement some historic preservation guidelines to assure that any new developments maintain the physical aesthetics that already exists in neighborhood with historic characteristics that need to be preserved.

Areas Where Rapid Development or Change of Land Uses is Likely to Occur

Upson County, the City of Thomaston and the Town of Yatesville are rural communities that offer a great quality of life for their local residents. A significant increase in the population and economic growth for this area is complicated, however, by the lack of immediate access to a major thoroughfare, like Interstate 75, that could lend itself to such increased growth. Based upon historic population figures, Upson County and its municipalities may not experience an alarming rate of growth over the next twenty years, unless the County is impacted by a significant increase in economic development.

As one means to foster economic development opportunities, officials in Upson County, the City of Thomaston and Town of Yatesville are considering the possibility of proposing a Corridor Management Plan that would encompass all of the major highway corridors in Upson County. This Plan could possibly require up to 250 feet setbacks for properties located along U.S. 19 and State Routes 36 and 74 that will assist in managing any potential growth that may occur

along these routes and to prevent the rezoning of land uses to those that are counterproductive for the County and its municipalities.

- ◆ State Route 74 East-West Corridor - Efforts are currently also being made by officials in Thomaston and Upson County and other surrounding counties to have State Route 74 studied by the Georgia Department of Transportation (GDOT) to be a major highway corridor extending from LaGrange, GA to Macon, GA. S.R. 74 runs to the east and west through Upson County. Local officials deem the proposed S.R. 74 East-West as a significant means to connect the western portion of Georgia to I-75 and thus to the water ports in Savannah, GA. If this should occur, Upson County may incur some economic growth along S.R. 74.
- ◆ State Route 36 West Realignment Project - GDOT is currently conducting a review for the possible realignment of State Route 36 from The Rock community in Upson County to the eastern portion of Lamar County. If this occurs, the County may see an increase in industrial and commercial growth along State Route 36.

Areas Where the Pace of Development Has or May Outpace the Availability of Community Facilities and Services, including Transportation

Currently, the level of community services for local residents is adequate. The City of Thomaston provides water and sewer services to its local residents and contractually for some communities within the County's boundaries such as the Potato Creek Subdivision and Lincoln Park. Upson County is considering potable water services in northern portion of the County where it has a well system installed. No significant development of growth is occurring in Upson County that will outpace the level of community services being offered.

Areas in Need of Redevelopment and/or Significant Improvements to Aesthetics or Attractiveness

- ◆ Thomaston North Shopping Center - This is the previous site for the Wal-Mart Shopping Center and approximately ten other available spaces located along the Highway 19 Commercial Corridor. Wal-Mart relocated to a newer larger facility approximately one mile south of the North Shopping Center, leaving vacant its old facility and some additional spaces in this strip center. The Wal-Mart building was eventually demolished to make way for a new Home Depot which has a greater setback from other buildings in the shopping center. Ten shops in the center were left in tact, with only five being occupied. Indications are that the Thomaston North Shopping Center has been slated for demolition and redevelopment to add more connectivity with the Home Depot site.

- ◆ North Creek Shopping Center - This shopping center is located along the U.S. 19 Highway Commercial Corridor just north of the City of Thomaston. This center includes approximately twelve shops that are available for use. Only nine are currently occupied leaving three larger shops being vacant for some five or more years.

Large Abandoned Structures or Sites, Including Those That May be Environmentally Contaminated

Due to a significant downturn in its local economy over the last ten years, some once thriving facilities throughout Thomaston and Upson County were vacated and still remain vacant. These facilities include: Piggly Wiggly Grocery Store - This is a large vacant facility located at the gateway of the downtown Thomaston area near the interchange of State Routes 36 and 74; Leggett and Platt/Crown Manufacturing Facility - This facility is located at 300 McIntosh Parkway in Thomaston, GA. The building is 41,125 square feet and resides on 8.85 acres; Thomaston Mills - The main facility for Thomaston Mills was located on Barnesville Street. This facility was abandoned for a number of years before being demolished. The property housed the sewing plant which encompassed 190,000 square feet; and the Yamaha Music Manufacturing Plant - This facility is located at 100 Yamaha Park in Thomaston, GA, and the plant is 275,000 square feet in size and resides on 74.81 acres of property.

Another larger abandoned facility, the B. F. Goodrich Facility, located at 325 Goodrich Avenue in Thomaston, GA, was once a flourishing textile facility that operated over 80 years. The facility consists of approximately nine buildings totaling 1,148,800 square feet and located on approximately 36.5 acres of property. This facility may be environmentally contaminated.

Areas with Significant Infill Development Opportunities

The City of Thomaston offers the best opportunity for infill development activities to occur. Silvertown Community, a mill town community located in the northeast side of the City, lends itself to redevelopment opportunities whereby unoccupied properties could be replaced by newer homes or suitable businesses, offering a mix-use of the community while leaving its historic appeal in place. Infill development could also be employed as a measure to revive or redevelop the old textile plants of Thomaston Mills and B. F. Goodrich. Both facilities are located in the City of Thomaston and provide excellent opportunities for mix-use development.

Areas of Significant Disinvestment, Levels of Poverty, and/or Unemployment Substantially Higher than Average Levels for the Community as a Whole

The City of Thomaston has been very vigilant in its efforts to combat impoverished and blighted areas within the City Limits. In 1969, a plan was implemented by local official to improve these areas in the City which included areas such as Triune Mill, Bethel Street, and Mallory Street. The City has sought and received resources of various capacities and is in its final stage of abolishing blighted areas and improving the quality of the homes available for its residents. Efforts are underway to make aesthetic improvements in the area of Barnesville Street, along State Route 36, to prevent an increase of crime and activities that may jeopardize the quality of life for residents in this area.

Lincoln Park is a small community in Upson County being located just south of the City of Thomaston off of the Highway 19 Commercial Corridor. This community was greatly impacted by poverty and blighted areas with homes in serious states of disrepair. Efforts have been made to rectify the problems in this community; however more assistance is required to help residents with home and improvements in an effort that they maintain a better quality of life.

3.3 - Recommended Character Areas

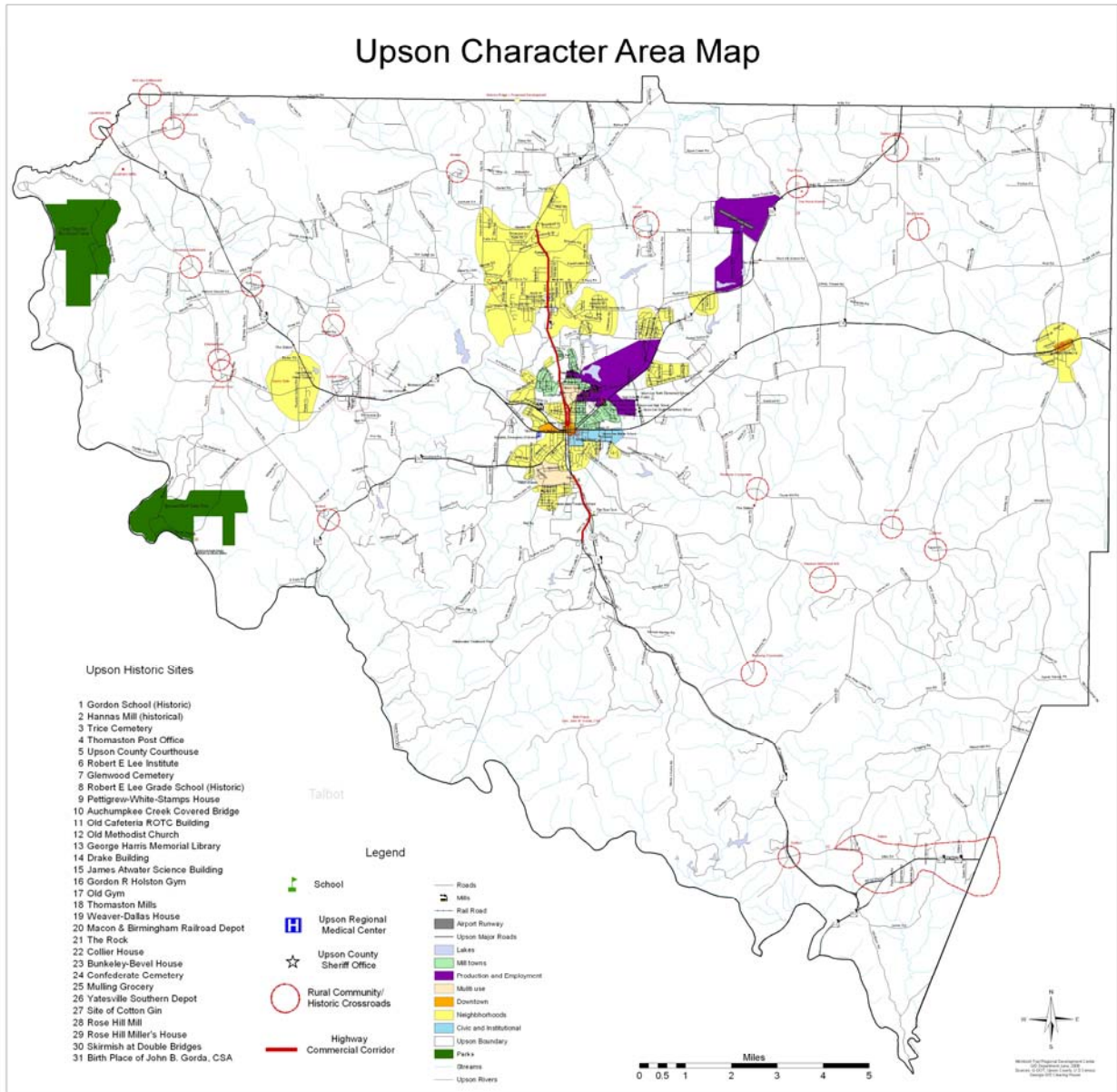
The use of character areas acknowledges the visual and functional differences that exist today among the districts of Upson County, Thomaston, and Yatesville and helps guide future development through policies and implementation strategies that are tailored to each location. These recommended character areas can be used to define areas that (1) presently have unique or special characteristics that need to be preserved; (2) have potential to evolve into unique areas; or (3) require special attention because of unique development issues. In some cases, different character areas are defined for existing land use and future land use in order to highlight appropriate transitions as the community evolves.

The following table identifies each character area, gives a basic description, and outlines a development strategy. These areas correspond with the Character Area Map that follows:

Character Area	Description/Location	Development Strategy
Conservation Areas	Except for the state park, these areas are not shown on the map. They include protected open space that follow natural features for recreation and conservation purposes, including wetlands, floodplains, stream buffers, steep slopes, and greenways.	Conservation of sensitive environmental areas should be encouraged or required. New developments should incorporate these sensitive areas as amenities, rather than develop them. Development regulations can help protect them through ordinances such as a Conservation Subdivision Ordinance and sensitive land overlays.
Rural/ Undeveloped Areas	Consisting primarily of pastures, woodlands, and farmlands in open or cultivated state.	Strengthen policies to protect rural areas and agricultural land. Protect existing farmers from encroaching subdivisions. Disincentive residential subdivisions. Promote sustainable farming and timber practices.
Rural Community/ Historic Crossroads	A community typically centered around a rural crossroads. Crossroads communities include a nucleus of small-scale commercial uses, civic facilities, religious institutions, and schools surrounded by single-family and estate residential.	The Crossroads Community serves as a convenient center for public activities. Its land use consists of a mix of retail, public/institutional, services, and residential. The hamlet character of the Crossroads Community is set by a combination of rehabilitated historic houses and compatible new infill development targeted to a broad range of income levels.

Character Area	Description/Location	Development Strategy
Neighborhood	Consisting primarily of residential areas in Thomaston. These areas are mostly residential, but include scattered commercial and civic buildings and occasional parks. They are mostly single-family but include occasional multi-family buildings. The street patterns are mostly on a modified grid or are curvilinear.	Promote moderate density, traditional development (TND) style residential subdivisions. New development should be master planned with mixed uses, blending residential development with schools, parks, recreation, retail businesses and services, linked in a compact pattern that encourages walking and minimizes the need for auto trips. There should be connectivity and continuity between new developments. There should be good vehicular and pedestrian/bike connections to retail/commercial services as well as internal street connectivity, connectivity to adjacent properties/subdivisions, and multiple site access points.
Mill Town	Historic villages that once centered around the activities of a local textile mill. These planned communities contain historic housing, a grid of interconnected streets, and strong local identity.	In several of the mill villages, the old mill that served as the employment center of the community is closed. Strategies should be put in place to encourage the adaptive reuse of the old mills and the development of a new community focus, such as a mixed-use development, local school or other public use. Encourage compatible architecture styles that maintain the historic character and should not include "franchise" or "corporate" architecture.
Multi-Use Area	Includes two areas in Thomaston that include an often incompatible mixture of single-family residential, apartments, commercial and industrial uses, as well as undeveloped land.	Work towards minimizing additional land use conflicts and addressing those that exist. Areas may require special zoning standards or an overlay district.
Highway Commercial Corridor	An uninterrupted channel of developed or developing land on both sides of designated high-volume transportation facilities.	Older commercial strip centers should be retro-fitted to be more aesthetically appealing and, therefore, perhaps also more marketable to prospective tenants. Complete and integrate pedestrian improvements and crosswalks throughout the corridor to promote pedestrian comfort, safety and convenience. Promote high standards of landscape and sign controls to improve corridor appearance. Maintain traffic speeds and minimize congestion through access management and inter-parcel access.
Civic and Institutional District	The area east of downtown Thomaston composed predominantly of residential, civic and institutional uses.	Promote the revitalization and continued adaptive reuse of older structures. Design should be very pedestrian-oriented, with strong, walkable connections between different uses. Improve the overall pedestrian network, specifically connecting key civic and institutional uses to the surrounding neighborhoods.

Character Area	Description/Location	Development Strategy
Downtown	Historic commercial core in downtown Thomaston and Yatesville.	Downtown should include a <i>relatively</i> dense mix of retail, office, services, and employment to serve the area. Residential development should reinforce the traditional town center through a combination of rehabilitation of historic buildings in the downtown area and compatible new infill development targeted to a broad range of income levels, including lofts, and condominiums above stores. Design should be very pedestrian-oriented, with strong, walkable connections between different uses. Road edges should be clearly defined by locating buildings at roadside with parking in the rear. Enhance the pedestrian-friendly environment, by adding sidewalks and creating other pedestrian-friendly trail/bike routes linking to neighboring communities and major destinations, such as libraries, neighborhood centers, health facilities, parks, and schools.
Production and Employment Area	Consisting of industries, warehouses, and distribution facilities on level sites having close access to a major highway, railroads, utilities, and often the airport, and with space for expansion.	Provide adequate infrastructure capacity and maintain designated truck routes that are safe and maneuverable for heavy vehicles and minimize noise, vibration, and intrusion of trucks in residential areas and downtown Thomaston. Provide adequate room for expansion and the development of ancillary business and employee services. Encourage attractive, landscaped entrances and grounds. Protect environmentally sensitive areas and buffer surrounding neighborhoods. Screen truck docks and waste handling areas from public view.



CHAPTER 4 ANALYSIS OF CONSISTENCY WITH QUALITY COMMUNITY OBJECTIVES

This section represents an evaluation of current policies, activities and development patterns for consistency with the Quality Community Objectives as contained in the State Planning Goals and Objectives. The Department of Community Affairs' Office of Planning and Quality Growth created the Quality Community Objectives Local Assessment to assist local governments in evaluating their progress towards sustainable and livable communities. The assessment is meant to give the community an idea of how it is progressing toward reaching these objectives.

The following tables function as guide for assessing the current status of Quality Community Objectives in Upson County and the Cities of Thomaston and Yatesville.

Traditional Neighborhoods – Upson County			
Traditional neighborhood development patterns should be encouraged, including use of more human scale Development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.			
	Yes	No	Comments
1. If we have a zoning code, it does not separate commercial, residential and retail uses in every district.		X	
2. Our community has ordinances in place that allow neotraditional development “by right” so that developers do not have to go through a long variance process.		X	
3. We have a street tree ordinance that requires new development to plant shade bearing trees appropriate to our climate.	X		
4. Our community has an organized tree planting campaign in public areas that will make walking more comfortable in the summer.		X	
5. We have a program to keep our public areas (commercial, retail districts, parks) clean and safe.		X	
6. Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.		X	
7. In some areas several errands can be made on foot, if so desired.	X		
8. Some of our children can and do walk to school safely.		X	
9. Some of our children can and do bike to school safely.		X	
10. Schools are located in or near neighborhoods in our community.	X		

Infill Development – Upson County			
Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.			
	Yes	No	Comments
1. Our community has an inventory of vacant sites and buildings that are available for redevelopment and/or infill development.		X	
2. Our community is actively working to promote Brownfield redevelopment.	X		
3. Our community is actively working to promote greyfield redevelopment.		X	
4. We have areas of our community that are planned for nodal development (compacted near intersections rather than spread along a major road).		X	
5. Our community allows small lot development (5,000 square feet or less) for some uses.	X		

Sense of Place – Upson County			
Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian friendly places where people choose to gather for shopping, dining, socializing, and entertainment.			
	Yes	No	Comments
1. If someone dropped from the sky into our community, he or she would know immediately where he or she was, based on our distinct characteristics.	X		
2. We have delineated the areas of our community that are important to our history and heritage, and have taken steps to protect those areas.	X		
3. We have ordinances to regulate the aesthetics of development in our highly visible areas.		X	
4. We have ordinances to regulate the size and type of signage in our community.		X	
5. We offer a development guidebook that illustrates the type of new development we want in our community.		X	
6. If applicable, our community has a plan to protect designated farmland.	X		

Transportation Alternatives – Upson County			
Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.			
	Yes	No	Comments
1. We have public transportation in our community.	X		
2. We require that new development connects with existing development through a street network, not a single entry/exit.	X		
3. We have a good network of sidewalks to allow people to walk to a variety of destinations.		X	
4. We have a sidewalk ordinance in our community that requires all new development to provide user friendly sidewalks.		X	
5. We require that newly built sidewalks connect to existing sidewalks wherever possible.	X		
6. We have a plan for bicycle routes through our community.		X	
7. We allow commercial and retail development to share parking areas wherever possible.	X		

Regional Identity – Upson County			
Each region should promote and preserve a regional "identity," or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.			
	Yes	No	Comments
1. Our community is characteristic of the region in terms of architectural styles and heritage.	X		
2. Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.	X		
3. Our community encourages businesses that create products that draw on our regional heritage (mountain, agricultural, metropolitan, coastal, etc.).		X	
4. Our community participates in the Georgia Department of Economic Development's regional tourism partnership.		X	
5. Our community promotes tourism opportunities based on the unique characteristics of our region.	X		
6. Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment and education.	X		

Heritage Preservation – Upson County			
The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.			
	Yes	No	Comments
1. We have designated historic districts in our community.	X		
2. We have an active historic preservation commission.	X		
3. We want new development to complement our historic development, and we have ordinances in place to ensure this.		X	

Open Space Preservation – Upson County			
New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.			
	Yes	No	Comments
1. Our community has a greenspace plan.		X	
2. Our community is actively preserving greenspace, either through direct purchase or by encouraging set - asides in new development.	X		
3. We have a local land conservation program, or we work with state or national land conservation programs, to preserve environmentally important areas in our community.		X	
4. We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity.		X	

Environmental Protection – Upson County			
Environmentally sensitive areas should be protected from negative impacts of development, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.			
	Yes	No	Comments
1. Our community has a comprehensive natural resources inventory.		X	
2. We use this resource inventory to steer development away from environmentally sensitive areas.		X	
3. We have identified our defining natural resources and taken steps to protect them.		X	
4. Our community has passed the necessary "Part V" environmental ordinances, and we enforce them.		X	
5. Our community has a tree preservation ordinance which is actively enforced.		X	
6. Our community has a tree replanting ordinance for new development.		X	
7. We are using stormwater best management practices for all new development.	X		
8. We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc.).	X		

Growth Preparedness – Upson County			
Each community should identify and put in place the prerequisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, and sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.			
	Yes	No	Comments
1. We have population projections for the next 20 years that we refer to when making infrastructure decisions.	X		
2. Our local governments, the local school board, and other decision making entities use the same population projections.		X	
3. Our elected officials understand the land development process in our community.	X		
4. We have reviewed our development regulations and/or zoning code recently, and believe that our ordinances will help us achieve our QCO goals.	X		
5. We have a Capital Improvements Program that supports current and future growth.	X		
6. We have designated areas of our community where we would like to see growth, and these areas are based on a natural resources inventory of our community.		X	
7. We have clearly understandable guidelines for new development.	X		
8. We have a citizen education campaign to allow all interested parties to learn about development processes in our community.	X		
9. We have procedures in place that make it easy for the public to stay informed about land use issues, zoning decisions, and proposed new development.	X		
10. We have a public awareness element in our comprehensive planning process.	X		

Appropriate Businesses - Upson County			
The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher skill job opportunities.			
	Yes	No	Comments
1. Our economic development organization has considered our community's strengths, assets and weaknesses, and has created a business development strategy based on them.	X		
2. Our economic development organization has considered the types of businesses already in our community, and has a plan to recruit businesses and/or industries that will be compatible.	X		
3. We recruit firms that provide or create sustainable products.	X		
4. We have a diverse jobs base, so that one employer leaving would not cripple our economy.		X	

Employment Options – Upson County			
A range of job types should be provided in each community to meet the diverse needs of the local workforce.			
	Yes	No	Comments
1. Our economic development program has an entrepreneur support program.	X		
2. Our community has jobs for skilled labor.	X		
3. Our community has jobs for unskilled labor.	X		
4. Our community has professional and managerial jobs.	X		

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

Educational Opportunities – Upson County			
Educational and training opportunities should be readily available in each community – to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.			
	Yes	No	Comments
1. Our community provides workforce training options for its citizens.	X		
2. Our workforce training programs provide citizens with skills for jobs that are available in our community.	X		
3. Our community has higher education opportunities, or is close to a community that does.	X		
4. Our community has job opportunities for college graduates, so that our children may live and work here if they choose.	X		

Regional Solutions – Upson County			
Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.			
	Yes	No	Comments
1. We participate in regional economic development organizations.	X		
2. We participate in regional environmental organizations and initiatives, especially regarding water quality and quantity issues.	X		
3. We work with other local governments to provide or share appropriate services, such as public transit, libraries, special education, tourism, parks and recreation, emergency response, E911, homeland security, etc.	X		
4. Our community thinks regionally, especially in terms of issues like land use, transportation and housing, understanding that these go beyond local government borders.	X		

Regional Cooperation – Upson County			
Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.			
	Yes	No	Comments
1. We plan jointly with our cities and county for comprehensive planning purposes.	X		
2. We are satisfied with our Service Delivery Strategy.	X		
3. We initiate contact with other local governments and institutions in our region in order to find solutions to common problems, or to craft region-wide strategies.	X		
4. We meet regularly with neighboring jurisdictions to maintain contact, build connections, and discuss issues of regional concern.		X	

Traditional Neighborhoods – Thomaston			
Traditional neighborhood development patterns should be encouraged, including use of more human scale Development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.			
	Yes	No	Comments
1. If we have a zoning code, it does not separate commercial, residential and retail uses in every district.		X	
2. Our community has ordinances in place that allow neotraditional development "by right" so that developers do not have to go through a long variance process.	X		
3. We have a street tree ordinance that requires new development to plant shade bearing trees appropriate to our climate.		X	
4. Our community has an organized tree planting campaign in public areas that will make walking more comfortable in the summer.	X		
5. We have a program to keep our public areas (commercial, retail districts, parks) clean and safe.	X		
6. Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.		X	
7. In some areas several errands can be made on foot, if so desired.	X		
8. Some of our children can and do walk to school safely.		X	
9. Some of our children can and do bike to school safely.		X	
10. Schools are located in or near neighborhoods in our community.		X	

Infill Development – Thomaston			
Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.			
	Yes	No	Comments
1. Our community has an inventory of vacant sites and buildings that are available for redevelopment and/or infill development.		X	
2. Our community is actively working to promote Brownfield redevelopment.		X	
3. Our community is actively working to promote greyfield redevelopment.	X		
4. We have areas of our community that are planned for nodal development (compacted near intersections rather than spread along a major road).		X	
5. Our community allows small lot development (5,000 square feet or less) for some uses.	X		

Sense of Place – Thomaston			
Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian friendly places where people choose to gather for shopping, dining, socializing, and entertainment.			
	Yes	No	Comments
1. If someone dropped from the sky into our community, he or she would know immediately where he or she was, based on our distinct characteristics.	X		
2. We have delineated the areas of our community that are important to our history and heritage, and have taken steps to protect those areas.	X		
3. We have ordinances to regulate the aesthetics of development in our highly visible areas.	X		
4. We have ordinances to regulate the size and type of signage in our community.		X	
5. We offer a development guidebook that illustrates the type of new development we want in our community.		X	
6. If applicable, our community has a plan to protect designated farmland.	X		

Transportation Alternatives – Thomaston			
Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.			
	Yes	No	Comments
1. We have public transportation in our community.	X		
2. We require that new development connects with existing development through a street network, not a single entry/exit.		X	
3. We have a good network of sidewalks to allow people to walk to a variety of destinations.	X		
4. We have a sidewalk ordinance in our community that requires all new development to provide user friendly sidewalks.	X		
5. We require that newly built sidewalks connect to existing sidewalks wherever possible.	X		
6. We have a plan for bicycle routes through our community.		X	
7. We allow commercial and retail development to share parking areas wherever possible.	X		

Regional Identity – Thomaston			
Each region should promote and preserve a regional "identity," or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.			
	Yes	No	Comments
1. Our community is characteristic of the region in terms of architectural styles and heritage.	X		
2. Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.	X		
3. Our community encourages businesses that create products that draw on our regional heritage (mountain, agricultural, metropolitan, coastal, etc.).	X		
4. Our community participates in the Georgia Department of Economic Development's regional tourism partnership.	X		
5. Our community promotes tourism opportunities based on the unique characteristics of our region.	X		
6. Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment and education.	X		

Heritage Preservation – Thomaston			
The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.			
	Yes	No	Comments
1. We have designated historic districts in our community.	X		
2. We have an active historic preservation commission.	X		
3. We want new development to complement our historic development, and we have ordinances in place to ensure this.	X		

Open Space Preservation – Thomaston			
New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.			
	Yes	No	Comments
1. Our community has a greenspace plan.	X		
2. Our community is actively preserving greenspace, either through direct purchase or by encouraging set - asides in new development.	X		
3. We have a local land conservation program, or we work with state or national land conservation programs, to preserve environmentally important areas in our community.		X	
4. We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity.		X	

Environmental Protection – Thomaston			
Environmentally sensitive areas should be protected from negative impacts of development, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.			
	Yes	No	Comments
1. Our community has a comprehensive natural resources inventory.		X	
2. We use this resource inventory to steer development away from environmentally sensitive areas.		X	
3. We have identified our defining natural resources and taken steps to protect them.		X	
4. Our community has passed the necessary "Part V" environmental ordinances, and we enforce them.		X	
5. Our community has a tree preservation ordinance which is actively enforced.	X		
6. Our community has a tree replanting ordinance for new development.	X		
7. We are using stormwater best management practices for all new development.	X		
8. We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc.).	X		

Growth Preparedness – Thomaston			
Each community should identify and put in place the prerequisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, and sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.			
	Yes	No	Comments
1. We have population projections for the next 20 years that we refer to when making infrastructure decisions.	X		
2. Our local governments, the local school board, and other decision making entities use the same population projections.	X		
3. Our elected officials understand the land development process in our community.	X		
4. We have reviewed our development regulations and/or zoning code recently, and believe that our ordinances will help us achieve our QCO goals.	X		
5. We have a Capital Improvements Program that supports current and future growth.	X		
6. We have designated areas of our community where we would like to see growth, and these areas are based on a natural resources inventory of our community.		X	
7. We have clearly understandable guidelines for new development.	X		
8. We have a citizen education campaign to allow all interested parties to learn about development processes in our community.		X	
9. We have procedures in place that make it easy for the public to stay informed about land use issues, zoning decisions, and proposed new development.	X		
10. We have a public awareness element in our comprehensive planning process.	X		

Appropriate Businesses - Thomaston			
The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher skill job opportunities.			
	Yes	No	Comments
1. Our economic development organization has considered our community's strengths, assets and weaknesses, and has created a business development strategy based on them.		X	
2. Our economic development organization has considered the types of businesses already in our community, and has a plan to recruit businesses and/or industries that will be compatible.		X	
3. We recruit firms that provide or create sustainable products.		X	
4. We have a diverse jobs base, so that one employer leaving would not cripple our economy.	X		

Employment Options – Thomaston			
A range of job types should be provided in each community to meet the diverse needs of the local workforce.			
	Yes	No	Comments
1. Our economic development program has an entrepreneur support program.	X		
2. Our community has jobs for skilled labor.	X		
3. Our community has jobs for unskilled labor.	X		
4. Our community has professional and managerial jobs.	X		

Housing Choices – Thomaston			
A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.			
	Yes	No	Comments
1. Our community allows accessory units like garage apartments or mother-in-law units.	X		
2. People who work in our community can also afford to live in the community.	X		
3. Our community has enough housing for each income level (low, moderate and above average).	X		
4. We encourage new residential development to follow the pattern of our original town, continuing the existing street design and maintaining small setbacks.	X		
5. We have options available for loft living, downtown living, or "neotraditional" development.	X		

Housing Choices - Thomaston - Continued			
6. We have vacant and developable land available for multifamily housing.	X		
7. We allow multifamily housing to be developed in our community.	X		
8. We support community development corporations that build housing for lower income households.	X		
9. We have housing programs that focus on households with special needs.	X		
10. We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas.	X		

Educational Opportunities – Thomaston			
Educational and training opportunities should be readily available in each community – to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.			
	Yes	No	Comments
1. Our community provides workforce training options for its citizens.	X		
2. Our workforce training programs provide citizens with skills for jobs that are available in our community.	X		
3. Our community has higher education opportunities, or is close to a community that does.	X		
4. Our community has job opportunities for college graduates, so that our children may live and work here if they choose.	X		

Regional Solutions – Thomaston			
Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.			
	Yes	No	Comments
1. We participate in regional economic development organizations.	X		
2. We participate in regional environmental organizations and initiatives, especially regarding water quality and quantity issues.	X		
3. We work with other local governments to provide or share appropriate services, such as public transit, libraries, special education, tourism, parks and recreation, emergency response, E911, homeland security, etc.	X		
4. Our community thinks regionally, especially in terms of issues like land use, transportation and housing, understanding that these go beyond local government borders.	X		

Regional Cooperation – Thomaston			
Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.			
	Yes	No	Comments
1. We plan jointly with our cities and county for comprehensive planning purposes.	X		
2. We are satisfied with our Service Delivery Strategy.		X	
3. We initiate contact with other local governments and institutions in our region in order to find solutions to common problems, or to craft region-wide strategies.	X		
4. We meet regularly with neighboring jurisdictions to maintain contact, build connections, and discuss issues of regional concern.	X		

Traditional Neighborhoods – Yatesville			
Traditional neighborhood development patterns should be encouraged, including use of more human scale Development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.			
	Yes	No	Comments
1. If we have a zoning code, it does not separate commercial, residential and retail uses in every district.		X	
2. Our community has ordinances in place that allow neotraditional development “by right” so that developers do not have to go through a long variance process.		X	
3. We have a street tree ordinance that requires new development to plant shade bearing trees appropriate to our climate.		X	
4. Our community has an organized tree planting campaign in public areas that will make walking more comfortable in the summer.		X	
5. We have a program to keep our public areas (commercial, retail districts, parks) clean and safe.	X		
6. Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.		X	
7. In some areas several errands can be made on foot, if so desired.	X		
8. Some of our children can and do walk to school safely.		X	
9. Some of our children can and do bike to school safely.		X	
10. Schools are located in or near neighborhoods in our community.		X	

Infill Development – Yatesville			
Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.			
	Yes	No	Comments
1. Our community has an inventory of vacant sites and buildings that are available for redevelopment and/or infill development.		X	
2. Our community is actively working to promote Brownfield redevelopment.	X		
3. Our community is actively working to promote greyfield redevelopment.		X	
4. We have areas of our community that are planned for nodal development (compacted near intersections rather than spread along a major road).		X	
5. Our community allows small lot development (5,000 square feet or less) for some uses.	X		

Sense of Place – Yatesville			
Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian friendly places where people choose to gather for shopping, dining, socializing, and entertainment.			
	Yes	No	Comments
1. If someone dropped from the sky into our community, he or she would know immediately where he or she was, based on our distinct characteristics.	X		
2. We have delineated the areas of our community that are important to our history and heritage, and have taken steps to protect those areas.	X		
3. We have ordinances to regulate the aesthetics of development in our highly visible areas.		X	
4. We have ordinances to regulate the size and type of signage in our community.		X	
5. We offer a development guidebook that illustrates the type of new development we want in our community.		X	
6. If applicable, our community has a plan to protect designated farmland.	X		

Transportation Alternatives – Yatesville			
Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.			
	Yes	No	Comments
1. We have public transportation in our community.	X		
2. We require that new development connects with existing development through a street network, not a single entry/exit.	X		
3. We have a good network of sidewalks to allow people to walk to a variety of destinations.		X	
4. We have a sidewalk ordinance in our community that requires all new development to provide user friendly sidewalks.		X	
5. We require that newly built sidewalks connect to existing sidewalks wherever possible.	X		
6. We have a plan for bicycle routes through our community.		X	
7. We allow commercial and retail development to share parking areas wherever possible.	X		

Regional Identity – Yatesville			
Each region should promote and preserve a regional "identity," or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.			
	Yes	No	Comments
1. Our community is characteristic of the region in terms of architectural styles and heritage.	X		
2. Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.	X		
3. Our community encourages businesses that create products that draw on our regional heritage (mountain, agricultural, metropolitan, coastal, etc.).		X	
4. Our community participates in the Georgia Department of Economic Development's regional tourism partnership.		X	
5. Our community promotes tourism opportunities based on the unique characteristics of our region.	X		
6. Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment and education.	X		

Heritage Preservation – Yatesville			
The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.			
	Yes	No	Comments
1. We have designated historic districts in our community.		X	
2. We have an active historic preservation commission.		X	
3. We want new development to complement our historic development, and we have ordinances in place to ensure this.		X	

Open Space Preservation – Yatesville			
New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.			
	Yes	No	Comments
1. Our community has a greenspace plan.		X	
2. Our community is actively preserving greenspace, either through direct purchase or by encouraging set-asides in new development.	X		
3. We have a local land conservation program, or we work with state or national land conservation programs, to preserve environmentally important areas in our community.		X	
4. We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity.		X	

Environmental Protection – Yatesville			
Environmentally sensitive areas should be protected from negative impacts of development, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.			
	Yes	No	Comments
1. Our community has a comprehensive natural resources inventory.		X	
2. We use this resource inventory to steer development away from environmentally sensitive areas.		X	
3. We have identified our defining natural resources and taken steps to protect them.		X	
4. Our community has passed the necessary "Part V" environmental ordinances, and we enforce them.		X	
5. Our community has a tree preservation ordinance which is actively enforced.		X	
6. Our community has a tree replanting ordinance for new development.		X	
7. We are using stormwater best management practices for all new development.	X		
8. We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc.).	X		

Growth Preparedness – Yatesville			
Each community should identify and put in place the prerequisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, and sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.			
	Yes	No	Comments
1. We have population projections for the next 20 years that we refer to when making infrastructure decisions.	X		
2. Our local governments, the local school board, and other decision making entities use the same population projections.		X	
3. Our elected officials understand the land development process in our community.	X		
4. We have reviewed our development regulations and/or zoning code recently, and believe that our ordinances will help us achieve our QCO goals.	X		
5. We have a Capital Improvements Program that supports current and future growth.	X		
6. We have designated areas of our community where we would like to see growth, and these areas are based on a natural resources inventory of our community.		X	
7. We have clearly understandable guidelines for new development.		X	
8. We have a citizen education campaign to allow all interested parties to learn about development processes in our community.		X	
9. We have procedures in place that make it easy for the public to stay informed about land use issues, zoning decisions, and proposed new development.	X		
10. We have a public awareness element in our comprehensive planning process.	X		

Appropriate Businesses - Yatesville			
The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher skill job opportunities.			
	Yes	No	Comments
1. Our economic development organization has considered our community's strengths, assets and weaknesses, and has created a business development strategy based on them.	X		
2. Our economic development organization has considered the types of businesses already in our community, and has a plan to recruit businesses and/or industries that will be compatible.		X	
3. We recruit firms that provide or create sustainable products.		X	
4. We have a diverse jobs base, so that one employer leaving would not cripple our economy.		X	

Employment Options – Yatesville			
A range of job types should be provided in each community to meet the diverse needs of the local workforce.			
	Yes	No	Comments
1. Our economic development program has an entrepreneur support program.		X	
2. Our community has jobs for skilled labor.		X	
3. Our community has jobs for unskilled labor.		X	
4. Our community has professional and managerial jobs.	X		

Housing Choices – Yatesville			
A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.			
	Yes	No	Comments
1. Our community allows accessory units like garage apartments or mother-in-law units.	X		
2. People who work in our community can also afford to live in the community.	X		
3. Our community has enough housing for each income level (low, moderate and above average).	X		
4. We encourage new residential development to follow the pattern of our original town, continuing the existing street design and maintaining small setbacks.	X		
5. We have options available for loft living, downtown living, or "neotraditional" development.		X	

Housing Choices – Yatesville - Continued

6. We have vacant and developable land available for multifamily housing.	X		
7. We allow multifamily housing to be developed in our community.	X		
8. We support community development corporations that build housing for lower income households.	X		
9. We have housing programs that focus on households with special needs.		X	
10. We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas.	X		

Educational Opportunities – Yatesville

Educational and training opportunities should be readily available in each community – to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.

	Yes	No	Comments
1. Our community provides workforce training options for its citizens.		X	
2. Our workforce training programs provide citizens with skills for jobs that are available in our community.		X	
3. Our community has higher education opportunities, or is close to a community that does.	X		
4. Our community has job opportunities for college graduates, so that our children may live and work here if they choose.		X	

Regional Solutions – Yatesville

Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.

	Yes	No	Comments
1. We participate in regional economic development organizations.	X		
2. We participate in regional environmental organizations and initiatives, especially regarding water quality and quantity issues.	X		
3. We work with other local governments to provide or share appropriate services, such as public transit, libraries, special education, tourism, parks and recreation, emergency response, E911, homeland security, etc.	X		
4. Our community thinks regionally, especially in terms of issues like land use, transportation and housing, understanding that these go beyond local government borders.	X		

Regional Cooperation – Yatesville			
Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.			
	Yes	No	Comments
1. We plan jointly with our cities and county for comprehensive planning purposes.	X		
2. We are satisfied with our Service Delivery Strategy.	X		
3. We initiate contact with other local governments and institutions in our region in order to find solutions to common problems, or to craft region-wide strategies.	X		
4. We meet regularly with neighboring jurisdictions to maintain contact, build connections, and discuss issues of regional concern.		X	



**2007-2027 COMPREHENSIVE PLAN
UPSON COUNTY, THE CITY OF THOMASTON
AND THE TOWN OF YATESVILLE**

SUPPORTING DATA AND INFORMATION

**Prepared By:
McIntosh Trail Regional Development Center**

JUNE 2008

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SUPPORTING ANALYSIS OF DATA AND INFORMATION

The supporting data as presented in this document is prescribed according to the Rules of the Georgia Department of Community Affairs (DCA), Standards and Procedures for Local Comprehensive Planning; Local Planning Requirements, as revised May 1, 2005.

1.0 POPULATION

1.1.1 Population Analysis

An analysis of the historic population data for Upson County and its municipalities reveals varying degrees of growth increases and declines. Between the period 1980 and 1990, Upson and the Town of Yatesville had increases in population of 1.2% and 4.9%. However, the City of Thomaston experienced a decline in population at a rate of 4.9% during this same period.

During the following decade, growth appeared to be on a slow horizon with Upson's population climbing to 4.9% and Thomaston's to 3.1%. Yatesville's population, however, experienced what was basically no change during this ten year time frame. (See Tables 1 and 2.)

TABLE 1 TOTAL POPULATION FOR UPSON COUNTY, CITY OF THOMASTON AND TOWN OF YATESVILLE						
Year	Upson County	City of Thomaston	Town of Yatesville	McIntosh Trail Region	State of Georgia	United States
1980	25,998	9,682	390	108,714	5,457,566	224,810,192
1985	26,149	9,405	400	114,031	5,967,891	236,421,408
1990	26,300	9,127	409	119,345	6,478,216	248,032,624
1995	26,949	9,269	409	127,241	7,332,335	264,727,272
2000	27,597	9,411	408	135,136	8,186,453	281,421,920
2005	27,997	9,343	413	141,742	8,868,675	295,574,852
2010	28,397	9,276	417	148,349	9,550,897	309,727,784
2015	28,796	9,208	422	154,953	10,233,118	323,880,716
2020	29,196	9,140	426	161,558	10,915,340	338,033,648
2030	29,596	9,072	431	707,421	11,597,562	352,186,580

Source: U. S. Bureau of the Census.

TABLE 2 GROWTH CHANGE FOR UPSON COUNTY, CITY OF THOMASTON AND TOWN OF YATESVILLE						
Growth Rate Period	Upson County	City of Thomaston	Town of Yatesville	McIntosh Trail Region	State of Georgia	United States
1980-1990	1.2%	-5.7%	4.9%	9.8%	18.7%	10.3%
1990-2000	4.9%	3.1%	-0.2%	13.2%	26.4%	13.5%
2000-2005	1.5%	-1.0%	1.2%	4.9%	8.3%	27.0%
1980-2005	7.7%	-3.5%	5.9%	30.4%	63.0%	31.5%

Source: U. S. Bureau of the Census.

By 2005, the population for Upson, Thomaston and Yatesville, combined, barely rose above 1%. Population projections for the year 2030 offer some prospect of growth for both Upson and Yatesville. Thomaston, however, is expected to continue its decline in population.

In comparison with bordering counties, Upson and Talbot are the two most southern areas experiencing low growth rates. Between the period 1980 and 1990, Upson realized an increase in population of 1.2%, while Talbot had a decline of -0.2%. Pike County was the only area out of the five bordering counties to realize a growth rate exceeding 10%. (See Tables 3 and 4.)

TABLE 3 UPSON COUNTY POPULATION COMPARISON WITH SURROUNDING COUNTIES						
Year	Upson County	Lamar County	Meriwether County	Pike County	Talbot County	Taylor County
1980	25,998	12,215	21,229	8,937	6,536	7,902
1985	26,149	12,627	21,820	9,581	6,530	7,772
1990	26,300	13,038	22,411	10,224	6,524	7,642
1995	26,949	14,475	22,473	11,956	6,511	8,229
2000	27,597	15,912	22,534	13,688	6,498	8,815
2005	27,997	16,836	22,860	14,876	6,489	9,043
2010	28,397	17,761	23,187	16,064	6,479	9,272
2015	28,796	18,685	23,513	17,251	6,470	9,500
2020	29,196	19,609	23,839	18,439	6,460	9,728
2030	29,596	20,533	24,165	19,627	6,451	9,956

Source: U. S. Bureau of the Census.

TABLE 4 UPSON COUNTY PERCENTAGE OF POPULATION GROWTH COMPARISON WITH SURROUNDING COUNTIES						
Year	Upson County	Lamar County	Meriwether County	Pike County	Talbot County	Taylor County
1980-1990	1.2%	6.7%	5.6%	14.4%	-0.2%	-3.3%
1990-2000	4.9%	22.0%	0.6%	33.9%	-0.4%	15.4%
2000-2005	1.5%	5.8%	1.5%	8.7%	-0.2%	2.6%
1980-2005	7.7%	37.8%	7.7%	66.5%	-0.7%	14.4%

Source: U. S. Bureau of the Census.

During the period 1990 to 2000, Upson still ranked among the lowest for population increases for counties in the five county area, having a population increase of 4.9%. Neighboring counties to include Taylor, Lamar and Pike all experienced a population growth that doubled and even tripled those rates of its previous decade being recorded at 15.4%, 22.0%, and 33.9%, respectively.

For the five year period between 2000 and 2005, Upson's rate of growth was relatively comparable with those of its bordering five counties at 1.5%. Pike County still out ranked the others with the highest rate of growth at 8.7%. Talbot County continued its decline at -0.2% for this same period.

As it relates to population projections, growth for Upson County is still expected to grow at a very minimal rate. Projections for the period 2000-2010 have Upson ranked in a tie with Meriwether County at 2.9%. For the period 2000 to 2020, Upson County is anticipated to have a growth rate of 5.8%, again duplicating that of Meriwether County. Projections for neighboring Lamar and Pike Counties more than triple the growth rate for Upson County, ranking at 23.2% and 34.7%. By the year 2030, Upson County will have only realized a population growth rate calculated at 7.4% above its 2000 population. Neighboring Talbot County will continue its trend of decline with a rate of 0.7%, while Pike County will continue its trend of enormous growth at a rate of 43.4% for this same period.

1.1.2 Household Size

An overview of the households for Upson County and its municipalities reveals gradual increases over the twenty-year period being analyzed. Between 1980 and 1990, the households in Upson County increased by an average of 8%. The Town of Yatesville also enjoyed an increase in households at an average of 9%. However, the City of Thomaston experienced minimal growth in its households having an average of only 1.2%. Households for the entire McIntosh Trail Region grew by an average of 16.5% during this same period. (See Tables 5 and 6.)

TABLE 5 NUMBER OF HOUSEHOLDS FOR UPSON COUNTY, CITY OF THOMASTON AND TOWN OF YATESVILLE				
Year	Upson County	City of Thomaston	Town of Yatesville	McIntosh Trail Region
1980	9,170	3,772	134	36,186
1990	9,911	3,760	153	42,228
2000	10,722	3,862	159	49,163
2005	11,110	3,885	165	52,408
2010	11,498	3,907	172	55,652
2015	11,886	3,930	178	58,897
2020	12,274	3,952	184	62,140
2030	13,050	3,997	197	68,629

Source: U. S. Bureau of the Census.

TABLE 6 PERCENTAGE OF HOUSEHOLDS FOR UPSON COUNTY, CITY OF THOMASTON AND TOWN OF YATESVILLE				
Year	Upson County	City of Thomaston	Town of Yatesville	McIntosh Trail Region
1980-1990	8.1%	-0.3%	14.2%	16.7%
1990-2000	8.2%	2.7%	3.9%	16.4%
2000-2005	3.6%	1.0%	3.8%	6.6%
1980-2005	21.2%	3.0%	23.1%	44.9%

Source: U. S. Bureau of the Census.

For the period between 1980 and 2005, Upson County experienced a 21.2% overall increase in households. Pike and Lamar Counties experienced the two highest growth rates at 84.1% and 53.1%. Meriwether County, whose population more closely compares to Upson County, experienced an increase of slightly 4% above the Upson County for an average of 25.0%.

TABLE 7 UPSON COUNTY HOUSEHOLDS COMPARISON WITH SURROUNDING COUNTIES						
Year	Upson County	Lamar County	Meriwether County	Pike County	Talbot County	Taylor County
1980	9,170	4,010	6,877	2,842	2,086	2,653
1990	9,911	4,669	7,637	3,526	2,345	2,804
2000	10,722	5,712	8,248	4,755	2,538	3,281
2005	11,110	6,138	8,591	5,233	2,651	3,438
2010	11,498	6,563	8,934	5,712	2,764	3,595
2015	11,886	6,989	9,279	6,190	2,877	3,752
2020	12,274	7,414	9,619	6,668	2,990	3,909
2030	13,050	8,265	10,305	7,625	3,216	4,223

Source: U. S. Bureau of the Census.

TABLE 8 UPSON COUNTY HOUSEHOLD COMPARISON WITH SURROUNDING COUNTIES BY PERCENTAGE						
Year	Upson County	Lamar County	Meriwether County	Pike County	Talbot County	Taylor County
1980-1990	8.1%	16.4%	11.1%	24.1%	12.4%	5.7%
1990-2000	8.2%	22.3%	8.0%	35.0%	8.2%	17.0%
2000-2005	3.6%	7.5%	4.2%	10.1%	4.5%	4.8%
1980-2005	21.2%	53.1%	25.0%	84.1%	27.1%	30.0%

Source: U. S. Bureau of the Census.

A close analysis of the overall household sizes throughout Upson County and the McIntosh Trail reveals a steady decline that has occurred since 1980. In 1980, Upson County had an average household size of 2.80; by 1990, its average had decreased by -6.8% to 2.61. Still by 2000, its average had decreased by an additional 3.1% to 2.53 persons per household. The City of Thomaston experienced these same declines of which the most significant occurrence was during the period 1980 to 1990, with an average of -7.2%. The Town of Yatesville had a decline of -8.2% for this same period, while the McIntosh Trail Region's average decreased by -7.0% to 2.77 persons per household.

By the year 2015, the average household size for Upson County and its municipalities will average 2.3. This represents a -8% decrease from its 2000 average size of 2.5%. Projections for the year 2030 show a trend of more declines in household sizes for Upson County, Thomaston and Yatesville to an average of 2.13, 2.08, and 2.06, respectively. (See Tables 9 and 10.)

TABLE 9 AVERAGE HOUSEHOLD SIZE FOR UPSON COUNTY, CITY OF THOMASTON AND TOWN OF YATESVILLE				
Year	Upson County	City of Thomaston	Town of Yatesville	McIntosh Trail Region
1980	2.80	2.50	2.91	2.98
1990	2.61	2.32	2.67	2.77
2000	2.53	2.33	2.57	2.68
2005	2.46	2.29	2.49	2.60
2010	2.40	2.25	2.40	2.53
2015	2.33	2.20	2.32	2.45
2020	2.26	2.16	2.23	2.37
2030	2.13	2.08	2.06	2.22

Source: U. S. Bureau of the Census.

TABLE 10 UPSON COUNTY AVERAGE HOUSEHOLD SIZE COMPARISON WITH SURROUNDING COUNTIES						
Year	Upson County	Lamar County	Meriwether County	Pike County	Talbot County	Taylor County
1980	2.80	2.98	3.04	3.09	3.13	2.98
1990	2.61	2.73	2.87	2.86	2.78	2.72
2000	2.53	2.64	2.68	2.81	2.55	2.56
2005	2.46	2.56	2.59	2.74	2.41	2.46
2010	2.40	2.47	2.50	2.67	2.26	2.35
2015	2.33	2.39	2.41	2.60	2.12	2.25
2020	2.26	2.30	2.32	2.53	1.97	2.14
2030	2.13	2.13	2.14	2.39	1.68	1.93

Source: U. S. Bureau of the Census.

1.1.3 Population by Age

Tables 11 through 15 below provide statistical data on population by age groups for Upson County and its municipalities for the period 1980 through 2000. During 1980, seniors in the age group 65 years and older made up the highest population for Upson County at 14.4%. The 5 to 13 years and 25 to 34 years age groups followed closely behind, accounting for 14.1% and 13.9% of the population. For the City of Thomaston, the age groups having the most population included the 65 years and older at 20.5%; the 55 to 64 years at 13.5%; and the 5 to 13 years at 11.9%. Data for Yatesville was slightly different during this same period, as the 5 to 13 years and 25 to 34 years age groups both accounted for the most populated groups at 12.8%. The age groups of 65 years and older and those 45 to 54 years were second and third in the population rankings with 12.6% and 11.5%.

TABLE 11 UPSON COUNTY, CITY OF THOMASTON, AND TOWN OF YATESVILLE POPULATION BY AGE 1980				
Category	Upson County	City of Thomaston	Town of Yatesville	McIntosh Trail Region
0-4 Years Old	1,803	567	34	8,185
5 - 13 Years Old	3,661	1,156	50	16,416
14 - 17 Years Old	1,888	639	32	8,467
18 - 20 Years Old	1,338	449	21	5,657
21 - 24 Years Old	1,482	519	28	6,849
25 - 34 Years Old	3,612	1,113	50	16,229
35 - 44 Years Old	2,835	916	37	12,372
45 - 54 Years Old	2,691	1,038	45	10,930
55 - 64 Years Old	2,933	1,304	44	10,590
65 Years and Older	3,755	1,981	49	13,019

Source: U. S. Bureau of the Census.

TABLE 12 UPSON COUNTY, CITY OF THOMASTON AND TOWN OF YATESVILLE PERCENT OF POPULATION BY AGE – 1980				
Category	Upson County	City of Thomaston	Town of Yatesville	McIntosh Trail Region
0-4 Years Old	6.9%	5.9%	8.7%	7.5%
5 - 13 Years Old	14.1%	11.9%	12.8%	15.1%
14 - 17 Years Old	7.3%	6.6%	8.2%	7.8%
18 - 20 Years Old	5.2%	4.6%	5.4%	5.2%
21 - 24 Years Old	5.7%	5.4%	7.2%	6.3%
25 - 34 Years Old	13.9%	11.5%	12.8%	14.9%
35 - 44 Years Old	10.9%	9.5%	9.5%	11.4%
45 - 54 Years Old	10.4%	10.7%	11.5%	10.1%
55 - 64 Years Old	11.3%	13.5%	11.3%	9.7%
65 Years and Older	14.4%	20.5%	12.6%	12.0%

Source: U. S. Bureau of the Census.

By the year 1990, the population by age groups for both Upson and Thomaston fared the same, as the groups 65 years and older, 25 to 34 years, and 5 to 13 years represented the highest populated groups. For Upson, the rankings were 16.0%, 15.2%, and 14.3%. The rankings for Thomaston were 24.7%, 13.1%, and 11.7%, respectively. Data for Yatesville was slightly different with its most populated age groups being the 25 to 34 years ranking at 16.1%; 65 years and over and 5 to 13 years both at 14.9%; and the 55 to 64 years at 12.0%. (See Tables 13 and 14.)

TABLE 13 UPSON COUNTY, CITY OF THOMASTON AND TOWN OF YATESVILLE POPULATION BY AGE 1990				
Category	Upson County	City of Thomaston	Town of Yatesville	McIntosh Trail Region
0-4 Years Old	1,781	554	25	8,790
5 - 13 Years Old	3,751	1,066	63	17,841
14 - 17 Years Old	1,147	345	11	5,543
18 - 20 Years Old	1,139	372	21	5,472
21 - 24 Years Old	1,418	496	20	6,734
25 - 34 Years Old	4,000	1,192	66	19,263
35 - 44 Years Old	3,530	1,016	48	17,182
45 - 54 Years Old	2,836	882	45	11,526
55 - 64 Years Old	2,489	954	49	10,356
65 Years and Older	4,209	2,250	61	15,407

Source: U. S. Bureau of the Census.

TABLE 14 UPSON COUNTY, CITY OF THOMASTON AND TOWN OF YATESVILLE PERCENT OF POPULATION BY AGE - 1990				
Category	Upson County	City of Thomaston	Town of Yatesville	McIntosh Trail Region
0-4 Years Old	6.8%	6.1%	6.1%	7.4%
5 - 13 Years Old	14.3%	11.7%	14.9%	15.1%
14 - 17 Years Old	4.4%	3.8%	2.7%	4.7%
18 - 20 Years Old	4.3%	4.1%	5.1%	4.6%
21 - 24 Years Old	5.4%	5.4%	4.9%	5.7%
25 - 34 Years Old	15.2%	13.1%	16.1%	16.3%
35 - 44 Years Old	13.4%	11.1%	11.8%	14.6%
45 - 54 Years Old	10.8%	9.7%	11.0%	9.8%
55 - 64 Years Old	9.5%	10.5%	12.0%	8.8%
65 Years and Older	16.0%	24.7%	14.9%	13.0%

Source: U. S. Bureau of the Census.

As of the 2000 Census, the population age groups for Upson County having the highest rankings were the 35 to 44 year at 15.2%; the 65 years and older and 5 to 13 years ranking closely at 14.9% and 14.8%; and the 45 to 54 years ranking at 13.4% of the total population. For the City of Thomaston, the rankings were somewhat different for this period. The highest populated age groups were the 65 years and older at 20.6%; the 5 to 13 years at 14.3% and the 25 to 34 years and 34 to 44 years both representing 13.0% of the population. Those age groups for the Town of Yatesville who were among the highest populated included the 65 years and older at 17.4%; the 34 to 44 years at 16.7%; and the 25 to 34 years at 12.5%. In comparison, the rankings for the McIntosh Trail Region included the 35 to 44 years at 15.7%; the 5 to 13 years at 15.0%; and the 25 to 34 years at 13.8%, respectively. (See Tables 15 and 16.)

TABLE 15 UPSON COUNTY, CITY OF THOMASTON AND TOWN OF YATESVILLE POPULATION BY AGE - 2000				
Category	Upson County	City of Thomaston	Town of Yatesville	McIntosh Trail Region
0-4 Years Old	1,783	701	26	9,327
5 - 13 Years Old	4,082	1,345	47	20,314
14 - 17 Years Old	1,167	331	16	5,700
18 - 20 Years Old	1,013	347	8	5,962
21 - 24 Years Old	1,277	448	29	6,391
25 - 34 Years Old	3,488	1,218	51	18,592
35 - 44 Years Old	4,184	1,220	68	21,280
45 - 54 Years Old	3,698	1,017	49	18,264
55 - 64 Years Old	2,782	850	43	12,863
65 Years and Older	4,123	1,934	71	16,443

Source: U. S. Bureau of the Census.

TABLE 16 UPSON COUNTY, CITY OF THOMASTON AND TOWN OF YATESVILLE PERCENT OF POPULATION BY AGE - 2000				
Category	Upson County	City of Thomaston	Town of Yatesville	McIntosh Trail Region
0-4 Years Old	6.5%	7.5%	6.4%	6.9%
5 - 13 Years Old	14.8%	14.3%	11.5%	15.0%
14 - 17 Years Old	4.2%	3.5%	3.9%	4.2%
18 - 20 Years Old	3.7%	3.7%	2.0%	4.4%
21 - 24 Years Old	4.6%	4.8%	7.1%	4.7%
25 - 34 Years Old	12.6%	13.0%	12.5%	13.8%
35 - 44 Years Old	15.2%	13.0%	16.7%	15.7%
45 - 54 Years Old	13.4%	10.8%	12.0%	13.5%
55 - 64 Years Old	10.1%	9.0%	10.5%	9.5%
65 Years and Older	14.9%	20.6%	17.4%	12.2%

Source: U. S. Bureau of the Census.

1.1.4 Racial Composition

An analysis of the racial composition for Upson County and each of its municipalities, for the period 1980 to 2000 has shown consistent trends for the White population representing at least 70% of the total population. The Black population ranks among the highest in the minority group showing a consistent trend of approximately 29%. Other minority races to include Alaska Natives; Asian or Pacific Islanders, and other races collectively represent approximately 1% of the remainder of the population. These same trends are true for those counties represented in the McIntosh Trail Region. (See Tables 17 through 22.)

TABLE 17 RACIAL COMPOSITION FOR UPSON COUNTY, CITY OF THOMASTON AND TOWN OF YATESVILLE - 1980				
Category	Upson County	City of Thomaston	Town of Yatesville	McIntosh Trail Region
White Population	18,776	7,337	302	76,264
Black Population	7,145	2,314	87	32,059
American Indian and Alaska Native	15	1	1	114
Asian or Pacific Islander	40	22	0	174
Other Race	22	8	0	103
Hispanic Origin, Any Race	140	53	1	1,032

Source: U. S. Bureau of the Census.

TABLE 18 PERCENT OF RACIAL COMPOSITION FOR UPSON COUNTY, CITY OF THOMASTON AND TOWN OF YATESVILLE - 1980				
Category	Upson County	City of Thomaston	Town of Yatesville	McIntosh Trail Region
White Population	72.2%	75.8%	77.4%	70.2%
Black Population	27.5%	23.9%	22.3%	29.5%
American Indian and Alaska Native	0.1%	1.0%	3.0%	0.1%
Asian or Pacific Islander	0.1%	0.1%	0.0%	0.1%
Other Race	0.1%	0.1%	0.0%	0.1%
Hispanic Origin, Any Race	0.5%	0.2%	0.1%	1.0%

Source: U. S. Bureau of the Census.

TABLE 19 RACIAL COMPOSITION FOR UPSON COUNTY, CITY OF THOMASTON AND TOWN OF YATESVILLE - 1990				
Category	Upson County	City of Thomaston	Town of Yatesville	McIntosh Trail Region
White Population	18,897	6,588	298	83,629
Black Population	7,272	2,485	111	34,990
American Indian and Alaska Native	34	13	0	190
Asian or Pacific Islander	70	27	0	384
Other Race	27	14	0	152
Hispanic Origin, Any Race	98	23	1	630

Source: U. S. Bureau of the Census.

TABLE 20 PERCENT OF RACIAL COMPOSITION FOR UPSON COUNTY, CITY OF THOMASTON AND TOWN OF YATESVILLE - 1990				
Category	Upson County	City of Thomaston	Town of Yatesville	McIntosh Trail Region
White Population	71.9%	72.2%	72.9%	70.1%
Black Population	27.7%	27.2%	27.1%	29.3%
American Indian and Alaska Native	0.1%	0.2%	0.0%	0.2%
Asian or Pacific Islander	0.2%	0.2%	0.0%	0.3%
Other Race	0.1%	0.2%	0.0%	0.1%
Hispanic Origin, Any Race	0.4%	0.3%	0.1%	0.5%

Source: U. S. Bureau of the Census.

TABLE 21 RACIAL COMPOSITION FOR UPSON COUNTY, CITY OF THOMASTON AND TOWN OF YATESVILLE - 2000				
Category	Upson County	City of Thomaston	Town of Yatesville	McIntosh Trail Region
White Population	19,477	5,905	309	94,070
Black Population	7,712	3,322	97	38,341
American Indian and Alaska Native	69	26	1	351
Asian or Pacific Islander	110	58	0	677
Other Race	229	100	1	1,697
Hispanic Origin, Any Race	327	167	3	1,890

Source: U. S. Bureau of the Census.

TABLE 22 PERCENT OF RACIAL COMPOSITION FOR UPSON COUNTY, CITY OF THOMASTON AND TOWN OF YATESVILLE - 2000				
Category	Upson County	City of Thomaston	Town of Yatesville	McIntosh Trail Region
White Population	70.6%	62.7%	75.7%	69.6%
Black Population	27.9%	35.3%	23.9%	28.4%
American Indian and Alaska Native	0.3%	0.3%	0.2%	0.3%
Asian or Pacific Islander	0.4%	0.6%	0.0%	0.5%
Other Race	0.8%	1.1%	0.2%	1.3%
Hispanic Origin, Any Race	1.2%	1.8%	0.7%	1.4%

Source: U. S. Bureau of the Census.

In comparison with neighboring counties, 2000 Census statistics for Upson, Lamar, and Pike Counties all reveal that the White population is the most dominant race having a combined average of approximately 74%. The Black population ranks among the highest in the minority race with a combined average of 24%. Both Meriwether and Taylor Counties have large populations of Blacks whose rankings nearly equates to that of the White population. Talbot County is the only neighboring county whose Black population represents the majority at 61.6%. (See Tables 23 and 24.)

**TABLE 23
 UPSON COUNTY RACE COMPARISON WITH SURROUNDING COUNTIES - 2000**

Category	Upson County	Lamar County	Meriwether County	Pike County	Talbot County	Taylor County
White Population	19,477	10,785	12,644	11,448	2,391	4,883
Black Population	7,712	4,836	9,512	2,025	4,002	3,752
American Indian and Alaska Native	69	44	73	29	15	10
Asian or Pacific Islander	110	61	69	51	19	16
Other Race	229	186	236	135	71	154
Hispanic Origin, Any Race	327	172	191	167	82	163

Source: U. S. Bureau of the Census.

**TABLE 24
 UPSON COUNTY RACE COMPARISON BY PERCENTAGE
 WITH SURROUNDING COUNTIES - 2000**

Category	Upson County	Lamar County	Meriwether County	Pike County	Talbot County	Taylor County
White Population	70.6%	67.7%	56.1%	83.6%	36.8%	55.4%
Black Population	27.9%	30.4%	42.2%	14.8%	61.6%	42.6%
American Indian and Alaska Native	0.3%	0.3%	0.3%	0.2%	0.2%	0.1%
Asian or Pacific Islander	0.4%	0.4%	0.3%	0.4%	0.3%	0.2%
Other Race	0.8%	1.2%	1.1%	1.0%	1.1%	1.7%
Hispanic Origin, Any Race	1.2%	1.1%	1.0%	1.2%	1.3%	1.8%

Source: U. S. Bureau of the Census.

Tables 25 through 27 provide projected statistics for the purpose of race comparison. For Upson County, it is projected that the White population will continue its trend of the majority race throughout the study period. The same is true for the Black and other minority races. More specifically, by the year 2015, the White population for Upson County is projected to represent 68% of the total population; this being a 4.3% increase over its 2000 figure. The Black and other minority population will account for the remaining 32% of the population. For the City of Thomaston, Whites will account for 52.5% of the population, while Blacks and other minorities will account for the remaining 47.5% for the same 2015 period. In the Town of Yatesville, Whites will represent 74.4% of the population, with Blacks and other minorities representing the remaining 25.6%.

By the year 2030, Whites will again represent 68% of the population for Upson County, with the remaining 32% being of the Black and other minority races. For this period, the White population will have realized an increase of 5.4% over that of its 2000 population; and the Blacks will have realized an increase of 11%. In relation to the City of Thomaston, it is projected that the minority population will outnumber the White population. In fact, Blacks will account for

approximately 54% of the population in the year 2030, while Whites will account for only 42%. The remaining 4% will include those who are a part of the remaining minorities. The Town of Yatesville will continue to see Whites being the majority race representing 73% of its population, while Blacks and other minorities make up the remaining 27%.

TABLE 25 UPSON COUNTY RACE COMPARISON PROJECTIONS 2000-2030						
Year	White	Black or African American	American Indian and Alaska Native	Asian or Pacific Islander	Other Race	Hispanic Origin, Any Race
2000	19,477	7,712	69	110	229	327
2005	19,652	7,854	83	128	281	374
2010	19,828	7,996	96	145	333	421
2015	20,003	8,137	110	163	384	467
2020	20,178	8,279	123	180	436	514
2025	20,353	8,421	137	198	488	561
2030	20,529	8,563	150	215	540	608

Source: U. S. Bureau of the Census.

TABLE 26 CITY OF THOMASTON RACE COMPARISON PROJECTIONS 2000-2030						
Year	White	Black or African American	American Indian and Alaska Native	Asian or Pacific Islander	Other Race	Hispanic Origin, Any Race
2000	5,905	3,322	26	58	100	167
2005	5,547	3,574	32	67	123	196
2010	5,189	3,826	39	76	146	224
2015	4,831	4,078	45	85	169	253
2020	4,473	4,330	51	94	192	281
2025	4,115	4,582	57	103	215	310
2030	3,757	4,834	64	112	238	338

Source: U. S. Bureau of the Census.

TABLE 27 TOWN OF YATESVILLE RACE COMPARISON PROJECTIONS 2000-2030						
Year	White	Black or African American	American Indian and Alaska Native	Asian or Pacific Islander	Other Race	Hispanic Origin, Any Race
2000	309	97	1	0	1	3
2005	311	100	1	0	1	4
2010	313	102	1	0	2	4
2015	314	105	1	0	2	5
2020	316	107	1	0	2	5
2025	318	110	1	0	2	6
2030	320	112	1	0	3	6

Source: U. S. Bureau of the Census.

2.0 INCOME

Table 28 reveals the household income distribution as it relates to Upson County and its municipalities for the years 1990 and 2000. Statistics show that in 1990, out of the 9,877 households for Upson County, approximately 2,123 or 21.5% of the households earned less than \$10,000 per year and approximately 44 or less than 1% of the households earned an income of \$150,000 or more. By 2000, approximately 14% or 1,508 of its 10,752 households earned less than \$10,000 per year.

For the City of Thomaston, approximately 1,002 or 26.7% of its 3,751 households earned less than \$10,000 per year. By the year 2000, approximately 738 or 19.7% of its 3,937 households earned less than \$10,000 per year. As of the year 2000, those households in Thomaston having earnings of \$150,000 and over per year increased by 141% from 1990. These 70 households represented 1.8% of the total for 2000.

The Town of Yatesville recorded a total of 148 households for the year 1990, with approximately 32 or 21.6% of these households earning less than \$10,000 annually. In 2000, the number of households had increased to 181, with 16 or 8.8% of the households earning less than \$10,000 annually.

TABLE 28 HOUSEHOLD INCOME DISTRIBUTION FOR UPSON COUNTY, CITY OF THOMASTON AND TOWN OF YATESVILLE 1990-2000												
Category	Upson				City of Thomaston				Town of Yatesville			
	1990	%	2000	%	1990	%	2000	%	1990	%	2000	%
Total	9,877	100.0%	10,752	100.0%	3,751	100.0%	3,937	100.0%	148	100.0%	181	100.0%
Income Less than \$9,999	2,123	21.5%	1,508	14.0%	1,002	26.7%	738	18.7%	32	21.6%	16	8.8%
Income \$10,000 - \$14,999	1,152	11.7%	1,000	9.3%	496	13.2%	538	13.7%	20	13.5%	19	10.5%
Income \$15,000 - \$19,999	1,160	11.7%	883	8.2%	434	11.6%	305	7.7%	18	12.2%	15	8.3%
Income \$20,000 - \$29,999	1,741	17.6%	1,777	16.5%	596	15.9%	701	17.8%	21	14.2%	27	14.9%
Income \$30,000 - \$34,999	871	8.8%	776	7.2%	224	6.0%	281	7.1%	7	4.7%	9	5.0%
Income \$35,000 - \$39,999	666	6.7%	613	5.7%	207	5.5%	157	4.0%	10	6.8%	6	3.3%
Income \$40,000 - \$49,999	1,004	10.2%	1,285	12.0%	311	8.3%	322	8.2%	19	12.8%	31	17.1%
Income \$50,000 - \$59,999	497	5.0%	847	7.9%	165	4.4%	204	5.2%	8	5.4%	11	6.1%
Income \$60,000 - \$74,999	313	3.2%	846	7.9%	148	3.9%	257	6.5%	6	4.1%	14	7.7%
Income \$75,000 - \$99,999	198	2.0%	714	6.6%	76	2.0%	279	7.1%	7	4.7%	21	11.6%
Income \$100,000 - \$124,999	72	0.7%	206	1.9%	47	1.3%	50	1.3%	0	0.0%	2	1.1%
Income \$125,000 - \$149,999	36	0.4%	88	0.8%	16	0.4%	35	0.9%	0	0.0%	3	1.7%
Income \$150,000 and Above	44	0.4%	209	1.9%	29	0.8%	70	1.8%	0	0.0%	7	3.9%

Category	McIntosh Trail Region				State of Georgia			
	1990	%	2000	%	1990	%	2000	%
Total	9,877	100.0%	10,752	100.0%	3,751	100.0%	3,937	100.0%
Income Less than \$9,999	2,123	21.5%	1,508	14.0%	1,002	26.7%	738	18.7%
Income \$10,000 - \$14,999	1,152	11.7%	1,000	9.3%	496	13.2%	538	13.7%
Income \$15,000 - \$19,999	1,160	11.7%	883	8.2%	434	11.6%	305	7.7%
Income \$20,000 - \$29,999	1,741	17.6%	1,777	16.5%	596	15.9%	701	17.8%
Income \$30,000 - \$34,999	871	8.8%	776	7.2%	224	6.0%	281	7.1%
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Income \$75,000 - \$99,999	198	2.0%	714	6.6%	76	2.0%	279	7.1%
Income \$100,000 - \$124,999	72	0.7%	206	1.9%	47	1.3%	50	1.3%
Income \$125,000 - \$149,999	36	0.4%	88	0.8%	16	0.4%	35	0.9%
Income \$150,000 and Above	44	0.4%	209	1.9%	29	0.8%	70	1.8%

Source: U. S. Bureau of the Census.

Table 29 provides an overview of household income distribution for the neighboring areas of Upson County.

TABLE 29 HOUSEHOLD INCOME DISTRIBUTION COUNTY COMPARISON – 1990-2000												
Category	Upson				Lamar				Meriwether			
	1990	%	2000	%	1990	%	2000	%	1990	%	2000	%
Total	9,877	100.0%	10,752	100.0%	3,751	100.0%	3,937	100.0%	148	100.0%	181	100.0%
Income Less than \$9,999	2,123	21.5%	1,508	14.0%	1,002	26.7%	738	18.7%	32	21.6%	16	8.8%
Income \$10,000 - \$14,999	1,152	11.7%	1,000	9.3%	496	13.2%	538	13.7%	20	13.5%	19	10.5%
Income \$15,000 - \$19,999	1,160	11.7%	883	8.2%	434	11.6%	305	7.7%	18	12.2%	15	8.3%
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Income \$50,000 - \$59,999	497	5.0%	847	7.9%	165	4.4%	204	5.2%	8	5.4%	11	6.1%
Income \$60,000 - \$74,999	313	3.2%	846	7.9%	148	3.9%	257	6.5%	6	4.1%	14	7.7%
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Income \$100,000 - \$124,999	72	0.7%	206	1.9%	47	1.3%	50	1.3%	0	0.0%	2	1.1%
Income \$125,000 - \$149,999	36	0.4%	88	0.8%	16	0.4%	35	0.9%	0	0.0%	3	1.7%
Income \$150,000 and Above	44	0.4%	209	1.9%	29	0.8%	70	1.8%	0	0.0%	7	3.9%

Category	Pike				Talbot				Taylor			
	1990	%	2000	%	1990	%	2000	%	1990	%	2000	%
Total	9,877	100.0%	10,752	100.0%	3,751	100.0%	3,937	100.0%	148	100.0%	181	100.0%
Income Less than \$9,999	2,123	21.5%	1,508	14.0%	1,002	26.7%	738	18.7%	32	21.6%	16	8.8%
Income \$10,000 - \$14,999	1,152	11.7%	1,000	9.3%	496	13.2%	538	13.7%	20	13.5%	19	10.5%
Income \$15,000 - \$19,999	1,160	11.7%	883	8.2%	434	11.6%	305	7.7%	18	12.2%	15	8.3%
Income \$20,000 - \$29,999	1,741	17.6%	1,777	16.5%	596	15.9%	701	17.8%	21	14.2%	27	14.9%
Income \$30,000 - \$34,999	871	8.8%	776	7.2%	224	6.0%	281	7.1%	7	4.7%	9	5.0%
Income \$35,000 - \$39,999	666	6.7%	613	5.7%	207	5.5%	157	4.0%	10	6.8%	6	3.3%
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Income \$60,000 - \$74,999	313	3.2%	846	7.9%	148	3.9%	257	6.5%	6	4.1%	14	7.7%
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Income \$100,000 - \$124,999	72	0.7%	206	1.9%	47	1.3%	50	1.3%	0	0.0%	2	1.1%
Income \$125,000 - \$149,999	36	0.4%	88	0.8%	16	0.4%	35	0.9%	0	0.0%	3	1.7%
Income \$150,000 and Above	44	0.4%	209	1.9%	29	0.8%	70	1.8%	0	0.0%	7	3.9%

Source: U. S. Bureau of the Census.

Table 30 provides a listing of historic and projected per capita incomes for Upson County and its municipalities. In comparison, the per capita incomes for Upson County, Thomaston and Yatesville increased by 88%, 91%, and 78% between the period 1980 to 1990. Upson's per capita income was 51% relative to that of the State of Georgia for this same period. Between the period 1990 to 2000, Upson, Thomaston and Yatesville's per capita incomes increased by 62%, 55%, and 124%. Upson's per capita income for this period was 67% relative to Georgia's being recorded at \$25,433. It is projected that by the year 2015, the per capita incomes for Upson and Thomaston will both increase by 50%, while Yatesville will increase by 56% from that of its 2000 figures. By the year 2030 the increases for these local governments will respectively be 84%, 83%, and 94% above its 2000 figures. Upson County's per capita income is projected to be 94% relative to Georgia's whose per capita income is projected at \$33,413.

TABLE 30 PER CAPITA INCOME FOR UPSON COUNTY, CITY OF THOMASTON AND TOWN OF YATESVILLE – 1980 - 2030					
Year	Upson County	City of Thomaston	Town of Yatesville	McIntosh Trail Region	State of Georgia
1980	\$ 5,599	\$ 6,150	\$ 5,465	\$ 27,005	\$ 15,353
1985	\$ 8,077	\$ 8,958	\$ 7,590	\$ 40,374	\$ 18,512
1990	\$ 10,554	\$ 11,765	\$ 9,714	\$ 53,739	\$ 20,715
1995	\$ 13,804	\$ 14,979	\$ 15,738	\$ 69,464	\$ 22,287
2000	\$ 17,053	\$ 18,193	\$ 21,762	\$ 85,187	\$ 25,433
2005	\$ 19,917	\$ 21,204	\$ 25,836	\$ 99,733	\$ 26,975
2010	\$ 22,780	\$ 24,125	\$ 29,911	\$ 114,279	\$ 28,549
2015	\$ 25,644	\$ 27,225	\$ 33,985	\$ 128,824	\$ 30,141
2020	\$ 28,507	\$ 30,236	\$ 38,059	\$ 143,369	\$ 31,767
2025	\$ 31,371	\$ 33,247	\$ 42,133	\$ 157,915	\$ 33,413

Source: U. S. Bureau of the Census.

In relation to the 1990 average household income for Upson County and its municipalities, all three had average incomes that were consistently relative to the State of Georgia. More specifically, Upson and Thomaston incomes were both 75.4% relative to that of Georgia, while Yatesville's was 75.4%. By the year 2000, Yatesville's average household income soared to become 77.8% relative to Georgia's average of \$80,077. Upson and Thomaston's averages again were both recorded at 53.7% relative to Georgia's. (See Tables 31 and 32.)

TABLE 31 AVERAGE HOUSEHOLD INCOME FOR UPSON COUNTY, CITY OF THOMASTON AND TOWN OF YATESVILLE- 1990-2000					
Year	Upson County	City of Thomaston	Town of Yatesville	McIntosh Trail Region	State of Georgia
1990	\$ 27,752	\$ 27,771	\$ 27,380	\$ 30,333	\$ 36,810
2000	\$ 42,914	\$ 43,020	\$ 62,322	\$ 46,314	\$ 80,077

Source: U. S. Bureau of the Census.

TABLE 32 UPSON COUNTY AVERAGE HOUSEHOLD INCOME COMPARISON WITH SURROUNDING COUNTIES 1990-2000						
Year	Upson County	Lamar County	Meriwether County	Pike County	Talbot County	Taylor County
1990	\$ 27,752	\$ 27,937	\$ 25,067	\$ 33,469	\$ 24,059	\$ 24,989
2000	\$ 42,914	\$ 45,719	\$ 42,569	\$ 51,262	\$ 36,259	\$ 34,399

Source: U. S. Bureau of the Census.

3.0 EDUCATION

According to the 1980 Census, there were more individuals in Upson County with less than a 9th Grade education than there were high school graduates. By the year 1990, the opposite was true; however, those individuals who attended high school but received no diploma were on the rise by 24.8% from the year 1980. In 2000, those individuals who were high school graduates continued to rise, being at 67% above its 1980 figure and 24% above that of 1990. It is anticipated that those individual obtaining high school diplomas will double by the year 2030, giving way to the increase of individuals obtaining at least a four-year college education.

For the City of Thomaston, the same statistical results were almost duplicated with an increased number of individuals having less than a high school education during 1980. By 1990, those having a high school diploma and those having less than a high school education was nearly equal at 1,576 and 1,622. In 2000, those individuals having less than a high school education declined to 60.6% from that of its 1980 figure, while those having a high school diploma increased by 47.6%.

The trends were basically repeated in Yatesville as it relates to educational attainment. By 2000, those individuals have less than a high school education was decreased by 50% from its 1980 figure of 74. Those individuals obtaining a high school diploma by the year 2000 increased by 123% from its 1980 figure of 66, respectively. (See Tables 33 through 36.)

TABLE 33 UPSON COUNTY EDUCATIONAL ATTAINMENT 1980 – 2010							
Year	Less than 9th Grade	9th to 12th Grade (No Diploma)	High School Graduate	Some College (No Degree)	Associate Degree	Bachelor's Degree	Graduate or Professional Degree
1980	5,754	3,510	4,063	1,380	N/A	777	342
1985	4,579	3,945	4,767	1,559	N/A	889	446
1990	3,404	4,380	5,471	1,738	595	1,001	550
1995	2,837	4,093	6,130	2,143	655	1,230	593
2000	2,269	3,806	6,789	2,548	715	1,458	635
2005	1,398	3,880	7,471	2,840	N/A	1,628	708
2010	527	3,954	8,152	3,132	N/A	1,799	782
2015	0	4,028	8,834	3,424	N/A	1,969	855
2020	0	4,102	9,515	3,716	N/A	2,139	928
2025	0	4,176	10,197	4,008	N/A	2,309	1,001
2030	0	4,250	10,878	4,300	N/A	2,480	1,075

Source: U. S. Bureau of the Census.

**TABLE 34
 CITY OF THOMASTON EDUCATIONAL ATTAINMENT 1980 – 2010**

Year	Less than 9th Grade	9th to 12th Grade (No Diploma)	High School Graduate	Some College (No Degree)	Associate Degree	Bachelor's Degree	Graduate or Professional Degree
1980	2,192	1,509	1,354	608	N/A	456	176
1985	1,907	1,445	1,465	645	N/A	526	214
1990	1,622	1,381	1,576	682	210	595	251
1995	1,242	1,348	1,788	753	207	672	281
2000	862	1,314	1,999	824	203	749	311
2005	530	1,265	2,160	878	N/A	822	345
2010	197	1,217	2,322	932	N/A	896	379
2015	0	1,168	2,483	986	N/A	969	412
2020	0	1,119	2,644	1,041	N/A	1,042	446
2025	0	1,070	2,805	1,094	N/A	1,115	480
2030	0	1,022	2,967	1,148	N/A	1,189	514

Source: U. S. Bureau of the Census.

**TABLE 35
 TOWN OF YATESVILLE EDUCATIONAL ATTAINMENT 1980 – 2010**

Year	Less than 9th Grade	9th to 12th Grade (No Diploma)	High School Graduate	Some College (No Degree)	Associate Degree	Bachelor's Degree	Graduate or Professional Degree
1980	74	49	66	22	N/A	22	4
1985	66	45	86	34	N/A	15	5
1990	58	40	105	45	5	8	5
1995	48	47	126	44	11	8	5
2000	37	54	147	43	17	7	5
2005	28	55	167	48	N/A	3	5
2010	19	57	188	54	N/A	0	6
2015	9	58	208	59	N/A	0	6
2020	0	59	228	64	N/A	0	6
2025	0	60	248	69	N/A	0	6
2030	0	62	269	75	N/A	0	7

Source: U. S. Bureau of the Census.

**TABLE 36
 UPSON COUNTY EDUCATIONAL ATTAINMENT COMPARISON
 WITH SURROUNDING COUNTIES 1990-2000**

COUNTY	Less than 9th Grade	9th to 12th Grade (No Diploma)	High School Graduate	Some College (No Degree)	Associate Degree	Bachelor's Degree	Graduate or Professional Degree
Upson							
1990	3,404	4,380	5,471	1,738	595	1,001	550
2000	2,269	3,806	6,789	2,548	715	1,458	635
Lamar							
1990	1,577	1,844	2,713	949	251	520	299
2000	952	1,963	3,762	1,912	435	690	461
Meriwether							
1990	2,617	3,979	4,374	1,367	390	552	357
2000	1,725	3,173	5,095	2,269	471	932	627
Pike							
1990	1,043	1,236	2,518	894	199	367	234
2000	744	1,436	3,529	1,450	404	895	335
Talbot							
1990	869	948	1,459	443	134	191	103
2000	551	954	1,736	572	143	198	142
Taylor							
1990	1,067	1,218	1,458	475	128	217	115
2000	829	1,196	2,164	740	159	326	139
McIntosh Trail Region							
1990	13,631	17,378	25,190	9,069	2,507	4,275	2,765
2000	9,290	17,677	32,068	15,175	3,571	6,834	3,355
State of Georgia							
1990	483,755	686,060	1,192,935	684,109	199,403	519,613	257,545
2000	386,391	710,394	1,471,905	1,045,663	265,941	820,702	425,546

Source: U. S. Bureau of the Census.

4.0 LABOR FORCE

Statistical information on employment by industry for Upson County, the City of Thomaston and the Town of Yatesville provides oversight on those industries recording the highest employment levels both historically and projected. According to Table 37, the three industries having the highest number of employees in Upson County for the period 2000 were Manufacturing; Education, Health and Social Services; and Retail Trade. The same was true for the City of Thomaston for this same period. Yatesville, however, recorded the highest numbers in the Manufacturing; Transportation, Warehousing, and Utilities; and Retail Trade Industries.

By the year 2030, it is projected that the manufacturing industry for Upson County will decrease significantly. This is perhaps a direct result of the significant amount of job loss from the textile industry. During the period between 2000 and 2005, Upson County suffered a tremendous number of job losses in the textile industry with the closure of many local textile firms. Approximately 2,000 jobs were lost, which placed an enormous strain on Upson's economy which can still be experienced today. The construction industry is projected to move in as a replacement.

The City of Thomaston will see employment reductions in its top three employment industries, as more opportunities become available in the Professional, Scientific, Management, Administrative and Waste Management Services and Construction industries. Yatesville is expected to have continued employment increases in the Transportation, Warehousing and Utilities industry.

TABLE 37 - UPSON COUNTY, CITY OF THOMASTON AND TOWN OF YATESVILLE EMPLOYMENT BY INDUSTRY 1980-2030												
Category	Upson				City of Thomaston				Town of Yatesville			
	1980	1990	2000	2030	1980	1990	2000	2030	1980	1990	2000	2030
Total Employed Civilian Population	11,276	11,748	11,529	11,909	4,025	3,785	3,579	2,910	179	194	189	204
Agriculture, Forestry, Fishing, Hunting & Mining	184	207	179	172	20	34	47	88	7	11	9	12
Construction	447	803	891	1,557	117	168	155	212	2	9	11	25
Manufacturing	5,753	4,557	3,826	936	1,898	1,337	1,306	418	72	67	54	27
Wholesale Trade	217	164	328	495	79	31	91	109	3	2	4	6
Retail Trade	1,338	1,761	1,214	1,028	616	742	416	116	20	22	23	28
Transportation, Warehousing, and Utilities	358	589	582	918	117	163	106	90	4	23	25	57
Information	N/A	N/A	132	N/A	N/A	N/A	28	N/A	N/A	N/A	3	N/A
Finance, Insurance and Real Estate	302	339	323	355	96	180	103	114	6	3	6	6
Professional, Scientific, Management, Administrative and Waste Management Services	167	379	510	1,025	53	86	104	181	3	10	13	28
Educational, Health and Social Services	1,438	1,615	2,014	2,878	571	590	750	1,019	30	23	12	0
Arts, Entertainment, Recreation, Accommodation and Food Services	340	61	514	775	105	36	139	190	8	5	7	6
Other Services	244	646	456	774	134	232	193	282	9	7	5	0
Public Administration	488	627	560	668	219	186	141	24	15	16	17	20

TABLE 37 - CONTINUED

Category	McIntosh Trail Region				State of Georgia	
	1980	1990	2000	2030	1990	2000
Total Employed Civilian Population	45,297	53,292	58,636	78,650	3,090,276	3,839,756
Agriculture, Forestry, Fishing, Hunting & Mining	1,070	1,208	635	386	82,537	53,201
Construction	2,354	3,705	5,995	11,457	214,359	304,710
Manufacturing	12,236	16,535	13,802	7,849	585,423	568,830
Wholesale Trade	1,451	1,645	1,780	2,276	156,838	148,026
Retail Trade	6,093	8,113	7,415	9,399	508,861	459,548
Transportation, Warehousing, and Utilities	3,351	4,332	4,004	4,985	263,419	231,304
Information	N/A	N/A	848	N/A	N/A	135,496
Finance, Insurance and Real Estate	1,518	2,198	2,504	3,985	201,422	251,240
Professional, Scientific, Management, Administrative and Waste Management Services	906	1,835	3,221	5,693	151,096	362,414
Educational, Health and Social Services	5,529	6,565	7,402	13,972	461,307	675,593
Arts, Entertainment, Recreation, Accommodation and Food Services	1,828	387	3,266	4,189	31,911	274,437
Other Services	1,194	3,152	2,923	4,962	266,053	181,829
Public Administration	2,228	3,358	3,337	5,002	167,050	193,128

Source: U. S. Bureau of the Census.

In relation to labor force participation, Table 38 reveals that the number of females making up the labor force for Upson County and its municipalities have been relatively comparable over the ten year period between 1990 and 2000.

**TABLE 38
 LABOR FORCE PARTICIPATION – 1990-2000**

Category	Upson		City of Thomaston		Town of Yatesville		McIntosh Trail Region		State of Georgia	
	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000
Total Males and Females	20,416	21,243	7,429	7,379	324	362	90,856	103,483	4,938,381	6,250,687
In Labor Force	12,707	12,402	4,057	3,905	208	204	57,156	62,218	3,351,513	4,129,666
Civilian Labor Force	12,700	12,402	4,057	3,905	208	204	57,016	62,165	3,278,378	4,062,808
Civilian Employed	11,748	11,529	3,785	3,579	194	189	53,292	58,636	3,090,276	3,839,756
Civilian Unemployed	952	873	272	326	14	15	3,724	3,579	188,102	223,052
In Armed Forces	7	-	-	-	-	-	140	53	73,135	66,858
Not in Labor Force	7,709	8,841	3,372	3,474	116	158	33,700	41,265	1,586,868	2,121,021
Total Males	9,303	9,876	3,067	3,099	152	177	43,140	49,887	2,353,659	3,032,442
Males in Labor Force	6,481	6,612	1,936	1,959	104	116	30,642	33,167	1,804,052	2,217,015
Male Civilian Labor Force	6,481	6,612	1,936	1,959	104	116	30,527	33,140	1,738,488	2,159,175
Male Civilian Employed	6,101	6,196	1,844	1,787	99	114	28,803	31,559	1,648,895	2,051,523
Male Civilian Unemployed	380	416	92	172	5	2	1,724	1,581	89,593	107,652
Males in Armed Forces	-	-	-	-	-	-	115	34	65,564	57,840
Male Not in Labor Force	2,822	3,264	1,131	1,140	48	61	12,498	16,713	549,607	815,427
Total Females	11,113	11,367	4,362	4,280	172	185	47,716	53,596	2,584,722	3,218,245
Females in Labor Force	6,226	5,790	2,121	1,946	104	88	26,514	29,044	1,547,461	1,912,651
Female Civilian Labor Force	6,219	5,790	2,121	1,946	104	88	26,489	29,025	1,539,890	1,903,633
Female Civilian Employed	5,647	5,333	1,941	1,792	95	75	24,489	27,077	1,441,381	1,788,233
Females Civilian Unemployed	572	457	180	154	9	13	2,000	1,948	98,509	115,400
Females in Armed Forces	7	-	-	-	-	-	25	19	7,571	9,018
Females Not in Labor Force	4,887	5,577	2,241	2,334	68	97	21,472	24,552	1,037,261	1,305,594

Source: U.S. Bureau of the Census.

Table 39 provides statistical data on the labor force for Upson County and its municipalities as it relates to the location of the worksite. Statistics for the year 2000 indicate that a large majority of the residents live and work within the Upson County area.

TABLE 39 UPSON COUNTY, CITY OF THOMASTON, AND TOWN OF YATESVILLE LABOR FORCE BY COUNTY/PLACE OF RESIDENCE 1990-2000								
Category	Upson		City of Thomaston		Town of Yatesville		McIntosh Trail Region	
	1990	2000	1990	2000	1990	2000	1990	2000
Total Population	26,300	27,597	9,127	9,411	409	408	119,345	135,136
Worked in State of Residence	11,387	11,189	3,722	3,478	180	184	52,103	56,920
Worked in County/Place of Residence	8,864	8,229	2,672	2,140	18	8	31,419	29,473
Worked Outside of County/Place of Residence	2,523	2,960	1,050	1,338	162	176	20,741	27,447
Worked Outside of State of Residence	161	63	-	-	-	-	409	362

Source: U.S. Bureau of the Census.

5.0 HOUSING

Tables 40 through 42 provide an overview of the types of housing stock available in Upson County, the City of Thomaston and the Town of Yatesville. For Upson County, it is revealed that during 2000, there were a total of 11,142 housing units of which 70% of these were characterized as single detached units. Multi-unit complexes consisting of 10 to 19 units made up the smallest type of housing stock for Upson during the same period. Projections indicate that by 2015, single detached units will still dominate the market at 62%, while mobile homes show a dramatic increase of 26%. By the year 2030, these two housing types will still prevail as the leading housing types at 60% and 30%, respectively.

As for the City of Thomaston, single detached units also dominate the housing stock at 72% for the year 2000. Multi-unit complexes having 3 to 9 units made up the next type of housing stock at approximately 14%. Mobile homes and trailers had the lowest overall numbers at less than 1%. By the year 2015, it is projected that single detached units and the 3 to 9 multi-unit complexes will still dominate the housing stock. The same trend will continue through the year 2030.

The Yatesville housing stock is mainly dominated by single detached units and mobile homes or trailers. No other type of house is anticipated in this small rural community.

TABLE 40 TYPES OF HOUSING FOR UPSON COUNTY 1980-2030											
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
TOTAL Housing Units	9,739	10,203	10,667	11,142	11,616	12,085	12,555	13,024	13,493	13,962	14,432
Single Units (detached)	7,816	7,772	7,727	7,930	8,133	8,212	8,292	8,371	8,450	8,529	8,609
Single Units (attached)	159	142	124	133	142	138	134	129	125	121	117
Double Units	355	329	302	302	301	288	274	261	247	234	220
3 to 9 Units	527	534	540	611	682	721	760	798	837	876	915
10 to 19 Units	7	51	94	55	16	18	21	23	25	27	30
20 to 49 Units	44	47	50	77	104	119	134	149	164	179	194
50 or more Units	19	10	0	22	44	50	57	63	69	75	82
Mobile Home or Trailer	812	1,263	1,713	1,937	2,161	2,498	2,836	3,173	3,510	3,847	4,185
All Other	0	59	117	75	33	41	50	58	66	74	83

Source: U.S. Bureau of the Census.

TABLE 41 TYPES OF HOUSING FOR THE CITY OF THOMASTON 1980-2030											
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
TOTAL Housing Units	3,982	4,004	4,025	4,096	4,166	4,212	4,258	4,304	4,350	4,396	4,442
Single Units (detached)	3,115	3,056	2,996	2,999	3,002	2,974	2,946	2,917	2,889	2,861	2,833
Single Units (attached)	137	100	63	71	79	65	50	36	21	7	0
Double Units	218	224	229	231	233	237	241	244	248	252	256
3 to 9 Units	442	481	520	578	635	683	732	780	828	876	925
10 to 19 Units	7	49	90	53	16	18	21	23	25	27	30
20 to 49 Units	36	43	50	71	91	105	119	132	146	160	174
50 or more Units	19	10	0	22	44	50	57	63	69	75	82
Mobile Home or Trailer	8	20	32	46	59	72	85	97	110	123	136
All Other	0	23	45	26	7	9	11	12	14	16	18

Source: U.S. Bureau of the Census.

TABLE 42 TYPES OF HOUSING FOR THE TOWN OF YATESVILLE 1980-2030											
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
TOTAL Housing Units	152	158	163	176	188	197	206	215	224	233	242
Single Units (detached)	137	136	134	142	149	152	155	158	161	164	167
Single Units (attached)	2	2	1	1	0	0	0	0	0	0	0
Double Units	0	0	0	0	0	0	0	0	0	0	0
3 to 9 Units	6	3	0	0	0	0	0	0	0	0	0
10 to 19 Units	0	0	0	0	0	0	0	0	0	0	0
20 to 49 Units	0	0	0	0	0	0	0	0	0	0	0
50 or more Units	0	0	0	0	0	0	0	0	0	0	0
Mobile Home or Trailer	7	18	28	32	36	43	51	58	65	72	80
All Other	0	0	0	2	3	4	5	5	6	7	8

Source: U.S. Bureau of the Census.

The data provided in Table 43 identifies the age of the housing units in the Upson County area. A majority of the housing stock was built during the period 1970 to 1979. As for the City of Thomaston, the greatest portion of its housing was built in 1939 or earlier. Yatesville's housing stock was built during the two periods between 1939 to earlier 1969 and 1960 to 1969.

TABLE 43 AGE OF HOUSING FOR UPSON COUNTY, CITY OF THOMASTON AND TOWN OF YATESVILLE 1990-2000						
Category	Upson County		City of Thomaston		Town of Yatesville	
	1990	2000	1990	2000	1990	2000
Built 1970 - 1979	2,618	2,104	698	548	41	19
Built 1960 - 1969	1,768	1,721	519	625	28	44
Built 1950 - 1959	1,181	1,381	456	620	23	17
Built 1940 - 1949	1,020	943	536	557	6	26
Built 1939 or earlier	1,927	1,655	1,338	1,020	33	41

Source: U.S. Bureau of the Census.

The statistics in Table 44 provides information on the condition of the housing stock in the Upson County area. For the purpose of this table, information has been gathered in relation to the kitchen, bathroom, and plumbing facilities available within the homes. As of the year 2000, those homes lacking plumbing facilities for Upson, Thomaston and Yatesville represented 1.3%, 1%, and 3.2% of the total number of homes recorded for each entity. For this same period, those homes lacking complete kitchen facilities accounted for 1%, 0.5%, and 1.6%, respectively.

TABLE 44 CONDITION OF HOUSING UPSON COUNTY, CITY OF THOMASTON AND TOWN OF YATESVILLE						
Category	Upson		City of Thomaston		Town of Yatesville	
	1990	2000	1990	2000	1990	2000
Total housing units	10,667	11,616	4,025	4,166	163	188
Complete Plumbing Facilities	10,393	11,465	3,980	4,125	152	182
Lacking Plumbing Facilities	274	151	45	41	11	6
Complete kitchen facilities	10,468	11,510	4,001	4,137	155	185
Lacking complete kitchen facilities	199	106	24	29	8	3

Source: U.S. Bureau of the Census.

TABLE 45 OCCUPANCY CHARACTERISTICS UPSON COUNTY, CITY OF THOMASTON AND TOWN OF YATESVILLE						
Category	Upson		City of Thomaston		Town of Yatesville	
	1990	2000	1990	2000	1990	2000
TOTAL Housing Units Built	10,667	11,616	4,025	4,166	163	188
Housing Units Vacant	756	894	265	274	14	18
Housing Units Owner Occupied	6,991	7,496	2,227	1,989	127	147
Housing Units Renter Occupied	2,920	3,226	1,533	1,903	22	23

Source: U.S. Bureau of the Census.

According to the information in Table 45, approximately 65% of the homes in Upson County, 48% of the homes in Thomaston and 78% of the homes in Yatesville were occupied by home owners during the year 2000. Those homes that were occupied by renters during this same period accounted for 28%, 46%, and 12% of the total number of homes.

TABLE 46 HOUSING COSTS UPSON COUNTY, CITY OF THOMASTON AND TOWN OF YATESVILLE						
Category	Upson		City of Thomaston		Town of Yatesville	
	1990	2000	1990	2000	1990	2000
Median property value	40,900	66,100	38,700	61,300	34,100	66,000
Median rent	272	414	269	412	235	432

Source: U.S. Bureau of the Census.

Table 46 provides statistical data on the housing cost for homes in Upson County, the City of Thomaston and the Town of Yatesville. The costs for the period 2000 indicates that the median property value for homes in the entire Upson County area were relatively equal to the mid \$60,000.

TABLE 47 OVERCROWDING CONDITIONS FOR UPSON, THOMASTON AND YATESVILLE						
Category	Upson		City of Thomaston		Town of Yatesville	
	1990	2000	1990	2000	1990	2000
Total occupied housing units	9,911	10,722	3,760	3,892	149	170
More than 1 person per room	384	288	119	148	5	0

Source: U.S. Bureau of the Census.

In relation to overcrowding conditions for the period 2000, overcrowding existed in approximately 2.7% homes in Upson County and 3.8% of those in Thomaston. For Upson County, this represented a decreased rate from its 1990 figure whereby 3.9% of the homes were affected by overcrowding. Trends for Thomaston, however, were reversed as its overcrowding increased by .6% from the 3.2% as recorded for 1990. After having 3.4% rate of overcrowding to occur in Yatesville during 1990, this problem had been eradicated by 2000 where no such instances were reported.

5.1.1 Cost-Burdened Households

Cost Burdened is the classification assigned by the U. S. Census to those households who paid thirty percent (30%) or more of their income for owner costs or rent. Those households who pay 50% or more of their income on housing are considered to be severely cost burdened. Statistical data from the Census, as provided in Table 48 below, shows the cost burdened households Upson County, the City of Thomaston, and the Town of Yatesville. Previous data as provided in Table 5 revealed that Upson County recorded a total of 9,911 households for the 1990 Census. A total of 15.4% of these households were considered cost burdened. For the 2000 Census, a total of 10,722 households were recorded for the County, with approximately 10.2% of these being cost burden and 7.3% of them being considered to be severely cost burdened.

For the City of Thomaston, the 1990 Census recorded a total of 3,760 households having a cost burdened ratio of 8.6%. By the 2000 Census, the number of households increased by 2.7% to 3,862 with a cost burden ratio that soared to 15.4%. The percentage of households that were severely cost burdened for this same period accounted for 9.5%.

Statistics for the Town of Yatesville show a total of 153 households for the 1990 Census. Of these households, 20.9% were considered cost burdened. In 2000, the Census recorded a total of 159 households for Yatesville, with its cost burdened ratio experiencing a significant drop to 3.8%. The severely burdened households are recorded at 3.1%, respectively.

TABLE 48 COST BURDENED HOUSEHOLDS FOR UPSON COUNTY, CITY OF THOMASTON AND THE TOWN OF YATESVILLE						
Category	Upson		City of Thomaston		Town of Yatesville	
	1990	2000	1990	2000	1990	2000
30% - 49%	1,530	1,092	325	593	32	6
50% and Greater	N/A	782	N/A	368	N/A	5
Not Computed	293	415	99	123	9	12

Source: U.S. Bureau of the Census.

5.1.2 Special Needs Housing

In relation to special housing needs, Upson County has a selected number of housing units that are available to residents requiring special needs. The County has a total of 4,123 individuals who are age 65 and over. It is conceivable that a proportion of this elderly population requires special housing due to mobility and other health challenges. Some of the housing needs for the elderly are met through the Thomaston Housing Authority. The Housing Authority has a total of 288 units that are located in three neighborhoods in the City of Thomaston. These units are made available to the elderly, the disabled, and to low income working families or families with a single parent present. For nutritional purposes, Upson County contracts with the Council on Aging for McIntosh Trail, Inc. to implement a provision of services to meet the needs of a portion of its elderly residents. Those residents who are physically capable can obtain a congregate meal from the Senior Center in Upson County. A Home Delivered Meals Program is available for a portion of those elderly residents who have mobility challenges or other health issues that render them homebound.

The Low Income Housing Tax Credit (LIHTC) program was created by the Tax Reform Act of 1986 as an alternate method of funding housing for low- and moderate-income households, and has been in operation since 1987. Each state receives a tax credit based on a per capita allocation that is adjusted for inflation. These tax credits are then used to leverage private capital into new construction or acquisition and rehabilitation of affordable housing.

Thomaston and Upson County have a total of four (4) properties that are considered to be LIHTC. These properties together have a total of 183 units. A Tax Credit Unit can be occupied by any household whose income does not exceed the maximum allowable income for their household size. In addition, LIHTC units can also be occupied by households using HUD Section 8 Vouchers, provided that the LIHTC rent being charged is equal to or lower than the area's Fair Market Rent (FMR). LIHTC management may not turn down an applicant based *solely* on Section 8 status. HUD Section 8 Voucher holders may live in an LIHTC unit with rent exceeding Fair Market Rent; however, the tenant may be responsible for paying the difference between FMR and the LIHTC rent, and will probably need a waiver or permission from the housing authority issuing the voucher in this process.

Statistics from the Division of Public Health indicate that there were a total of 37 cases of HIV/AIDS reported for Upson County during the period 1981 through 2005. Medical needs for these individuals are provided by the local Health Department, and where required, the Upson Regional Medical Center. No special housing assistance is available to specifically serve these individuals.

Services for the mentally challenged, substance abuse, and developmentally disabled residents of Upson County are contracted by Region One of the Georgia Division of Mental Health, Developmental Disabilities and Addictive Diseases (MHDDAD). Region One's regional office is located in Rome, Georgia and serves a region of twenty-five counties of which Upson is included. Numerous agencies throughout Georgia subcontract with the Region One MHDDAD to provide some level of housing options for youths, adolescents, and adults in the County.

5.2 Job-Housing Balance

Over the last ten years, Upson County and its municipalities have suffered tremendously from job losses. Beginning in the late 1990s, textile mills in the Thomaston area closed leaving a great deal of local residents without jobs. By early 2000, Thomaston Mills, Upson County's largest employer closed its doors, leaving nearly 1,800 individuals without jobs and changing their lives forever. A great deal of the housing stock in Thomaston was centered in the area immediately around the mill campus. This made it convenient for local workers to walk to the mill from their homes. There were also a great deal of individuals who commuted from other neighborhoods and surrounding counties. The job losses continued to persist through 2005. As there is a direct correlation between jobs/employment and housing, the information as provided above is significant when taking an inventory of the jobs and housing for Upson County over the last ten to fifteen years.

Statistics from the 2000 Census indicated that the median property value for Upson County, the City of Thomaston and the Town of Yatesville continued to increase from that of the previous Census. To be more specific, the median values increased by 62% for Upson, 58% for Thomaston and 94% for Yatesville. Data from this same Census reveals that Upson County had a total of 11,616 housing units, of which 894 were vacant; 7,496 were owner occupied; and 3,226 were renter occupied. These figures can be utilized in comparison with labor force commuting patterns to obtain insight on Upson County's need to increasing housing or employment opportunities for its residents.

Commuting patterns for 2000 revealed that there were a total of 11,252 individuals in the labor force for the Upson County area which includes multiple counties. Of this figure, a total number of 8,229 or 73% of these individuals worked in Upson; 2,960 or 26% worked outside of Upson; and 63 or 1% worked outside of the State of Georgia. This is an indication that Upson County needs to maintain adequate housing for its residents. And, in consideration of the number of individuals who earn less than \$30,000 per year, affordable housing for its residents should be a priority for Upson County and its municipalities. And understandably so, the new to recruit industry in the Upson County area should also be another major priority for local governments as well.

6.0 NATURAL AND CULTURAL RESOURCES

6.1.1 ENVIRONMENTAL PLANNING CRITERIA

The Rules for Environmental Planning Criteria (Chapter 391-3-16) were developed by the Georgia Department of Natural Resources (DNR) and made a part of the Georgia Planning Act of 1989. These rules direct local governments to establish local protection efforts to conserve critical environmental resources to include: Water Supply Watersheds, Ground Recharge Areas, Wetlands, Protected Rivers, and Protected Mountains. An analysis of the regulations as adopted by Upson County and its municipalities is provided below. Applicable maps that illustrate the location of such resources are provided in the Appendix.

6.1.2 Water Supply Watersheds

Watersheds are areas of land forming a drainage basis focused on a public water supply intake. The Upson County area is affected by only one watershed. The Potato Creek Watershed lies in north-central Upson County and northern Thomaston. This creek also provides the public water supply for the City of Thomaston. Yatesville is unaffected by watersheds. Residents residing outside of the City of Thomaston rely on private well systems for their water supply.

6.1.3 Groundwater Recharge Areas

Recharge is the process by which precipitation infiltrates soil and rock to add to the volume of water stored in pores of other openings within them. Aquifers are soils or rocks that yield water to wells. While recharge takes place throughout practically all of Georgia's land area, the rate or amount of recharge reaching underground aquifers varies from place to place depending upon geologic conditions.

The Georgia Department of Natural has identified all of the recharge areas in the state which are likely to have the greatest vulnerability to pollution of groundwater from near surface activities of man. Significant recharge areas in the crystalline rock terrain of northern Georgia are found in areas that have thick soils and relatively low (less than eight percent) slopes. Only unincorporated Upson County has areas affected by groundwater recharge areas. The City of Thomaston and Town of Yatesville do not have any such areas. The County does not feel that its recharge area is threatened by present or projected future development. Therefore, no special development restrictions have been implemented.

6.1.4 Wetlands Protection

Wetlands are lands that are located in an area between a land system and water system. The water table is usually at or near the surface, or the land is covered by shallow water. To be considered a wetland, an area must have one of the following attributes: at least periodically, the land supports mainly plants that grow in water; the soil is mainly undrained water logged

soil; the soil is actually rock, rather than soil, and is saturated with water or covered by shallow water at some time during the growing season each year; or the land is shown as a wetland on the National Wetlands Inventory. Any type of development or disturbance of a defined or designated wetland must meet all environmental standards as set by the U. S. Environmental Protection Agency, under Section 404 of the Clean Water Act and receive required permits from the U. S. Army Corps of Engineers.

Upson County, the City of Thomaston and the Town of Yatesville have in place standards that landowners must meet prior to being issued development permits. Map 8 in the Appendix identifies wetlands in the County.

6.1.5 Protected River Corridors

River corridors are the strips of land that flank major rivers in Georgia. These corridors are of vital importance to Georgia in that they help preserve those qualities that make a river suitable as a habitat for wildlife, a site for recreation, and a source for clean drinking water. River corridors also allow the free movement of wildlife from area to area within the state, help control erosion and river sedimentation, and help absorb flood waters.

The Flint River forms the entire western border of Upson County. It creates a separation between Upson, Meriwether and Talbot Counties. The river corridor may be characterized generally as an area of natural beauty. It provides numerous opportunities for recreation for area residents. Camp Thunder, a regional Boy Scout facility, is located on the river in the northwestern corner of Upson County. This part of the river cuts through the Pine Mountain Ridge, a unique mountain outcrop stretching from the Chattahoochee River in the west to Lamar County in the east. Next to Camp Thunder is Southern Mills, a textile mill. Southern Mills located in this area of the County due to the relatively moderate cost of the water it required for its water intensive manufacturing process. No other facilities of this sort have been permitted to locate near the river, due to the implementation of government polices.

Midway along the western border of Upson County lies Sprewell Bluff. This is a location of rocky rapids where a low flood plain on the County's portion of the river faces a sheer cliff across the river near Talbot County. Sprewell Bluff was designated as a State Park in 1995. This designation ensures that this little-known gem on the Flint River will be protected from development in the future.

The southern area of the river leaves the Pine Mountain Ridge area and enters a region that is relatively flat. This area is mainly occupied by commercial timber land, and is often leased by hunting clubs.

For protection of the Flint River Corridor, Upson County employs the protection criteria pursuant to O.C.G.A. 12-2-8, Chapter 391-3-16-.04. The City of Thomaston and Yatesville are not affected by protected river corridors.

6.1.6 Protected Mountains

The mountains of Georgia are characterized by steep slopes; thin soils; and, because of the natural stresses placed on such environments, they require special protection. Land-disturbing activity on the high-elevation, steep-slope mountains of Georgia potentially threatens the public health, safety, welfare, and economic progress of the state. Such land-disturbing activity: may endanger the quality of surface water by increasing erosion and stream sedimentation; has the potential to induce landslides; has the potential to adversely affect ground water due to the difficulty in providing proper sewage disposal in areas of steep slope and high elevation; may damage the habitat for some species of wildlife (both plants and animals); and may detract from the mountains' scenic and natural beauty which is vital to the recreation and tourism industry of North Georgia.

Upson County, the City of Thomaston and the Town of Yatesville have no protected mountains that meet the criteria for Mountain Protection as established by the Georgia Department of Natural Resources.

6.2 OTHER ENVIRONMENTALLY SENSITIVE AREAS

6.2.1 Steep Slopes

Steep slopes are generally defined as land with a slope angle of 20% or greater for a minimum of 30 feet horizontally. They are a valuable commodity to a region in terms of aesthetics and ecological benefits. They provide a haven for wildlife and plant life, as well as, provide scenic views and recreation sites. Because of their contribution to the land, it is important for governments to implement measures to prevent overdevelopment in these areas. Two such methods include clustering and low density planning. Clustering provides a process for assigning a small tract of land for developments, while a common area is set aside where development is prohibited. This type of planning helps to maintain the overall rural character of an area, but does not prohibit development overall. Low density planning is the process by which minimum tract size is increased to a high number and the amount of free standing structures is limited on that tract. This method prevents any type of high intensity development.

Upson County has several areas with a slope equal to or exceeding 20%. The Pine Mountain Ridge intersects Upson County on the western rim of the County. This region has a major impact on the ecosystems of many counties. The State of Georgia discourages inappropriate and destructive development practices in this region. In the northern end of the county, there are three areas of steep slopes to include: Salter Mountain, Bull Trail Mountain, and Indian Grove Mountain. These steep hills are related to the Pine Mountain Ridge, although they are not continuous extensions of the ridge. The last region of the steep slopes in the County is located northwest of the City of Thomaston. The two slopes are name Brooks Mountain and Kings Mountain. There are no steep slopes in the City of Thomaston or the Town of Yatesville. Upson County abides by the State standards for soil and sedimentation control to protect steep slopes.

6.2.2 Coastal Resources

There are no coastal resources in Upson County, the City of Thomaston, or the Town of Yatesville.

6.2.3 Floodplains

Under the laws of the State of Georgia, a floodplain is considered to be the land adjoining lakes and rivers that are covered by the 100-year or regional flood. This flood is considered to be a flood that has a 1 percent chance of occurring in any given year. The natural floodplain is an important part of the water system. It affects the storm runoff, water quality, vegetative diversity, wildlife habitat, and aesthetic qualities of rivers and lakes. Any alteration of the floodplain should be carefully evaluated. The least amount of alteration to the natural system is usually the most ecologically sound development decision.

Floodplains do exist in the Upson County, City of Thomaston and Town of Yatesville. Upson and the City of Thomaston both participate in the National Flood Insurance Program. Floodplains are identified in Map 12 in the Appendix.

6.2.4 Soils

Varying soil types exist throughout Upson County, the City of Thomaston and the Town of Yatesville. Map 13 in the Appendix provides a view of the soil conditions. A detailed description of these is provided in Table 49 below:

TABLE 49 - SOIL TYPES FOR UPSON COUNTY THE CITY OF THOMASTON AND TOWN OF YATESVILLE	
Location/Type	Description
Upson County	
Wehadkee-Chewacla-Alluvial	Poorly drained, prone to flooding, not suitable to development.
Cecil-Davidson-Appling	Suitable for development.
Mountainberg-Pacolet	Severe constraints to development due to the rockiness of the soil.
Wilkes Enon	Severe constraints to development.
Thomaston	
Davidson	Slight to moderate constraints to development.
Appling-Cecil	Slight to moderate constraints to development.
Davidson-Cecil-Madison-Pacolet	Slight to moderate constraints to development.
Cecil-Madison-Pacolet	Slight to moderate constraints to development.
Cecil-Madison-Appling	Slight to moderate constraints to development.
Starr	Slight to moderate constraints to development.
Helena-Appling-Wilkes	Severe constraints to development.
Appling-Cecil-Holston	Slight to moderate constraints to development.

Table 49 - Continued

Yatesville	
Davidson-Cecil-Madison-Pacolet	Slight to moderate constraints to development.
Davidson-Cecil-Madison-Pacolet (sloped)	Moderate to severe constraints to development.
Davidson	Slight to moderate constraints to development.
Davidson (sloped)	Moderate to severe constraints to development.
Starr	Slight to moderate constraints to development.
Chewacla and Wehadkee	Severe constraints to development.

Source: U. S. Department of Agriculture.

6.2.5 Plants and Animal Habitats

The Georgia Department of Natural Resources has identified the protected plants and animals significant to Upson County, the City of Thomaston and the Town of Yatesville. These are identified in Table 50 below:

TABLE 50 - LISTING OF SPECIES IN UPSON COUNTY				
SPECIES	FEDERAL STATUS	STATE STATUS	HABITAT	THREATS
Bird				
Red-cockaded woodpecker	E	E	Nest in mature pine with low understory vegetation (<1.5m); forage in pine and pine hardwood stands > 30 years of age, preferably > 10" dbh.	Reduction of older age pine stands and to encroachment of hardwood midstory in older age pine stands due to fire suppression.
<i>Picoides borealis</i>				
Reptile				
Alligator snapping turtle	No Federal Status	T	Rivers, lakes, and large ponds near stream swamps.	Destruction and modification of habitat and overharvesting.
<i>Macrolemys temminckii</i>				
Barbour's map turtle	No Federal Status	T	Restricted to the Apalachicola River and larger tributaries including the Chipola, Chattahoochee, and Flint Rivers in eastern Alabama, western Georgia, and western Florida.	
<i>Graptemys barbouri</i>				
Gopher tortoise	No Federal Status	T	Well-drained, sandy soils in forest and grassy areas; associated with pine overstory, open understory with grass and forb groundcover, and sunny areas for nesting.	Habitat loss and conversion to closed canopy forests. Other threats include mortality on highways and the collection of tortoises for pets.
<i>Gopherus polyphemus</i>				
Invertebrate				
Gulf moccasinshell mussel	E	E	Medium streams to large rivers with slight to moderate current over sand and gravel substrates; may be associated with muddy sand substrates around tree roots.	Habitat modification, sedimentation, and water quality degradation.
<i>Medionidus pencillatus</i>				

SPECIES	FEDERAL STATUS	STATE STATUS	HABITAT	THREATS
Oval pigtoe mussel <i>Pleurobema pyriforme</i>	E	E	River tributaries and main channels in slow to moderate currents over silty sand, muddy sand, sand, and gravel substrates.	Habitat modification, sedimentation, and water quality degradation.
Purple bankclimber mussel <i>Elliptoideus sloatianus</i>	T	T	Main channels of ACF basin rivers in moderate currents over sand, sand mixed with mud, or gravel substrates.	Habitat modification, sedimentation, and water quality degradation.
Shiny-rayed pocketbook mussel <i>Lampsilis subangulata</i>	E	E	Medium creeks to the mainstems of rivers with slow to moderate currents over sandy substrates and associated with rock or clay.	Habitat modification, sedimentation, and water quality degradation.
Fish				
Bluestripe shiner <i>Cyprinella callitaenia</i>	No Federal Status	T	Brownwater streams.	
Highscale shiner <i>Notropis hypsilepis</i>	No Federal Status	T	Blackwater and brownwater streams.	
Plant				
Fringed campion <i>Silene polypetala</i>	E	E	Mature hardwood or hardwood-pine forests on river bluffs, small stream terraces, moist slopes and well-shaded ridge crests; one population in Upson County last located in 1995.	Residential development, logging, and spread of Japanese honeysuckle.
Piedmont barren strawberry <i>Waldsteinia lobata</i>	No Federal Status	T	Rocky acedic woods along streams with mountain laurel; rarely in drier upland oak-hickory-pine woods.	
Relict trillium <i>Trillium reliquum</i>	E	E	Hardwood forests; in the Piedmont, found in either in rich ravines or adjacent alluvial terraces with other spring-flowering herbs.	Logging, road construction, agricultural conversion, mining, residential/industrial development, and encroachment by Japanese honeysuckle and kudzu.
Shoals spider-lily <i>Hymenocallis coronaria</i>	No Federal Status	E	Major streams and rivers in rocky shoals and in cracks of exposed bedrock; plants can be completely submerged during flooding.	

Source: Georgia Department of Natural Resources – Updated 2004.

Note: E: Endangered - denotes a species which is in danger of extinction throughout all or part of its range.
 LT: Threatened - denotes a species which is likely to become an endangered species in the foreseeable future throughout all or parts of its range.
 R: Rare - denotes a species which may not be endangered or threatened, but which should be protected because of scarcity.
 U: Unusual – denotes plants subject to commercial exploitations would have this status.

6.3 SIGNIFICANT NATURAL RESOURCES

6.3.1 Scenic Areas

Upson County has basically one area that is considered a scenic view. This area is located just above the Sprewell Bluff State Park where it overlooks the Flint River. This is a remote location and is not subject to any significant development. Other smaller bodies of water or lakes and reservoirs within the County include: Three Acre Lake, Swift Creek Lake, Mathis Lake, Mathews Lake, Turner Lake, McGehee Lake, and Triple S Lake.

6.3.2 Agricultural or Forest Land

A great deal of the land in Upson County is characterized as agricultural or forested. This is especially true as it relates to the southern most areas of the County. The agriculture and forested land are significant contributors to Upson County's local economy, as they are the major resources that generate the livelihood for a number of local farmers.

In 2000, the Census recorded that the total area in square miles for Upson County was 327.6. As of 2004, the total area in acres was 208,300; and the total forest land in acres was 155,300. Data from the 2002 Census of Agriculture indicates that there were 291 farms in Upson County having 46,576 acres of land in farms and 5,287 acres of harvested cropland. For this same period, the average size of farms in the County was 160 acres; while the median size was 90 acres.

The farm gate value of a cultivated product in agriculture or aquaculture is the net value of the product when it leaves the farm, after marketing costs have been subtracted. Statistics from the 2005 Farm Gate Value Report for Upson County, as generated by the University of Georgia, reveals a Total Farm Gate Value of \$33,359,786; a Total Farm Gate Value Per Farm of \$114,638; and a Total Farm Gate Value Per Acre of Farmland of \$716. It is worthy to note that a 2006 update on the Total Farm Gate Value for the County reflected a 7.1% decrease being recorded at \$30,976,254.

In relation to timber resources, most of Upson County's residential and economic growth is occurring to the north, east and western portions of the County. As most of its timber resources are located in the southern area, it is unlikely that a significant loss in timber will occur in any detrimental capacity.

6.3.3 Parks, Recreation and Conservation Areas

Sprewell Bluff State Park is located on the Flint River in Upson County. This 1,372 acre facility provides visitors with a boat ramp, picnic areas with grills and a playground. The facility is operated by the State of Georgia.

The City of Thomaston has two parks: Weaver Park and Westside Park. The City is in the process of developing its third park on the north side of the City, the Greatest Generation Park. This large scale park is promised to include a number of amenities such as: a walking path system, a parking area; a playground and rest area; a memorial garden and veteran's memorial; and a reflecting pool and outdoor classroom.

6.4 SIGNIFICANT CULTURAL RESOURCES

6.4.1 Local Historic Assessment

Upson County was created from lands ceded to Georgia by the Creek Indians at the Treaty of Indian Springs in 1821. This area extended from Ocmulgee River to the Flint River through Middle Georgia. Upson County was created in 1824 from parts of the original counties of Monroe and Houston. The County was named in honor of Stephen Upson, one of Georgia's most successful lawyers. He died August 1824 in his 40th year of practice and was buried in the Presbyterian Cemetery in Lexington, Oglethorpe County. He had come to Oglethorpe County in 1807 and early distinguished himself with his perseverance and integrity.

The City of Thomaston was incorporated in 1825 and made the County seat Upson. The town was named for General Jett Thomas, famous in the war of 1812. There was a large influx of settlers into the area before Upson County was created from Monroe County, a portion of Pike County, and a small section of Crawford County in 1824. An even greater number came following the division of the land into lots that were distributed among the citizens of Georgia to quickly settle the newly acquired lands. The first census of Upson County in 1830 showed a population of 7,013. By 1860, the total had reached 10,172, being almost equally divided between whites and blacks.

The settlers of Thomaston came from the eastern counties of Georgia between the Oconee River and Augusta. Many were wealthy and cultured plantation owners who owned many slaves. They were seeking new lands to establish new plantations, largely for growing cotton as they had exhausted the fertility of their original land holdings. There were the people that settled the eastern section of Upson County, around The Rock, on Logtown Road, and along the banks of the Flint River. Quite a number also came from North and South Carolina, and a sizable colony came from New England to engage in textile manufacturing. The first cotton mill in Upson County was built on Tobler Creek in 1833 and called the Franklin Factory. A total of four textile mills, all water-powered, were built in the County prior to the Civil War, making Upson the center of the textile industry in Middle Georgia. Thomaston Mills was a major employer in the County from its beginning in 1899 until 2000, when the company declared bankruptcy. Martha Mills, a manufacturer of tire cord fabric, began operation in 1927 and

continues to be a large employer (Martha Mills was bought by B. F. Goodrich, later WesTek, in 1929). In the 1920s, the peach industry thrived in Upson County, but peaches all but vanished in the County with the onset of the Great Depression in the 1930s, as orchard laborers found work in the mills. Peach orchards were cut down to make room for timber stands.

While the eastern and southern sections of the County became well populated as well as prosperous and developed a typical plantation culture of the Old South, the northern and western sections of Upson were sparsely settled. Thomaston remained a small County-seat village. The old Alabama Stage Coach Road ran from the northeastern section through the length of the County, crossing Flint River at Double Bridges. It was a heavily traveled stage coach and wagon freight line between Augusta and Columbus. Two stage coach stops were located in Upson County: John Castlen's, at the junction of Old Alabama Road and Crest Highway; and Abner McCoy's near the Flint River. In the northeastern section of the County and on the Alabama Road, was a village called Jug Town, famous a century for its fine pottery made from clay found near Potato Creek. A few churches and small settlements grew up along this road. Century Nelson Church, near the Pike County line and Shiloh Baptist Church, in Upson County, are still active.

The early settlers were interested in thorough education. A known total of thirteen male and female academies established in Upson County in its first fifty years. Among them were the United Friends Academy established in 1860 by Charles E. Lambdin, who came from Baltimore to tutor the Murphy children and head the academy which was located just north of the present town of Yatesville. Following the Civil War, Charles E. Lambdin founded Gordon Institute in Barnesville, Georgia. Among the pioneer religious leaders were Zachariah Gordon, father of John B. Gordon; and Jacob King who were cousins. They established many of the early Baptist churches in Upson County.

The first newspaper published in Thomaston was "*The Hickory Nut and Upson Vigil*" from 1830-1836. Next was the "*Upson Pilot*" from 1859-1862, which folded at the beginning of the Civil War.

Upson and Thomaston continued to grow and prosper until the Civil War. The citizens built, financed, and operated their own railroad. The Upson County Railroad between Thomaston and Barnesville was completed in October 1857. It was operated by local citizens before being partially destroyed. In 1914, it was sold to the Central of Georgia Railroad.

Upson County was paralyzed as a result of the Civil War. All of its textile plants and other mills, as well as most of its plantations, were completely destroyed by Wilson's Federal Cavalry in April 1865. In addition, Thomaston suffered a disastrous fire in August 1863, which destroyed the entire business section, with the exception of the Courthouse. A total of thirty-seven business houses were completely destroyed. For this reason, there are no businesses housed in the present business section of Thomaston built prior to the Civil War. Upson County furnished 1,127 men to Confederate armies during the Civil War, many of whom did not return. It was many years before the County began to recover from its terrific losses, but by mid 1870 some progress was being made, particularly in agriculture. Thomaston became the second largest livestock market in the South and was known as the "Mule Capitol" of Georgia.

The village of The Rock is eight miles east of Thomaston on Thomaston-Barnesville Highway (State Route 36). On the eastern edge of the village is a granite marker sitting on top of the remnant of the larger bolder on which the early stage coach drivers left there bags of mail and from which the village derived its name.

Ten miles east of Thomaston, on State Route 74, is the town of Yatesville. Although incorporated in 1894, the area was the center of plantations, industry, and educational institutions for many pioneer citizens in the early history of Upson County. Crossing Tobler Creek on the right approaching Yatesville are the remains of the Hightower Grist Mill built in 1824.

The southeastern section of Upson County was the first to be settled and was once the wealthiest, most cultural, and most populous area in Upson. Logtown Road, from the town of Yatesville to Highway 19 near Flint River, was the main artery of travel through many large plantations.

In the center of Thomaston stands the Upson County, Courthouse. The first courthouse was built on this spot in from 1826 to 1828. The second building was erected in 1852. The present courthouse was built in 1908, at a cost of \$60,000 without a bond issue. It was a handsome edifice, well maintained and constantly improved to meet the needs of the County. On the courthouse grounds are several markers and monuments commemorating important events in the history of the County. In the southeast corner of the Square, on a marble base, is mounted a cannon ball, on what is said to be the first fired at Fort Sumter. It was retrieved by P. W. Alexander, a citizen of Upson and a noted correspondent during the Civil War.

6.5 NATIONALLY SIGNIFICANT RESOURCES

6.5.1 National Register

The National Register of Historic Places provides a listing of those cultural resources identified for preservation. The register is a national effort to coordinate and support public and private efforts to identify, evaluate, and protect historic and archeological resources. Properties as listed in the register include districts, sites, building, structures, and objects that are deemed significant to American history, architecture, archeology, engineering, and culture. Those properties as listed for the Upson County are provided in Table 51:

TABLE 51 NATIONAL REGISTER OF HISTORIC PLACES		
RESOURCE LISTING	LOCATION	DATE ADDED
Auchumpkee Creek Covered Bridge	10 Miles Southeast of Thomaston off U.S. 19 on Allen Road – Thomaston, GA	1975
Sydney Barron House	505 Stewart Avenue – Thomaston GA	1994
W. A. Harp House	206 Barnesville Street – Thomaston, GA	1990
L. L. Minor Archeological Site	Address Restricted – Thomaston, GA	1977
Rose Hill Mill and House aka Hannah's Mill; McDonald's Mill	Northwest of Thomaston on Thompson Lane and Hannah Mill Road – Thomaston, GA	1980
Upson County Courthouse	Courthouse Square – Thomaston, GA	1980

Source: National Register of Historic Places, 2007

7.0 COMMUNITY FACILITIES AND SERVICES

7.1.1 Water Supply and Treatment

Upson County owns three wells also. These wells provide water service to residents located in the Sunset Village only. The remainder of Upson County is too densely populated to support a public countywide water system. Therefore, the rest of the residents in Upson County receive water service via personal well systems.

The City of Thomaston provides water service to residents throughout the City. The City has two water treatment plants, three raw water pump stations, two reservoir pump stations, five elevated water tanks, and one ground water tank. The City has over 4,800 metered service connections. It has the capacity to treat 4 mgd, and has a maximum withdrawal rate of 4 mgd. It currently uses an average of 2 mgd with a peak of 4.3 mgd. Thomaston's Water Department is operated and maintained by Operations Technologies, Inc. (Optech).

Yatesville supplies its own water. It has a total of three wells and 117 million gallons of water. The maximum withdrawal rate of 1 million gallons a month, the City currently averages 1 million gallons a month with a peak of 2 million gallons a month.

7.1.2 Sewerage System and Wastewater Treatment

Residents in Upson County and the Town of Yatesville are not served by any type of systemwide sewerage treatment. The residents in these areas rely on a septic system for this purpose. Neither the County nor Yatesville have immediate plans to alter their current sewerage treatment status.

The City of Thomaston has three wastewater treatment plants which are currently meeting its needs. These facilities have a maximum capacity of 3.5 mgd. The City generates an average of 2 mgd with a maximum peak of 4 mgd. Thomaston's Wastewater Department is operated and maintained by Operations Technologies, Inc. (Optech)

For the residents of Lincoln Park, a small community in south Upson County, sewage treatment is provided by the County via a contract with the City of Thomaston.

7.1.3 Solid Waste Management

Upson County, the City of Thomaston and the Town of Yatesville allow provide solid waste collection and disposal services for their local residents. According to the Upson County Multi-jurisdictional Solid Waste Management Plan, approximately 95% of unincorporated Upson County is served by curbside solid waste collection. The County contracts with a private hauler to collect and dispose of household and commercial waste. This is not inclusive of any construction debris and demolition materials. All solid waste collected from its curbside service

is transported to a local collection facility on Waymanville Road which is owned and operated by Veolia Environmental Services. The waste is pre-sorted and transferred to the Taylor County Landfill for disposal. The collection facility on Waymanville Road also serves as a staffed drop-off collection center for local residents who must show proof of residency for use. The residents are billed individually for their curbside collection services.

The City of Thomaston also provides mandatory curbside collection services to its residents and commercial businesses. Thomaston, as well, contracts with the private hauler, Veolia Environmental Services for collection and disposal services. Once per week, Veolia collects and disposes of all household, commercial yard waste, brown goods and white goods placed at the curbside or by dumpsters within the corporate limits of the City. The waste collected is treated like that of Upson County; having a final disposal destination at the Taylor County Landfill. The City of Thomaston bills each resident or commercial user for services rendered. Private business owners are responsible for their own solid waste collection and disposal services.

The Town of Yatesville, as well, contracts with a private hauler for its solid waste collection and disposal services. Unlike the Thomaston and Upson County, Yatesville utilizes Dependable Waste Services as its hauler. The curbside collection program is mandatory for all residents, and each resident is charged individually for services provided.

7.4 PUBLIC SAFETY

7.4.1 Law Enforcement

Upson County and the City of Thomaston individually provide their own public safety via entities that are endowed with the responsibility of providing protection for the residents and keeping the laws, ordinances, and regulations of the County, Cities and the State of Georgia.

The Upson County Sheriffs Department has responsibility of providing public safety for residents outside of the City of Thomaston. Services are also provided to Yatesville. The Sheriffs Department employs approximately seventy-three individuals. A breakdown of the Department's staff by title is provided in Table 52 below. The Department also utilizes a total of thirty-eight (38) vehicles to provide protection services to the residents of the County. The Emergency 911 (E-911) Department for Upson County is jointly located in the Law Enforcement Complex along with the Sheriffs Department. A breakdown of the E-911 staff is also provided in Table 52.

TABLE 52 UPSON COUNTY SHERIFFS DEPARTMENT AND E-911 STAFF	
TITLE	NUMBER
<u>Sheriff Department</u>	
Sheriff	1
Administrative Secretary	2
Captain	4
Crossing Guard	10
Deputy	13
Jail Officer	29
Lieutenant	2
Major	1
Narcotics Officer	3
Sergeant	8
TOTAL	73
<u>E-911 Department</u>	
Director	1
911 Operator	13
TOTAL	14

Source: Upson County Sheriffs Department, 2007.

The City of Thomaston Police Department provides public safety services for residents of the City. The Police Department has a total of twenty-six employees. A breakdown of the Department's staff by title is provided in Table 53 below. The Department also utilizes a total of sixteen (14) patrol cars and two trucks.

TABLE 53 CITY OF THOMASTON POLICE DEPARTMENT STAFF	
TITLE	NUMBER
Chief	1
Captain	1
Civilian Staff: Secretary	2
Civilian Staff: Records Clerk	1
Lieutenant	4
Police Officers	17
TOTAL	26

Source: City of Thomaston Police Department, 2007.

7.4.2 Fire Protection

Fire protection services are provided for residents throughout Upson County, the City of Thomaston and the Town of Yatesville. Upson County is served by a total of six volunteer fire departments having a total volunteer staff of 120 individuals. These department locations and the number of volunteer fireman who staff them are as follows:

TABLE 54 UPSON COUNTY VOLUNTEER FIRE DEPARTMENTS	
DEPARTMENT LOCATION	NUMBER OF VOLUNTEERS
Lincoln Park Volunteer Fire Department	9
Northside Volunteer Fire Department	33
Rock Hill Volunteer Fire Department	26
Salem Volunteer Fire Department	14
Thurston Volunteer Fire Department	18
Yatesville Volunteer Fire Department	20
TOTAL	120

Source: Upson County Board of Commissioners, 2008.

The City of Thomaston employs a full time staff to provide its fire protection services. A total of 19 employees make up the staff of the Department. The equipment for the Department consists of two fire engines, one multi purpose ladder truck, one rescue squad, and one pickup truck. The Town of Yatesville also provides its own fire protection services utilizing a volunteer force of 13 Fire Fighters. Each fire department in Upson County serves as independent entities having mutual aid agreements to serve other surrounding jurisdictions.

7.4.3 Emergency Management Agency

The Emergency Management Agency (EMA) is a cooperative effort of the governmental agencies in Upson County. The EMA provides emergency assistance to the local community during times of disasters and severe weather conditions. The EMA coordinates activities such as rescues with law enforcement, firefighters and volunteers. Upson County and its municipalities have provided funding to make it possible to locate the EMA operations to a more functionally permanent facility.

7.5 PUBLIC EDUCATION

7.5.1 Education

The Thomaston-Upson County School System is governed by the Upson County Board of Education. Local students are provided with quality educational opportunities, a challenging curriculum, and state of the art instructional technology. A breakdown of the schools in the Thomaston-Upson County System is provided in Table 55.

TABLE 55 THOMASTON-UPSON COUNTY PUBLIC AND PRIVATE SCHOOL SYSTEMS		
NAME	GRADES	ADDRESS
Upson-Lee Pre-Kindergarten	Pre-K	216 E. Lee Street Thomaston, GA 30286
Upson-Lee South Elementary	K-3	172 Knight Trail Drive Thomaston, GA 30286
Upson-Lee North Elementary	4-5	334 Knight Trail Drive Thomaston, GA 30286
Upson-Lee Middle School	6-8	101 Holston Drive Thomaston, GA 30286
Upson-Lee High School	9-12	268 Knight Trail Drive Thomaston, GA 30286
Upson-Lee Alternative School	6-12	300 Adams Street Thomaston, GA 30286
Head Start Program	Pre-K	46 Atwater Place Thomaston, GA 30286
Lu's Learning Center	Pre-K	505 W. Main Street Thomaston, GA 30286
Westwood Christian Academy	Pre-K and 3-8	96 Pickard Road Thomaston, GA 30286

Statistical data for the school system for the term 2005-2006 indicates that there were a total of 243 graduates with 136 having college preparatory endorsements on their diplomas. A total of 51.9% of these graduates were eligible for the Hope Scholarships. There were 4,835 students enrolled during this period. The number of dropouts for Grades 9 through 12 was 102, representing a drop-out rate of 6.6%. The total number of students retained system wide was 198.

7.5.2 Higher Education

Upson County is fortunate to have located in the community a resource for higher educational opportunities. Flint River Technical College offers many opportunities for local residents, as well as those in the areas surrounding Upson, to receive technical training in an effort to enhance their quality of life. The college offers courses with flexible scheduling, online classes, and small

class sizes for better learning experiences. Their programs also include short-term Technical Certificates of Credit, Diplomas, and Associate of Applied Science Degrees. Flint River Technical College has two locations to serve those desiring training at this facility; the main college campus is located on U.S. 19 South and a satellite located is located in downtown Thomaston.

For the local residents desiring the traditional college experience, nearby Gordon College, located in Barnesville, GA, offers two year degree programs and some four year degree programs. Gordon College offers a four year nursing degree program in cooperation with Middle Georgia Medical College. As of 2007, the Board of Regents approved a four year program for those wishing to pursue a degree in education.

7.6 PUBLIC HEALTH

7.6.1 Hospital

The Upson Regional Medical Center (URMC) is located in Thomaston. The URMC was established in 1951 and serves as the County's only hospital facility. Statistical data from the Department of Community Health for 2004 reveals that the URMC is a 115 bed facility. The URMC has experienced numerous expansions over the years in an effort to provide a broader array of services for the benefit of those in need. These services include: Anti-Coagulation Clinic; Cardiology Services; Congestive Heart Failure Clinic; Intensive Care Unit; Medical Imaging; Medical Services Unit; Multi-Services Unit; Pain Clinic; Perinatal Unit; Pre-Admission Testing & Education; Rehab Services; Respiratory Care Services; Sleep Disorder Center; Surgical Services; Wellness Center; and a Wound Healing Center. Over the years, URMC has shown its commitment to providing exceptional care through expanded services and state-of-the-art medical technology, but that's only part of the story. The hospital is equally dedicated to promoting preventive measures and healthy lifestyles through a broad range of outreach programs. URMC became a "smoke free facility" and offered smoking cessation assistance years before it became a nationwide trend. Health fairs and free blood pressure screenings take wellness beyond the hospital's walls. Employees and medical staffers engage their neighbors through community involvement and volunteer work. URMC is dedicated to bringing quality care close to home.

7.6.2 Health Department

Upson County is served by a local Health Department which is a part of the Georgia Department of Public Health. The Health Department has a staff of approximately twenty (20) individuals who provide an array of services to include the following:

General Health Services

- ◆ Babies Can't Wait/Child Tracking Program
- ◆ Family Planning Services
- ◆ Health Check
- ◆ High Risk Program
- ◆ Perinatal Case Management
- ◆ Prenatal Services
- ◆ Presumptive Eligibility
- ◆ Well Baby

Health Services for Special Health Needs

- ◆ Children's Medical Services
- ◆ Community Care Services Program
- ◆ Sexually Transmitted Disease Services
- ◆ Sickle Cell Screening & Counseling
- ◆ Specialty Clinics
- ◆ Women, Infants, and Children (WIC)

Services for Healthier Communities

- ◆ Environmental Services
- ◆ General Nursing Services
- ◆ Health Education Services
- ◆ Immunizations

7.6.3 Upson County Counseling Center

The Upson County Counseling Centers offers a variety of rehabilitative, environmental support, and targeted case management services to assist individuals to become functionally restored. Services are available to individuals and families and consist of Crisis Intervention, Short-Term Individual Counseling, Child and Adolescent Services, Psychiatric Evaluations and Psychiatric Medication Management, Substance Abuse Services, Community Support Services, Anger Management, and Alcohol Awareness Education.

7.6.4 Nursing Homes

Residential healthcare services for senior citizens of Upson and surrounding counties are provide via three local nursing homes and a personal care home. The nursing homes, combined, had a total bed capacity of 302 as per statistics for 2006. These facilities have full staffs of qualified healthcare givers and activity coordinators who work together to assure that residents are provided with daily activities for their minds and body. The personal care homes provide a stimulating atmosphere which allows for a supervised and controlled environment. West Village, an independent living community, provides private rooms that give residents the opportunity to create a space close that of their own homes. Meals are served in a group hall and daily activities are provided.

7.6.5 Senior Center

The Thomaston-Upson County Senior Center is managed by the Recreation Department. The Center offers seniors a multitude of resources to develop and strengthen senior adult relationships within the community. The Center's mission is to provide recreational, educational, social and cultural activities for senior adults. Volunteers are utilized in the provision of services.

7.7 Consistency with Service Delivery Strategies

As per State requirements, Upson County, the City of Thomaston and the Town of Yatesville entered into agreements in 1999 for the provision of services to be provided to their residents. These agreements, the Service Delivery Strategies, were updated in 2007 and are summarized in Table 56.

TABLE 56 SUMMARY OF SERVICE DELIVERY STRATEGY FOR UPSON COUNTY, THE CITY OF THOMASTON AND THE TOWN OF YATESVILLE			
SERVICE	RESPONSIBLE PARTY	SERVICE AREA	FUNDING SOURCE
Airport	Thomaston-Upson County Airport Authority & Upson County	Countywide	User Fees, General Funds, State and Federal Grants
Animal Control	Thomaston-Upson County	Countywide	General Funds
Archives	Upson County & Thomaston-Upson County School Board	Countywide	General Funds
Code Enforcement, Building Inspection & Zoning	Upson County	Countywide	General Funds
Courts	Thomaston-Upson County	Countywide	User Fees, General Funds
Cultural Programs	Thomaston-Upson County Arts Council	Countywide	General Funds
Economic Development	Thomaston-Upson County Industrial Development Authority	Countywide	General Funds, User Fees
Electric Utilities	City of Thomaston	City	User Fees, Franchise Taxes and Bonded Indebtedness
Emergency Management	Upson County Emergency Management Agency	Countywide	General Funds
Emergency Medical Services	Hospital Authority of Upson County	Countywide	General Funds, User Fees, & General Revenues of Hospital
Emergency Telephone (E-	Upson County	Countywide	User Fees, General Fund
Fire Protection	Upson County, Thomaston, and Yatesville	Countywide	Insurance Premium Tax, General Funds, Utility Revenues, and LOST
Hospital	Upson County Hospital Authority	Countywide	User Fees
Indigent Defense	Upson County	Countywide	General Funds, User Fees
Jail	Upson County	Countywide	General Fund, User Fees
Landfill	Thomaston-Upson County	Countywide	General Funds
Law Enforcement	Thomaston-Upson County	Countywide	General Funds
Library Services	Thomaston-Upson County Library Board	Countywide	General Funds
Mental Health Facility	Gilmore Center – Upson Association for Retarded Citizens	Countywide	General Funds
Parks and Recreation	Thomaston-Upson County Recreation Commission	Countywide	General Funds, SPLOST & User Fees
Public Health Services	Upson County	Countywide	General Funds
Road/Street Maintenance	Upson County, Thomaston and Yatesville	Countywide	General Funds, DOT-LARP Program, County Contracts, LOST
Sewage Collection/Disposal	Thomaston-Upson County	Countywide	User Fees
Solid Waste Disposal	Upson County, Thomaston and Yatesville	Countywide	Insurance Premium Tax, User Fees
Water Supply/Distribution	Upson County, Thomaston and Yatesville	Countywide	User Fees

Source: Service Delivery Strategy Agreements for Upson County, the City of Thomaston and the Town of Yatesville, 1999 and 2007.

8.0 INTERGOVERNMENTAL COORDINATION

8.1.1 Thomaston-Upson County Industrial Development Authority

The Thomaston-Upson County Industrial Development Authority (IDA) was created as a means to foster industrial growth and development for the economic growth of the community. The IDA also works with existing industry to help expand their operations. Its focus is to generate quality job opportunities for the local residents of the community. IDA owns the Georgia Business and Technology Park, near the Thomaston/Upson County Airport, located just off of Delray Road in Upson County. This park has been a very resourceful tool for prospects looking at the community for business and industrial purposes. This park includes sites that range in size from 5 acres to 120 acres. Utilities, which include fiber optics, are all available to potential clients interested in locating in this facility.

The IDA also partners with the Flint River Technical College to help produce a quality trained, skilled, and educated workforce for Upson, Thomaston and Yatesville. Having a trained workforce is of major importance as the community positions itself in the competitive market for industrial recruitments. As a regional approach to target local business and industry, the IDA serves with Pike and Lamar Counties in a Tri-County Industrial Development Authority.

8.1.2 Thomaston-Upson County Chamber of Commerce

The Thomaston-Upson County Chamber of Commerce serves as the local ambassador for the community. It works closely with elected officials to discuss and create resolutions to challenges that may face the local community. One of its main focuses has been to work with local manufacturers to address a variety of issues and challenges that they may individually or jointly face in their daily functions. The Chamber of Commerce has worked with the Flint River Technical College since 2005 to co-sponsor the Entrepreneur Management and Business Assistance Resource Center (EMBARC) This program, a growing phenomenon in Georgia, was designed to assist individuals desiring to establish their own business ventures in the Upson County area. Individuals are provided assistance to include a five step start-up plan to create small business success.

The Chamber is also involved in many other programs that significantly benefit the community. It organizes an annual Adult Leadership Upson class which is designed to introduce new leaders to the community. It sponsors the Youth Leadership Upson Program for local high school students. It hosts various programs, on a monthly basis, such as the A.M. Ambassadors Program and Business After Hours, as a means to create or further enhance the networking opportunities for its members. It also sponsors an annual golf tournament each year in March.

8.1.3 Georgia Department of Transportation

Upson County and the City of Thomaston have a cooperative partnership with the Georgia Department of Transportation (GDOT). The County is fortunate to be the home of a District Office for GDOT which has the responsibility of serving some thirty-one counties. GDOT

recently completed the construction of its new facility on Jeff Davis Road, which serves as a replacement to the previous office building which was built in the 1950s. The local GDOT office houses some 100 employees. GDOT employees do not only work in the community, but they play active roles in many other social and recreational activities throughout Upson County.

8.1.4 The Main Street Association

The Thomaston Main Street Association is a non-profit organization that employs what has been deemed as a four-point approach to downtown revitalization, including organizing, promotion, design and economic restructuring of the downtown area. In its mission, the Association conducts a variety of activities to help display the downtown area. Each year, programs and various activities are scheduled to attract local residents and visitors to downtown Thomaston. These events are inclusive of the Flint River Fallfest, Red Hatters Luncheon, Downtown open house and a fall and spring Taste of Thomaston. The Association works closely with the Downtown Development Authority in the joint effort to maintain the economic success of the local downtown area.

8.1.5 Library

Upson County, the City of Thomaston and Town of Yatesville work cooperatively to provide library services to local residents. Two libraries are located in Upson County. The Hightower Library, located in the Thomaston area, serves both Thomaston and Upson County residents. Yatesville also has a local library system to serve its local residents. Both facilities offer high-speed internet services and work with Friends of the Library organization to provide many other programs and activities to users.

8.1.6 Thomaston-Upson Arts Council

The Thomaston-Upson County Arts Council (TUAC) is a non-profit organization whose purpose for the last 20 years has been to bring quality art experiences to the local community. TUAC works both in the community and in the local school system to promote the arts. The Council sponsors annual events and participates with other agencies in the Upson County area in the provision of services. TUAC draws its strength as a community-based organization that is supported by the local governments, local supporters and sponsors, and the Georgia Council for the Arts.

8.1.7 Thomaston-Upson County Recreation Department

The Thomaston-Upson County Recreation Department is a cooperative effort to provide recreational sports for the citizens of Upson County. A wide array of programs and services are offered to include basketball, baseball, football, softball, cheerleading and soccer. These programs are tailored for the local youth. For the adults, the Recreation Department makes available its fields for local softball leagues. All individuals can take advantage of other activities which include racquetball, volleyball, swimming, and tennis. A new skate park was recently constructed at the Recreation Department which includes amenities such as grind boxes and rails, ledges, skateable tables and benches, steps, a handrail, wedges, and a half pyramid. Other amenities such as picnic/viewing areas are also available to provide a comfortable environment for parents and spectators.

The Recreation Department maintains eight parks and playgrounds that are located throughout the County. A total of 14 ball fields, a workout area, and track are all located at the Department. The Department also has available five conference rooms, a gymnasium, and a Community Technology Room which houses 20 computer stations having access to the Internet. The Recreation Department is centrally located and functions as a beneficial resource for the community.

8.1.8 Zorn Street Landfill

The Zorn Street Landfill is a cooperative effort of Thomaston and Upson County. This facility is in the closure status and is no longer operable. Thomaston and Upson County, however, provide the necessary funding as needed for the required monitoring for this facility.

9.0 TRANSPORTATION

9.1.1 Street and Road System

The road system in Upson County, the City of Thomaston and Town of Yatesville consists of approximately 594.52 miles of roads and streets. These roads and streets are part of a classification system that includes local roads, collectors, and arterials. Local roads are typically residential roads. Collectors are designed to collect trips from local roads and streets to feed the arterial system. An arterial is a major highway that is primarily for through traffic and is usually on a continuous route.

According to statistical data from the Georgia Department of Transportation, Upson County and its municipalities have a road system that includes 74.76 miles or 12.6% of state roads; 463.25 or 77.9% of county roads; and 56.51 or 9.5% of city streets. A breakdown of the surface type of the road system is provided in Table 57.

TABLE 57 MILEAGE OF PUBLIC ROADS IN UPSON COUNTY BY SURFACE TYPE										
TYPE AND MILEAGE	UNIM-PROVED	GRADED AND DRAINED	SOIL SURFACE	STONE AND GRAVEL	UN-PAVED	LOW TYPE BITUM.	HIGH TYPE BITUM.	P. C. CONCRETE	BRICK OR BLOCK	PAVED
State Routes – 74.76	0	0	0	0	0	0	74.76	0	0	74.76
County Roads - 463.25	0.13	3.76	8.34	39.87	52.10	202.16	208.99	0	0	411.15
City Streets – 56.51	0	0	0	0.34	0.34	10.82	41.37	3.98	0	56.17
Other Public – 1.09	0	0	0	0	0	1.09	0	0	0	1.09
Total – 595.61	0.13	3.76	8.34	40.21	52.44	214.07	325.12	3.98	0	543.17

Source: 2006 GDOT Office of Transportation Data – Mileage of Public Roads in Georgia by Surface Type.

9.1.2 Roadways and Functional Classifications

The major transportation modes for Upson County and its municipalities include the following:

US 19	US 80
State Route 3	State Route 36
State Route 22	State Route 74

These roadways are an integral part of the Functional Classification System for Upson County. The Functional Classification System identifies the functions that roads perform within a transportation system. The description of the system is provided as follows:

Functional Classification System

- ◆ **Arterials** provide mobility typically carry high traffic volumes on a continuous network with no stub routes but provide very little direct land access.
- ◆ **Collectors** provide both mobility and land access gather trips from localized areas and feed them onto the arterial network.
- ◆ **Locals** provide land access lower volume roadways that provide direct land access but are not designed to serve through traffic needs.

Urban classifications include:

- ◆ **Urban principal arterials** focus on mobility by serving trips through urban areas and long distance trips between traffic generators within an urban area.
- ◆ **Urban minor arterials** focus on mobility but serve shorter trips between traffic generators within urban areas.
- ◆ **Urban collectors** focus on mobility and land access by serving both interurban and local trips that take travelers to arterials.
- ◆ **Local streets** focus on land access rather than through trips and include all other public roads.

Rural classifications include:

- ◆ **Rural Principal Arterials** focus on statewide and interstate mobility and typically include the Interstate System and other rural freeways that serve longer distance high-volume corridors.
- ◆ **Rural Minor Arterials** also focus on mobility but typically link smaller cities and towns and other statewide traffic generators, such as resorts, that are not served by principal arterials.
- ◆ **Rural Major Collectors** link county seats and communities not served by arterials but have an intracounty rather than statewide focus.
- ◆ **Rural Minor Collectors** collect traffic from local roads and smaller communities.
- ◆ **Local Roads** focus on land access and relatively sort trips and include all other public roads.

9.1.3 Bridge Inventory and Conditions

A total of 50 bridges located on roads in Upson County and one located in the City of Thomaston. Table 58 provides data on bridges identified by the Federal Highway Administration that are in need of repairs by Upson County.

**TABLE 58
 UPSON COUNTY BRIDGE INVENTORY - 2006**

Sufficiency Rating	Structure Identification	Facility Carried	Location	Year Built
57.24	293-0018-0	Pobiddy Road	8 Miles South of Thomaston	1956
17.17	293-0020-0	Jeff Davis Road	2 Miles NW of Thomaston	1964
21.59	293-0022-0	Hannahs Mill Road	NW Edge of Thomaston	1966
60.95	293-0028-0	Old County Road	1 Mile North of Thomaston	1977
29.84	293-5005-0	Dripping Rock Road	12 Miles NW of Thomaston	1945
57.29	293-5009-0	Turkey Creek Road	8 Miles West of Thomaston	1978
46.19	293-5012-0	Gordon School Road	4 Miles South of Thomaston	1955
54.87	293-5018-0	Triune Mill Road	2 Miles SE of Thomaston	1960
49.90	293-5019-0	Triune Mill Road	7 Miles SE of Thomaston	1960
23.17	293-5021-0	Trice Cemetery Road	2 Miles E of Thomaston	1950
37.83	293-5037-0	Piedmont Road	1 Mile North of The Rock	1972

Source: GDOT State Office and Upson County, 2007.

9.1.4 Railroad

Rail service for Upson County is provided by Norfolk Southern. Norfolk has local contracts with private businesses in the County who utilize rail services for the transport of manufactured goods. No passenger service is provided to Upson County or its municipalities.

9.1.5 Airport

The Thomaston-Upson County Airport is one of the State of Georgia's newest facilities, being constructed in 1994. This facility continues to experience significant growth having over 65 based aircraft and 70 fully rented T-Hangars. Plans for 2007 and 2008 include the installation of high intensity runway lighting; upgrades to the existing ground communication outlets; the strengthening of one existing apron; and construction of an additional apron and taxiways.

The airport includes a 3,000 square foot terminal which houses a conference room, pilot's lounge, and an area for flight planning. Business space is also provided to Skydive Atlanta which is a parachute school. Additional space at the terminal is also provided for a charter aircraft company and to airframe and power plant maintenance contractors. The services provided include the following:

- ◆ A RWY 12-6,350 feet of landing takeoff with precision approach path indicator.
- ◆ Runways with 100' width and Taxiways with 35' width with wide radius turns all stressed for 55,000 dual wheel gears.
- ◆ 15,000 square ft. terminal building with conference room, pilot lounge and flight planning.
- ◆ 46 T-Hangar spaces with 3 access points to them main taxiway.

- ◆ 60 Acres of undeveloped space with access to the main taxiway.
- ◆ 12,000 gallon storage each for Avgas and JetA and designated fuel trucks for each.
- ◆ A 400' x 500' ramp with allocated adjacent space for 4 to 6 corporate hangars and separate access off Delray Road.
- ◆ A 400' x 400' ramp adjacent to the terminal building for transient flight.

This facility is conveniently located off of Delray Road in eastern Upson County near the Business and Technology Park and is available to accommodate the needs of existing and future business and industry.

9.2 ALTERNATIVE MODES OF TRANSPORTATION

9.2.1 Public Transportation

Public transportation services are made available to residents of Upson County via the 5311 Grant Program as provided by the Georgia Department of Transportation. McIntosh Trail Regional Development Center (MTRDC) coordinates a Regional Transportation Service throughout the five county areas of Butts, Lamar, Pike, Spalding and Upson Counties. This service is provided to local residents by demand response by which those individuals requiring transportation services within the region may call 24-hours in advance to the designated Transportation Provider and reserve space for their impending trip. Fees for the service, at present, are \$2.00 per one way trip.

MTRDC also subcontracts with the Georgia Department of Human Resources to provide pre-determined transportation services to its clients within the same coordinated transportation system. Residents who are provided services include senior citizens, MHDDAD clients, TANF (Department of Family and Children Services), and clients receiving vocational rehabilitation services. Services for trips are made available 24 hours per day, seven days per week.

9.3 TRANSPORTATION IMPROVEMENT PROJECTS

9.3.1 State Transportation Improvement Program (STIP)

The State Transportation Improvement Program (STIP) is a federally funded transportation program is developed by the Georgia Department of Transportation and lists all highway, public transit, and multimodal projects proposed for funding under Title 23 (highways) and Title 49 (transit) of the U.S. Code. It also includes non-federally funded regionally significant transportation projects. Projects in the STIP emphasize the maintenance, safety, and improvement of existing transportation facilities and public transportation systems. Those projects that are proposed for Upson County for Fiscal Years 2008 through 2011 are listed in Table 59.

TABLE 59
UPSON COUNTY STIP PROJECTS FOR FISCAL YEARS 2008 - 2011

PROJECT	PHASE	FUND	YEAR AUTHORIZED	FEDERAL	STATE	OTHER	TOTAL
Project #: 0000929 - Passing Lanes - SR 36 Passing Lanes	ROW CST	STP STP	2007 2011	\$ 1,886,552	\$ 471,638	\$ -	\$ 2,358,190
Project #: 0006967 - New Construction - SR 74 East One-Way Pair in Thomaston	PE ROW & CST	STP STP	2008 After 2011	\$ 120,000	\$ 30,000	\$ -	\$ 150,000
Project #: 0006969 - New Construction - SR 36 From Cherokee Road to Triune Mill Road	PE ROW & CST	STP STP	2011 After 2011	\$ 697,600	\$ 174,400	\$ -	\$ 872,000
Project #: 0008208 - TE-Scenic Hwy./Welcome Center - Thomaston Rest Area and Pedestrian in Upson County	CST	Enhance	Lump	\$ 500,000	\$ -	\$ 125,000	\$ 625,000
Project #: 322920 - Intersection Improvement - SR 3/US 19 @ CR 73/East and West County Road in Thomaston	PE ROW CST	NHS NHS NHS	Underway 2007 2011	\$ 8,160,000 \$ 3,586,400	\$ 2,020,000 \$ 896,600	\$ - \$ -	\$ 10,180,000 \$ 4,483,000
Project #: 322922 - Replace Bridge - SR 3/US 19 @ Potato Creek in Thomaston	PE ROW CST	Bridge Bridge Bridge	Underway 2007 After 2011	\$ 215,200	\$ 53,800	\$ -	\$ 269,000
Project #: 333210 - Replace Bridge - SR 36 @ Flint River 9.6 Miles East of Woodland	PE ROW CST	Bridge Bridge Bridge	Underway 2011 After 2011	\$ 1,757,600	\$ 439,400	\$ -	\$ 2,197,000
Project #: 343110 - Replace Bridge - CR 172/Pobiddy Road @ Flint Rive North of JCT SR 22/Upson and Talbot	PE ROW CST	Bridge Local Bridge	Underway LOCL 2009	\$ - \$ 3,136,800	\$ - \$ 784,200	\$ 40,000 \$ -	\$ 40,000 \$ 3,921,000
Project #: M000890 - Miscellaneous Improvements - Drainage Improvements on Several State Routes and Several Local Roads	ROW CST	STP STP	Underway Lump	\$ 236,000	\$ 59,000	\$ -	\$ 295,000
Project #: M003668 - Resurface & Maintenance - SR 22/US 80 from SR 3/US19/ Upson to SR 7/US341 Crawford	CST	STP	2008	\$ 1,874,322	\$ 468,580	\$ -	\$ 2,342,902
Project #: T001815 - Airport - Construction of Hangar Taxiway - Phase I - Upson County Airport	CST	Airport	2007	\$ 150,000	\$ 115,375	\$ 91,037	\$ 356,412

Source: Georgia Department of Transportation, 2007.