

**A Joint County/City  
Comprehensive Plan**

for

**Webster County  
and the Cities of Preston and Weston**

2004 - 2025

Prepared by  
the Webster County Commission

& Town of Preston

# 0.0.0.0: Introduction

## **Purpose**

The joint Webster County/Town of Preston/Town of Weston Comprehensive Plan, 2004 – 2025, was prepared for use by elected officials as a management tool to control and guide growth and development through the year 2014. The plan represents local participation in and contribution to the coordinated planning process as set forth by the Georgia Planning Act of 1989 and its subsequently updated requirements. By meeting the Minimum Planning Standards and Procedures as set forth, the plan establishes a framework from which local governments can work when planning for the provision of public facilities and services. In addition, the plan offers a basis upon which local governments may make decisions regarding economic development, environmental protection and future land use.

## **Public Participation**

In accordance with the Minimum Planning Standards and Procedures, a public hearing was held on January 27, 2004, prior to the beginning of the preparation of this plan. During the preparation of the draft plan, two hearings were held on July 8, 2004, one at 10:30 AM and another at 7:00 PM. A final hearing was held at 10:00 AM on August 17, 2004 to receive public comment on the completed draft plan. Following the final hearing, the City Council of Preston, the City Council of Weston and the Webster County Board of Commissioners authorized the submission of the draft plan to the Middle Flint Regional Development Center for review in accordance with the Georgia Planning Act.

## **Brief History of Webster County**

Webster County was created on December 16, 1853 from lands previously a part of Stewart County. The 103<sup>rd</sup> county created by act of the Georgia General Assembly, the county was originally named Kinchafoonee County. The Indian name was said to have brought laughter across the state, so the name was changed in 1856 to Webster, in honor of the orator and statesman from New Hampshire, Daniel Webster. Preston, originally called McIntosh, is the county seat and was incorporated on December 22, 1857. The county's southernmost incorporated community was originally called Hard Money, but was renamed Weston on March 6, 1856.

In 1861, the first Confederate flag to fly in Georgia was raised on the Webster County Courthouse lawn, where the first courthouse is remembered for its suspicious demise. Built in 1860, the original courthouse was destroyed by fire on September 27, 1914 following the initiation of an investigation into funds



allegedly missing from the court offices. The current courthouse was constructed in 1915.

With only 2390 residents, according to the 2000 U. S. Census report, Webster County is the second least populous county in the state. Having always been an agricultural community, the county has never had a large population, with its highest level having occurred in the early part of the 20<sup>th</sup> century, when approximately 6000 people resided in Webster County. A steady decline in population occurred for a period of nearly 70 years, with the numbers finally increasing between 1990 and 2000.

0.2.0.0: Credits

## **WEBSTER COUNTY BOARD OF COMMISSIONERS**

Dave Wills, Chairman  
George Crawford  
Jack Holbrook  
Jonah McCluster  
David Scott  
Debbie Willis, Acting Clerk

## **TOWN OF PRESTON**

Jerry Kirksey, Mayor  
Donald Brown  
Richard Hamlin  
Billy Bearden  
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## **TOWN OF WESTON**

Wayne Burks, Mayor  
Tommy Ellington  
Jewell Nichols  
Debbie Willis  
Tracy Hammond

# Population Element – Basic Planning Level

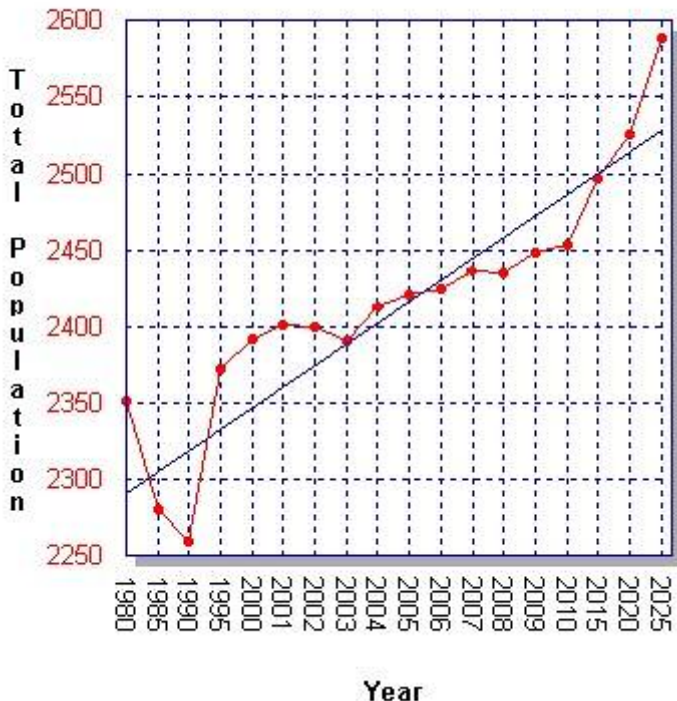
## 1.0.0.0: Introduction

The Population element provides a foundation for your community's comprehensive plan. In order to plan for the future, you must have a general idea of approximately how many people will reside in your community. This element provides an opportunity to inventory and assess trends in population growth or decline and in the demographic characteristics of your community's population. The Minimum Standards require an analysis of historical population, estimated current population and projected future population.

## Purpose

### 110-12-1-.04(12)( a ) Population Element.

Purpose. The Population Element provides local governments the opportunity to inventory and assess trends in population growth or decline and in the demographic characteristics of the population. This information, merged with information in the natural and cultural resources element that identifies constraints and /or opportunities affecting future development, forms a foundation for the economic development, community facilities and services, transportation, housing and land use elements of the plan. This information will assist local governments in determining community service and infrastructure needs, employment opportunities and housing needed to support the existing and future population. In addition, this element may be used as a basis for determining desired growth rate, population densities and development patterns that are consistent with the goals and policies established in the other plan elements.



This information will assist your community in identifying current and future trends that directly relate to community service and infrastructure needs and employment opportunities and housing needed to support existing and future populations. Only the first two steps of the planning process (**Inventory of Existing Conditions** and **Assessment of Current and Future Conditions**) are required in the Population element. However, the results of these steps are intended to be used as a basis for determining desired future growth rates, population densities and development patterns. These items should be consistent with the goals and policies throughout your plan in order to reinforce these goals and policies;

thereby, increasing your community's chances of a "smooth" overall implementation of the plan.

## Minimum Requirements

**110-12-1-.04 (12)(a)2. Minimum Requirements.** The requirements for the Population element apply to all local governments, regardless of Planning Level designation. This element must follow a modified planning process (from the required three-step process) including an inventory of existing conditions, and an assessment of current and future conditions. The third step of the required planning process, articulation of community vision, goals and implementation program, is optional for this element.

(i) Inventory of Existing Conditions.

**1.1.0.0: Inventory of Existing Conditions:** The initial step of the comprehensive planning process is intended to provide communities with a factual basis for making informed decisions about their future by collecting data on existing and past conditions and trends.

# Total Population

Table 1

Webster County: Total Population																		
Category	1980	1985	1990	1995	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2015	2020	2025
Total	2,351	2,280	2,259	2,372	2,392	2,401	2,400	2,391	2,413	2,421	2,424	2,436	2,435	2,448	2,454	2,497	2,526	2,589

Source: Woods & Poole Economics, Inc.

Webster County's population increased nearly 6%, or about 131 people from 1990 and 2000. While not representing a very large numerical or percentage increase, the growth in population reversed a trend of decreasing population that began around 1930 and continued into the 1990's.

Table 2

Webster County: Total Population			
Category	1980	1990	2000
TOTAL Population	2335	2263	2390

Source: U.S. Bureau of the Census

Table 3

Preston city: Total Population for Cities			
Category	1980	1990	2000
TOTAL Population	435	354	453

Source: U.S. Bureau of the Census

The incorporated area of Preston experienced a population growth rate of 27% between 1990 and 2000, or 99 persons. This growth accounted for over 75% of the total county-wide population increase. While this rate of growth might seem phenomenal at first glance, the 2000 population level of 453 persons is an increase of only 18 people above the 1980 population level. If measured from 1980 through 2000 then, the increase would be only 4%.

Table 4

Weston town: Total Population for Cities			
Category	1980	1990	2000
TOTAL Population	75	38	75

Source: U.S. Bureau of the Census

Weston, the county's smallest incorporated community, has not experienced any population growth, despite the fact that statistics indicate that the population practically doubled from 1990 to 2000. In fact, though U. S. Census data indicates that Weston had a population of only 38 people in 1990, this number was not correct. In the aftermath of the 1990 census, efforts were made to protest and correct the flawed data, but no changes were made. Thus, the 2000 census information reflects the same population that existed in 1980.

In summary, while Webster County, having the state's second smallest population, has experienced an overall gain in population, reversing a multi-decade trend of decreasing population, the increase represents a fairly small number of people inasmuch as the county's total population is very small.

## Households

The number of households added in Webster County from 1990 to 2000 outpaced the increase in population when measured against the average household population of 2.62 persons.

Table 5

Webster County: Number of Households										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total	762	696	803	861	914	937	958	975	987	994

Source: Woods & Poole Economics, Inc.

Table 6

Webster County: Total Number of Households			
Category	1980	1990	2000
TOTAL Households	754	813	919

Source: U.S. Bureau of the Census

Table 7

Preston city: Total Number of Households City			
Category	1980	1990	2000
TOTAL Households	140	135	203

Source: U.S. Bureau of the Census

Table 8

Weston town: Total Number of Households City			
Category	1980	1990	2000
TOTAL Households	24	17	26

Source: U.S. Bureau of the Census

Table 9

Webster County: Average Household Size										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Persons per Household	3.080	3.280	2.810	2.750	2.620	2.580	2.560	2.560	2.560	2.600

Source: Woods & Poole Economics, Inc.

## Age Distribution

In simple terms, the age distribution data confirms that the county's population is relatively older than it was in 1990. The charts that follow demonstrate this.

Table 10

Webster County: Age Distribution										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
<b>Total</b>	2,351	2,280	2,259	2,372	2,392	2,421	2,454	2,497	2,526	2,589
<b>Age 0 to 4</b>	185	171	155	154	169	113	123	134	138	151
<b>Age 5 to 9</b>	197	175	171	159	169	179	118	132	137	150
<b>Age 10 to 14</b>	247	204	183	184	159	171	184	124	132	140
<b>Age 15 to 19</b>	213	195	189	174	176	157	173	181	124	133
<b>Age 20 to 24</b>	196	181	150	159	125	167	146	159	169	119
<b>Age 25 to 29</b>	170	173	157	134	148	127	169	148	159	176
<b>Age 30 to 34</b>	163	175	179	180	163	154	134	177	158	167
<b>Age 35 to 39</b>	118	140	165	186	172	165	158	140	179	159
<b>Age 40 to 44</b>	110	118	149	177	180	172	166	159	140	178
<b>Age 45 to 49</b>	98	101	115	153	188	187	174	173	162	142
<b>Age 50 to 54</b>	138	108	95	108	154	189	191	179	179	170
<b>Age 55 to 59</b>	115	108	98	97	121	152	183	186	173	175
<b>Age 60 to 64</b>	115	126	128	110	115	119	148	182	184	174
<b>Age 65 to 69</b>	108	104	109	125	97	108	111	140	176	178
<b>Age 70 to 74</b>	72	81	90	94	92	83	93	94	120	152
<b>Age 75 to 79</b>	57	72	78	91	66	76	68	78	79	101
<b>Age 80 to 84</b>	23	27	31	55	52	49	54	48	55	59
<b>Age 85 &amp; Over</b>	26	21	17	32	46	53	61	63	62	65

Source: Woods & Poole Economics, Inc.

Table 11

Webster County: Population by Age			
Category	1980	1990	2000
<b>TOTAL Population</b>	2335	2263	2390
<b>0 – 4 Years Old</b>	217	154	154
<b>5 – 13 Years Old</b>	358	328	279
<b>14 – 17 Years Old</b>	189	141	160
<b>18 – 20 Years Old</b>	107	103	107
<b>21 – 24 Years Old</b>	159	121	102
<b>25 – 34 Years Old</b>	328	341	298
<b>35 – 44 Years Old</b>	227	299	365
<b>45 – 54 Years Old</b>	231	229	339
<b>55 – 64 Years Old</b>	229	219	235
<b>65 Years and Over</b>	282	328	351

Source: U.S. Bureau of the Census

Table 12

Preston city: Age Distribution for Cities			
Category	1980	1990	2000
TOTAL Population	435	354	453
0 – 4 Years Old	40	34	30
5 – 13 Years Old	67	50	50
14 – 17 Years Old	35	21	38
18 – 20 Years Old	20	14	20
21 – 24 Years Old	29	23	38
25 – 34 Years Old	61	47	62
35 – 44 Years Old	42	46	87
45 – 54 Years Old	43	43	63
55 – 64 Years Old	43	18	34
65 Years and Over	52	58	73

Source: U.S. Bureau of the Census

Table 13

Weston town: Age Distribution for Cities			
Category	1980	1990	2000
TOTAL Population	75	38	75
0 – 4 Years Old	7	0	6
5 – 13 Years Old	11	5	9
14 – 17 Years Old	6	7	4
18 – 20 Years Old	3	5	0
21 – 24 Years Old	5	0	2
25 – 34 Years Old	10	6	14
35 – 44 Years Old	7	2	6
45 – 54 Years Old	7	4	15
55 – 64 Years Old	7	0	8
65 Years and Over	9	9	3

Source: U.S. Bureau of the Census

## Racial Composition

Webster County is nearly equally divided between the two primary races of people. While this has been the case for many years, the ten-year span from 1990 until 2000 saw the county's population shift from having a slight majority of black citizens to having a slight majority of white citizens. While still low in total



numbers, the increase in the Hispanic population has been significant for the county, accounting for a one-half of the county's total population growth.

Table 14

Webster County: Racial Composition										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
White Population	NA	NA	1,125	1,170	1,200	1,181	1,154	1,135	1,108	1,080
Black Population	NA	NA	1,129	1,153	1,124	1,161	1,203	1,251	1,298	1,358
Native American	NA	NA	4	5	2	2	1	1	1	0
Asian & Pacific Islander	NA	NA	0	0	0	0	0	0	0	0
Hispanic, any Race	2	2	1	44	66	77	96	110	119	151

Source: Woods & Poole Economics, Inc.

Table 15

Webster County: Racial Composition			
Category	1980	1990	2000
TOTAL Population	2335	2263	2390
White	1146	1127	1207
Black	1177	1136	1124
American Indian Eskimo or Aleut	9	0	2
Asian or Pacific Islander	2	0	0
Other	1	0	38
Persons of Hispanic Origin	25	0	66

Source: U.S. Bureau of the Census

The number of white and Hispanic citizens in Preston increased from 1990 through 2000, while the number of black citizens decreased.

Table 16

Preston city: Racial Composition in City			
Category	1980	1990	2000
TOTAL Population	435	354	453
White	214	204	307
Black	219	150	128
American Indian Eskimo or Aleut	2	0	1
Asian or Pacific Islander	1	0	0
Other	0	0	16
Persons of Hispanic Origin	4	0	17

Source: U.S. Bureau of the Census

As was in case with Preston, Weston's white population increased from 1990 through 2000, while the black population declined.

Table 17

<b>Weston town: Racial Composition in City</b>			
<b>Category</b>	<b>1980</b>	<b>1990</b>	<b>2000</b>
<b>TOTAL Population</b>	75	38	75
<b>White</b>	37	13	61
<b>Black</b>	38	25	14
<b>American Indian Eskimo or Aleut</b>	0	0	0
<b>Asian or Pacific Islander</b>	0	0	0
<b>Other</b>	0	0	0
<b>Persons of Hispanic Origin</b>	1	0	0

Source: U.S. Bureau of the Census

## Educational Attainment

While the percentage of the county's population who earned a high school degree or its equivalent remained steady from 1990 through 2000, a significant increase occurred in the number of people who attended college and in the number who earned degrees.

Table 18

<b>Webster County: Educational Attainment</b>			
<b>Category</b>	<b>1980</b>	<b>1990</b>	<b>2000</b>
<b>TOTAL Adult Population 25 &amp; Over</b>	1297	1416	1588
<b>Less than 9th Grade</b>	497	339	259
<b>9th to 12th Grade (No Diploma)</b>	332	364	356
<b>High School Graduate (Includes Equivalency)</b>	292	475	539
<b>Some College (No Degree)</b>	97	112	241
<b>Associate Degree</b>	NA	48	49
<b>Bachelor's Degree</b>	88	50	110
<b>Graduate or Professional Degree</b>	NA	28	34

Source: U.S. Bureau of the Census

Table 19

Preston city: Educational Attainment Cities			
Category	1980	1990	2000
<b>TOTAL Adult Population 25 &amp; Over</b>	241	166	319
<b>Less than 9th Grade</b>	NA	56	42
<b>9th to 12th Grade (No Diploma)</b>	NA	50	51
<b>High School Graduate (Includes Equivalency)</b>	NA	76	113
<b>Some College (No Degree)</b>	NA	4	48
<b>Associate Degree</b>	NA	10	19
<b>Bachelor's Degree</b>	NA	10	19
<b>Graduate or Professional Degree</b>	NA	6	27

Source: U.S. Bureau of the Census

Table 20

Preston city: Educational Attainment Cities PCT			
Category	1980	1990	2000
<b>TOTAL Adult Population 25 &amp; Over</b>	100.00%	100.00%	100.00%
<b>Less than 9th Grade</b>	NA	33.73%	13.17%
<b>9th to 12th Grade (No Diploma)</b>	NA	30.12%	15.99%
<b>High School Graduate (Includes Equivalency)</b>	NA	45.78%	35.42%
<b>Some College (No Degree)</b>	NA	2.41%	15.05%
<b>Associate Degree</b>	NA	6.02%	5.96%
<b>Bachelor's Degree</b>	NA	6.02%	5.96%
<b>Graduate or Professional Degree</b>	NA	3.61%	8.46%

Source: U.S. Bureau of the Census

Table 21

Weston town: Educational Attainment Cities			
Category	1980	1990	2000
<b>TOTAL Adult Population 25 &amp; Over</b>	40	19	46
<b>Less than 9th Grade</b>	NA	9	5
<b>9th to 12th Grade (No Diploma)</b>	NA	4	10
<b>High School Graduate (Includes Equivalency)</b>	NA	6	11
<b>Some College (No Degree)</b>	NA	0	9
<b>Associate Degree</b>	NA	0	0
<b>Bachelor's Degree</b>	NA	2	9
<b>Graduate or Professional Degree</b>	NA	0	2

Source: U.S. Bureau of the Census

Table 22

Weston town: Educational Attainment Cities PCT			
Category	1980	1990	2000
<b>TOTAL Adult Population 25 &amp; Over</b>	100.00%	100.00%	100.00%
<b>Less than 9th Grade</b>	NA	47.37%	10.87%
<b>9th to 12th Grade (No Diploma)</b>	NA	21.05%	21.74%
<b>High School Graduate (Includes Equivalency)</b>	NA	31.58%	23.91%
<b>Some College (No Degree)</b>	NA	0.00%	19.57%
<b>Associate Degree</b>	NA	0.00%	0.00%
<b>Bachelor's Degree</b>	NA	10.53%	19.57%
<b>Graduate or Professional Degree</b>	NA	0.00%	4.35%

Source: U.S. Bureau of the Census

Educational statistics, as indicated below, are not available as a component of Webster County data, in part, because the county does not operate a high school. Public school students in grades 9 through 12 attend Tri-County High School in Marion County. However, data from Marion County will be used in the assessment phase to extrapolate information relative to Webster County.

Table 23

Webster County: Education Statistics							
Category	1995	1996	1997	1998	1999	2000	2001
<b>H.S. Graduation Test Scores (All Components)</b>	0%	0%	0%	0%	0%	0%	0%
<b>H.S. Dropout Rate</b>	0%	0%	0%	0%	0%	0%	0%
<b>Grads Attending Georgia Public Colleges</b>	NA	NA	NA	NA	NA	NA	NA
<b>Grads Attending Georgia Public Technical Schools</b>	NA	NA	NA	NA	NA	NA	NA

Source: Georgia Department of Education

## Income

Per capita income increased 25% from 1990 to 2000, while average household income increased over 47% during the same time period.

Table 24

Webster County: Per Capita Income										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
<b>Income per Capita (1996 \$)</b>	\$9,324	\$13,491	\$13,947	\$16,489	\$17,440	\$18,831	\$20,135	\$21,416	\$22,916	\$24,220

Source: Woods & Poole Economics, Inc.

Table 25

Webster County: Average Household Income										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Mean Household Income (Current \$)	NA	NA	\$21,399	\$28,587	\$31,525	\$34,484	\$37,421	\$40,270	\$43,259	\$49,028

Source: Woods & Poole Economics, Inc.

Approximately 47% of all households earn more than \$30,000. While no households reported annual income of less than \$5,000, nearly 19% had income of less than \$10,000.

Table 26

Webster County: Household Income Distribution			
Category	1980	1990	2000
TOTAL Households	754	813	919
Income less than \$5000	204	111	NA
Income \$5000 - \$9999	185	117	172
Income \$10000 - \$14999	119	87	57
Income \$15000 - \$19999	80	109	91
Income \$20000 - \$29999	59	172	166
Income \$30000 - \$34999	34	61	72
Income \$35000 - \$39999	30	38	49
Income \$40000 - \$49999	7	46	100
Income \$50000 - \$59999	10	27	66
Income \$60000 - \$74999	5	12	59
Income \$75000 - \$99999	9	21	53
Income \$100000 or more	12	12	34

Source: U.S. Bureau of the Census

Table 27

<b>Webster County: Household Income Dist (%)</b>			
<b>Category</b>	<b>1980</b>	<b>1990</b>	<b>2000</b>
<b>TOTAL Households</b>	100.00%	100.00%	100.00%
<b>Income less than \$5000</b>	27.06%	13.65%	NA
<b>Income \$5000 - \$9999</b>	24.54%	14.39%	18.72%
<b>Income \$10000 - \$14999</b>	15.78%	10.70%	6.20%
<b>Income \$15000 - \$19999</b>	10.61%	13.41%	9.90%
<b>Income \$20000 - \$29999</b>	7.82%	21.16%	18.06%
<b>Income \$30000 - \$34999</b>	4.51%	7.50%	7.83%
<b>Income \$35000 - \$39999</b>	3.98%	4.67%	5.33%
<b>Income \$40000 - \$49999</b>	0.93%	5.66%	10.88%
<b>Income \$50000 - \$59999</b>	1.33%	3.32%	7.18%
<b>Income \$60000 - \$74999</b>	0.66%	1.48%	6.42%
<b>Income \$75000 - \$99999</b>	1.19%	2.58%	5.77%
<b>Income \$100000 or more</b>	1.59%	1.48%	3.70%

Source: U.S. Bureau of the Census

Table 28

<b>Preston city: Household Income Dist Cities</b>			
<b>Category</b>	<b>1980</b>	<b>1990</b>	<b>2000</b>
<b>TOTAL Households</b>	140	135	203
<b>Income less than \$5000</b>	38	22	NA
<b>Income \$5000 - \$9999</b>	34	25	35
<b>Income \$10000 - \$14999</b>	22	13	15
<b>Income \$15000 - \$19999</b>	15	13	13
<b>Income \$20000 - \$29999</b>	11	26	39
<b>Income \$30000 - \$34999</b>	6	4	17
<b>Income \$35000 - \$39999</b>	5	12	11
<b>Income \$40000 - \$49999</b>	1	10	25
<b>Income \$50000 - \$59999</b>	2	1	11
<b>Income \$60000 - \$74999</b>	1	3	15
<b>Income \$75000 - \$99999</b>	2	3	18
<b>Income \$100000 or more</b>	2	3	4

Source: U.S. Bureau of the Census

Table 29

<b>Preston city: Household Income Dist Cities PCT</b>			
<b>Category</b>	<b>1980</b>	<b>1990</b>	<b>2000</b>
<b>TOTAL Households</b>	100.00%	100.00%	100.00%
<b>Income less than \$5000</b>	27.14%	16.30%	NA
<b>Income \$5000 - \$9999</b>	24.29%	18.52%	17.24%
<b>Income \$10000 - \$14999</b>	15.71%	9.63%	7.39%
<b>Income \$15000 - \$19999</b>	10.71%	9.63%	6.40%
<b>Income \$20000 - \$29999</b>	7.86%	19.26%	19.21%
<b>Income \$30000 - \$34999</b>	4.29%	2.96%	8.37%
<b>Income \$35000 - \$39999</b>	3.57%	8.89%	5.42%
<b>Income \$40000 - \$49999</b>	0.71%	7.41%	12.32%
<b>Income \$50000 - \$59999</b>	1.43%	0.74%	5.42%
<b>Income \$60000 - \$74999</b>	0.71%	2.22%	7.39%
<b>Income \$75000 - \$99999</b>	1.43%	2.22%	8.87%
<b>Income \$100000 or more</b>	1.43%	2.22%	1.97%

Source: U.S. Bureau of the Census

Table 30

<b>Weston town: Household Income Dist Cities</b>			
<b>Category</b>	<b>1980</b>	<b>1990</b>	<b>2000</b>
<b>TOTAL Households</b>	24	17	26
<b>Income less than \$5000</b>	7	3	NA
<b>Income \$5000 - \$9999</b>	6	6	2
<b>Income \$10000 - \$14999</b>	4	2	0
<b>Income \$15000 - \$19999</b>	3	2	0
<b>Income \$20000 - \$29999</b>	2	2	2
<b>Income \$30000 - \$34999</b>	1	0	7
<b>Income \$35000 - \$39999</b>	1	0	0
<b>Income \$40000 - \$49999</b>	0	0	11
<b>Income \$50000 - \$59999</b>	0	0	0
<b>Income \$60000 - \$74999</b>	0	2	0
<b>Income \$75000 - \$99999</b>	0	0	2
<b>Income \$100000 or more</b>	0	0	2

Source: U.S. Bureau of the Census

Table 31

Weston town: Household Income Dist Cities PCT			
Category	1980	1990	2000
TOTAL Households	100.00%	100.00%	100.00%
Income less than \$5000	29.17%	17.65%	NA
Income \$5000 - \$9999	25.00%	35.29%	7.69%
Income \$10000 - \$14999	16.67%	11.76%	0.00%
Income \$15000 - \$19999	12.50%	11.76%	0.00%
Income \$20000 - \$29999	8.33%	11.76%	7.69%
Income \$30000 - \$34999	4.17%	0.00%	26.92%
Income \$35000 - \$39999	4.17%	0.00%	0.00%
Income \$40000 - \$49999	0.00%	0.00%	42.31%
Income \$50000 - \$59999	0.00%	0.00%	0.00%
Income \$60000 - \$74999	0.00%	11.76%	0.00%
Income \$75000 - \$99999	0.00%	0.00%	7.69%
Income \$100000 or more	0.00%	0.00%	7.69%

Source: U.S. Bureau of the Census

## 1.2.0.0: Assessment of Current and Future Conditions

### 110-12-1-.04 (12)( a ) 2. (ii) Assessment of Current and Future Conditions.

The information gathered in the inventory must be assessed to identify significant trends in the size of the local population and its characteristics (age distribution, educational attainment, income levels, etc.) especially as compared with regional, state and national trends. Further analysis of this information must be made under other plan elements in determining appropriate economic development strategies, housing and community facility needs, land development patterns, etc.

### Total Population

Webster County's population increased between 1990 and 2000, reversing a multi-decade long decline. Woods and Poole Economics, Inc., projects that the county's population will increase very slowly over the next two decades, growing to just 2454 people in 2010, or an increase of 2.5%, and to 2526 in 2020, an increase of 5.6% over the 2000 population.



Table 32

Webster County: Population						
Category	1970	1980	1990	2000	2010	2020
Total	2,355	2,351	2,259	2,392	2,454	2,526

Georgia: Population						
Category	1970	1980	1990	2000	2010	2020
Total	4,611,100	5,484,440	6,506,530	8,229,820	9,349,660	10,550,700

United States: Population						
Category	1970	1980	1990	2000	2010	2020
Total	203,982,000	227,226,000	249,464,000	282,125,000	310,519,000	341,658,000

Source: Woods & Poole Economics, Inc.

While the population of Webster County is projected to grow at a slow rate, the population of Georgia is projected to grow much faster, increasing 13.6% from 2000 through 2010, and 28.2% from 2000 through 2020. Webster County's population, which comprised only .0003 of the state's total population in 2000, will likely comprise an even smaller fraction of the total as the state's population swells, while the county's population lags behind.

In light of the county's slow rate of growth, it is reasonable to assume that existing community facilities will be sufficient for meeting demand for the foreseeable future. While community leaders would like to see an increase in available housing as a means of attracting new growth, a shortage of housing is not anticipated.

With respect to the availability of jobs, the rate of population growth does not present any particular problem. While there may be some endemic growth, based on historical patterns, it is assumed that a majority of workforce residents will continue to commute to jobs located in other counties. In 1990, it was estimated that 64% of the workforce commuted outside of the county for employment.

An explanation of the slow rate of population growth in Webster County must rely upon anecdotal evidence. Historically, the county has had an agrarian economy, relying heavily upon the production of crops, livestock and cattle. With the advent of mechanization, and consequently the need for fewer farm laborers, jobs on the farm gradually diminished. The continuing improvements in technology, the rapid evolution of agronomic practices and the low profit margins generally expected have combined to produce fewer, but larger farms that employ fewer people than

ever. As a result, more people have moved out of the county, and out of rural areas in general, in their search for gainful employment opportunities.

It is also true that Webster County lies in such a geographic position that it must compete against other regional centers such as Columbus, Albany and Americus for economic growth, which is usually a precursor to gains in population. Because these centers of economic activity have the necessary infrastructure and raw numbers of skilled and well-educated persons necessary to meet employers' demands, it is unlikely that Webster County will be able to compete with these areas for population expansion via new economic opportunities.

The greatest opportunity for population growth likely lies in marketing the county as an alternative place of residence, away from the hustle and bustle of the city. Some of the growth that has occurred in the last few years has, in fact, been a result of people buying a "piece of the country," in an effort to ensure a more peaceful, quiet residential experience.

Concurrently, the county has an opportunity to market itself to parents of school-aged children residing in certain counties adjoining Webster County. Inasmuch as many children from Stewart, Terrell and a few from Sumter County attend Webster County schools, and in light of the decision of the Board of Education to raise out-of-county tuition fees to nearly \$1,000 per child, there is a financial incentive for those parents to live within Webster County, thereby avoiding the tuition fees. This is especially true for parents who have two or more children in school. Since the Board of Education just opened a new, spacious elementary school to house grades K – 8, it is unlikely that an influx of new students will require any additional classroom space in the foreseeable future.

## Households

While the number of residents within the county has grown, statistical data indicates that the number of households has outpaced the population growth, even though the average household size has decreased during the corresponding period. Community leaders are not aware of any factual basis for this phenomenon.

However, community leaders do not believe that the statistical data indicating a large number of vacant housing units is correct. The information in the chart below indicates that over 200 vacant housing units exist within the county. Local government officials, however, doubt the veracity of this statistic. Rather, because local owners of rental properties consistently maintain a waiting list of people wishing to rent from them, it is more likely that those housing units which are in fact vacant, are in poor, and likely even uninhabitable, condition.

Table 33

Webster County: Occupancy Characteristics			
Category	1980	1990	2000
TOTAL Housing Units Built	NA	898	1115
Housing Units Vacant	NA	100	204
Housing Units Owner Occupied	531	637	742
Housing Units Renter Occupied	223	161	169
Owner to Renter Ratio of Vacancy	NA	NA	NA
Owner Vacancy Rate	NA	NA	2.37
Renter Vacancy Rate	NA	NA	0

Source: U.S. Bureau of the Census

Local officials and community leaders do believe that a lack of housing is a primary impediment to growth in the county's population level. Because of the county's rural nature and its relative distance to major cities, residents sometimes encounter more difficulty in financing the construction of a new home than might be the case in a more populated or urbanized area. Too, because of the county's lackluster growth pattern, no developer has expressed an interest in building homes within the county on a speculative basis. Rather, all new construction of homes within the past several years has occurred as a result of an individual making a decision to build a home and then having a contractor build it for that specific individual. Consequently, there are no new homes on the market to be purchased. As a result, anyone wishing to move into Webster County is forced to seek a rental unit, build a new home, or purchase property on which to site a mobile home. This fact is retarding the potential growth of the county.

The trend towards fewer people per household in Webster County is slightly greater than the trend at the state level. Considering that the county's population over the age of 35 has increased significantly as a percentage of the whole, the trend is not surprising. From 1990 to 2000, the number of citizens aged 35 and older increased from 47% to 53.6% of the total population. Projections indicate that the number will increase to over 57% by 2010.

Table 34

Webster County: Households						
Category	1970	1980	1990	2000	2010	2020
Persons per Household	3.640	3.080	2.810	2.620	2.560	2.560

Georgia: Households						
Category	1970	1980	1990	2000	2010	2020
Persons per Household	3.220	2.830	2.660	2.650	2.590	2.600

United States: Households						
Category	1970	1980	1990	2000	2010	2020
Persons per Household	3.080	2.740	2.630	2.590	2.540	2.550

Source: Woods & Poole Economics, Inc.

## Age Distribution

As previously stated, the county's population is aging. Naturally, people age, but the increase in the average age of Webster County's citizens is being caused by two primary factors. Most importantly, the number of people of child-bearing age is decreasing relative to the whole. Fewer parents necessarily mean fewer children to replenish or increase the population. Secondly, improvement in medical care is increasing the average lifespan of citizens, contributing to the "graying" of America, including Webster Countians.

Table 35

Webster County: Population						
Category	1970	1980	1990	2000	2010	2020
<b>Total</b>	2,355	2,351	2,259	2,392	2,454	2,526
<b>Age 0 to 4</b>	234	185	155	169	123	138
<b>Age 5 to 9</b>	257	197	171	169	118	137
<b>Age 10 to 14</b>	276	247	183	159	184	132
<b>Age 15 to 19</b>	278	213	189	176	173	124
<b>Age 20 to 24</b>	168	196	150	125	146	169
<b>Age 25 to 29</b>	115	170	157	148	169	159
<b>Age 30 to 34</b>	96	163	179	163	134	158
<b>Age 35 to 39</b>	85	118	165	172	158	179
<b>Age 40 to 44</b>	125	110	149	180	166	140
<b>Age 45 to 49</b>	125	98	115	188	174	162
<b>Age 50 to 54</b>	129	138	95	154	191	179
<b>Age 55 to 59</b>	123	115	98	121	183	173
<b>Age 60 to 64</b>	92	115	128	115	148	184
<b>Age 65 to 69</b>	79	108	109	97	111	176
<b>Age 70 to 74</b>	70	72	90	92	93	120
<b>Age 75 to 79</b>	58	57	78	66	68	79
<b>Age 80 to 84</b>	26	23	31	52	54	55
<b>Age 85 &amp; Over</b>	19	26	17	46	61	62

Source: Woods & Poole Economics, Inc.

Table 36

Georgia: Population						
Category	1970	1980	1990	2000	2010	2020
<b>Total</b>	4,611,100	5,484,440	6,506,530	8,229,820	9,349,660	10,550,700
<b>Age 0 to 4</b>	422,216	417,573	509,724	598,333	675,480	755,185
<b>Age 5 to 9</b>	470,788	444,041	484,180	618,937	651,151	747,703
<b>Age 10 to 14</b>	483,672	469,192	470,386	611,096	635,440	719,099
<b>Age 15 to 19</b>	447,018	530,203	497,016	599,430	663,636	701,697
<b>Age 20 to 24</b>	420,667	518,679	525,733	595,128	662,165	698,366
<b>Age 25 to 29</b>	333,195	486,187	588,876	645,194	671,118	742,508
<b>Age 30 to 34</b>	276,255	453,402	587,927	661,277	664,440	733,944
<b>Age 35 to 39</b>	256,715	358,864	532,934	703,095	679,825	703,097
<b>Age 40 to 44</b>	260,112	293,454	488,733	658,771	671,606	671,654
<b>Age 45 to 49</b>	253,146	266,613	373,916	576,162	705,387	683,511
<b>Age 50 to 54</b>	234,346	261,690	294,833	509,698	662,872	678,406
<b>Age 55 to 59</b>	207,712	247,547	258,514	377,413	552,804	678,382
<b>Age 60 to 64</b>	176,788	217,108	239,108	287,032	469,792	613,266
<b>Age 65 to 69</b>	138,780	189,475	217,166	237,578	337,160	498,495
<b>Age 70 to 74</b>	98,150	142,746	170,625	199,784	230,559	384,749
<b>Age 75 to 79</b>	66,634	94,529	129,325	158,098	168,596	246,871
<b>Age 80 to 84</b>	39,659	53,139	80,565	104,441	121,522	146,243
<b>Age 85 &amp; Over</b>	25,249	39,994	56,970	88,356	126,107	147,547

Source: Woods &amp; Poole Economics, Inc.

Table 37

Webster County: Population						
Category	1970	1980	1990	2000	2010	2020
<b>Total</b>	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
<b>Age 0 to 4</b>	9.94%	7.87%	6.86%	7.07%	5.01%	5.46%
<b>Age 5 to 9</b>	10.91%	8.38%	7.57%	7.07%	4.81%	5.42%
<b>Age 10 to 14</b>	11.72%	10.51%	8.10%	6.65%	7.50%	5.23%
<b>Age 15 to 19</b>	11.80%	9.06%	8.37%	7.36%	7.05%	4.91%
<b>Age 20 to 24</b>	7.13%	8.34%	6.64%	5.23%	5.95%	6.69%
<b>Age 25 to 29</b>	4.88%	7.23%	6.95%	6.19%	6.89%	6.29%
<b>Age 30 to 34</b>	4.08%	6.93%	7.92%	6.81%	5.46%	6.25%
<b>Age 35 to 39</b>	3.61%	5.02%	7.30%	7.19%	6.44%	7.09%
<b>Age 40 to 44</b>	5.31%	4.68%	6.60%	7.53%	6.76%	5.54%
<b>Age 45 to 49</b>	5.31%	4.17%	5.09%	7.86%	7.09%	6.41%
<b>Age 50 to 54</b>	5.48%	5.87%	4.21%	6.44%	7.78%	7.09%
<b>Age 55 to 59</b>	5.22%	4.89%	4.34%	5.06%	7.46%	6.85%
<b>Age 60 to 64</b>	3.91%	4.89%	5.67%	4.81%	6.03%	7.28%
<b>Age 65 to 69</b>	3.35%	4.59%	4.83%	4.06%	4.52%	6.97%
<b>Age 70 to 74</b>	2.97%	3.06%	3.98%	3.85%	3.79%	4.75%
<b>Age 75 to 79</b>	2.46%	2.42%	3.45%	2.76%	2.77%	3.13%
<b>Age 80 to 84</b>	1.10%	0.98%	1.37%	2.17%	2.20%	2.18%
<b>Age 85 &amp; Over</b>	0.81%	1.11%	0.75%	1.92%	2.49%	2.45%

Source: Woods & Poole Economics, Inc.

Almost by definition, older citizens require more medical care, including emergency care, than do the younger citizens. Thus it should be expected that a higher call volume will result in the next two decades for Webster County's Emergency Medical Services operation. Since the County has historically relied upon a very limited number of trained personnel, primarily drawn from the local population, to operate the service, it will likely be necessary for the county to offer incentives for more people to become trained and work in this field of service.

Conversely, because the population of school-aged children is projected to decline, current staffing levels and facilities will likely meet the anticipated educational demands of the local system for the next two decades or longer. Of course, if the county succeeds in marketing its self as described in the last paragraph under the title **Total Population**, this postulation would change.

Table 38

Georgia: Population						
Category	1970	1980	1990	2000	2010	2020
<b>Total</b>	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
<b>Age 0 to 4</b>	9.16%	7.61%	7.83%	7.27%	7.22%	7.16%
<b>Age 5 to 9</b>	10.21%	8.10%	7.44%	7.52%	6.96%	7.09%
<b>Age 10 to 14</b>	10.49%	8.55%	7.23%	7.43%	6.80%	6.82%
<b>Age 15 to 19</b>	9.69%	9.67%	7.64%	7.28%	7.10%	6.65%
<b>Age 20 to 24</b>	9.12%	9.46%	8.08%	7.23%	7.08%	6.62%
<b>Age 25 to 29</b>	7.23%	8.86%	9.05%	7.84%	7.18%	7.04%
<b>Age 30 to 34</b>	5.99%	8.27%	9.04%	8.04%	7.11%	6.96%
<b>Age 35 to 39</b>	5.57%	6.54%	8.19%	8.54%	7.27%	6.66%
<b>Age 40 to 44</b>	5.64%	5.35%	7.51%	8.00%	7.18%	6.37%
<b>Age 45 to 49</b>	5.49%	4.86%	5.75%	7.00%	7.54%	6.48%
<b>Age 50 to 54</b>	5.08%	4.77%	4.53%	6.19%	7.09%	6.43%
<b>Age 55 to 59</b>	4.50%	4.51%	3.97%	4.59%	5.91%	6.43%
<b>Age 60 to 64</b>	3.83%	3.96%	3.67%	3.49%	5.02%	5.81%
<b>Age 65 to 69</b>	3.01%	3.45%	3.34%	2.89%	3.61%	4.72%
<b>Age 70 to 74</b>	2.13%	2.60%	2.62%	2.43%	2.47%	3.65%
<b>Age 75 to 79</b>	1.45%	1.72%	1.99%	1.92%	1.80%	2.34%
<b>Age 80 to 84</b>	0.86%	0.97%	1.24%	1.27%	1.30%	1.39%
<b>Age 85 &amp; Over</b>	0.70%	1.00%	1.23%	1.51%	1.84%	1.96%

Source: Woods & Poole Economics, Inc.

As a percentage of the population, Webster County has higher levels of citizens 55 years of age and older than does the state as a whole. Projections anticipate that the percentages will continue to increase through 2020. Thus community leaders should anticipate higher demand for services catering to senior citizens, such as the “Meals on Wheels” program, home health care services and nursing home care.



## Racial Composition

Table 39

Webster County: Population						
Category	1970	1980	1990	2000	2010	2020
White Population	NA	NA	1,125	1,200	1,154	1,108
Black Population	NA	NA	1,129	1,124	1,203	1,298
Native American	NA	NA	4	2	1	1
Hispanic, any Race	0	2	1	66	96	119

Table 40

Georgia: Population						
Category	1970	1980	1990	2000	2010	2020
White Population	NA	NA	4,560,990	5,224,740	5,656,900	6,061,640
Black Population	NA	NA	1,747,470	2,371,860	2,748,340	3,153,610
Native American	NA	NA	12,865	17,782	19,451	19,876
Hispanic, any Race	27,533	38,483	110,050	437,240	626,778	854,199

Table 41

Webster County			
Category	1980	1990	2000
<b>TOTAL Population</b>	100.00%	100.00%	100.00%
<b>White</b>	49.08%	49.80%	50.50%
<b>Black</b>	50.41%	50.20%	47.03%
<b>American Indian Eskimo or Aleut</b>	0.39%	0.00%	0.08%
<b>Other</b>	0.04%	0.00%	1.59%
<b>Persons of Hispanic Origin</b>	1.07%	0.00%	2.76%

Source: U.S. Bureau of the Census

For many years, Webster County's racial composition has been relatively evenly divided. According to the 2000 Census, 50.5% of the population was white, a slight increase from 1990, and 47.03% was black, a slight decrease from a decade earlier. The most significant change was the increase in the number of Hispanic residents, from none in 1990, to nearly 3% of the population in 2000.

Projections suggest that the white population will decrease as a percentage of the whole by 2010, while the black and Hispanic populations will increase. However, no race will constitute a majority if the projections are correct. A similar

trend is predicted between 2010 and 2020, with blacks assuming a majority of the population and the Hispanic population increasing to 4.7% of the total.

Similar trends are projected for Georgia, with the white population decreasing as a percentage, from 64.9% in 2000, to 62.5% in 2010, to 60% in 2020. Black population is projected to increase from 29.5% in 2000, to 30.4% in 2010 and to 31.2% in 2020. The Hispanic population is projected to increase from 5.4% in 2000, to 6.9% in 2010, and to 8.5% in 2020.

Reasons for the population trend changes in Webster County are certainly varied, but some seem to be obvious. For instance, the increase in the Hispanic population has been a primary result of immigration, though there is some natural increase occurring among the immigrants through childbirth.

Among the white and black races, the causes of change are somewhat more difficult to interpret. A decrease in the black population between 1990 and 2000 would suggest an out-migration from the county, especially since births to black mothers occur at higher rates than to white mothers. Conversely, the increase in the white population suggests an in-migration of whites, but there is little or no factual basis to which to ascribe this movement. In fact, in every age bracket typically considered to be within the child-bearing age range, decreases in population occurred, which tends to support the premise that in-migration created the increase in the white population.

## Education

A quick perusal of the statistics in the following charts, particularly those expressed in percentages, clearly indicates that Webster County's educational attainment lags that of the state as a whole.

Table 42

<b>Webster County: Educational Attainment</b>			
<b>Category</b>	<b>1980</b>	<b>1990</b>	<b>2000</b>
<b>TOTAL Adult Population 25 &amp; Over</b>	1297	1416	1588
<b>Less than 9th Grade</b>	497	339	259
<b>9th to 12th Grade (No Diploma)</b>	332	364	356
<b>High School Graduate (Includes Equivalency)</b>	292	475	539
<b>Some College (No Degree)</b>	97	112	241
<b>Associate Degree</b>	NA	48	49
<b>Bachelor's Degree</b>	88	50	110
<b>Graduate or Professional Degree</b>	NA	28	34

Source: U.S. Bureau of the Census

Table 43

Webster County: Educational Attainment			
Category	1980	1990	2000
<b>TOTAL Adult Population 25 &amp; Over</b>	100.00%	100.00%	100.00%
<b>Less than 9th Grade</b>	38.32%	23.94%	16.31%
<b>9th to 12th Grade (No Diploma)</b>	25.60%	25.71%	22.42%
<b>High School Graduate (Includes Equivalency)</b>	22.51%	33.55%	33.94%
<b>Some College (No Degree)</b>	7.48%	7.91%	15.18%
<b>Associate Degree</b>	NA	3.39%	3.09%
<b>Bachelor's Degree</b>	6.78%	3.53%	6.93%
<b>Graduate or Professional Degree</b>	NA	1.98%	2.14%

Source: U.S. Bureau of the Census

Table 44

Georgia: GA Educational Attainment			
Category	1980	1990	2000
<b>TOTAL Adult Population 25 &amp; Over</b>	3081513	4012329	5185965
<b>Less than 9th Grade</b>	730846	481679	393197
<b>9th to 12th Grade (No Diploma)</b>	613975	683833	718152
<b>High School Graduate (Includes Equivalency)</b>	878923	1189740	1486006
<b>Some College (No Degree)</b>	411517	682350	1058692
<b>Associate Degree</b>	NA	198951	269740
<b>Bachelor's Degree</b>	450267	518433	829873
<b>Graduate or Professional Degree</b>	NA	257201	430305

Source: U.S. Bureau of the Census

Table 45

Georgia: Educational Attainment GA PCT			
Category	1980	1990	2000
<b>TOTAL Adult Population 25 &amp; Over</b>	100.00%	100.00%	100.00%
<b>Less than 9th Grade</b>	23.72%	12.00%	7.58%
<b>9th to 12th Grade (No Diploma)</b>	19.92%	17.04%	13.85%
<b>High School Graduate (Includes Equivalency)</b>	28.52%	29.65%	28.65%
<b>Some College (No Degree)</b>	13.35%	17.01%	20.41%
<b>Associate Degree</b>	NA	4.96%	5.20%
<b>Bachelor's Degree</b>	14.61%	12.92%	16.00%
<b>Graduate or Professional Degree</b>	NA	6.41%	8.30%

Source: U.S. Bureau of the Census

While Webster County’s educational attainment status is not unlike many other rural communities in the state, the facts nonetheless present a dilemma that must be addressed by community leaders if the county is to improve its odds of becoming prosperous. Expressed as a percentage, the statistics show that the number of people in the county who have not completed high school or received a high school diploma is twice the rate of the state as a whole. This fact alone is a strong indicator of the community’s relative lack of preparedness to fill jobs requiring technical or educational skills, a primary component of the modern workforce.

The number of citizens having attended or completed college, earning a bachelor’s, graduate’s or professional degree also significantly lags the state averages. For instance, the percentage of Georgia’s citizens who have earned a bachelor’s degree is 230% greater than that of Webster County citizens. The percentage of state residents who have earned a graduate or professional degree outstrips Webster County’s rate by 388%. Again, Webster County is not well positioned to capitalize on job growth wherein a high level of skills or educational attainment is required.

The three charts that immediately follow provide statistics relative to the number of citizens who have completed High School. The most recent information, provided by The Georgia County Guide, holds that nearly 39% of residents 25 years or older, have not completed High School. While an accompanying chart is not included herein, the same source says that 34.6% of Marion County’s residents have not completed High School.

As may be noted from the chart “Webster County: Education Statistics,” the Georgia Department of Education does not have data for Webster County’s High School student population. This is due to the fact that the county’s High School students attend Tri-County High School in Marion County. Private school students generally attend Southland Academy in Americus, Terrell Academy in Dawson or Randolph Southern in Cuthbert.

Table 46

Category: Webster County	Total	White	Black	Hispanic
Percentage Not Completing High School	38.7%	24.8%	53.9%	100%
High School Graduate	33.9%	35.3%	33.3%	0%
Some College or Associate Degree	18.3%	25.4%	10.1%	0%
Bachelor’s Degree or Higher	9.1%	14.5%	2.7%	0%

Source: The Georgia County Guide, 2003

Table 47

Webster County: Education Statistics							
Category	1995	1996	1997	1998	1999	2000	2001
H.S. Graduation Test Scores (All Components)	0%	0%	0%	0%	0%	0%	0%
H.S. Dropout Rate	0%	0%	0%	0%	0%	0%	0%
Grads Attending Georgia Public Colleges	NA	NA	NA	NA	NA	NA	NA
Grads Attending Georgia Public Technical Schools	NA	NA	NA	NA	NA	NA	NA

Source: Georgia Department of Education

Table 48

Marion County: Education Statistics							
Category	1995	1996	1997	1998	1999	2000	2001
H.S. Graduation Test Scores (All Components)	63%	65%	52%	43%	50%	62%	48%
H.S. Dropout Rate	7.4%	10.9%	7.5%	8.6%	13.6%	9.2%	9.2%
Grads Attending Georgia Public Colleges	27.6%	32.0%	36.4%	35.0%	27.4%	NA	NA
Grads Attending Georgia Public Technical Schools	9.5%	12.0%	10.3%	16.7%	21.1%	26.1%	NA

Source: Georgia Department of Education

Although not supported herein by a factual presentation, it would be fairly implied that Marion County's High School Dropout Rate, as noted in the statistical data generated by the Georgia Department of Education, is slightly lower than the rate stated since it includes Webster County's Dropout Rate, which is slightly higher, according to the Georgia County Guide. Simply put, Webster County's higher dropout rate increases the overall percentage of dropouts attributed to Marion County.

Overall, the educational picture is one that should be improved. Local officials and civic minded citizens, including the parents of all school-aged children, should be prepared to undertake any and all measures necessary to correct the deficiencies that hinder educational progress within the county.

Table 49

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

Source: Georgia Department of Education

## Income

From 1990 through 2000, Webster County's average per capita income rose 25%. During the same time, the state's average rose 22.7%. However, Georgia's average per capita income is 45% higher than the county's average.

Table 50

Webster County: Per Capita Income										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Income per Capita (1996 \$)	\$9,324	\$13,491	\$13,947	\$16,489	\$17,440	\$18,831	\$20,135	\$21,416	\$22,916	\$24,220

Source: Woods & Poole Economics, Inc.

Table 51

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

Source: Woods & Pool Economics, Inc.

While the state's average per capita income is projected to increase over 12% from 2000 through 2010, the county's average is projected to increase by 15.5%. From 2010 through 2020, the states average is projected to increase by 11.3%, while the county's is expected to increase by 13.8%. While the rate of increase for the county is projected to be greater than that of the state, by 2020 the state's per capita income will still be more than 38% greater than the county's average.

In light of the lack of educational attainment, and considering the lack of a diversified economy, the county still being dominated by agriculture and forestry, the income disparity is not surprising. However, if projections are accurate, the county's average per capita income will slowly close at least a portion of the large gap that exists between the state and county averages.

Table 52

Webster County: Household Income Dist (%)			
Category	1980	1990	2000
<b>TOTAL Households</b>	100.00%	100.00%	100.00%
<b>Income less than \$5000</b>	27.06%	13.65%	NA
<b>Income \$5000 - \$9999</b>	24.54%	14.39%	18.72%
<b>Income \$10000 - \$14999</b>	15.78%	10.70%	6.20%
<b>Income \$15000 - \$19999</b>	10.61%	13.41%	9.90%
<b>Income \$20000 - \$29999</b>	7.82%	21.16%	18.06%
<b>Income \$30000 - \$34999</b>	4.51%	7.50%	7.83%
<b>Income \$35000 - \$39999</b>	3.98%	4.67%	5.33%
<b>Income \$40000 - \$49999</b>	0.93%	5.66%	10.88%
<b>Income \$50000 - \$59999</b>	1.33%	3.32%	7.18%
<b>Income \$60000 - \$74999</b>	0.66%	1.48%	6.42%
<b>Income \$75000 - \$99999</b>	1.19%	2.58%	5.77%
<b>Income \$100000 or more</b>	1.59%	1.48%	3.70%

Source: U.S. Bureau of the Census

Table 53

Georgia: GA Household Income Dist (%)			
Category	1980	1990	2000
<b>TOTAL Households</b>	100.00%	100.00%	100.00%
<b>Income less than \$5000</b>	16.20%	7.90%	NA
<b>Income \$5000 - \$9999</b>	17.10%	8.87%	10.13%
<b>Income \$10000 - \$14999</b>	16.28%	8.62%	5.85%
<b>Income \$15000 - \$19999</b>	14.19%	8.87%	5.91%
<b>Income \$20000 - \$29999</b>	11.53%	17.13%	12.74%
<b>Income \$30000 - \$34999</b>	8.23%	7.90%	6.22%
<b>Income \$35000 - \$39999</b>	5.53%	6.77%	5.87%
<b>Income \$40000 - \$49999</b>	3.36%	11.03%	10.85%
<b>Income \$50000 - \$59999</b>	2.04%	7.61%	9.24%
<b>Income \$60000 - \$74999</b>	1.47%	6.85%	10.48%
<b>Income \$75000 - \$99999</b>	2.57%	4.63%	10.36%
<b>Income \$100000 or more</b>	1.52%	3.81%	12.34%

Source: U.S. Bureau of the Census

A comparison of the two charts immediately preceding this paragraph indicates that approximately 47% of all households in Webster County earn more than \$30,000, while more than 65% of all households in Georgia earn more than \$30,000.

It is also easily discernable that the percentage of high-income households in Webster County lags that of the state by significant margins. Conversely, the county's percentage of low-income households, particularly those with incomes from \$5,000 to \$9,999, far outpaces the state average.

While Webster County continues to be a relatively poor county, the progress in gaining ground on the state average per capita income is likely attributable to the decline in employment within the farm sector, where wages are generally low, and an increase in the number of workers commuting outside the county to jobs in larger cities where wages are higher.

### **1.3.0.0: Articulation of Community Goals and Associated Implementation Program:**

**GOAL: sustained, moderate population growth. POLICY: promote/stimulate residential development. STRATEGY: develop consortium of builders/financiers; identify housing sites**

Local officials are desirous of sustained, moderate population growth. However, the lack of housing for purchase or rent has been and is an impediment to attracting more residents. To facilitate growth in housing opportunities, and consequently population, local officials are interested in pursuing the development of residential developments, preferably in concert with local real estate agents and home builders who might be persuaded to construct dwellings within the county.

According to conversations with local real estate agents and land speculators, the northwest section of the county may have the greatest near-term development potential because of its proximity to Columbus, a major metropolitan area with numerous job opportunities. Considering that the county's northwest boundary lies only 25 miles from Columbus and that the drive time to Columbus is less than 30 minutes, the area offers rural living with easy access to a major urban center.

The purpose, then, of local officials will be to engage and enlist the support of local realtors, land speculators and area builders in an attempt to spur housing development.



## 2.0.0.0: Economic Development

### Introduction

The economy is the driving force behind every community. People make the decision to live where they do based upon the economy and their ability to get a job and provide for themselves and their family members. A community owes its very existence to the economy and the economy in turn is based upon the sum total of assets a community has. These assets are its people, transportation network, natural resources, community facilities and available housing stock. A healthy economy is very often the result of a sound economic development program based on goals and objectives that take into account all the other elements discussed in a community's comprehensive plan.

In order to meet requirements of the Minimum Standards for Local Government Comprehensive Planning, Webster County's Economic Element must address the statewide goal for Economic Development, quoted below, which has the following three components:

- An Economy that is growing and balanced.
- An Economy that is consistent with the prudent management of the State's resources.
- An Economy that equitably benefits all segments of the population.

The goals Webster County develops within the Economic Development Element must be consistent with the above statewide goals. Basic Planning Level governments, of which Webster County is one, are strongly encouraged to consider the Quality Community Objectives in preparing their plans.

**110-12-1-.04 (5) (a) Economic Development Goal:** To achieve a growing and balanced economy, consistent with the prudent management of the state's resources, that equitably benefits all segments of the population.

(1) **Regional Identity Objective:** Regions should promote and preserve an "identity", defined in terms of traditional regional architecture, common economic linkages that bind the region together, or other shared characteristics.

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

(3) **Appropriate Businesses Objective:** The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, linkages to other economic activities in

the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.

(4) **Educational Opportunities Objective:** 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.

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

## Purpose

**110-12-1-.04(12)( b )1. Purpose.** The Economic Development Element provides local governments the opportunity to inventory and assess the community's economic base, labor force characteristics, and local economic development opportunities and resources; to determine economic needs and goals; and to merge this information with information about population trends and characteristics, natural resources, community facilities and services, housing and land use so that a strategy for the economic well-being of the community can be developed.

The purpose of this element is to plan for a healthy economy by doing the following:

- identify the economic trends in Webster County;
- assess the trends to identify the community's strengths, weaknesses and resources, including regional comparisons in these areas;
- examine the appropriateness of the existing economy considering Webster County's population and its characteristics, housing availability, transportation network, natural resources and community facilities;
- determine which goals and objectives would effect a growing and balanced economy, consistent with prudent management of resources and which equitably benefits all segments of the population.
- develop implementation strategies that would achieve the desired economic goals and objectives.

## Minimum Requirements

In order to meet the minimum requirements, the preparation of Webster County's comprehensive plan must follow a required three-step planning process.

**110-12-1-.04(12)( b ) 2. Minimum Requirements.** The requirements for the Economic Development element apply to all local governments, regardless of Planning Level designation. This element must follow the three-step process as follows:

- (i) **Inventory of Existing Conditions.**
- (ii) **Assessment of Current and Future Needs.**
- (iii) **Articulation of Community Goals and Associated Implementation Program.**

(a) **Inventory of Existing Conditions.** The initial step of the comprehensive planning process is intended to provide local governments with a factual basis for making informed decisions about their future by collecting data on existing and past conditions and trends.

(b) **Assessment of Current and Future Needs.** The second step of the planning process is intended to provide both a factual and a conceptual framework for making informed decisions about the future of the community and to ensure that an appropriate range of issues and viewpoints is considered. Public participation and, if possible, a community vision statement process are necessary to provide value-based guidance to this process.

(c) **Articulation of Goals and an Associated Implementation Program:** The third step of the process is intended to establish the community's long-range needs, goals and ambitions and how they will be addressed or attained during the planning period.

## **Economic Development Definitions**

**Bedroom Community:** A community composed mainly of houses whose residents commute to another area to work. Usually the community will contain some service sector businesses but not much more in the way of commercial development.

**Central Business District:** A compact urban core area of a municipality or unincorporated urbanized area that serves as a primary center for economic activity in the jurisdiction.

**Economy:** The prosperity or earnings of a place. The management of the resources of a community with a view to its productivity.

**Economic Development:** A wide range of actions that may be taken by a state or community to encourage and promote new economic activity, most commonly investment by private business, which is intended to improve local conditions by generating new jobs, expanding the tax base, creating new markets for other companies, attracting users of certain facilities or property (i.e., an existing unused structure), and other desirable outcomes. Economic development may consist of efforts to encourage expansion of existing activities, recruit new activities, support business startups and entrepreneurship, and other specific activities, as well as general improvement of the business climate and creation of a welcoming environment for appropriate new economic activities. Economic development may, but does not necessarily involve direct planning of publicly owned facilities (such as roads and schools); rather it may be intended to

encourage, guide, and enhance such construction and other development by private businesses.

**Local Government:** Any county, municipality, or other political subdivision of the state.

**Municipality:** Any municipal corporation of the state and any consolidated city-county government of the state.

**Transfer of Development Rights:** The process by which development rights from a sending property are affixed to one or more receiving properties (development rights are a governmentally recognized right to use or develop land at a certain density, or intensity, or for a particular purpose, which may be severed from the realty and placed on some other property).

## 2.1.0.0: Inventory of Existing Conditions

**110-12-1-.04 (12)(b) 2. (i) Inventory of Existing Conditions.** The economic characteristics of the community must be inventoried by addressing, at a minimum, the following items. Where current data is called for, “current” shall refer to the year of plan preparation or the most recent year for which data is available. Historic data, where required, shall cover approximately ten years prior to the year of plan preparation, at five-year intervals, unless otherwise noted. Future projections, where called for, shall cover approximately 20 years beyond the year of plan preparation, at five-year intervals. Municipalities for which certain data is not available should use comparable data for the county in which they are located and note any known similarities and differences.

**Economic Base.** Specific items to be addressed are as follows:

For each economic sector within the community (e.g., retail trade, services, manufacturing, wholesale trade, etc.), include current, historic and projected employment and earnings, and compare with state percent figures.

For each economic sector, include current and historic average weekly wages paid, and compare with state averages and percent figures.

Include current, historic and projected sources of personal income by type (e.g., wages, unearned wages, transfer payments, etc.), and compare with state percent figures.

Include recently established and planned major community-level economic activities (e.g., major employers, large manufacturers, new and expanding industries, major plant openings and closings, etc.).

Include special or unique economic activities (e.g., tourism, agribusiness, health care or educational institutions, government, warehousing and distribution, military, retirement, commercial, etc.).

**Labor Force.** Specific items to be addressed are as follows:

Include current and historic employment by occupation (i.e., occupations/types of jobs held by residents), and compare percent in each occupational category with state and national percent figures. For historic data, information from the most recent Census of Population prior to the year of plan preparation is sufficient.

Include current and historic employment status, and compare with state and national figures. Employment status includes total labor force, civilian labor force, military labor force (where applicable), and participation by sex. For historic data, information from the most recent Census of Population prior to the year of plan preparation is sufficient.

Include current and historic unemployment rates, and compare with rates for surrounding counties, the state and the nation. Historic rates should be noted annually for the ten years prior to the year of plan preparation.

Include current and historic commuting patterns (i.e., employment by place of work and residence). For historic data, information from the most recent decennial census prior to the year of plan preparation is sufficient.

**Local Economic Development Resources.** Identify and assess any of the following that exist in the community in terms of their effectiveness or adequacy:

Economic development agencies (e.g., chambers of commerce, economic development authorities, etc.).

Economic development programs or tools (e.g., special tax districts, industrial parks, speculative buildings, business incubators, revolving loan funds, etc.).

Education and training opportunities (e.g., vocational schools, adult education programs, job training programs, etc.).

## **Description of Economic Base Data**

A community's economic base refers to the industries or economic sectors (manufacturing, agribusiness, tourism, etc.) that serve a community, including those located within the jurisdiction, as well as those outside of the community. The main theme of economic base theory is that the economic growth of an area is dependent on outside demand. An area's growth depends on its ability to export goods and services outside of its territorial boundaries. The economic base, or basic sector, is made up of the export industries of the community and the non-basic, or local service sector, is made up of those industries that service the community's residents and workers.

The economic base includes items such as employment and earnings rates, economic sectors, wage levels, unique local economic activities, and sources of income. Using this data, local officials may want to assess the viability of the local economy compared to other communities, the state and nation, and the adequacy of the economic development tools and programs in use.

## A. Employment and Earnings by Sector

Employment refers to the total number of residents employed in each sector of the economy. Earnings refer to the total amount of money earned by all employees in that sector. Analysis of employment and earnings figures (total and percentages) help identify which sectors are present in the community, which sectors have the greatest impact on the community in terms of number of people employed and total amount of wages paid. Information from previous years and projections of future years for this data set and others will identify economic trends in the community.

While both Georgia and Webster County's numbers of farmers and farm laborers have decreased over the past two decades, the county's employment in the farm sector still greatly exceeds the state average, as shown in Table 54. In 2000, over 18% of employment within the county was attributable to farming, but as a whole, only 1.39% of laborers within the state worked in agriculture. Employment in agricultural services is also much higher as a percentage of employment within the county, versus the state average.

Table 54

Webster County: Employment by Sector (%)										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
<b>Total</b>	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
<b>Farm</b>	33.55%	35.46%	27.30%	20.91%	18.46%	18.05%	17.02%	15.91%	14.82%	13.79%
<b>Agricultural Services, Other</b>	0.78%	3.35%	2.04%	2.35%	4.18%	4.61%	4.81%	4.99%	5.13%	5.25%
<b>Mining</b>	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
<b>Construction</b>	0.39%	1.76%	0.15%	0.14%	1.08%	1.15%	1.11%	1.07%	1.14%	1.09%
<b>Manufacturing</b>	24.93%	7.19%	22.04%	22.99%	22.51%	21.13%	20.22%	19.48%	18.81%	18.16%
<b>Trans, Comm, &amp; Public Utilities</b>	0.52%	1.60%	2.34%	5.26%	3.50%	3.46%	3.33%	3.33%	3.31%	3.17%
<b>Wholesale Trade</b>	2.35%	4.31%	6.28%	7.20%	7.01%	7.17%	7.40%	7.48%	7.64%	7.77%
<b>Retail Trade</b>	5.87%	7.19%	3.50%	7.34%	6.74%	6.66%	6.66%	6.53%	6.50%	6.46%
<b>Finance, Insurance, &amp; Real Estate</b>	1.44%	0.32%	0.29%	1.39%	4.31%	4.61%	4.93%	5.23%	5.47%	5.69%
<b>Services</b>	14.49%	20.13%	16.64%	14.13%	9.97%	10.63%	11.34%	12.00%	12.66%	13.35%
<b>Federal Civilian Government</b>	0.78%	0.96%	1.61%	1.52%	1.89%	1.79%	1.73%	1.66%	1.48%	1.42%
<b>Federal Military Government</b>	1.31%	1.76%	1.46%	1.25%	1.08%	1.02%	0.99%	0.95%	0.91%	0.88%
<b>State &amp; Local Government</b>	13.58%	15.97%	16.35%	15.51%	19.27%	19.72%	20.47%	21.38%	22.12%	22.98%

Source: Woods & Poole Economics, Inc.

It is also noteworthy that employment within the state and local governmental sector in Webster County is nearly double the rate of the state as a whole. The same is true in the manufacturing sector where the county's employment percentage is nearly twice the percentage of the state.

Table 54 also indicates that certain employment sectors within Webster County significantly lag the state's averages. For instance, while over 6% of employment in the state is attributable to construction, barely 1% of the county's workforce is employed in the field. Within the services industry, the state's rate of nearly 29% exceeds the rate of the county by nearly three-fold.

Table 55

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

Source: Woods & Pool Economics, Inc.

From 1990 through 2000, total employment in Webster County increased by 8.3%, while the county's population increased by nearly 6%, a positive development. As mentioned in the assessment of the Population element of the Comprehensive Plan, fewer people are working on the farms within the county.

The statistics in Table 56 show a steady decline in farm employment since 1980, with the trend continuing downward, albeit at a much slower pace through 2025.

Of interest to local officials is the growth of jobs related to Finance, Insurance and Real Estate. Table 56 indicates that the number of jobs in this field increased by a factor of 16 from 1990 through 2000. Anecdotal evidence suggests that as the number of farms has declined, more property has been placed on the market for sale, providing new opportunities for realtors to develop the county. Long-time residents attest to the fact that in years prior to the 1990s, very little land was available for purchase within the county.

It is also worth noting that statistical projections indicate an increase in employment by state and local government agencies. In light of the continuing demands of citizens for an ever-increasing array of services, the prediction may be valid. However, local officials will certainly be reluctant to increase total governmental employment until such time as the services needed or required cannot be met by existing staffing.

Table 56

Webster County: Employment by Sector										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
<b>Total</b>	766	626	685	722	742	781	811	842	877	914
<b>Farm</b>	257	222	187	151	137	141	138	134	130	126
<b>Agricultural Services, Other</b>	6	21	14	17	31	36	39	42	45	48
<b>Mining</b>	0	0	0	0	0	0	0	0	0	0
<b>Construction</b>	3	11	1	1	8	9	9	9	10	10
<b>Manufacturing</b>	191	45	151	166	167	165	164	164	165	166
<b>Trans, Comm, &amp; Public Utilities</b>	4	10	16	38	26	27	27	28	29	29
<b>Wholesale Trade</b>	18	27	43	52	52	56	60	63	67	71
<b>Retail Trade</b>	45	45	24	53	50	52	54	55	57	59
<b>Finance, Insurance, &amp; Real Estate</b>	11	2	2	10	32	36	40	44	48	52
<b>Services</b>	111	126	114	102	74	83	92	101	111	122
<b>Federal Civilian Government</b>	6	6	11	11	14	14	14	14	13	13
<b>Federal Military Government</b>	10	11	10	9	8	8	8	8	8	8
<b>State &amp; Local Government</b>	104	100	112	112	143	154	166	180	194	210

Source: Woods & Poole Economics, Inc.



Table 57

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

Source: Woods & Pool Economics, Inc.

While Webster County continues to rely heavily on agricultural production as a mainstay of economic activity, manufacturing currently provides a greater percentage of the county's total economic revenue. A review of the statistics in Table 58 indicates that the percentage of revenue from agriculture (Farm) and manufacturing is highly variable. This is likely a result of highly variable rates of crop production and crop prices, and perhaps a result of variable factors related to forestry products manufacturing.

Table 58

Webster County: Earnings by Sector (%)										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
<b>Total (1996 \$)</b>	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
<b>Farm (1996 \$)</b>	-50.36%	32.92%	15.69%	27.59%	21.00%	22.04%	22.26%	22.27%	22.21%	22.11%
<b>Agricultural Services, Other (1996 \$)</b>	1.23%	5.28%	2.33%	2.12%	4.48%	4.86%	5.13%	5.32%	5.45%	5.56%
<b>Mining (1996 \$)</b>	0.00%	0.70%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
<b>Construction (1996 \$)</b>	0.86%	1.15%	0.15%	0.30%	1.11%	1.10%	1.06%	1.04%	1.00%	0.97%
<b>Manufacturing (1996 \$)</b>	72.14%	10.20%	32.33%	29.82%	25.77%	24.16%	23.17%	22.33%	21.55%	20.80%
<b>Trans, Comm, &amp; Public Utilities (1996 \$)</b>	2.84%	2.81%	4.56%	5.92%	5.12%	4.99%	4.84%	4.71%	4.59%	4.48%
<b>Wholesale Trade (1996 \$)</b>	7.67%	5.66%	6.28%	5.18%	5.70%	5.59%	5.56%	5.54%	5.51%	5.46%
<b>Retail Trade (1996 \$)</b>	7.69%	5.91%	3.03%	4.11%	4.27%	4.11%	3.97%	3.84%	3.72%	3.60%
<b>Finance, Insurance, &amp; Real Estate (1996 \$)</b>	3.60%	0.14%	0.28%	1.01%	4.82%	5.23%	5.65%	6.08%	6.50%	6.90%
<b>Services (1996 \$)</b>	23.33%	13.06%	15.23%	6.60%	4.74%	5.11%	5.41%	5.72%	6.06%	6.45%
<b>Federal Civilian Government (1996 \$)</b>	3.80%	2.30%	2.83%	2.87%	3.27%	3.08%	2.88%	2.68%	2.50%	2.32%
<b>Federal Military Government (1996 \$)</b>	1.11%	1.33%	0.86%	0.65%	0.64%	0.62%	0.59%	0.58%	0.56%	0.53%
<b>State &amp; Local Government (1996 \$)</b>	26.08%	18.52%	16.44%	13.84%	19.08%	19.13%	19.46%	19.89%	20.35%	20.82%

Source: Woods & Poole Economics, Inc.

Table 59

Georgia: Earnings by Sector (%)										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
<b>Total (1996 \$)</b>	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
<b>Farm (1996 \$)</b>	0.16%	1.27%	1.36%	1.40%	0.98%	0.93%	0.89%	0.85%	0.82%	0.79%
<b>Agricultural Services, Other (1996 \$)</b>	0.37%	0.41%	0.46%	0.53%	0.59%	0.60%	0.61%	0.62%	0.62%	0.62%
<b>Mining (1996 \$)</b>	0.65%	0.48%	0.36%	0.29%	0.27%	0.25%	0.22%	0.21%	0.19%	0.18%
<b>Construction (1996 \$)</b>	5.66%	6.57%	5.82%	5.39%	6.00%	5.86%	5.67%	5.46%	5.26%	5.06%
<b>Manufacturing (1996 \$)</b>	22.54%	20.03%	17.51%	16.84%	14.86%	14.45%	14.05%	13.59%	13.08%	12.53%
<b>Trans, Comm, &amp; Public Utilities (1996 \$)</b>	9.33%	8.85%	8.75%	9.43%	9.89%	9.99%	10.01%	9.96%	9.84%	9.63%
<b>Wholesale Trade (1996 \$)</b>	8.87%	9.04%	8.86%	8.17%	8.44%	8.36%	8.21%	8.05%	7.88%	7.71%
<b>Retail Trade (1996 \$)</b>	10.33%	10.64%	9.17%	9.08%	8.99%	8.97%	8.93%	8.87%	8.80%	8.71%
<b>Finance, Insurance, &amp; Real Estate (1996 \$)</b>	5.44%	5.59%	6.43%	6.86%	7.57%	7.66%	7.73%	7.78%	7.81%	7.82%
<b>Services (1996 \$)</b>	15.63%	17.36%	21.95%	24.33%	26.77%	27.78%	29.02%	30.44%	32.02%	33.73%
<b>Federal Civilian Government (1996 \$)</b>	5.64%	5.11%	4.66%	4.17%	3.39%	3.11%	2.87%	2.67%	2.49%	2.33%
<b>Federal Military Government (1996 \$)</b>	3.72%	3.68%	2.69%	2.49%	2.06%	1.94%	1.83%	1.72%	1.62%	1.53%
<b>State &amp; Local Government (1996 \$)</b>	11.67%	10.97%	11.97%	11.01%	10.18%	10.10%	9.95%	9.78%	9.58%	9.37%

Source: Woods &amp; Pool Economics, Inc.

## B. Average Weekly Wages Paid by Sector to Individuals

Average weekly wages measure the average weekly wage paid to a single employee of the businesses or industries in each sector. Analysis of this data will tell which sectors pay the most money. However, the data provided in Table 60 is not comprehensive.

Table 60

<b>Webster County: Average Weekly Wages</b>											
<b>Category</b>	<b>1989</b>	<b>1990</b>	<b>1991</b>	<b>1992</b>	<b>1993</b>	<b>1994</b>	<b>1995</b>	<b>1996</b>	<b>1997</b>	<b>1998</b>	<b>1999</b>
<b>All Industries</b>	\$291	\$328	\$328	\$330	\$337	\$340	\$352	\$380	\$414	\$363	\$389
<b>Agri, Forestry, Fishing</b>	NA	NA	NA	324	298	259	303	373	350	405	402
<b>Mining</b>	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
<b>Construction</b>	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
<b>Manufacturing</b>	NA	371	394	391	417	435	464	498	590	420	456
<b>Transportation, Comm, Util</b>	NA	NA	448	NA	438	389	362	484	NA	407	463
<b>Wholesale</b>	NA	269	248	241	244	254	252	291	299	259	318
<b>Retail</b>	NA	NA	80	134	170	182	185	183	190	199	232
<b>Financial, Insurance, Real Estate</b>	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
<b>Services</b>	NA	494	NA	245	250	NA	NA	NA	NA	NA	NA
<b>Federal Gov</b>	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
<b>State Gov</b>	NA	407	NA	NA	NA	NA	NA	NA	NA	NA	NA
<b>Local Gov</b>	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

Source: U.S. Bureau of Labor Statistics

Table 61

<b>Georgia: Average Weekly Wages</b>											
<b>Category</b>	<b>1989</b>	<b>1990</b>	<b>1991</b>	<b>1992</b>	<b>1993</b>	<b>1994</b>	<b>1995</b>	<b>1996</b>	<b>1997</b>	<b>1998</b>	<b>1999</b>
<b>All Industries</b>	\$404	\$424	\$444	\$471	\$480	\$488	\$509	\$531	\$562	\$598	\$629
<b>Agri, Forestry, Fishing</b>	267	276	285	297	304	312	322	336	347	373	390
<b>Mining</b>	561	589	605	NA	NA	698	734	741	781	832	866
<b>Construction</b>	NA	434	439	451	461	479	508	534	556	590	623
<b>Manufacturing</b>	NA	450	473	503	511	531	555	588	620	656	684
<b>Transportation, Comm, Util</b>	NA	603	635	689	709	720	737	769	805	842	895
<b>Wholesale</b>	NA	603	632	669	695	711	729	762	809	873	932
<b>Retail</b>	NA	236	244	255	260	267	275	286	299	318	335
<b>Financial, Insurance, Real Estate</b>	NA	544	569	627	648	648	693	741	799	872	900
<b>Services</b>	NA	414	439	464	471	475	501	519	551	580	611
<b>Federal Gov</b>	NA	543	584	612	651	667	666	701	774	791	808
<b>State Gov</b>	NA	451	462	460	471	NA	493	517	533	561	579
<b>Local Gov</b>	NA	387	401	401	410	420	440	461	480	506	523

Source: U.S. Bureau of Labor Statistics

While Table 62 does not address average weekly wages, it does provide raw data concerning the amount of money earned within each employment sector. This report does not attempt to extrapolate average wages from a comparison of

the information in Tables 56 and 62, but it is provided for the reader's convenience.

Table 62

Webster County: Earnings by Sector										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
<b>Total (1996 \$)</b>	\$6,189,000	\$9,790,000	\$12,853,000	\$15,901,000	\$16,511,000	\$18,326,000	\$20,037,000	\$21,833,000	\$23,768,000	\$25,872,000
<b>Farm (1996 \$)</b>	(\$3,117,000)	\$3,223,000	\$2,016,000	\$4,387,000	\$3,467,000	\$4,039,000	\$4,461,000	\$4,863,000	\$5,280,000	\$5,720,000
<b>Agricultural Services, Other (1996 \$)</b>	\$76,000	\$517,000	\$299,000	\$337,000	\$739,000	\$890,000	\$1,028,000	\$1,162,000	\$1,296,000	\$1,438,000
<b>Mining (1996 \$)</b>	\$0	\$69,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Construction (1996 \$)</b>	\$53,000	\$113,000	\$19,000	\$47,000	\$184,000	\$201,000	\$213,000	\$226,000	\$238,000	\$250,000
<b>Manufacturing (1996 \$)</b>	\$4,465,000	\$999,000	\$4,155,000	\$4,741,000	\$4,255,000	\$4,427,000	\$4,642,000	\$4,875,000	\$5,121,000	\$5,381,000
<b>Trans, Comm, &amp; Public Utilities (1996 \$)</b>	\$176,000	\$275,000	\$586,000	\$942,000	\$845,000	\$915,000	\$970,000	\$1,028,000	\$1,091,000	\$1,159,000
<b>Wholesale Trade (1996 \$)</b>	\$475,000	\$554,000	\$807,000	\$824,000	\$941,000	\$1,024,000	\$1,115,000	\$1,210,000	\$1,310,000	\$1,413,000
<b>Retail Trade (1996 \$)</b>	\$476,000	\$579,000	\$390,000	\$653,000	\$705,000	\$753,000	\$796,000	\$839,000	\$884,000	\$932,000
<b>Finance, Insurance, &amp; Real Estate (1996 \$)</b>	\$223,000	\$14,000	\$36,000	\$160,000	\$796,000	\$958,000	\$1,132,000	\$1,328,000	\$1,545,000	\$1,785,000
<b>Services (1996 \$)</b>	\$1,444,000	\$1,279,000	\$1,958,000	\$1,049,000	\$783,000	\$936,000	\$1,084,000	\$1,248,000	\$1,440,000	\$1,668,000
<b>Federal Civilian Government (1996 \$)</b>	\$235,000	\$225,000	\$364,000	\$456,000	\$540,000	\$564,000	\$577,000	\$586,000	\$594,000	\$601,000
<b>Federal Military Government (1996 \$)</b>	\$69,000	\$130,000	\$110,000	\$104,000	\$106,000	\$113,000	\$119,000	\$126,000	\$132,000	\$138,000
<b>State &amp; Local Government (1996 \$)</b>	\$1,614,000	\$1,813,000	\$2,113,000	\$2,201,000	\$3,150,000	\$3,506,000	\$3,900,000	\$4,342,000	\$4,837,000	\$5,387,000

Source: Woods & Poole Economics, Inc.

### C. Personal Income by Type

Income by type refers to the total amount of personal income by source. The various sources of income refer to the following categories:

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

- Other Labor Income – measures total employer contributions to private pension or worker’s compensation funds.
- Proprietor’s Income – measures total profits earned from partnerships and proprietorships.
- Dividend, Investment, Rent and Interest Income – measures total income from investments and rental property.
- Transfer Payments – measures total income from payments by the government under many different programs (including Social Security, unemployment insurance, food stamps, veterans’ benefits, etc.)

Residence Adjustments – measures the net amounts of personal income of residents of the county that is earned outside the county. Residence adjustment is a net number for the county: if it is negative it means that the amount of income earned in the county by non-residents is greater than the amount of income earned outside the county by residents of the county; if it is positive it means that the amount of income earned outside the county by residents of the county is greater than the amount of income earned in the county by non-residents of the county.

Table 63

Webster County: Personal Income by Type										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
<b>Total (1996 \$)</b>	\$21,920,000	\$30,759,000	\$31,506,000	\$39,111,000	\$41,717,000	\$45,590,000	\$49,411,000	\$53,477,000	\$57,887,000	\$62,706,000
<b>Wages &amp; Salaries (1996 \$)</b>	\$7,652,000	\$4,832,000	\$9,060,000	\$9,481,000	\$9,773,000	\$10,931,000	\$12,023,000	\$13,172,000	\$14,413,000	\$15,764,000
<b>Other Labor Income (1996 \$)</b>	\$888,000	\$690,000	\$1,420,000	\$1,527,000	\$1,325,000	\$1,466,000	\$1,595,000	\$1,730,000	\$1,875,000	\$2,031,000
<b>Proprietors Income (1996 \$)</b>	(\$2,351,000)	\$4,268,000	\$2,373,000	\$4,893,000	\$5,413,000	\$5,929,000	\$6,419,000	\$6,931,000	\$7,480,000	\$8,077,000
<b>Dividends, Interest, &amp; Rent (1996 \$)</b>	\$4,847,000	\$6,409,000	\$7,502,000	\$7,848,000	\$9,230,000	\$9,859,000	\$10,510,000	\$11,178,000	\$11,862,000	\$12,556,000
<b>Transfer Payments to Persons (1996 \$)</b>	\$4,311,000	\$5,075,000	\$5,433,000	\$7,566,000	\$8,067,000	\$8,802,000	\$9,637,000	\$10,579,000	\$11,645,000	\$12,851,000
<b>Less: Social Ins. Contributions (1996 \$)</b>	\$433,000	\$344,000	\$662,000	\$763,000	\$758,000	\$878,000	\$1,001,000	\$1,131,000	\$1,272,000	\$1,423,000
<b>Residence Adjustment (1996 \$)</b>	\$7,006,000	\$9,829,000	\$6,380,000	\$8,559,000	\$8,667,000	\$9,481,000	\$10,228,000	\$11,018,000	\$11,884,000	\$12,850,000

Source: Woods & Poole Economics, Inc.

Noteworthy in Table 64 are statistics that show that earnings within the county on Dividends, Interest and Rent significantly outpace the state average. Such is also the case with Proprietor's Income. Transfer payments also greatly eclipse the state average, a fact that could be assumed from the high percentage of people who have low incomes, as shown in Table 27 of the Population element. Wages and Salaries significantly lag the state average.

Table 64

Webster County: Income by Type (%)										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
<b>Total (1996 \$)</b>	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
<b>Wages &amp; Salaries (1996 \$)</b>	34.91%	15.71%	28.76%	24.24%	23.43%	23.98%	24.33%	24.63%	24.90%	25.14%
<b>Other Labor Income (1996 \$)</b>	4.05%	2.24%	4.51%	3.90%	3.18%	3.22%	3.23%	3.24%	3.24%	3.24%
<b>Proprietors Income (1996 \$)</b>	-10.73%	13.88%	7.53%	12.51%	12.98%	13.01%	12.99%	12.96%	12.92%	12.88%
<b>Dividends, Interest, &amp; Rent (1996 \$)</b>	22.11%	20.84%	23.81%	20.07%	22.13%	21.63%	21.27%	20.90%	20.49%	20.02%
<b>Transfer Payments to Persons (1996 \$)</b>	19.67%	16.50%	17.24%	19.34%	19.34%	19.31%	19.50%	19.78%	20.12%	20.49%
<b>Less: Social Ins. Contributions (1996 \$)</b>	1.98%	1.12%	2.10%	1.95%	1.82%	1.93%	2.03%	2.11%	2.20%	2.27%
<b>Residence Adjustment (1996 \$)</b>	31.96%	31.95%	20.25%	21.88%	20.78%	20.80%	20.70%	20.60%	20.53%	20.49%

Source: Woods & Poole Economics, Inc.

Table 65

Georgia: Income by Type (%)										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
<b>Total (1996 \$)</b>	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
<b>Wages &amp; Salaries (1996 \$)</b>	64.10%	62.15%	60.36%	59.07%	61.18%	61.09%	61.00%	60.94%	60.92%	60.92%
<b>Other Labor Income (1996 \$)</b>	8.41%	8.72%	8.68%	8.63%	6.84%	6.71%	6.60%	6.48%	6.38%	6.28%
<b>Proprietors Income (1996 \$)</b>	6.51%	6.97%	7.11%	7.96%	8.65%	8.52%	8.43%	8.34%	8.26%	8.19%
<b>Dividends, Interest, &amp; Rent (1996 \$)</b>	13.05%	15.79%	17.34%	16.31%	16.80%	16.76%	16.70%	16.61%	16.49%	16.34%
<b>Transfer Payments to Persons (1996 \$)</b>	11.72%	10.73%	10.94%	12.62%	11.13%	11.25%	11.43%	11.66%	11.93%	12.25%
<b>Less: Social Ins. Contributions (1996 \$)</b>	3.54%	4.10%	4.33%	4.45%	4.49%	4.67%	4.86%	5.04%	5.19%	5.33%
<b>Residence Adjustment (1996 \$)</b>	-0.25%	-0.25%	-0.10%	-0.15%	-0.11%	0.33%	0.70%	1.00%	1.21%	1.35%

Source: Woods & Pool Economics, Inc.

#### D. Major Community-Level Economic Activities

Webster County’s economy has historically been dominated by agriculture and forestry, with manufacturing of forestry products being integrally related. Both industries in recent years have undergone significant changes that have caused and still portend continuing major economic changes for the county.

The production of peanuts has, since at least the 1930’s, taken stage center and front, in Webster County agriculture. During the 1940’s the Federal Government instituted a program designed to control the amount of peanuts produced within the country. Over time, this program became known as the “allotment” system, wherein a farm was “given” the right to plant a certain number of acres of peanuts, the “allotment,” with all of the production being eligible for a “support” price, a minimum guaranteed price set by the government. This type of support system continued in effect for several decades and led to an increase in peanut production well into the 1970’s and 80’s.

With the advent in the 70’s of “Florunner” peanuts, a new, prolific variety capable of producing very high yields, a new era of agricultural prosperity dawned within the county and throughout the peanut production belt in southwest Georgia.



The prevailing "allotment" system determined the number of acres a farmer could plant in peanuts, but did not restrict the amount of production from those acres that would be supported at the government's minimum price. Consequently, farmers sought to improve yields by utilizing new technology and higher inputs in an effort to maximize their total revenue and corresponding profits. The result was an increase in economic farm activity that benefited the county. The "allotment" program was not to survive however.

In the 1980's, the United States Congress modified the peanut support system, eliminating the acreage allotments and replacing them with a "quota" allotment, meaning a maximum number of pounds of peanuts that the government would support at a minimum price. Only "quota" peanuts could be used for domestic consumption (within the United States). The restrictions on acreages were removed, leaving any farmer with a "quota" free to plant as many acres as he wished. The result was that farmers attempted to plant just enough acres to produce the number of pounds of peanuts that the government would support at its given price. Any peanuts produced in excess of this limit were classified as "additional" peanuts and were worth only a small fraction of the "support" price. With the advent of the new "quota" system, the government's support price was set at approximately \$680 per ton, with "additional" peanuts, which had to be exported, bringing a guarantee of only \$140 per ton, although the export market would sometimes offer a higher price.

In 1995, Congress again modified the peanut support program. The new program cut the "quota" allotment and reduced the support price of peanuts for domestic consumption from \$680 to \$610 per ton. The two cuts combined to reduce gross income by approximately 25% for peanut farmers. The effect on Webster County was significant. Farm income was reduced and many farmers were forced to leave the industry.

In 2002, Congress again changed federal farm policy. The quota system was replaced by a "peanut base," meaning a given amount of land and production, based upon past plantings and production of peanuts. Farmers who qualified to receive this "base" are eligible for certain support payments from the federal government. Farmers without a base, unlike the old allotment or quota system, are not prevented from planting peanuts. Therefore, a shift in peanut production has been occurring, moving away from the historical areas of production.

Under the new base system, peanuts are supported at two levels: anyone who grows peanuts can receive a minimum of \$355 per ton; anyone with a base is essentially guaranteed a supplement of \$145 per ton such that they are guaranteed a net price of \$495 per ton. Considering that peanuts used to bring nearly \$700 per ton, this support price reduction is drastic. It is no wonder, then, that peanut production in the county has declined in the past several years from over 10,000 acres to about 3,000 acres in 2003.

During the 1980's through the mid 90's, the federal government also offered an incentive to retire farmland from agricultural production by planting the land to pine trees. Known as the Conservation Reserve Program, or CRP, the program

did in fact retire thousands of acres of farmland. With fewer acres being planted, agribusiness suffered. Less fertilizer was sold, fewer repair parts were purchased, new tractor sales fell, fewer gallons of diesel fuel and gasoline were purchased and the county's economy suffered.

On its face, the planting of thousands of acres of pine trees might seem to be good for the forestry industry. In the context of increased demand for seedlings and for services to plant the acreage, it was good. It was also of great benefit that the CRP provided annualized payments for 10 years to the owners of the land planted to pine trees. But a stipulation of CRP was that the new forests had to be thinned when the trees were 10 – 12 years old. At that stage of growth, the trees can only be utilized as pulpwood. With thousands of acres in Webster County, and with hundreds of thousands of acres of pulpwood being marketed in the state and southeastern United States as a result of mandated thinning of these CRP forests, the market was glutted. Prices fell, in some cases, by more than 60%.

As the CRP forests mature between 2010 and 2030, it should be expected that prices for saw-timber would be under downward pressure, though demand could improve prices if homebuilding and other construction activities are strong. Considering that sales of timber are taxed by the county as property, bearing the full advalorem tax rate, the price of timber is important as a component of county tax revenues.

The net result of the changes in the county's agricultural and forestry-related economy has been negative. Although the preceding narrative is not supported here by a factual presentation, local officials note that a decline in sales tax revenue of over 30% from 2001 through 2003 tends to support the argument that changes in federal farm policy have had a significant negative impact upon the county.

Local officials also note that existing industry is critical to maintaining the economic viability of the county. Tolleson Lumber Company, the county's largest employer, installed state-of-the-art sawmilling equipment approximately four years ago, with the county facilitating the issuance of bond debt with which to finance the improvements. With the improvements, officials believe that the company will be economically competitive for many years to come.

Officials also note that EARTH Products, a company that composts municipal solid waste sludge into fertilizer products, is expanding operations and should continue to be an important component of the local economy.

## AG Facts & Figures

**WEBSTER  
COUNTY**

**GEORGIA**

**Avg. County with  
data > 0\*\***

### 2003 Georgia Farm Gate Value Report<sup>1</sup>

<b>Row &amp; Forage Crops</b>	<b>WEBSTER COUNTY</b>	<b>GEORGIA</b>	<b>Avg. County with data &gt; 0**</b>
Barley, Acres Harvested	0	1,221	102
Barley, Avg Yield/acre in bushels	0	40	40
Barley, Production in bushels	0	49,413	4,118
Barley, Farm Gate Value	\$0	\$135,886	\$11,324
Com, Acres Harvested	1,251	325,314	2,392
Com, Avg Yield/acre in bushels	90	118	118
Com, Production in bushels	112,545	42,220,626	310,446
Com, Farm Gate Value	\$309,499	\$115,988,586	\$852,857
Cotton, Acres Harvested	6,535	1,361,163	14,636
Cotton, Avg Yield/acre in pounds	850	783	783
Cotton, Production in pounds	5,554,835	1,128,121,800	12,130,342
Cotton, Farm Gate Value	\$3,960,597	\$804,350,843	\$8,648,934
Hay, Acres Harvested	1,082	713,943	4,890
Hay, Avg Yield/acre in tons	3	3.4	3.4
Hay, Production in tons	3,247	2,474,876	16,951
Hay, Farm Gate Value	\$178,580	\$136,971,313	\$938,160
Oats, Acres Harvested	1,269	78,284	833
Oats, Avg Yield/acre in bushels	56	58	58
Oats, Production in bushels	71,058	4,801,179	51,076
Oats, Farm Gate Value	\$156,328	\$10,915,237	\$116,120
Peanuts, Acres Harvested	3,938	540,488	7,304
Peanuts, Avg Yield/acre in pounds	3,300	3,377	3,377
Peanuts, Production in pounds	12,996,060	1,912,600,537	25,845,953
Peanuts, Farm Gate Value	\$2,469,251	\$364,846,048	\$4,930,352
Rye, Acres Harvested	901	83,806	855
Rye, Avg Yield/acre in bushels	16	23	23
Rye, Production in bushels	14,413	1,927,225	19,666
Rye, Farm Gate Value	\$144,128	\$19,311,541	\$197,057
Silage, Acres Harvested	0	51,866	633
Silage, Avg Yield/acre in tons	0	15.6	15.6
Silage, Production in tons	0	931,679	11,362
Silage, Farm Gate Value	\$0	\$28,043,879	\$341,999
Sorghum, Acres Harvested	600	46,127	556
Sorghum, Avg Yield/acre in bushels	40	48	48
Sorghum, Production in bushels	24,012	2,288,488	27,572
Sorghum, Farm Gate Value	\$55,228	\$5,324,811	\$64,154
Soybeans, Acres Harvested	0	197,056	1,859
Soybeans, Avg Yield/acre in bushels	0	33	33
Soybeans, Production in bushels	0	6,650,714	62,743
Soybeans, Farm Gate Value	\$0	\$47,539,011	\$448,481
Straw, Acres Harvested	2,000	156,212	1,627
Straw, Avg Yield/acre in bales	80	99	99
Straw, Production in bales	160,000	11,415,842	118,915
Straw, Farm Gate Value	\$320,000	\$23,764,293	\$247,545
Tobacco, Acres Harvested	0	26,953	550
Tobacco, Avg Yield/acre in pounds	0	2,236	2,236
Tobacco, Production in pounds	0	63,315,205	1,292,147
Tobacco, Farm Gate Value	\$0	\$116,501,147	\$2,377,574
Wheat, Acres Harvested	4,830	301,682	2,433
Wheat, Avg Yield/acre in bushels	35	46	46
Wheat, Production in bushels	169,036	14,266,774	115,055
Wheat, Farm Gate Value	\$524,012	\$44,239,599	\$356,771
<b>Row/Forage Crops, Total, Farm Gate Value<sup>2</sup></b>	<b>\$8,117,623</b>	<b>\$1,733,156,967</b>	<b>\$11,477,861</b>

Source: Center for Agribusiness and Economic Development, College of Agricultural and Environmental Sciences, The University of Georgia, Athens, GA 30602. 706-542-0760. <http://www.agecon.uga.edu/caed/>

## AG Facts & Figures

	WEBSTER COUNTY	GEORGIA	Avg. County with data > 0**
<b><u>Fruits &amp; Nuts</u></b>			
Apples, Acres Harvested	0	980	58
Apples, Farm Gate Value	\$0	\$5,805,792	\$341,517
Blueberries, Acres Harvested	0	7,994	95
Blueberries, Farm Gate Value	\$0	\$26,697,575	\$317,828
Grapes, Acres Harvested	0	1,812	36
Grapes, Farm Gate Value	\$0	\$6,355,525	\$127,111
Peaches, Acres Harvested	15	16,743	299
Peaches, Farm Gate Value	\$32,130	\$48,366,895	\$863,695
Pecans, Acres Harvested	644	142,533	1,371
Pecans, Farm Gate Value	\$217,350	\$69,246,230	\$665,829
Strawberries, Acres Harvested	0	269	5
Strawberries, Farm Gate Value	\$0	\$3,839,020	\$69,800
<b>Fruits &amp; Nuts, Total, Farm Gate Value<sup>2</sup></b>	<b>\$249,480</b>	<b>\$165,442,938</b>	<b>\$1,165,091</b>
<b><u>Vegetables</u></b>			
Cabbage, Acres Harvested	0	11,916	372
Cabbage, Farm Gate Value	\$0	\$46,027,419	\$1,438,357
Cantaloupe, Acres Harvested	0	7,650	150
Cantaloupe, Farm Gate Value	\$0	\$37,944,095	\$744,002
Carrots, Acres Harvested	0	1,645	183
Carrots, Farm Gate Value	\$0	\$8,336,941	\$926,327
Cucumbers, Acres Harvested	0	13,330	381
Cucumbers, Farm Gate Value	\$0	\$69,996,808	\$1,999,909
Eggplant, Acres Harvested	0	1,332	49
Eggplant, Farm Gate Value	\$0	\$19,487,687	\$721,766
Greens, Acres Harvested	0	22,347	319
Greens, Farm Gate Value	\$0	\$66,853,339	\$955,048
Okra, Acres Harvested	0	440	10
Okra, Farm Gate Value	\$0	\$1,313,286	\$29,184
Onions, Acres Harvested	0	14,722	775
Onions, Farm Gate Value	\$0	\$104,274,770	\$5,488,146
Peppers, Bell, Acres Harvested	0	5,230	149
Peppers, Bell, Farm Gate Value	\$0	\$87,133,360	\$2,489,525
Peppers, Other, Acres Harvested	0	1,162	61
Peppers, Other, Farm Gate Value	\$0	\$8,944,678	\$470,773
Snap Beans, Acres Harvested	119	19,523	398
Snap Beans, Farm Gate Value	\$313,370	\$60,630,143	\$1,237,350
Southern Peas, Acres Harvested	0	6,091	92
Southern Peas, Farm Gate Value	\$0	\$7,748,908	\$117,408
Squash, Acres Harvested	0	7,470	136
Squash, Farm Gate Value	\$0	\$48,445,162	\$880,821
Sweet Corn, Acres Harvested	14	27,974	418
Sweet Corn, Farm Gate Value	\$16,826	\$77,607,620	\$1,158,323
Tomatoes, Acres Harvested	0	5,785	92
Tomatoes, Farm Gate Value	\$0	\$122,159,355	\$1,939,037
Watermelons, Acres Harvested	46	28,941	353
Watermelons, Farm Gate Value	\$33,320	\$75,856,229	\$925,076
Zucchini, Acres Harvested	0	4,385	151
Zucchini, Farm Gate Value	\$0	\$33,297,407	\$1,148,186
<b>Vegetables, Total, Farm Gate Value<sup>2</sup></b>	<b>\$363,516</b>	<b>\$901,181,768</b>	<b>\$7,572,956</b>
<b><u>Ornamental Horticulture</u></b>			
Container Nursery, Acres Harvested	2	4,015	34
Container Nursery, Farm Gate Value	\$63,375	\$171,569,313	\$1,453,977
Field Nursery, Acres Harvested	0	5,845	64
Field Nursery, Farm Gate Value	\$0	\$71,747,375	\$788,433
Greenhouse, Harvested Sq Ft	25,000	19,419,518	146,011
Greenhouse, Farm Gate Value	\$337,500	\$252,070,467	\$1,895,267
Turfgrass, Acres Harvested	70	47,223	638
Turfgrass, Farm Gate Value	\$223,948	\$151,078,503	\$2,041,601
<b>Ornamental Horticulture, Total, Farm Gate Value<sup>2</sup></b>	<b>\$624,823</b>	<b>\$648,965,317</b>	<b>\$4,384,901</b>

Source: Center for Agribusiness and Economic Development, College of Agricultural and Environmental Sciences, The University of Georgia, Athens, GA 30602. 706-542-0760. <http://www.agecon.uga.edu/~caed/>

## AG Facts & Figures

	WEBSTER COUNTY	GEORGIA	Avg. County with data > 0**
<b><u>Forestry</u></b>			
Christmas Trees, Acres Harvested	0	2,649	28
Christmas Trees, Farm Gate Value	\$0	\$9,996,250	\$106,343
Pine Straw, Acres Harvested	0	514,892	5,721
Pine Straw, Farm Gate Value	\$0	\$25,023,240	\$278,036
Timber, Farm Gate Value	\$3,227,637	\$547,412,058	\$3,554,624
<b>Forestry &amp; Products, Total, Farm Gate Value<sup>2</sup></b>	<b>\$3,227,637</b>	<b>\$597,804,012</b>	<b>\$3,807,669</b>
<b><u>Livestock &amp; Aquaculture</u></b>			
Beef Cattle, Finished Outside Co, Total Head	0	31,931	515
Beef Cattle, Finished Outside Co, Production in lbs.	0	15,965,500	257,508
Beef Cattle, Finished Outside Co, Farm Gate Value	\$0	\$13,411,020	\$216,307
Beef Cows, Total Head	3,000	828,653	5,452
Beef Cows, Production in pounds	1,120,500	309,501,896	2,036,197
Beef Cows, Farm Gate Value	\$1,019,655	\$281,646,725	\$1,852,939
Beef Stockers, Total Head	3,000	313,229	2,466
Beef Stockers, Production in pounds	900,000	94,144,700	741,297
Beef Stockers, Farm Gate Value	\$702,000	\$73,437,066	\$578,245
Catfish, Pond Acres	0	2,505	51
Catfish, Production in pounds	0	5,566,778	113,608
Catfish, Farm Gate Value	\$0	\$6,243,911	\$127,427
Dairy, Total Head	0	91,137	1,168
Dairy, Milk Production in pounds	0	1,540,540,335	19,750,517
Dairy, Farm Gate Value	\$0	\$240,314,453	\$3,080,955
Goats, Total Nannies	700	123,119	873
Goats, Production in number of kids	875	156,024	1,107
Goats, Farm Gate Value	\$43,750	\$7,820,750	\$55,466
Horses, Board/Train/Breed, Number	60	81,487	570
Horses, Board/Train/Breed, Farm Gate Value	\$210,000	\$285,204,500	\$1,994,437
Horses, Raised, Number	50	45,537	328
Horses, Raised, Farm Gate Value	\$100,000	\$91,048,000	\$655,022
Pork, Farrow to Finish, Total Head	100	20,661	287
Pork, Farrow to Finish, Production in pounds	367,500	77,031,050	1,069,876
Pork, Farrow to Finish, Farm Gate Value	\$143,325	\$30,042,110	\$417,252
Pork, Feeder Pigs, Total Head	0	45,937	999
Pork, Feeder Pigs, Production in pounds	0	34,452,750	748,973
Pork, Feeder Pigs, Farm Gate Value	\$0	\$23,772,398	\$516,791
Pork, Finishing Only, Total Head	0	27,979	903
Pork, Finishing Only, Production in pounds	0	65,624,621	2,116,923
Pork, Finishing Only, Farm Gate Value	\$0	\$25,593,602	\$825,600
Quail, Number of Birds	0	5,549,350	86,709
Quail, Farm Gate Value	\$0	\$14,776,630	\$230,885
Sheep, Number of Ewes	0	5,642	97
Sheep, Production in Lambs	0	7,078	122
Sheep, Farm Gate Value	\$0	\$500,800	\$8,634
<b>Livestock/Aquaculture, Total, Farm Gate Value<sup>2</sup></b>	<b>\$2,218,730</b>	<b>\$1,131,483,706</b>	<b>\$7,161,289</b>
<b><u>Poultry &amp; Eggs</u></b>			
Breeder Pullet Unit Houses	0	722	18
Breeder Pullet Unit, Production in number of birds	0	9,803,500	245,088
Breeder Pullet Unit, Farm Gate Value	\$0	\$117,642,000	\$2,941,050
Broiler Houses	4	11,673	117
Broilers, Total, Production in number of birds	2,708,640	8,412,955,001	84,129,550
Broilers, Grower Farm Gate Value	\$130,015	\$403,821,840	\$4,038,218
Broilers, Integrator Farm Gate Value	\$946,670	\$2,940,742,979	\$29,407,430
Broilers, Total Farm Gate Value	\$1,076,684	\$3,344,564,819	\$33,445,648
Layers, Hatching & Table, Houses	0	1,348	20
Layers, Hatching & Table, Production in # of birds	0	22,980,223	348,185
Layers, Hatching & Table, Farm Gate Value	\$0	\$482,957,791	\$7,317,542
<b>Poultry &amp; Eggs, Total, Farm Gate Value<sup>2</sup></b>	<b>\$1,076,684</b>	<b>\$3,952,612,170</b>	<b>\$35,609,119</b>

Source: Center for Agribusiness and Economic Development, College of Agricultural and Environmental Sciences, The University of Georgia, Athens, GA 30602. 706-542-0760. <http://www.agecon.uga.edu/~caed/>

## AG Facts & Figures

	WEBSTER COUNTY	GEORGIA	Avg. County with data > 0**
<b>Other Income</b>			
Ag-Based and Nature-Based Tourism, Farm Gate Value	\$0	\$62,882,418	\$571,658
Crop Insurance, Farm Gate Value	\$222,074	\$43,069,079	\$410,182
Government Payments, Farm Gate Value	\$4,323,890	\$542,774,168	\$3,457,160
Hunting Leases-Deer, Farm Gate Value	\$800,000	\$70,749,506	\$527,981
Hunting Leases-Duck, Farm Gate Value	\$0	\$1,167,130	\$25,936
Hunting Leases-Turkey, Farm Gate Value	\$160,000	\$4,619,680	\$49,674
<b>Other Income, Total, Farm Gate Value<sup>2</sup></b>	<b>\$5,505,964</b>	<b>\$728,527,107</b>	<b>\$4,610,931</b>
Total Farm Gate GROWER Value	\$20,437,787	\$6,918,431,006	\$43,512,145
Total Farm Gate Value per farm	\$218,209	\$199,939	\$203,155
Total Farm Gate Value per acre of land in farms	\$323	\$918	\$1,106
<b>TOTAL FARM GATE VALUE</b>	<b>\$21,384,457</b>	<b>\$9,859,173,985</b>	<b>\$62,007,384</b>
<b>Bureau of Economic Analysis, 2002 data</b>			
Total Cash Receipts & Other Income	\$18,307,000	\$5,750,339,000	\$36,165,654
Livestock and Products, % of total receipts	6.3	52.2	48.4
Crops, % of total receipts	28.2	27.5	28.8
Government Payments, % of total receipts	39.9	11.4	9.5
Imputed & Misc Income, % of total receipts	25.7	8.9	13.1
Farm Production Expenses	\$9,920,000	\$4,284,146,000	\$26,944,314
Feed, % of total expenses	0.8	22.2	17.0
Livestock, % of total expenses	1.3	8.4	6.6
Seed, % of total expenses	7.6	3.0	3.2
Fert/Lime & Ag Chem, % of total expenses	14.9	7.9	8.0
Petroleum, % of total expenses	7.0	3.2	3.4
Hired Labor, % of total expenses	14.0	10.4	11.1
Other, % of total expenses	54.4	44.8	50.0
Net Farm Proprietor's Income	\$5,833,000	\$1,130,208,000	\$7,108,201
Farm Labor and Proprietor's Income	\$6,958,000	\$1,486,291,000	\$9,347,736
<b>2002 Census of Agriculture<sup>3</sup></b>			
Number of Farms	98	49,311	310
% Change in Number, 1997(Revised) - 2002	12.6	-0.1	0.9
Average Farm Size in Acres	676	218	244
Median Farm Size in Acres	350	100	125
% of Farms with < 10 Acres	0.0	7.2	7.7
Acres of Land in Farms	66,241	10,744,239	67,574
% of Total County Land in Farms	49.4	29.0	28.9
Acres of Harvested Cropland	22,528	3,245,784	20,414
Est. Mkt. Val. of Land and Bldgs., Avg. per Acre	\$1,430	\$2,112	\$2,688
Est. Mkt. Val. of Machinery/Equip., Avg. per Farm	\$118,547	\$51,847	\$52,576
Avg. Age of Farmers	57.4	56.5	56.6
% of Farmers Working 200 + Days Off Farm	26.5	39.8	40.3
Irrigation, Number of Farms	17	5,369	34
Irrigation, Land Acres	4,692	870,810	5,463
<b>Miscellaneous<sup>1</sup></b>			
Water Use for Irrigation (Millions of Gal/Day), 2000	3.68	1092.16	6.9
Acreage in Crop Reserve Program, April 2004	1,239	308,778	1,942
Acreage in Wetlands Reserve Program, April 2004	27	6,308	40
All Agricultural Land as a % of 2003 Gross Tax Digest	46.9	6.2	20.4
Acres of Forest Land, 1997	91,300	24,412,600	153,538
Forest Land as a % of All Land	68.1	65.9	64.7
Rural/Urban Continuum Code <sup>4</sup>	8	--	--

-- data not available or data tabulation not appropriate; (D) data not disclosed

\*\* Data > 0 applies only to Farm Gate Value Report; Other source data calculated on 159 counties.

<sup>1</sup> Center for Agribusiness and [The Georgia County Guide](#) (see "Source" below)

<sup>2</sup> Includes miscellaneous commodities not listed separately.

<sup>3</sup> USDA, National Agricultural Statistics Service.

<sup>4</sup> 0=most urban; 9=most rural

Source: Center for Agribusiness and Economic Development, College of Agricultural and Environmental Sciences, The University of Georgia, Athens, GA 30602. 706-542-0760. <http://www.agecon.uga.edu/~caed/>

4

# Description of Labor Force Data

The labor force data includes employment by occupation, employment status, unemployment rates and the commuting patterns of the labor force.

## A. Employment by Occupation

Employment by occupation refers to the total number of residents employed in each of thirteen different occupations as well as the percent of residents employed in each category. This information provides valuable information about the socioeconomic status of the community's residents and information on the trends in the community.

Table 66

Webster County: Employment by Occupation		
Category	1990	2000
<b>TOTAL All Occupations</b>	951	985
<b>Executive, Administrative and Managerial (not Farm)</b>	48	95
<b>Professional and Technical Specialty</b>	82	134
<b>Technicians &amp; Related Support</b>	7	NA
<b>Sales</b>	54	48
<b>Clerical and Administrative Support</b>	87	131
<b>Private Household Services</b>	25	NA
<b>Protective Services</b>	27	NA
<b>Service Occupations (not Protective &amp; Household)</b>	84	75
<b>Farming, Fishing and Forestry</b>	114	57
<b>Precision Production, Craft, and Repair</b>	153	186
<b>Machine Operators, Assemblers &amp; Inspectors</b>	129	90
<b>Transportation &amp; Material Moving</b>	93	114
<b>Handlers, Equipment Cleaners, helpers &amp; Laborers</b>	48	NA

Source: U.S. Bureau of the Census

As should be noted from the statistical data in Tables 66 and 67, there is a significant disparity between the number of persons employed as reported by the U. S. Bureau of the Census and Woods & Poole Economics, Incorporated. Disparate statistics are also evident in Tables 68 through 77, wherein data from the two reporting entities are listed for review.



Table 67

Webster County: Employment						
Category	1970	1980	1990	2000	2010	2020
<b>Total</b>	799	766	685	742	811	877
<b>Farm</b>	320	257	187	137	138	130
<b>Agricultural Services, Other</b>	4	6	14	31	39	45
<b>Mining</b>	0	0	0	0	0	0
<b>Construction</b>	2	3	1	8	9	10
<b>Manufacturing</b>	122	191	151	167	164	165
<b>Trans, Comm, &amp; Public Utilities</b>	0	4	16	26	27	29
<b>Wholesale Trade</b>	8	18	43	52	60	67
<b>Retail Trade</b>	37	45	24	50	54	57
<b>Finance, Insurance, &amp; Real Estate</b>	4	11	2	32	40	48
<b>Services</b>	146	111	114	74	92	111
<b>Federal Civilian Government</b>	11	6	11	14	14	13
<b>Federal Military Government</b>	15	10	10	8	8	8
<b>State &amp; Local Government</b>	130	104	112	143	166	194

Source: Woods & Poole Economics, Inc.

Table 68

Webster County: Employment			
Category	1980	1990	2000
<b>TOTAL All Occupations</b>	NA	100.00%	100.00%
<b>Executive, Administrative and Managerial (not Farm)</b>	NA	5.05%	9.64%
<b>Professional and Technical Specialty</b>	NA	8.62%	13.60%
<b>Technicians &amp; Related Support</b>	NA	0.74%	NA
<b>Sales</b>	NA	5.68%	4.87%
<b>Clerical and Administrative Support</b>	NA	9.15%	13.30%
<b>Private Household Services</b>	NA	2.63%	NA
<b>Protective Services</b>	NA	2.84%	NA
<b>Service Occupations (not Protective &amp; Household)</b>	NA	8.83%	7.61%
<b>Farming, Fishing and Forestry</b>	NA	11.99%	5.79%
<b>Precision Production, Craft, and Repair</b>	NA	16.09%	18.88%
<b>Machine Operators, Assemblers &amp; Inspectors</b>	NA	13.56%	9.14%
<b>Transportation &amp; Material Moving</b>	NA	9.78%	11.57%
<b>Handlers, Equipment Cleaners, helpers &amp; Laborers</b>	NA	5.05%	NA

Source: U. S. Bureau of the Census



Table 69

<b>Webster County: Employment</b>						
<b>Category</b>	<b>1970</b>	<b>1980</b>	<b>1990</b>	<b>2000</b>	<b>2010</b>	<b>2020</b>
<b>Total</b>	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
<b>Farm</b>	40.05%	33.55%	27.30%	18.46%	17.02%	14.82%
<b>Agricultural Services, Other</b>	0.50%	0.78%	2.04%	4.18%	4.81%	5.13%
<b>Mining</b>	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
<b>Construction</b>	0.25%	0.39%	0.15%	1.08%	1.11%	1.14%
<b>Manufacturing</b>	15.27%	24.93%	22.04%	22.51%	20.22%	18.81%
<b>Trans, Comm, &amp; Public Utilities</b>	0.00%	0.52%	2.34%	3.50%	3.33%	3.31%
<b>Wholesale Trade</b>	1.00%	2.35%	6.28%	7.01%	7.40%	7.64%
<b>Retail Trade</b>	4.63%	5.87%	3.50%	6.74%	6.66%	6.50%
<b>Finance, Insurance, &amp; Real Estate</b>	0.50%	1.44%	0.29%	4.31%	4.93%	5.47%
<b>Services</b>	18.27%	14.49%	16.64%	9.97%	11.34%	12.66%
<b>Federal Civilian Government</b>	1.38%	0.78%	1.61%	1.89%	1.73%	1.48%
<b>Federal Military Government</b>	1.88%	1.31%	1.46%	1.08%	0.99%	0.91%
<b>State &amp; Local Government</b>	16.27%	13.58%	16.35%	19.27%	20.47%	22.12%

Source: Woods &amp; Poole Economics, Inc.

Table 70

<b>Georgia: GA Employment by Occupation</b>		
<b>Category</b>	<b>1990</b>	<b>2000</b>
<b>TOTAL All Occupations</b>	3092057	3839756
<b>Executive, Administrative and Managerial (not Farm)</b>	378984	538647
<b>Professional and Technical Specialty</b>	383012	717312
<b>Technicians &amp; Related Support</b>	110766	NA
<b>Sales</b>	379746	446876
<b>Clerical and Administrative Support</b>	494823	581364
<b>Private Household Services</b>	15882	NA
<b>Protective Services</b>	52596	NA
<b>Service Occupations (not Protective &amp; Household)</b>	302084	444077
<b>Farming, Fishing and Forestry</b>	68111	24489
<b>Precision Production, Craft, and Repair</b>	366819	346326
<b>Machine Operators, Assemblers &amp; Inspectors</b>	262930	415849
<b>Transportation &amp; Material Moving</b>	142189	254652
<b>Handlers, Equipment Cleaners, helpers &amp; Laborers</b>	134115	NA

Source: U.S. Bureau of the Census

Table 71

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

Source: Woods &amp; Pool Economics, Inc.

Table 72

<b>Georgia: GA Employment by Occupation (%)</b>		
<b>Category</b>	<b>1990</b>	<b>2000</b>
<b>TOTAL All Occupations</b>	100.00%	100.00%
<b>Executive, Administrative and Managerial (not Farm)</b>	12.26%	14.03%
<b>Professional and Technical Specialty</b>	12.39%	18.68%
<b>Technicians &amp; Related Support</b>	3.58%	NA
<b>Sales</b>	12.28%	11.64%
<b>Clerical and Administrative Support</b>	16.00%	15.14%
<b>Private Household Services</b>	0.51%	NA
<b>Protective Services</b>	1.70%	NA
<b>Service Occupations (not Protective &amp; Household)</b>	9.77%	11.57%
<b>Farming, Fishing and Forestry</b>	2.20%	0.64%
<b>Precision Production, Craft, and Repair</b>	11.86%	9.02%
<b>Machine Operators, Assemblers &amp; Inspectors</b>	8.50%	10.83%
<b>Transportation &amp; Material Moving</b>	4.60%	6.63%
<b>Handlers, Equipment Cleaners, helpers &amp; Laborers</b>	4.34%	NA

Source: U.S. Bureau of the Census

Table 73

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

Source: Woods &amp; Pool Economics, Inc.

Table 74

<b>All of United States: US Employment by Occupation</b>		
<b>Category</b>	<b>1990</b>	<b>2000</b>
<b>TOTAL All Occupations</b>	115452905	129721512
<b>Executive, Administrative and Managerial (not Farm)</b>	14227916	17448038
<b>Professional and Technical Specialty</b>	16287187	26198693
<b>Technicians &amp; Related Support</b>	4251007	NA
<b>Sales</b>	13606870	14592699
<b>Clerical and Administrative Support</b>	18769526	20028691
<b>Private Household Services</b>	520183	NA
<b>Protective Services</b>	1981723	NA
<b>Service Occupations (not Protective &amp; Household)</b>	12746927	15575101
<b>Farming, Fishing and Forestry</b>	2835950	951810
<b>Precision Production, Craft, and Repair</b>	13077829	11008625
<b>Machine Operators, Assemblers &amp; Inspectors</b>	7886595	12256138
<b>Transportation &amp; Material Moving</b>	4715847	7959871
<b>Handlers, Equipment Cleaners, helpers &amp; Laborers</b>	4545345	NA

Source: U.S. Bureau of the Census

Table 75

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

Source: Woods &amp; Pool Economics, Inc.

Table 76

<b>All of United States: US Employment by Occupation (%)</b>		
<b>Category</b>	<b>1990</b>	<b>2000</b>
<b>TOTAL All Occupations</b>	100.00%	100.00%
<b>Executive, Administrative and Managerial (not Farm)</b>	12.32%	13.45%
<b>Professional and Technical Specialty</b>	14.11%	20.20%
<b>Technicians &amp; Related Support</b>	3.68%	NA
<b>Sales</b>	11.79%	11.25%
<b>Clerical and Administrative Support</b>	16.26%	15.44%
<b>Private Household Services</b>	0.45%	NA
<b>Protective Services</b>	1.72%	NA
<b>Service Occupations (not Protective &amp; Household)</b>	11.04%	12.01%
<b>Farming, Fishing and Forestry</b>	2.46%	0.73%
<b>Precision Production, Craft, and Repair</b>	11.33%	8.49%
<b>Machine Operators, Assemblers &amp; Inspectors</b>	6.83%	9.45%
<b>Transportation &amp; Material Moving</b>	4.08%	6.14%
<b>Handlers, Equipment Cleaners, helpers &amp; Laborers</b>	3.94%	NA

Source: U.S. Bureau of the Census

Table 77

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

Source: Woods &amp; Pool Economics, Inc.



Table 78

<b>Preston city: Employment by Occupation (%)</b>		
<b>Category</b>	<b>1990</b>	<b>2000</b>
<b>TOTAL All Occupations</b>	100.00%	100.00%
<b>Executive, Administrative and Managerial (not Farm)</b>	7.75%	11.31%
<b>Professional and Technical Specialty</b>	10.56%	22.17%
<b>Technicians &amp; Related Support</b>	0.00%	NA
<b>Sales</b>	4.93%	4.52%
<b>Clerical and Administrative Support</b>	9.86%	14.48%
<b>Private Household Services</b>	2.11%	NA
<b>Protective Services</b>	5.63%	NA
<b>Service Occupations (not Protective &amp; Household)</b>	17.61%	8.60%
<b>Farming, Fishing and Forestry</b>	4.23%	3.17%
<b>Precision Production, Craft, and Repair</b>	10.56%	12.22%
<b>Machine Operators, Assemblers &amp; Inspectors</b>	15.49%	4.98%
<b>Transportation &amp; Material Moving</b>	9.15%	11.31%
<b>Handlers, Equipment Cleaners, helpers &amp; Laborers</b>	2.11%	NA

Source: U.S. Bureau of the Census

Table 79

<b>Weston town: Employment by Occupation(%)</b>		
<b>Category</b>	<b>1990</b>	<b>2000</b>
<b>TOTAL All Occupations</b>	100.00%	100.00%
<b>Executive, Administrative and Managerial (not Farm)</b>	0.00%	10.53%
<b>Professional and Technical Specialty</b>	10.00%	10.53%
<b>Technicians &amp; Related Support</b>	5.00%	NA
<b>Sales</b>	25.00%	7.89%
<b>Clerical and Administrative Support</b>	10.00%	26.32%
<b>Private Household Services</b>	10.00%	NA
<b>Protective Services</b>	15.00%	NA
<b>Service Occupations (not Protective &amp; Household)</b>	0.00%	0.00%
<b>Farming, Fishing and Forestry</b>	0.00%	0.00%
<b>Precision Production, Craft, and Repair</b>	20.00%	10.53%
<b>Machine Operators, Assemblers &amp; Inspectors</b>	0.00%	5.26%
<b>Transportation &amp; Material Moving</b>	0.00%	21.05%
<b>Handlers, Equipment Cleaners, helpers &amp; Laborers</b>	5.00%	NA

Source: U.S. Bureau of the Census

## B. Employment Status

Employment status includes the total number of people in the labor force, and of these the total number employed in civilian jobs and in the armed forces. It also breaks down the total number of people in the labor force by sex. As a comparison the data also provides the total number of males not in the labor force and the total number of females not in the labor force.

Table 80

<b>Webster County: Labor Force Participation</b>		
<b>Category</b>	<b>1990</b>	<b>2000</b>
<b>TOTAL Males and Females</b>	1724	1847
<b>In Labor Force</b>	1000	1065
<b>Civilian Labor Force</b>	996	1065
<b>Civilian Employed</b>	951	985
<b>Civilian Unemployed</b>	45	80
<b>In Armed Forces</b>	4	0
<b>Not in Labor Force</b>	724	782
<b>TOTAL Males</b>	792	903
<b>Male In Labor Force</b>	553	604
<b>Male Civilian Labor Force</b>	551	604
<b>Male Civilian Employed</b>	535	557
<b>Male Civilian Unemployed</b>	16	47
<b>Male In Armed Forces</b>	2	0
<b>Male Not in Labor Force</b>	239	299
<b>TOTAL Females</b>	932	944
<b>Female In Labor Force</b>	447	461
<b>Female Civilian Labor Force</b>	445	461
<b>Female Civilian Employed</b>	416	428
<b>Female Civilian Unemployed</b>	29	33
<b>Female In Armed Forces</b>	2	0
<b>Female Not in Labor Force</b>	485	483

Source: U.S. Bureau of the Census

Table 81

<b>Preston city: Labor Force Participation</b>		
<b>Category</b>	<b>1990</b>	<b>2000</b>
<b>TOTAL Males and Females</b>	253	384
<b>In Labor Force</b>	146	243
<b>Civilian Labor Force</b>	146	243
<b>Civilian Employed</b>	142	221
<b>Civilian Unemployed</b>	4	22
<b>In Armed Forces</b>	0	0
<b>Not in Labor Force</b>	107	141
<b>TOTAL Males</b>	108	174
<b>Male In Labor Force</b>	70	127
<b>Male Civilian Labor Force</b>	70	127
<b>Male Civilian Employed</b>	68	112
<b>Male Civilian Unemployed</b>	2	15
<b>Male In Armed Forces</b>	0	0
<b>Male Not in Labor Force</b>	38	47
<b>TOTAL Females</b>	145	210
<b>Female In Labor Force</b>	76	116
<b>Female Civilian Labor Force</b>	76	116
<b>Female Civilian Employed</b>	74	109
<b>Female Civilian Unemployed</b>	2	7
<b>Female In Armed Forces</b>	0	0
<b>Female Not in Labor Force</b>	69	94

Source: U.S. Bureau of the Census

Table 82

Weston town: Labor Force Participation		
Category	1990	2000
TOTAL Males and Females	28	48
In Labor Force	20	38
Civilian Labor Force	20	38
Civilian Employed	20	38
Civilian Unemployed	0	0
In Armed Forces	0	0
Not in Labor Force	8	10
TOTAL Males	11	28
Male In Labor Force	11	24
Male Civilian Labor Force	11	24
Male Civilian Employed	11	24
Male Civilian Unemployed	0	0
Male In Armed Forces	0	0
Male Not in Labor Force	0	4
TOTAL Females	17	20
Female In Labor Force	9	14
Female Civilian Labor Force	9	14
Female Civilian Employed	9	14
Female Civilian Unemployed	0	0
Female In Armed Forces	0	0
Female Not in Labor Force	8	6

Source: U.S. Bureau of the Census

### C. Unemployment Rates

Annual unemployment rates for the community, nearby counties, the state and the nation need to be provided. A community feels the effects of unemployment both economically and socially. High unemployment affects markets and housing affordability and causes poverty, which can lead to a greater need for social service agencies.

Table 83

Webster: Labor Statistics											
Category	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
Labor Force	1,070	1,021	1,089	1,115	1,087	1,070	1,084	1,168	1,123	1,166	1,142
Employed	982	951	1,004	1,060	1,025	1,025	1,028	1,100	1,073	1,105	1,103
Unemployed	88	70	85	55	62	45	56	68	50	61	39
Unemployment Rate	8.2%	6.9%	7.8%	4.9%	5.7%	4.2%	5.2%	5.8%	4.5%	5.2%	3.4%

Source: Georgia Department of Labor

Table 84

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

Source: Georgia Department of Labor

## D. Commuting Patterns

Census data provides information on the number of people commuting to work within the County and outside the County. The required data for counties is included under the Data View Menu of the PlanBuilder program at [www.georgiaplanning.com](http://www.georgiaplanning.com). However, the Data View Menu does not provide commuting data for municipalities because this data is not available from the U.S. Census or other sources. It is therefore necessary for municipalities to utilize the county data in their comprehensive plans.

Table 85

Webster County: Labor Force by Place of Work		
Category	1990	2000
Worked in County of Residence	332	342
Worked outside county of Residence	589	618

Source: U.S. Bureau of the Census

County Where Employed			County of Residence		
	#	%		#	%
Webster	342	35.3	Webster	342	64.3
Sumter	185	19.1	Sumter	76	14.3
Stewart	166	17.1	Stewart	65	12.2
Marion	93	9.6	Jones	12	2.3*
Dougherty	40	4.1	Dougherty	10	1.9
Muscogee	36	3.7	Marion	8	1.5
Terrell	31	3.2	Muscogee	8	1.5
Schley	16	1.6	Chattahoochee	7	1.3
Other	61	6.3	Other	4	0.8

Source U S Census Bureau 2000 County-to-County Worker Flow Files

\* Note by Webster County officials that there may have been a mistake in the collection of this data since it is highly unlikely that 12 people from Jones County, Georgia were/are employed in Webster County, unless they were temporarily in the county on contract work.

## Description of Local Development Resources

Local economic development resources are essential to a healthy community. Job training, workforce development, chambers of commerce and development authorities are just a few of the mechanisms for promoting business and creating a strong work force. Ongoing efforts must be made to insure that these types of programs are updated, advertised and made available to the public. Three separate components of the community's economic development resources are required: economic development agencies, economic development programs and tools and educational or training opportunities.

### A. Economic Development Agencies

Webster County has two Economic Development Agencies, though neither one is actively engaged in economic development. The Webster County Industrial Development Authority is a "constitutional" authority, consisting of four persons appointed by the County Commission, two appointed by the Mayor of Preston and one appointed by the Mayor of Weston. The Webster County Chamber of Commerce exists, but has no hands-on involvement in economic development, its primary function for the past few years only being to sponsor and host an annual "Ol' Tyme County Fair" each October.

The Industrial Development Authority has only undertaken one initiative in the past few years, that being to facilitate the issuance of bonds to finance the installation of new equipment at Tolleson Lumber Company's facility in Webster County. The Authority meets only when called for a specific purpose.

## **B. Economic Development Programs and Tools**

Neither Webster County, Preston nor Weston has any active, formal Economic Development Programs in place.

## **C. Educational or Training Opportunities**

Webster County, in concert with South Georgia Technical College (Americus) offers adult GED (General Education Diploma) classes in Preston. The purpose of the program is to assist those adults who did not graduate from high school so that they can prepare for and pass the GED exams, thereby obtaining a diploma.

Webster County is also included in the Workforce development programs offered and administered through the Middle Flint Regional Development Center in Americus.

## **2.2.0.0: Assessment of Current and Future Needs**

### **110-12-1-.04 (12)( b ) 2. (ii) Assessment of Current and Future Needs.**

Based on the information gathered in the inventory, an assessment must be made to determine which economic sectors are growing and declining locally and which sectors should be encouraged to develop in order to complement or diversify the existing economic base of the community. Using information obtained in the Population element, the Vision and other elements of the plan, an assessment must also be made to determine whether jobs available in the community are appropriate for the residents in terms of skill and education levels required, commuting patterns, wages paid, etc., and, if not, what options are available to improve the existing economic situation (i.e., programs of business development, attraction and diversification, or job training). In addition, this analysis should assess whether existing local economic development programs and tools or community attributes need to be improved in order to foster economic development.

By its very nature, economic development is rarely confined to a single jurisdiction. Therefore, an assessment of economic assets, problems and opportunities should consider the local economy in a regional context, including (as applicable) such factors as: predominant industries in surrounding counties; nearby educational institutions and vocational training programs; proximity to major market areas; access to regional transportation systems (e.g., regional airports, port facilities, interstate highway systems, etc.); and other regional assets (e.g., workforce housing and other housing opportunities, natural resources, cultural amenities, water supply and wastewater treatment, waste disposal facilities, etc.). The impact of proposed plans or projects contemplated in the Economic Development element on these regional assets must also be considered.

The local government must also consider the impact of proposed plans or projects contemplated in the Economic Development Element upon the

community resources identified for protection in other elements of the plan, including natural and cultural resources.

## **Assessment of Economic Base Data**

### **A. Employment, Earnings and Wages**

As previously noted, farm employment is declining in real numbers and as a percentage of Webster County's workforce. As noted in the narrative **Major Community-Level Economic Activities**, the reasons for this decline are attributable, in part, to changes in federal farm policy. However, it is also true that rapid changes in technology have contributed to the need for fewer farm laborers.

Improvements in mechanization have allowed farmers to work more acres with fewer employees than ever before. As tractors and equipment have increased in size, fewer workers have been needed. In some cases, a single tractor can now perform the tasks that used to require three or four tractors and their operators.

But just as importantly, farmers have been able to reduce labor through the use of conservation technology. Whether through "no-till," meaning literally to plant a crop without the standard tillage operations, or via strip-till, meaning tilling only a very narrow strip of soil in which to plant, these operations have reduced the need to work fields multiple times to prepare a seedbed. Therefore, farmers are making fewer passes over each field, thereby reducing the need for labor.

Within the past decade, a completely new technology has, again, brought changes that allow farmers to more efficiently utilize labor. The advent of genetically modified crops has significantly reduced the need for labor by reducing, again, the number of trips required across a field to bring a crop to production.

To illustrate the importance of genetically modified crops, consider that soybeans, cotton and corn seed can now be bought which contain genes that allow the resulting crop to withstand a direct application of the herbicide commonly known as RoundUp. Prior to this development, farmers generally utilized herbicides that had to be applied to the soil prior to the crop being planted. This step required the use of conventional tillage operations and a lot of labor. Now, however, by using no-till or strip-till operations, planting RoundUp Ready seed and using a single herbicide to control weeds and grass, much less labor is required.

As technology continues to improve, whether in the area of mechanization, pesticide formulations or in crop genetics, the trend towards more efficient use of labor will almost certainly continue, resulting in fewer laborers on the farm front.



Jobs related to agriculture pay more than the average wage paid across all industries within Webster County, so the loss of jobs in this sector is lamentable, though almost certainly unavoidable. However, jobs in the manufacturing and transportation sectors pay significantly more than those related to agriculture, so any jobs created in these areas should increase average county wages.

The statistical data in Tables 60 and 61 indicates that Webster County's average wages significantly lag that of the state in every listed industry, except Agriculture/Forestry/Fishing. In light of the statistics for Per Capita Income, as stated in Tables 50 and 51 of the Population Element, it is logical to draw the conclusion that the county's relatively low wages directly correlate to the county's low per capita income, as compared to the state's per capita levels.

Tables 86 and 87 indicate that Webster County's median house value is significantly less than that of the Middle Flint Regional Development Center's eight-county region. As will be shown later, data tends to support the conclusion of local officials that the median value is depressed by the large percentage of mobile homes located in the county and their corresponding, relatively low, value.

Table 86

Webster County: Housing Costs			
Category	1980	1990	2000
Median Property Value	23900	31500	42500
Median Rent	50	223	204

Source: U.S. Bureau of the Census

Table 87

MF RDC Region, 8 Counties Regional Housing Costs		
Category	1990	2000
Median Property Value	\$42,030	\$56,755
Median Rent	\$196	\$253

Source: U.S. Bureau of the Census

Since Webster County's per capita income lags that of the state average by nearly \$8,000, the relative dependence on manufactured housing as a lower-cost alternative to standard-construction homes is not surprising to local officials.

## B. Income

Total personal income in Webster County increased by more than ten million dollars during the 1990s, but nearly one-third of that increase resulted from an

increase in transfer payments to individuals. The increase in transfer payments also registered as an increase in the percentage of total income, indicating that either more people were receiving government assistance or that payments to existing persons increased, or both.

The brightest economic statistic is relative to Proprietor's Income. From 1990 through 2000, this income increased by 128%, from \$2,373,000 to \$5,413,000. As a percentage of total income, the level grew from 7.53% to 12.51%. Statistical projections call for continued growth in this area of income, but not at the same torrid pace of the previous decade.

Projections suggest that the total income of Webster County will increase less during the first decade of the new millennium than in the decade just ended.

### **C. Major Community Level Activities**

Webster County's economic activity can best be described as steady, with no major changes predicted, except as may be thrust upon the community by further changes in federal farm policy. To the knowledge of community leaders, no major new businesses or expansion of existing businesses are currently planned. However, local government leaders are interested in developing an industrial park in or near Weston, along Georgia Highway 520, the only four-lane highway traversing the county, believing that having land and possibly a building(s) available will improve the likelihood of attracting new business.

As referenced in the **Population** element of this plan, local officials believe that the county may be poised for more growth in population. Two reasons are presented as the basis for this belief. First, land is generally available for purchase throughout the county. This represents a reversal of a decades-long trend of long-term ownership by farmers and corporations who were reluctant to sell property to anyone other than family members or community neighbors. Even into the 1980s and mid 1990's this trend was strong. But as the economic return of land ownership declined, more individuals sought to reap a benefit by taking advantage of rising land prices, generated by rising demand for small parcels of property.

Secondly, Webster County's school system is attracting students from neighboring counties, primarily Terrell and Stewart. In light of the Webster County Board of Education's decision to raise tuition for these students, some families have already moved to the county to avoid paying those fees. While the number of people who might move to Webster County from adjoining counties is relatively limited, local officials are desirous of attempting to attract growth in this manner, believing that the creation of a trend in this respect might become somewhat self-perpetuating, meaning that as more and more people move here to enroll their children in public school, word will spread of the growth, thereby generating even more interest within the region.

A reasonable assumption to make is that as the county's total population increases, further economic activity will be generated within the county. Even though local officials do not foresee any major changes within the employment sector, a greater number of citizens within the county almost certainly will be parlayed into more business for local merchants, such as those in grocery stores and gas stations.

If Webster County does in fact enjoy population growth equal to or greater than projected, the county's opportunity for further economic development should increase. In many respects, the county is caught between the proverbial "rock and a hard place," since the county's current population is so low that few, if any, potential business prospects will consider locating within the county because of the relative lack of a workforce, not to mention the relatively low number of highly educated or trained persons available for employment.

#### **D. Unique Economic Activities**

Webster County does have activities that might be classified as unique, when compared to the state, though perhaps not when compared to other rural counties. As an agrarian community, the county has a significant amount of land committed to the production of crops and livestock. Considering that literally millions of Georgia's residents have never had the opportunity to really see how a farm works, the opportunity exists for Agricultural tourism. Community leaders envision this concept as much more than simply touring areas given to agricultural production.

Farmers interested in this concept could offer single or multi-day "working" visits to city residents interested in actually working on a farm, experiencing the real business of tilling the land to produce the food and fiber that are essential to our society. Multi-day visits could be done on sequential days or spread over the course of the growing season so the visitor could experience every aspect of crop production, from tillage operations to planting to harvesting.

Owners of large tracts of land in Webster County also have the opportunity to lease acreage to hunters interested in big game such as deer and turkeys. Over the past 15 years, leasing hunting rights has become a major source of income for many landowners, but in the opinion of community leaders, rental prices could probably be increased through a good marketing strategy.

Currently in Webster County, some farmers and landowners are also involved in marketing hunting on a per-day or per shoot basis. Dove hunts, sold by the day, have been the predominant method of increasing income in this regard, but at least one farmer has begun selling deer and quail hunts in the same manner. Other farmers should be encouraged to maximize their opportunities in this regard.

Finally, because Webster County is home to one of the most modern sawmills in the southeastern United States, a unique opportunity exists to increase production of value-added products made from the wood sawed and finished at Tolleson Lumber Company. Tolleson, whose business is to saw pine lumber into finished boards, cuts several hundred thousand board feet of lumber each day. However, all of it is shipped as finished lumber to be sold at businesses such as Home Depot, Lowes and other lumber-supply companies that provide building materials to contractors or the do-it-yourself handyman.

Tolleson, or some other company, could exploit the fact that a readily available supply of lumber could be processed into value-added products either at or near Tolleson's existing plant. Examples of value-added products include prefabricated trusses, wooden fence sections and certain types of furniture made from pine lumber. Building a value-added product in close proximity to Tolleson would offer cost-savings with respect to transportation expenses.

#### **E. Assessment of Labor Force Data**

Local officials make no definitive assessment of the labor force as characterized in the section titled **Description of Labor Force Data**, in part because of the disparate numbers offered within that section. Rather, the tentative assessment offer herein is more a general statement of opinion, than a statement of fact.

Webster County's job market and available labor are relatively matched, meaning that certain jobs which require unskilled or semi-skilled labor are available for those who do not possess higher levels of skills, and that certain highly skilled or educated persons who demand a job commensurate with their abilities, either find that work locally or commute to the job market that fits their skill set.

While local officials would prefer to see the most highly skilled and educated workers remain within the county, utilizing their talents to improve the economy locally, they realize that the county's small population and correspondingly small economy cannot support these workers at this time. Therefore, commuting is an accepted practice for this particular group of citizens.

#### **F. Employment by Occupation**

Several occupations experienced growth from 1990 through 2000, including managerial positions, professional and technical services, clerical and administrative support, precision production, and transportation. During the same period, sales, service occupations, farming and machine operations have experience declines.

Webster County does not seem to be much different from the rest of the state inasmuch as the need for skilled and educated labor is increasingly important to

the viability of employers. The increases and decreases within occupations, as noted above and in Table 13 supports this premise.

While the County’s school system, including Tri-County High School in Marion County, where Webster County’s ninth through twelfth grade public school students attend classes, do not have training programs specifically geared towards training students for employment in local, specialized industries, the county is fortunate to be located in close proximity to three major educational centers. Americus, which is only 20 miles from Preston, is home to South Georgia Technical College and to Georgia Southwestern State University. Albany, which is 40 miles from Preston, is home to Albany Technical College, Darton College, a junior college and Albany State University, a historically black college. Columbus, which is 50 miles from Preston, is home to Columbus Technical College and Columbus State University. Because of this proximity to these institutions of higher learning, Webster County citizens have ample opportunity to access the avenues of increased education and technical skills as are demanded in ever-greater proportions by the overall job market.

The following chart was generated by the Georgia Department of Labor. It lists the fifteen occupations that are predicted to increase at the greatest rate in the Middle Flint Regional Development Center area, of which Webster County is a part. It is included here to provide the reader with specific evidence about job opportunities that may exist within Webster County or within a reasonable commuting distance.

Table 88

**15 Fastest Growing Occupations in Middle Flint**

SOC Code	SOC Occupational Title	Employment		Total Growth	%	Annual Growth Rate	Annual		Total Annual Openings
		2000	2010				Openings	Replacements	
51-3022	Meat, Poultry, and Fish Cutters and Trimmers	453	724	271	59.82	4.80	27	11	38
51-3020	Butchers and Other Meat, Poultry, and Fish Processing Workers	705	1,074	369	52.34	4.30	37	17	54
51-3000	Food Processing Workers	899	1,335	436	48.50	4.03	44	21	65
39-0000	Personal Care and Service Occupations	607	818	211	34.76	3.03	21	18	39
31-0000	Healthcare Support Occupations	880	1,168	288	32.73	2.87	29	16	45

13-0000	Business and Financial Operations Occupations	913	1,145	232	25.41	2.29	23	19	42
29-1000	Health Diagnosing and Treating Practitioners	1,082	1,343	261	24.12	2.18	26	23	49
29-0000	Healthcare Practitioners and Technical Occupations	1,759	2,176	417	23.71	2.15	42	39	81
51-0000	Production Occupations	6,264	7,511	1,247	19.91	1.83	125	144	269
25-0000	Education, Training, and Library Occupations	3,010	3,579	569	18.90	1.75	57	65	122
33-0000	Protective Service Occupations	849	1,001	152	17.90	1.66	15	23	38
25-2000	Primary, Secondary, and Special Education School Teacher	1,743	2,037	294	16.87	1.57	29	38	67
11-0000	Management Occupations	4,216	4,825	609	14.45	1.36	61	57	118
53-7000	Material Moving Workers	1,923	2,186	263	13.68	1.29	26	55	81
43-4000	Information and Record Clerks	1,197	1,360	163	13.62	1.28	16	22	38

*Statistics as of 5/8/2003  
By GDOL*

## **G. Employment Status**

An assessment of employment status is intended to examine the statistics of how many people are employed in civilian and military occupations. According to the data presented in Table 80, there were no active military personnel residing within Webster County when the census was taken. However, local leaders are aware of at least two current residents who are employed full-time by the military.

As would be reasonably expected, members of the military tend to live on or near the base to which they are assigned. Only two military bases are in the region of southwest Georgia, one being Fort Benning, an Army base located near Columbus, the other being the Marine Corp Logistics base in Albany. Because of the distance from the county to the bases, it is not to be expected that the county would be home to any significant number of active-duty personnel.

The result, then, is that nearly 100 percent of the workforce from Webster County is employed in the civilian work place.

## **H. Unemployment**

According to the 2000 Census, Webster County's unemployment rate was only 3.4%. Statistics from the Georgia Department of Labor for (GDOL) March, 2004, indicated that the rate had increased to 5.6 %, although that number was lower than February, 2004's rate of 6.6%. While Webster County has not had a major employer shut down, many Webster County residents lost their jobs when Redman Industries in Richland, in neighboring Stewart County, shut down. Redman, which manufactured mobile homes, had been a mainstay of the local economy for many years, providing some well-paying jobs. Specific information is not readily available such that local officials know how many county residents were affected, but they do know that the number was large for a community of this size.

In March of 2004, Webster County's unemployment rate exceeded that of the state by 3.0%, the state's rate being 3.6%, according to GDOL. For the United States, the unemployment rate in April, 2004, was 5.6%.

Prospects for increased employment have improved with two major regional announcements from neighboring counties. Stewart County is host to a large, privately owned prison facility now under construction, which will be used to house state inmates when completed. More than 150 people will be employed in the facility. Additionally, Sumter County, specifically the city of Americus, has announced the construction and pending operation of a call center, whose employees are being trained by South Georgia Technical College. Webster County officials are supportive of economic growth in adjoining counties, knowing that residents of Webster County can and will commute to these jobs.

## **I. Commuting**

As previously noted under the **Population** element of this plan, many Webster County residents commute out of the county to their place of employment.

Local leaders do not identify or think of Webster County as a bedroom community to other economic centers, but in some sense it actually is. The difference is that the concept of a bedroom community usually conveys the idea that there has been a large influx of people from more urbanized areas seeking to escape to a quieter way of life, but within close proximity to the amenities and jobs of the city. Although Webster County has seen some influx of residents in recent years, the trend has not been overwhelming and the new residents have not generally come from the local urbanized areas such as Americus, Albany or Columbus.

Rather, if Webster County can be considered a bedroom community, it is in the sense that it is reasonably close to the economic centers, thereby allowing residents a reasonable commute to places of employment that are outside of the county. Native residents have, on balance, chosen to remain within the county because of the availability of reasonably priced land on which to live, because of strong family ties, because the county's school system is thought to be better than some of the other local systems, and for various other reasons. Obviously, some natives have moved to other locales, but for those who have remained, the ties to the county are stronger than any cost savings associated with a shorter commute.

Interestingly, many people from other counties commute into Webster County to work at three primary places of employment. A significant number of workers at Tolleson Lumber Company, the county's largest employer, commute from Stewart County. In part, this is a result of the closure, a number of years ago, of a large sawmill in Stewart County. Workers at that facility sought employment in the sawmill in Webster County, wishing to continue using their skills and familiarity with the sawmilling business. Prestec, a specialized tool and die shop, also employs many workers from adjoining counties. This is primarily a result of an insufficient number of local citizens possessing the requisite skills to work at this facility. Finally, the local elementary school employs many teachers from other counties. Webster County has other certified teachers qualified for employment in the system, but for various reasons, they have elected to teach in other school systems outside of the county.

## **J. Economic Development Resources**

As previously stated in **Description of Local Development Resources**, Webster County and its two small cities have only very limited economic development resources in place with which to stimulate economic growth. Except for the county's involvement as a member of the Middle Flint Regional Development Center, there is no recurring economic development program activity within the county. However, the county and its cities do engage in periodic activities when economic development opportunities present themselves.

## **K. Economic Development Agencies**

The primary vehicle for local economic development activity should be the constitutional industrial development authority to which the county, and both cities appoint representatives. However, the authority has not been active except in specific instances where its action was required. An example of this activity was when the local sawmill wished to obtain bond



financing through the auspices of the county and state. The authority met and approved of the bond issuance and signed off on the requisite paperwork to facilitate the sale of the bonds.

While the structure of the industrial development authority is sufficient for the needs of the county, the authority should be proactive in seeking economic development opportunities. However, it should be noted that in a community as sparsely populated as Webster County, and in light of the fact that membership on the authority does not offer any financial incentive, it is difficult to find potential appointees who have the time and commitment to fill an active role such as is envisioned here. In light of these facts, it seems unlikely that any major changes will occur with respect to the industrial development authority.

#### **L. Economic Development Programs**

Webster County does not have any formal economic development programs in place. However, some local officials have participated in various economic development-training programs, such as the Georgia Academy for Economic Development.

#### **M. Educational and Training Opportunities**

Other than the GED program offered by South Georgia Technical College, there are no formal training programs offered within the county. However, as is stated in Section 2.3.0.0, local officials believe that certain training courses could be of benefit to the community.

### **2.3.0.0: Goals and Implementation**

## **Economic Development Element**

### **Articulation of Community Goals and Associated Implementation Program**

110-12-1-.04 (12)( b ) 2.(iii) Articulation of Community Goals and Associated Implementation Program.

(I) Basic Planning Level Requirements. Pursuant to 110-12-1-.04(6), this step must include public involvement and close coordination with other elements of the plan. In addition, the results of the assessment of current and future needs must be considered in the development of goals and an associated implementation program that sets forth a plan for economic development in terms of how much growth is desired, what can be done to support retention and expansion of existing businesses, what types of new businesses and industries

will be encouraged to locate in the community, what incentives will be offered to encourage economic development, whether educational and/or job training programs will be initiated or expanded, and what infrastructure improvements will be made to support economic development goals during the planning period.

GOAL: capitalize on existing economic development potential.

Policy: train workforce for existing industry

Strategy: high school partnership with SCTC; industrial internships or apprentice programs; state support for vocational education program.

Policy: develop industrial park on GA Hwy 520 in or near Weston.

Strategy: joint study committee; grant(s) for purchasing land; grant(s) for industrial speculative building; grant(s) to extend Weston's water system to site.

Policy: construct large reservoir.

Strategy: address reservoir in pending state water management plan for legislative funding.

Policy: protect existing resources.

Strategy: adoption of protective ordinances; promote use of protective covenants and deed restrictions.

Because the county's economic prospects are less than robust, local leaders must build upon existing resources, rather than hoping or acting upon the premise that outside investment will miraculously appear. In this respect, one primary suggestion has been formed relative to training a workforce for an existing industry.

Prestec, which is a division of Cooper Industries, is located within the corporate limits of Preston, the county seat. Prestec is responsible for building, repairing and maintaining dies that are used by Cooper Industries to form various types of light fixtures and accessories sold by the company. Their need for skilled labor is paramount to their success.

To the knowledge of local leaders, no area high school offers any vocational education classes related to "tool and die" work that would prepare the student for a career at Prestec. However, South Georgia Technical College does offer such courses of instruction and has been a leading source of trained workers for Prestec.

The recommendation of local leaders is that one or more area high schools form a partnership with South Georgia Technical College and provide the equipment and training necessary so that students begin to learn the necessary "tool and die" making skills prior to graduating from high school. This arrangement should be such that students move from high school to technical college and in short order, enter the workforce equipped for the demanding technical challenges that are faced each day at Prestec.

This suggestion is predicated on the belief that "home-grown" labor is likely to remain at home, within the community, thereby strengthening Prestec as a company and improving the odds that the business will remain not only viable, but within Preston. With the relentless move of manufacturing jobs overseas or out of the country, taking these steps to equip and provide a reliable workforce for a local company is in the best interest of Webster County and the surrounding community.

To facilitate the implementation of the recommended program, Webster County and its various governments, including the County Commission, the city councils and the Board of Education should initiate contact with the local school systems, requesting that such a program be developed. Prestec should also be involved in the development of the program, perhaps even offering internships or apprentice programs for eligible students. Qualified students could be offered employment or placed in a high-priority position for employment when and if the company is hiring.

The development of this type of program should also be financially sponsored by the Georgia Board of Education. Local leaders should work to ensure that the state supports this vocational education program.

As mentioned in Major Community Level Activities, local government leaders are interested in developing an industrial park in or near Weston in an attempt to take advantage of the excellent transportation corridor provided by Georgia Highway 520, the only four-lane highway traversing the county. The goal of developing this industrial park should be a joint venture of Webster County and the Town of Weston. Both governments should form a joint committee to study the matters related to building the park and require it to submit recommendations to each respective government for appropriate action. Grants should be sought for purchasing land and possibly erecting a "spec" or speculation building. However, before committing funds to a spec building, thorough research should be performed to conclude which type of building would have the greatest probability of meeting the needs of prospective tenants. Grants should also be sought to extend Weston's public water system lines to the park.

Webster County officials also desire to continue their pursuit of a funding mechanism that would finance the construction of a large reservoir on Kinchafoonee Creek. Having a large lake in the county would certainly spur economic development and generate growth that the county would not likely otherwise enjoy.

In March of 1970, the Georgia General Assembly created the Kinchafoonee Lake Authority for the purpose of studying the creation of a lake on Kinchafoonee Creek, a major tributary to the Flint River. In May of 1975, the Middle Flint Area Planning and Development Commission, now known as the Middle Flint Regional Development Center, published a report of the conclusions of the Authority.

The report recommended that a lake covering 4450 acres, at maximum pool, be built in the northwestern portion of Webster County. Portions of the lake would extend into both Stewart and Marion County. The total shoreline of the reservoir was projected to be 82.5 miles. The total cost was projected to be \$12,600,000.

After five years of operation, the lake was expected to draw up to 600,000 visitors per year. Retail and service facilities were projected to reap gross revenues of \$3,000,000 per year from activities generated from use of the lake. Up to 900 homes were projected for construction around the lake.

Although the study was completed, no funding was ever appropriated for the construction of the lake and no definitive action was subsequently taken to move the project forward.

The Flint River Water Planning and Policy Center at Albany State University published a subsequent study concerning a lake on Kinchafoonee Creek in September of 2003. The study, whose purpose was to update information relative to the proposed project, projected total development costs at \$53,837,480, but did not make a recommendation to actually build the reservoir.

The summary of Part Two of the study is quoted here.

The above expenditures, along with annual operating and maintenance costs for the dam and associated recreation and other facilities, expenditures by recreation participants, homebuilders, and others visiting the proposed site would generate local economic impacts. The construction costs would be short term, but the other economic activity would tend to generate local employment and income over the duration of the project. The multiplier effects of such expenditures would have to be analyzed through a program such as IMPLAN or REMI, as described in Part I. Multiplier effects for the three counties would be relatively small, because of leakage to the other areas. But all such economic activity would be important to the residents of the three counties.

The overall costs of the project compared to the gains from the project, along with all the effects of the project as reflected through the four accounts would have to be carefully evaluated. A consideration for those beyond the three county area, would be the extent to which economic activity generated in the three counties would be true net gains to the state, or whether these gains would come at the expense of the counties surrounding Lake Blackshear and Lake Walter F. Georgia. Of course, an overriding consideration would be whether the environmental amenities associated with the existing ecosystem, the free-flowing creek, the wetlands, the potential endangered species habitat, the cultural and other amenities that would be lost offset the needed economic development. Critically important here would be the consideration of alternatives to the dam and reservoir, such as developing less intrusive recreation and housing opportunities in and along the existing Kinchafoonee Creek areas.

Despite the apparent long odds to fund and build a reservoir in Webster County, local officials are desirous of continuing to explore the possibilities of doing so, believing that the environmental challenges can be responsibly addressed and the economic benefits reaped.

The strategy, then, is to continue to pursue legislative action through the Georgia General Assembly, likely in the context of the Statewide Water Management Plan, which is being developed as a result of legislation










signed by Governor Sonny Perdue in 2004. Webster County officials should view the Statewide Water Management Plan, which is scheduled to be presented to the Georgia General Assembly in 2007, as a mechanism for generating support for a reservoir on Kinchafoonee Creek.

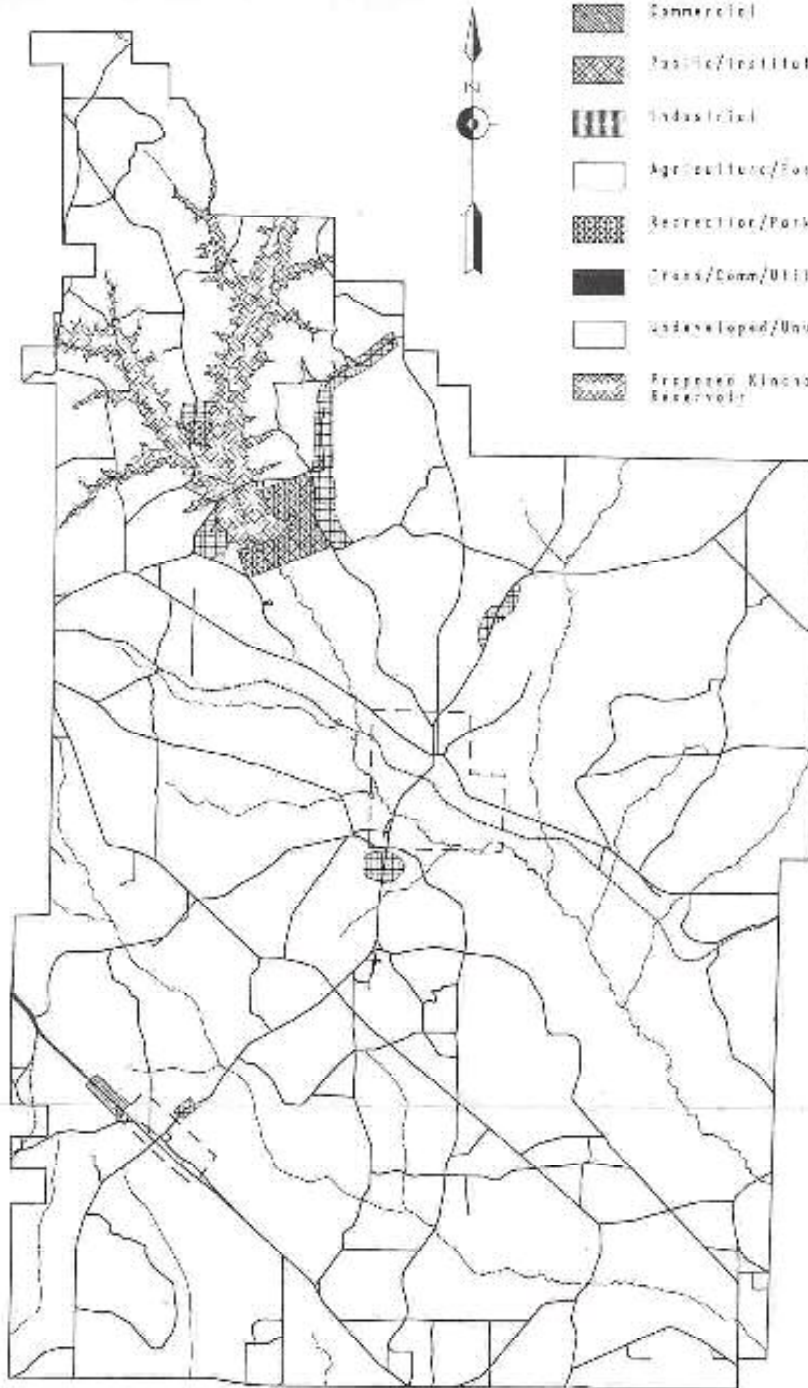
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**The map on the following page depicts the location of the proposed lake and the area it would cover, if built.**

# Future Land Use Webster County, Georgia

## Legend

-  Residential
-  Commercial
-  Public/Institutional
-  Industrial
-  Agriculture/Forest
-  Recreation/Parks
-  Cross/Comm/Utility
-  Undeveloped/Unused
-  Progress Kincaid Dam Reservoir



Finally, while economic development can and does occur in the absence of regulation, the consequences can be less than desirable. To avoid development that conflicts with the existing character of Webster County, local officials should implement regulations restricting or prohibiting certain developments. While many rural counties still do not have a zoning ordinance, Webster County being one of those counties, the importance of regulation cannot be underestimated.

At this time, local officials do not believe that public sentiment will support the implementation of a zoning ordinance, but do believe that the public will support certain restrictions upon development which will have the effect of protecting the county's interests, including the protection of values associated with existing uses of land and property.

Local officials should study regulatory policies of other communities similar to Webster County, to assess how to best create and put into place ordinances that will have the effect of protecting citizens from development that conflicts with community standards and expectations.

In addition, while local officials study regulatory ordinances, real estate developers should be encouraged to protect their own investments and that of the people who purchase property from them by including restrictions or covenants in the deeds to property granted in their transactions. Although local governments have no power in this respect, they should encourage covenants and deed restrictions, especially in the context of considering those covenants if and when regulatory policy is adopted, so that conflicts are not created by the policy.

## **3.0.0.0: Housing Element**

### **Introduction**

110-12-1-.04 (5) (d) Housing Goal: To ensure that residents of the state have access to adequate and affordable housing.

1. Housing Opportunities Objective: Quality housing and 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.

"Housing, and the land it is sited on, constitutes the biggest single land use in most cities and towns; in many places it occupies more land than all other land uses combined. There are few if any planning issues that touch more people than the condition of their immediate neighborhoods, because that is where they spend most of their time." Levy, Contemporary Urban Planning, Prentice-Hall, New Jersey, 1997.

### **1. Purpose**

110-12-1-.04(13)( c )Housing Element.

1. Purpose. The Housing Element provides local governments the opportunity to inventory the existing housing stock and its condition, occupancy and affordability characteristics; to assess its adequacy and suitability for serving current and future population and economic development needs; to articulate community housing goals; and to formulate an associated implementation program for the adequate provision of housing for all sectors of the population.

### **2. Minimum Requirements**

110-12-1-.04 (13)( c )2. Minimum Requirements. This element must follow the three-step planning process as follows:

- (i) Inventory of Existing Conditions.
- (ii) Assessment of Current and Future Needs.
- (iii) Articulation of Community Goals and Associated Implementation Program.



## Housing Definitions

**Affordable Housing** means housing where the occupant is paying no more than 30 percent of gross income for housing (rent or mortgage payments, including utility costs).

**Area Median Income** is a concept established by the U.S. Department of Housing and Urban Development (HUD), for use in all HUD-funded programs. Represents the median gross income earned by a family of four within a given MSA or county.

**Cost Burdened Household** is a household is that pays more than 30% of their gross income towards housing, including utility costs.

**Elderly Household** is a one or two person household in which the head of household or spouse is at least 62 years of age.

**Fair Market Rent (FMR)** is an estimated figure established by HUD for use in all HUD-funded programs. FMRs are gross rent estimates of shelter rent and the cost of utilities (except telephone services). The FMRs established indicate the dollar value at which 40% of the standard rental units rent.

**Household** means one or more persons occupying a housing unit.

**Housing** means a residence including manufactured housing, permanent housing for disabled or homeless persons, transitional housing, single room occupancy housing (SROs), and group homes. Housing units generally do not include emergency shelters (including shelters for disaster victims) or facilities such as nursing homes, convalescent homes, hospitals, residential treatment facilities, correctional facilities and student dormitories.

**Homeownership** means ownership of fee simple title or a 99-year leasehold interest in a one- to four-unit dwelling or in a condominium unit, or equivalent form of ownership.

### Income Categories

**Extremely low** Household income that is 30% or less of the median adjusted gross income for households in the County.

**Very low** Household income that is fifty (50%) percent or less of the median adjusted gross income for households within the County.

<b>Low</b>	Household income between fifty percent (50%) and eighty (80%) percent of the median annual adjusted gross income for households within the County.
<b>Moderate</b>	Household income greater than eighty percent (80%) but less than or equal to one hundred twenty (120%) percent of the median annual adjusted gross income for households within the County.
<b>Middle</b>	Household income that is greater than one hundred twenty percent (120%) but less than or equal to one hundred fifty (150%) percent of the median annual adjusted gross income for households within the County.
<b>High</b>	Household income that exceeds one hundred fifty (150%) percent of the County's median income.

**Large Family Household** means a family household with five or more members.

**Overcrowded Household** means a household containing more than one (1) person per room.

**Persons Who Have Special Housing Needs** are persons who have incomes not exceeding moderate-income and who because of particular social, economic, or health related circumstances have greater difficulty acquiring or maintaining affordable housing. Such persons may, for example, encounter resistance to their residing in particular communities, increased housing costs resulting from a unique need and high risk of institutionalization. As defined by the Department of Housing and Urban Development these individuals include: persons with developmental disabilities; persons with mental illness/chemical dependency; persons with AIDS and HIV disease; runaway and abandoned youth; migrant and seasonal farm-workers; refugees; elderly and disabled adults.

**Severely Cost Burdened** means a household that pays more than 50% of their gross income towards housing, including utility costs.

**Small Family Household** means non-elderly family households with two to four members.

### **3.1.0.0: Inventory of Existing Conditions**

110-12-1-.04 (13)(c) 2. (i) Inventory of Existing Conditions.

(1) Basic Planning Level Requirements. The inventory must address, at a minimum, the following items. Where current data is called for, "current" shall refer to the year of plan preparation or the most recent year for which standard data is available. Historic data, where required, shall cover approximately 20 years, at the years of the decennial census, unless otherwise noted. Future trends, where called for, shall be forecast over the twenty-year planning horizon, based on local analysis of the data and knowledge of the community.

A. Types of Housing Units: Include current and historic number of single-family and multifamily dwellings, and identify anticipated trends for the future. An estimate must also be made of the mix of the existing composition of housing types, including traditional stick-built units and manufactured housing to begin to identify the community's over or under reliance on particular housing types;

B. Age and Condition of Housing: Include current and historic age and condition (as measured by presence or absence of complete plumbing and/or kitchen facilities) of the housing stock, and compare with regional and state averages;

C. Owner & Renter Units: Include current and historic number of owner and renter units, and vacancy rates of each type of units, comparing vacancy rates and owner-to-renter ratios with regional and state percentages. Also include seasonal units (housing units held for occupancy only during limited portions of the year, such as a beach cottage, or time-share condominium).

D. Cost of Housing: Include current and historic median residential property values and median monthly rent of renter units, and compare with regional and state figures. Where available from DCA, provide current median purchase price of single family units.

The basic housing inventory includes the age, type, condition, and location of housing units within a community. Based on population and economic projections, a rough estimate of the number of additional housing units needed to accommodate the community's future population can be made. In addition to projecting the total number of new residential units needed, each community should identify their needed mix of owner/renter units and also identify the needed price mix of new housing.

# Inventory of Types of Housing Units

Table 89

Webster County: Types of Housing			
Category	1980	1990	2000
<b>TOTAL Housing Units</b>	NA	898	1115
<b>Single Units (detached)</b>	NA	568	620
<b>Single Units (attached)</b>	NA	7	4
<b>Double Units</b>	NA	0	4
<b>3 to 9 Units</b>	NA	4	7
<b>10 to 19 Units</b>	NA	0	0
<b>20 to 49 Units</b>	NA	0	16
<b>50 or more Units</b>	NA	0	0
<b>Mobile Home or Trailer</b>	NA	306	418
<b>All Other</b>	NA	13	46

Source: U.S. Bureau of the Census

Of the 1115 housing units in Webster County, only 22.9% lie within the corporate limits of Preston and Weston.

Table 90

Webster County: Types of Housing			
Category	1980	1990	2000
<b>TOTAL Housing Units</b>	NA	100.00%	100.00%
<b>Single Units (detached)</b>	NA	63.25%	55.61%
<b>Single Units (attached)</b>	NA	0.78%	0.36%
<b>Double Units</b>	NA	0.00%	0.36%
<b>3 to 9 Units</b>	NA	0.45%	0.63%
<b>10 to 19 Units</b>	NA	0.00%	0.00%
<b>20 to 49 Units</b>	NA	0.00%	1.43%
<b>50 or more Units</b>	NA	0.00%	0.00%
<b>Mobile Home or Trailer</b>	NA	34.08%	37.49%
<b>All Other</b>	NA	1.45%	4.13%

Source: U.S. Bureau of the Census

Table 91

Preston city: Types of Housing			
Category	1980	1990	2000
<b>TOTAL Housing Units</b>	NA	149	218
<b>Single Units (detached)</b>	NA	96	139
<b>Single Units (attached)</b>	NA	0	2
<b>Double Units</b>	NA	0	0
<b>3 to 9 Units</b>	NA	0	2
<b>10 to 19 Units</b>	NA	0	0
<b>20 to 49 Units</b>	NA	0	16
<b>50 or more Units</b>	NA	0	0
<b>Mobile Home or Trailer</b>	NA	48	57
<b>All Other</b>	NA	5	2

Source: U.S. Bureau of the Census

Mobile homes comprise only 26% of housing units in Preston and less than 22% in Weston, but in the county make up 41% of the total housing units.

Table 92

Preston city			
Category	1980	1990	2000
<b>TOTAL Housing Units</b>	NA	100.00%	100.00%
<b>Single Units (detached)</b>	NA	64.43%	63.76%
<b>Single Units (attached)</b>	NA	0.00%	0.92%
<b>Double Units</b>	NA	0.00%	0.00%
<b>3 to 9 Units</b>	NA	0.00%	0.92%
<b>10 to 19 Units</b>	NA	0.00%	0.00%
<b>20 to 49 Units</b>	NA	0.00%	7.34%
<b>50 or more Units</b>	NA	0.00%	0.00%
<b>Mobile Home or Trailer</b>	NA	32.21%	26.15%
<b>All Other</b>	NA	3.36%	0.92%

Source: U.S. Bureau of the Census

Table 93

Weston town: Types of Housing			
Category	1980	1990	2000
TOTAL Housing Units	NA	18	37
Single Units (detached)	NA	14	29
Single Units (attached)	NA	0	0
Double Units	NA	0	0
3 to 9 Units	NA	2	0
10 to 19 Units	NA	0	0
20 to 49 Units	NA	0	0
50 or more Units	NA	0	0
Mobile Home or Trailer	NA	2	8
All Other	NA	0	0

Source: U.S. Bureau of the Census

Table 94

Weston town			
Category	1980	1990	2000
TOTAL Housing Units	NA	100.00%	100.00%
Single Units (detached)	NA	77.78%	78.38%
Single Units (attached)	NA	0.00%	0.00%
Double Units	NA	0.00%	0.00%
3 to 9 Units	NA	11.11%	0.00%
10 to 19 Units	NA	0.00%	0.00%
20 to 49 Units	NA	0.00%	0.00%
50 or more Units	NA	0.00%	0.00%
Mobile Home or Trailer	NA	11.11%	21.62%
All Other	NA	0.00%	0.00%

Source: U.S. Bureau of the Census

From September of 2003, when Webster County began requiring building permits, through May of 2004, the county issued 7 building permits for the construction of new “stick-built” homes. During the same period, 24 permits were issued for the placement of mobile homes. Of those, only 7 were new homes. Local officials are concerned that the trend towards an ever-larger number of mobile homes will continue, relatively unabated.

Table 95

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

Source: U.S. Bureau of the Census

Within the state of Georgia, mobile homes comprise only 12% of total housing units, far less than that the ratio within Webster County.

## Inventory of Age and Condition of Housing Stock

Table 96

Webster County			
Category	1980	1990	2000
<b>TOTAL Housing Units Built</b>	NA	898	1115
<b>1989 to March 1990</b>	NA	32	NA
<b>1985 to 1988</b>	NA	75	NA
<b>1980 to 1984</b>	NA	69	NA
<b>1970 to 1979</b>	NA	276	NA
<b>1960 to 1969</b>	NA	129	NA
<b>1950 to 1959</b>	NA	136	NA
<b>1940 to 1949</b>	NA	42	NA
<b>1939 or Earlier</b>	246	139	197
<b>TOTAL Households</b>	756	813	919
<b>Complete Plumbing Facilities</b>	NA	815	1042
<b>Lacking Plumbing Facilities</b>	149	83	73

Source: U.S. Bureau of the Census

Local officials doubt the veracity of the statistics in Table 96 that purport an increase from 1990 to 2000 in the number of houses that were built in 1939 or earlier. Obviously no more homes could be built in or before that year than existed during that time, but the Table indicates an increase of 58 homes.

It should also be noted that the figures in Table 97 in the last two rows, indicating the percentage of homes that have or lack complete plumbing, have been changed from the information available in the U. S. Census Bureau's chart. The percentages exceeded 100, which was obviously an error. The percentages reported herein are simple mathematical calculations based upon the number of units reported in Table 96 to have or lack complete plumbing.

Table 97

Webster County			
Category	1980	1990	2000
<b>TOTAL Housing Units Built</b>	NA	100.00%	100.00%
<b>1989 to March 1990</b>	NA	3.56%	NA
<b>1985 to 1988</b>	NA	8.35%	NA
<b>1980 to 1984</b>	NA	7.68%	NA
<b>1970 to 1979</b>	NA	30.73%	NA
<b>1960 to 1969</b>	NA	14.37%	NA
<b>1950 to 1959</b>	NA	15.14%	NA
<b>1940 to 1949</b>	NA	4.68%	NA
<b>1939 or Earlier</b>	NA	15.48%	17.67%
<b>TOTAL Households</b>	100.00%	100.00%	100.00%
<b>Complete Plumbing Facilities</b>	NA	90.76%	93.46%
<b>Lacking Plumbing Facilities</b>	19.71%	9.24%	6.54%

Source: U.S. Bureau of the Census

Table 98

Preston city			
Category	1980	1990	2000
<b>TOTAL Households</b>	166	135	203
<b>Complete Plumbing Facilities</b>	NA	142	218
<b>Lacking Plumbing Facilities</b>	NA	7	0

Source: U.S. Bureau of the Census



Table 99

Weston town			
Category	1980	1990	2000
TOTAL Households	43	17	26
Complete Plumbing Facilities	NA	14	34
Lacking Plumbing Facilities	NA	4	3

Source: U.S. Bureau of the Census

Table 100

Georgia			
Category	1980	1990	2000
TOTAL Households	1869754	2366615	3007678
Complete Plumbing Facilities	NA	2609956	3252197
Lacking Plumbing Facilities	35769	28462	29540

Source: U.S. Bureau of the Census

The information in Table 100, at first glance, seems to be incorrect inasmuch as the number of households with complete plumbing facilities exceeds the total number of households. However, the number of households refers to occupied housing units, thereby inferring that some of the housing units with complete plumbing are unoccupied.

Table 101

Georgia			
Category	1980	1990	2000
TOTAL Households	100.00%	100.00%	100.00%
Complete Plumbing Facilities	NA	110.28%	108.13%
Lacking Plumbing Facilities	1.91%	1.20%	0.98%

Source: U.S. Bureau of the Census

The percentages reported in Table 101 concerning the number of households with complete plumbing facilities exceed 100. In light of the comments regarding Table 12, the percentages computed in Table 101 for complete plumbing facilities would seem to be incorrect.

Because of the discrepancies noted in Tables 100 and 101, local officials do not believe that an accurate comparison of state and local statistics is possible. However, they concede that the percentage of households lacking complete plumbing within the county is likely higher than the state average.

## Inventory of Owner & Renter Units

Table 102

Webster County			
Category	1980	1990	2000
<b>TOTAL Households</b>	756	813	919
<b>Housing Units Vacant</b>	NA	100	204
<b>Housing Units Owner Occupied</b>	531	637	742
<b>Housing Units Renter Occupied</b>	223	161	169

Source: U.S. Bureau of the Census

Table 103

Webster County			
Category	1980	1990	2000
<b>TOTAL Households</b>	100.00%	100.00%	100.00%
<b>Housing Units Vacant</b>	NA	12.30%	22.20%
<b>Housing Units Owner Occupied</b>	70.24%	78.35%	80.74%
<b>Housing Units Renter Occupied</b>	29.50%	19.80%	18.39%

Source: U.S. Bureau of the Census

As was noted in Section 1.2.0.0 of the **Population** element, under Assessment of Households, local officials do not believe that there are 204 vacant housing units in Webster County.

Table 104

Georgia			
Category	1980	1990	2000
TOTAL Households	100.00%	100.00%	100.00%
Housing Units Vacant	NA	11.48%	9.16%
Housing Units Owner Occupied	64.99%	64.93%	67.47%
Housing Units Renter Occupied	35.01%	35.07%	32.49%

Source: U.S. Bureau of the Census

A comparison of Tables 103 and 104 indicates that the rate of owner-occupied housing in Webster County exceeds the state average. Conversely, the rate of renter-occupied housing units in Webster County is below the state average. These statistics are not surprising to local officials because the county's population is relatively stable, with no significant in or out migration of temporary laborers or other people who might require rental housing. In other words, most of the county's population is comprised of long-term residents who purchase a home and live in it for a significant period of time.

Table 105

Webster County			
Category	1980	1990	2000
Owner to Renter Ratio of Vacancy	NA	NA	NA
Owner Vacancy Rate	NA	NA	2.37
Renter Vacancy Rate	NA	NA	0

Source: U.S. Bureau of the Census

A lack of statistical data prevents a comparison of vacancy rates within the county to that of the state of Georgia.

## Cost of Housing Inventory

Table 106

Webster County: Housing Costs			
Category	1980	1990	2000
Median Property Value	23900	31500	42500
Median Rent	50	223	204

Source: U.S. Bureau of the Census

Table 107

Georgia: GA Housing Costs			
Category	1980	1990	2000
Median Property Value	23100	71278	100600
Median Rent	153	365	505

Source: U.S. Bureau of the Census

Georgia's median housing cost is more than twice as high as the cost in Webster County. Webster County's median rental housing cost is less than one-half of the state's average. Neither is surprising to local officials since the county's income levels are significantly below the state's average.

Table 108

Preston city: Housing Costs			
Category	1980	1990	2000
Median Property Value	NA	34300	43500
Median Rent	NA	136	181

Source: U.S. Bureau of the Census

Table 109

Weston town: Housing Costs			
Category	1980	1990	2000
Median Property Value	NA	37500	32500
Median Rent	NA	99	188

Source: U.S. Bureau of the Census

Preston's housing costs slightly exceed the county average, while Weston's housing costs falls significantly below the county average.

A lack of data prevents an examination of the number of owner-occupied housing units within the various value categories. However, in general, most housing in Webster County can be described as modest. Even the largest and newest homes generally do not have a value exceeding \$200,000.

Considering that Webster County's per capita income is relatively low, the values as described in this section are simply a reflection of the population's limited ability to purchase more expensive housing.

### **3.2.0.0: Assessment of Current and Future Needs**

**110-12-1-.04 (13)(c) 2. (ii) Assessment of Current and Future Needs.** Once the inventory is complete, an assessment must be made to determine whether existing housing is appropriate to the current and future needs and desires of the community in terms of the quantity, quality, affordability, conditions of occupancy, type and location of housing, and, if not, what may be done to improve the situation.

**(I) Basic Planning Level Requirements.** The assessment of current and future housing needs must include:

- A. Analysis of the extent to which the housing stock (e.g., type, condition, and cost meets the community's current needs based on relevant factors such as the householder's age, number in the household, and income; and
- B. An estimate of the quantity, quality and types of housing units needed to meet the community's future housing needs throughout the planning period, based on the projected future growth or change in the community's population, demographic mix, income, household size and employment base, based on projections of the Population and Economic Development Elements.

### **Assessment of Housing Types**

Single unit homes comprise nearly 56% of the housing units in Webster County, while mobile homes account for over 37%. Only one multi-unit complex exists within the county. Located in Preston, it has a total of 20 apartments.

A study of tax records for mobile homes not permanently tied to real estate, indicates that a significant portion of the mobile home units within the county are old and in relatively poor condition. Of the 245 mobile homes (only those units not billed in conjunction with real estate) shown on the 2003 tax digest, 10.6% were manufactured in or after 2000, 30.6% from 1995 through 1999, 11.4% from 1990 through 1994 and the remaining 47.4% were manufactured earlier, with the oldest dating to 1956. While the age of a unit does not necessarily determine the condition of it, in many cases there is a strong correlation between the two.

Because the county does not have an ordinance that imposes an age limit on mobile homes that may be brought into the county, some residents purchase older units that are correspondingly lower in price. Generally, these residents are unable to purchase or finance a new unit.

While the data in Table 89 does not provide the number of mobile homes within the county in 1980, local officials are sure that the increase in the number of mobile homes from 1990 through 2000, represents a trend that is continuing at a similar or greater pace. As was stated in the paragraph following Table 94, the number of building permits issued by Webster County for mobile homes outstripped the issuance of permits for “stick-built” homes by more than 300%. This strongly suggests that mobile homes do now and will continue to constitute a large portion of the housing units within the county.

In assessing the relative ability of residents to purchase homes, it should be remembered that the county’s average per capita income is significantly below that of the state. Therefore it is understandable that many residents have relied upon mobile homes for housing, especially since the financing of these units is usually simpler and easier to arrange than for “stick-built” units. Mobile homes also tend to cost less per square foot than traditionally built homes.

Although the argument relies upon anecdotal evidence, local officials contend that financing of traditionally built homes is more difficult to secure in Webster County than in more urban or suburban communities. While there may be many reasons for this, officials believe that the relative lack of housing sales within the county contributes to lenders’ reluctance to finance a home in a market where it may be difficult to sell a unit should foreclosure ever have to occur. So, to repeat, because the financing of mobile homes is easier and more quickly arranged, they are continuing to represent an increasing percentage of the total housing units in the county.

## **Assessment of Age and Condition of Housing Stock**

With respect to the condition of the housing stock in Webster County, two numerical values from Table 96 are referenced. The number of homes with complete plumbing facilities rose from 815 in 1990, to 1042 in 2000. During the same period of time, the number of homes lacking those facilities declined from 83 to 73, suggesting that 10 homes were either renovated to include the requisite plumbing facilities or, perhaps, removed from the housing sector by abandonment or demolition.

While some may lament the fact that mobile homes constitute such a large portion of the county’s housing stock, community leaders recognize that a new or relatively new mobile home is often an improvement in living conditions for some of the county’s residents. With this in mind, local officials generally agree that the condition of the housing stock in Webster County has improved in the past two decades, though there certainly remain many units in need of rehabilitation or replacement.

While Webster County does have a building code ordinance that imposes minimal requirements, it does not employ an inspector to enforce the code. Thus

the county has no effective control over building maintenance, though the county does enforce the requirement that a building permit be issued before construction of new facilities.

## **Assessment of Owner/Renter Occupied Units**

The rental housing stock in Webster County can be generally classified as one of 3 types: mobile homes, traditional homes, and apartments. As previously stated, there is only one apartment complex within the county, having only 20 units. Though a specific number is not provided, local officials know that there are some traditional homes, probably no more than 25, on the market as rental units. The most prevalent form of rental housing is mobile homes. Again, no specific number is known by local officials, but they speculate that as many as 100 may exist.

Most of the rental units within the county can be described as modest to low-end in value. There are very few, if any, upscale homes or apartments available for rent. Hamilton Village Apartments, located in Preston, is specifically for persons who qualify for rental assistance through federally funded programs.

Because there has not been a significant rental market to support the creation of more or better rental units, homeownership has been the primary vehicle for the increase in housing units in the county. As previously noted, the percentage of ownership within the county is greater than the state average.

As stated in the **Population** element, local officials believe that the lack of available housing is impeding growth in the county. With no new homes on the market, and few, if any, “stick-built” homes in good condition for sale, there are few opportunities for potential newcomers to make an easy transition and move into Webster County. Therefore, opportunities to own or rent a decent house in Webster County might best be described as rare.

## **Assessment of Housing Cost Information**

Housing costs, regardless of the locale for which they are computed, are directly related to the amount of income available for expenditure by those purchasing housing. Since Webster County’s per capita income in 2000 was only \$17,440, nearly \$8,000 below the state average, it is not surprising that the county’s housing costs are far below the state average as well. Other factors related to housing costs have previously been mentioned, but will not be repeated here.

The median housing value in Georgia, at \$100,600, surpasses the county’s median value of \$42,500 by a factor of 2.36. Although the disparity can be explained as a factor of available income, there may be another explanation that

accounts for some of the disparity as well. It is that there are only a small number of relatively large homes in the county, meaning 2000 square feet or so, and virtually none of 3500 square feet or more. Most of the housing in the county is modest by any standard, having been built for the practical needs of a family, not for investment purposes as seems to be occurring in some of the rapidly growing counties in Georgia.

Even as inflation raises the value of existing homes and rising building expenses continue to increase the cost of constructing new homes within the county, local officials do not anticipate any major changes with respect to housing costs unless the county's growth rate significantly accelerates.

## **Assessment of Special Need Housing**

Local officials are not aware of any group or category of residents who might require "special need housing" and do not believe that any housing specifically catering to the needs of such persons exists within the county. While there are some foreign, primarily Hispanic workers in the county, they do not generally fit the concept of migrant workers since most of them reside in the area nearly year-round. The housing they utilize is primarily rental mobile homes.

## **Assessment of Housing Needs of Nonresident Workforce**

As noted in **Assessment of Economic Base Data, (I) Commuting**, the non-resident workforce in Webster County is primarily employed at Tolleson Lumber Company, Prestec and Webster County Elementary School. Because the average distance that these workers commute is relatively short and easy drive, there is no significant impetus to provide greater access to housing within the county for these workers.

## **Analysis of Cost Burdened and Overcrowded Households**

According to U. S. Census data, there were 129 owner occupied cost burdened households in Webster County in 2000. This represents 14% of all households in the county. Sixty-six households, or 7.2% of the total households, were considered to be severely cost burdened. Fourteen were considered overcrowded.

Throughout the state, 11.97% of owner occupied households were considered to be cost burdened. Of the 3,007,678 households in the state, 5.33% of the owner occupied units were considered severely cost burdened. Less than 1% was considered overcrowded.



There were also 26 cost burdened households, or 2.8% of all households in Webster County, occupying rental properties, all but one of which were considered to be severely cost burdened. Eight were considered overcrowded.

Throughout the state, 11.35% of renter occupied households were considered to be cost burdened. Of the 3,007,678 households in Georgia in 2000, 5.25% of the renter occupied units were considered to be severely cost burdened. Just over 2.3% were considered overcrowded.

Of the non-Hispanic household owners in Webster County with at least one housing problem, 44.7% were white and 55.3% were black. Of the non-Hispanic household renters, 54.2% were white and 45.8% were black.

No one at the local level is surprised that the rate of cost burdened owner occupied households is higher within the county than at the state level, but the lower rate of cost burdened rental households is somewhat surprising inasmuch as the rate is only one quarter of the state's rate, while rental occupancy in the county is one half the state rate.

The rate of cost burdened households within the county is certainly a result of low per capita and household income coupled with the requirement for housing. There does not appear to be any particularly noteworthy disparity between the type of housing units affected or by racial composition.

## Assessment of Future Demand for Housing

Local officials, who disbelieve U. S. Census data purporting 204 vacant housing units in Webster County in 2000, contend that most of the demand for future housing will be met through the construction of new homes or the purchase of mobile or modular homes.

Table 110

Webster County: Total Population																		
Category	1980	1985	1990	1995	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2015	2020	2025
Total	2,351	2,280	2,259	2,372	2,392	2,401	2,400	2,391	2,413	2,421	2,424	2,436	2,435	2,448	2,454	2,497	2,526	2,589

Source: Woods & Poole Economics, Inc.

Table 111

Webster County: Number of Households										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total	762	696	803	861	914	937	958	975	987	994

Source: Woods & Poole Economics, Inc.

Table 112

Webster County: Average Household Size										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Persons per Household	3.080	3.280	2.810	2.750	2.620	2.580	2.560	2.560	2.560	2.600

Source: Woods & Poole Economics, Inc.

Table 113

Webster County Projected Housing Units				
Category	2010	2015	2020	2025
Total Additional Housing Units Needed	45	16	12	11
Owner-Occupied Single Family Units	33	13	10	8
Renter-Occupied Single Family Units	8	3	2	2
Owner-Occupied Multifamily Units	0	0	0	0
Renter-Occupied Multifamily Units	4	0	0	0

Source: Projections of Webster County, based upon current occupancy statistics

Because there is no alternative statistical data to indicate where the new homes will be built, it is assumed here that the homes will be added to the jurisdictions of Preston, Weston and the unincorporated county in the same percentages that currently represent the population, meaning that 78% will be built in the unincorporated county, 19% in Preston and 3% in Weston.

### 3.3.0.0: Goals & Implementation

## Articulation of Community Goals and Associated Implementation Program

110-12-1-.04 (13)( c ) 2.(iii) Articulation of Community Goals and Associated Implementation Program.

(I) Basic Planning Level Requirements. Pursuant to 110-12-1-.04(6), this step must include public involvement and close coordination with other elements of the plan. The results of the assessment of current and future needs must be considered in the articulation of the community’s housing goals and an associated implementation program that sets forth the local government’s housing policies, programs for future housing development; and other housing-related initiatives (public or private) to be undertaken during the planning period.

(II) Additional Requirements for Intermediate and Advanced Planning Levels. In addition to the above goals and implementation requirements, local governments must also address the following:

A. This step must also include articulation of a Community Vision as set forth in 110-12-1-.04(6)(c)2.(i), supported by Community Goals and an associated Implementation Program.

B. The implementation program must identify actions the local government or other organizations will undertake to achieve the Community Vision, implement the community's housing goals, and address identified housing needs (including special needs housing). As appropriate, the implementation program should include programs, policies and initiatives to:

- (A) Eliminate substandard or dilapidated housing;
- (B) Stimulate infill housing in existing neighborhoods;
- (C) Create housing through adaptive reuse of existing buildings; and
- (D) Create affordable housing opportunities to insure that all those who work in the community have a viable choice or option to live in the community.

(III) Recommendations for Intermediate and Advanced Planning Levels. The above requirements, if applicable, may be met through one or more programs, policies and initiatives to:

- A. Change land use and development regulations (such as zoning and subdivision regulations) to allow or promote accessory apartments, "granny flats", and carriage houses as alternative affordable housing; zero lot line or cluster housing development to achieve higher and more affordable densities of residential development; and creation of mixed-income and mixed-use neighborhoods and/or the creation of housing within walking distance to employment and commercial centers;
- B. Address provision of specific types of housing to meet identified needs, such as affordable housing to meet the needs of persons with disabilities; quality, affordable rental units for large families (rental units with 3 or 4 bedrooms); affordable rental housing to serve the elderly population; or new single family units for moderate-income, first-time homebuyers;
- C. Take advantage of the existing state and federal housing programs that address the identified housing needs and goals of the community;
- D. Develop and implement governmental incentives to promote affordable housing development, such as density bonuses, public/private partnerships, provision of infrastructure, land cost write-downs, etc. assembly, etc.;
- E. Establish or improve code enforcement programs aimed at neighborhood conservation or revitalization, including routine code inspection of vacant rental property prior to its being occupied again, and code enforcement aimed at dilapidated and substandard property;
- F. Work with other organizations to create a homeownership program, including activities such as homebuyer education, employer based homeownership programs, and homebuyer fairs involving local builders, real estate professionals, and lenders; and
- G. Create non-profit organizations that address certain types of housing needs or specific neighborhood needs, or establish joint programs with such agencies.

GOAL: encourage housing development and rehabilitation.

Policy: renovate existing, substandard home

Strategy: secure Community Home Improvement Program grant; form a Habitat for Humanity chapter in Webster County; implement age restrictions on mobile homes brought into the county.

Policy: build/maintain infrastructure to support development

Strategy: Adequately maintain existing roads; pave dirt roads; expand water system to more parts of the unincorporated county.

Policy: Encourage development of new homes/apartments

Strategy: Protect value of new home development through zoning; study using public funds to leverage private financing of new homes; purchase land for development; dialogue with realtors; form a Habitat for Humanity chapter in Webster County; develop more subsidized housing units.

Webster County and its towns of Preston and Weston have not historically been involved directly in the creation of housing units, but do have means at their disposal for creating the circumstances under which it becomes easier and more likely that housing will be built within the community.

Zoning, which was mentioned in the Community Goals and Implementation section of the Economic Development Element, can be an effective tool for regulating and simultaneously stimulating housing development inasmuch as similar types of developments can be concentrated or focused into specific areas so that alternative or other types of development do not diminish the value of existing or new homes. For instance, in the absence of zoning restrictions, and assuming that no deed restrictions exist that would prevent this from occurring, it is possible for someone to put a mobile home on a lot immediately next to an expensive, “stick-built” home. Even if the mobile home is new, locating it adjacent to the traditional home will likely diminish the value of the latter. This type of situation is considered by lenders, who finance the construction of homes, since the resale value is an important factor in arranging a mortgage. Zoning gives a relatively high level of protection against property values being diminished in this respect.

Each local government should consider studying the zoning issue, with an eye towards adopting an ordinance that will seek to protect existing land uses and values, while offering the opportunity for new development that is protected in a similar manner. It would be advisable for Preston, Weston and the County to formally create a board of local residents for the purpose of studying the matter, charging them with providing a recommendation to each respective government.

As previously mentioned, public sentiment has not heretofore supported zoning, but could possibly be engendered through a process of public participation, thereby giving public officials the support needed to adopt and implement a zoning ordinance.

Generally speaking, development flows to areas where infrastructure exists. The two primary systems within the county that are under the direct control of local governments

and that influence housing development, are roads and public water. The vast majority of the county's road system is controlled by the County Commission. A much smaller portion is controlled by the cities.

While the county's financial ability is relatively limited, it should endeavor to maintain its road system in the highest possible state. It should also aggressively seek funds with which to build roads necessary for servicing any residential areas that might be planned for development. While many counties and cities require developers to bear the cost of providing all needed infrastructure, the demand for housing in Webster County is not great enough to justify the additional costs this would represent in the price of a new home. Therefore, the county should seek to provide this needed piece of infrastructure.

While both cities are in the business of providing drinking water, the county is not. However, both cities provide water to certain unincorporated areas of the county, with Preston's delivery of water extending a significant distance both north and south of its corporate limits. To facilitate the development of residential areas in close proximity to existing water mains, both in the towns and in the unincorporated areas, the county should be prepared to finance the construction of new water distribution lines into planned housing developments. If grants for this purpose are available, the county and towns should seek them. Since both towns have excess water capacity, it is not anticipated that any additional wells would be needed, though a transfer pump and/or elevated tank might be. Working in conjunction with both towns, the county should take all necessary steps to secure the funds necessary to provide public water to a greater portion of the county, especially with an eye towards developing new housing units. The county and both towns should enter into discussions on the expansion of the water systems. Any agreement reached should also include a provision to "tie together" Preston and Weston's water systems so that if either city's system should fail, the other would be able to provide water for all residents until the failed system could be repaired.

In concert with an expanded water system, it should be noted that the county's ISO rating, the standard by which fire protection premiums for insurance are set, could be lowered, thereby resulting in reduced costs for homeowners. While this result will not likely be the determinate factor in any new homes being built, a relatively low ISO rating would not be an impediment to the building of new homes.

Webster County and its cities should also seek federal and state grant funds with which to rehabilitate or replace substandard housing. In 2004, for the first time in recent memory, the county applied for a Community Home Improvement Program Grant (CHIP) from the Georgia Department of Community Affairs. The objective of the county should be to receive and administer this grant and to apply in subsequent years for additional funds with which to continue improving housing conditions within the county.

Local officials should also commission a study to see if the county and/or its cities can utilize public funds to leverage or guarantee private financing as a mechanism to encourage the building of traditional homes. The intent of the local governments would

be to make private financing more readily available to local residents who might not otherwise be able to secure a home loan.

Another limiting factor impeding the residential development of the county has been the relative lack of real estate for sale. In recent years, much more land has been placed on the market for sale, so the problem is not as acute as it once was, but local governments should examine the possibility of purchasing certain tracts of land with the expressed intent of selling it off in parcels for housing developments. However, local government should only pursue this if the private sector cannot be enticed to do the same thing. Therefore, local government should enter into a dialogue with realtors and developers to pursue making certain lands available for purchase and subsequent development.

Each local government should study and consider implementing an age restriction on mobile homes in an effort to prevent substandard housing from being brought into the county. Ordinances and policies of other rural counties in the region should be reviewed to see how they are constructed and local officials of those counties should be consulted to find out how effective age restrictions have been in solving the housing problems associated with older mobile homes. Assuming that local officials conclude that the community would benefit from such regulation, public hearings should be held to receive public comment prior to adopting an ordinance imposing the restrictions.

Webster County, and Preston in particular, should seek an expansion of the existing subsidized housing complex, known as Hamilton Village, or seek another company to provide similar housing units. Government officials should contact the owners of such companies as build and operate these units and request that more of them be built. To the extent permissible, local governments should offer incentives and otherwise offer to assist such companies in an effort to secure their cooperation.

Webster County should also form a Habitat for Humanity chapter, which would be affiliated with New Horizons, the Sumter County affiliate of Habitat for Humanity International. As the premier, private builder of housing for low and moderate-income people who would otherwise have little chance of purchasing a traditional home, Habitat's program is one that could benefit many Webster County residents. To implement this, local government officials should engage private citizens to organize and support a local chapter. Once a Webster County chapter is organized, the local governments should maintain support for and interest in the organization.

Many objectives have been stated within this section, each of which is realistic and achievable. To those familiar with the argument, it will seem illogical that local officials wish to see housing development expand while the prospects for industrial development lag behind, inasmuch as few housing units actually contribute more taxes than the residents consume in local government services. But Webster County is between the proverbial "rock and a hard place," where growth, perhaps of any type, is needed to stimulate the other sectors of development. Therefore, local officials understand that a growing population and housing sector might be leveraged into greater prospects for other developments that could boost the county's economy.

## 4.0.0.0: Natural and Cultural Resources Element

### Introduction

**110-12-1-.04 (5) (b) Natural and Historic Resources Goal:** To conserve and protect the environmental, natural and historic resources of Georgia's communities, regions and the state.

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

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

(3) **Environmental Protection Objective:** Air quality and environmentally sensitive areas should be protected from negative impacts of development. Environmentally sensitive areas deserve special protection, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.

(4) **Regional Cooperation Objective:** 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.

The natural environment and cultural resources are valuable assets to all of Georgia's cities and counties. These resources are also vulnerable to human actions, and at the same time, they can constrain the way in which land is developed. We know why they are important but what exactly are these resources?

According to the Georgia Department of Natural Resources (DNR), the term "natural resources" refers to the state's air, soil, and water; all game species of animals, birds, and fish; all non-game species of animals, birds and fish; all plants, whether common, endangered or protected; and every cultural, historic or recreational resource within the state.

Cultural resources includes a variety of resources that contribute to defining a particular community by contributing to its heritage, its economy, its neighborhoods, and its sense of who they are as a community. These resources are typically historical and archaeological resources that can define a people's way of life both current and past. They can also include those resources that are unique to a particular community like a landmark or vista.

Cultural resources are important because they provide educational and informational services to the general public and they help us to learn about our past. But they are not just about the past. Such cultural characteristics are important definers of the way of life that exists within the community. They provide a living connection to it for people who reside or work there, as well as for those less frequent visitors, who nonetheless form an image of the place based upon what are often unique resources.

Protecting these resources helps us understand other cultures, appreciate architecture and engineering, and learn about past accomplishments. They also help us to remember who we are and can provide valuable direction for decisions about our future. Our nation's increasingly diverse population will influence how the nation sees its past; how it uses the past in the present and future; and, importantly, which resources are identified, preserved, and interpreted for future generations.

## 1. Purpose

**110-12-1-.04(12)( d )1. Purpose.** The Natural and Cultural Resources Element provides local governments the opportunity to their natural, environmentally sensitive, historic, archaeological and cultural resources; to assess current and future needs for protection or management of these resources; and to develop goals, policies and strategies for their appropriate use, preservation and protection.

Both the natural environment and cultural resources are vulnerable to human actions, and at the same time, they can constrain the way in which land is developed. It is the purpose of this element to present characteristics of existing natural and cultural resources, to address important issues related to these resources, to identify those which are sensitive or significant, and to develop ways to best protect and manage them. This important step in land use planning assesses how natural and cultural resources can be responsibly utilized, managed, developed and preserved within a community.

## 2. Minimum Requirements

110-12-1-.04(12)( d ) 2. Minimum Requirements. This element must follow the required three-step planning process as follows:  
Inventory of Existing Conditions.

- (i) Assessment of Current and Future Needs.
- (ii) Articulation of Community Goals and Associated Implementation Program.
- (iii) Mapping of Natural and Cultural Resources.

(a) **Inventory of Existing Conditions:** The first step of the comprehensive planning process is intended to provide local governments with a factual basis for



making informed decisions about their future by collecting data on existing and past conditions and trends.

(b) **Assessment of Current and Future Needs:** The second step is intended to provide both a factual and a conceptual framework for making informed decisions about the future of the community and to ensure that an appropriate range of issues and viewpoints is considered. Public participation and, if possible, a community visioning process is necessary to provide value-based guidance to this process.

(c) **Articulation of Goals and an Associated Implementation Program:** The third step is intended to establish the community's long-range needs, goals and ambitions and how they will be addressed or attained during the planning period.

(d) **Mapping of Natural and Cultural Resources:** Mapping is an additional step in this process, which is strongly recommended for Basic Tier local governments. Certain Natural and Cultural Resources maps are provided in the MapViews; these should be considered in the planning process.

## **Natural and Cultural Resources Definitions**

**Crossroad Communities:** Those communities that are rural in nature and have formed at the intersection of two major roadways. These communities typically provide retail services to the agricultural community. Usually, the community has little more to offer than a gas station-general store combination.

**Environmental Planning Criteria:** Standards and procedures dealing with the protection of Georgia's natural resources, the environment, and vital areas of the state which are established and administered by the Department of Natural Resources pursuant to O.C.G.A. 12-2-8, including, but not limited to, criteria for the protection of water supply watersheds, groundwater recharge areas, wetlands, protected mountains and protected river corridors.

**Natural drainage features:** Means the naturally occurring features of an area that accommodates the flow of significant amounts of storm-water, such as streams, rivers, lakes, sloughs, floodplains and wetlands.

**Natural Resources:** According to the Georgia Department of Natural Resources (DNR), the term "natural resources" refers to the state's air, soil, and water; all game species of animals, birds, and fish; all non-game species of animals, birds and fish; all plants, whether common, endangered or protected; and every cultural, historic or recreational resource within the state.

**Storm-water:** Means the flow of water that results from a rainfall event.

**Suitability:** means the degree to which the existing characteristics and limitations of land and water are compatible with a proposed use or development.

**Tabby Ruins:** Tabby Ruins refer to buildings or the remains of buildings that were constructed of "tabby". Tabby refers to a unique, centuries old, southern U.S. coastal building material purportedly composed of equal proportions of homemade lime, sand, oyster shells and water. A surface layer of stucco

originally protected the finished product. The word "tabby" actually originates from Africa, and means "a wall made of earth or masonry." The Spanish originated the concept of making buildings with the material (use of this form of material for buildings continued well into the late 1800's). The oyster shells were gathered from old mounds of shell left by the Creek Indians, with lime made from burning the shells. After the introduction of Portland cement in the 1870's, the tabby recipe was modified to include cement and substitute pre-made bag lime for homemade lime, and the stucco was omitted. Various modern forms of tabby, employing only cement are still used today. Modern imitations often expose the shell and forego the stucco in an inaccurate attempt to recreate the appearance of this historic material.

**Transfer of Development Rights:** Means the process by which development rights from a sending property are affixed to one or more receiving properties (development rights are a governmentally recognized right to use or develop land at a certain density, or intensity, or for a particular purpose, which may be severed from the realty and placed on some other property).

**Water Supply Watersheds:** Means the area where rainfall runoff drains into a river, stream or reservoir used downstream as a source of public drinking water supply.

**Wetlands:** Means areas that are flooded or saturated by surface or groundwater often and long enough to grow vegetation adapted for life in water-saturated soil.

## 4.1.0.0: Inventory of Existing Conditions

**110-12-1-.04 (12)( d ) 2. (i) Inventory of Existing Conditions.** The local government must conduct an inventory of the following natural and cultural resources as follows:

**Natural Resources** Where applicable to the community, the natural resources and environmentally sensitive areas listed below must be inventoried:

**Public Water Supply Sources:** Include groundwater aquifers, rivers, reservoirs, or any other source of public water supply;

**Water Supply Watersheds:** Include water supply watersheds, or any portions thereof, as defined and provided for in the Rules for Environmental Planning Criteria.

**Groundwater Recharge Areas:** Include groundwater recharge areas, or any portions thereof, as defined and provided for in the Rules for Environmental Planning Criteria;

**Wetlands:** Include wetlands, as defined and provided for in the Rules for Environmental Planning Criteria;

**Protected Mountains:** Include protected mountains, as defined and provided for in the Rules for Environmental Planning Criteria;

**Protected Rivers:** Include protected rivers, as defined and provided for in the Rules for Environmental Planning Criteria;

**Coastal Resources:** Include beaches, barrier islands and back barrier islands, coastal marches and estuaries;

**Flood Plains:** Include areas within the community that are subject to flooding, based on the 100-year, or base, flood;

**Soil Types:** Include soil types in terms of their suitability for development;

**Steep Slopes:** Include areas, other than protected mountains, where the slope of the land is steep enough to warrant special management practices;

**Prime Agricultural and Forest Land:** Include areas valued for agricultural or forestry production that may warrant special management practices;

**Plant and Animal Habitats:** Include areas that support rare or endangered plants and/or animals;

**Major Park, Recreation and Conservation Areas:** Include major federal, state and regional parks, recreation areas and conservation areas (e.g., wildlife management areas, nature preserves, national forests, etc.); and

**Scenic Views and Sites:** Include significant visual landmarks and vistas that may warrant special management practices.

**Cultural Resources:** Where applicable to the community, the following historic, archaeological and culturally significant resources must be inventoried:

**Residential Resources:** Residential districts, neighborhoods, multifamily dwellings, individual homes, gardens, including examples of locally significant or distinctive building traditions and styles;

**Commercial Resources:** Commercial districts (e.g., crossroads, downtowns, etc), marketplaces, and individual buildings (e.g., general stores, offices, etc.);

**Industrial Resources:** Mills, factories, industrial complexes, mines, etc., as well as locally significant industries and traditional occupations and skills;

**Institutional Resources:** Institutional districts and individual buildings (e.g., schools, military complexes, churches, etc.);

**Transportation Resources:** Roadways, bridges, pedestrian ways, footpaths and trails, railroad tracks, structures and buildings, trolleys, streetcar lines and cars or equipment, canals, waterways and landing areas, airports and airfields, community or regional gateways;

**Rural Resources:** Landscapes, farm complexes, crossroads communities, barns, plantations, etc., as well as locally significant agricultural practices and traditions; and

**Other Historic, Archaeological and Cultural Resources:** Community landmarks (natural or man-made), battlegrounds, tabby ruins, gardens, parks, views, cemeteries, burial grounds, festival locations and gathering places, etc.). The inventory must include generalized locations of any archaeological sites identified as significant by the Georgia Department of Natural Resources; any historic or culturally significant districts, sites or individual structures identified on formal surveys that may have been conducted for the community; and all existing sites listed on the National Register of Historic Places, as well as any sites an districts or other resources that are either nominated for listing, or likely to qualify for that designation.

**The inventory may be conducted through such means as:** professional or technical surveys, formal solicitation of community comment through surveys and/or public meetings, and input from community groups (such as task forces, historical, archaeological and cultural societies, school groups, etc.). Once an initial inventory has been completed, a determination should be made as to whether further documentation or study of historic, archaeological or cultural resources is appropriate.

## **INVENTORY OF NATURAL RESOURCES**

### **PUBLIC WATER SUPPLY SOURCES**

Both of Webster County's incorporated communities, Preston and Weston, operate municipal water systems that rely upon groundwater as the source of supply. Preston has three wells supplying water for its system. The well located

at 40 George Goare Street is 266 feet deep and can pump 240 gallons per minute (gpm). The well located at 21 Industrial Drive is 150 feet deep and can pump 300 gpm. The well at the end of Stevens Street is 250 feet deep and can pump 500 gpm. However, all three wells, pumping at approximately 50% of capacity, supply water for peak demand on the Preston system. Weston has a single well, located at 14548 Highway 41, that has a capacity of 600 gallons per minute. Data indicating the depth of the well is currently unavailable.

Preston currently serves approximately 431 customers, representing about 1100 citizens. According to the Comprehensive Plan written in 1995, 675 citizens of Webster County were being served by Preston's water supply system. The increase from 1995 to 2004 is nearly 63 percent, but there is an explanation for the rapid growth.

In response to requests from citizens living south of the incorporated limits of Preston, the city agreed to seek a grant in 1999 with which to extend water lines to their community, located approximately 1.6 miles south of town. Because most of these citizens had wells that had been adversely affected by irrigation water withdrawals from a large well near the community, they needed a reliable supply of water for their domestic use. Preston, acting without benefit of the county's cooperation, agreed to assist them by extending water service to them. This single action added more than 50 customers, representing at least 150 people.

In the aftermath of having extended water service to that area of the county, a significant number of people have established residences in that community, hooking up to the city's water system, thereby increasing the customer base significantly. Just as more customers have been gained south of Preston, a significant number have also been added north of Preston's city limits, where water lines already existed. As a result of this growth, approximately one-half of the customers of Preston's water system reside outside its corporate limits.

According to the Comprehensive Plan written in 1995, Weston's water system served 137 people, or approximately 55 customers. The city currently serves about 130 people, or about 52 customers, virtually unchanged over the past nine years.

## **MAJOR AQUIFERS OF GEORGIA**

Geologically, Georgia is divided into four major physiographic provinces, including the Valley and Ridge and Appalachian Plateau (treated as one province), the Blue Ridge, Piedmont and Coastal Plain. Because of differing geologic features and landforms in each of the provinces, there are substantial differences in ground water conditions from one part of the state to another. These features affect ground water quantity and quality.

Water table aquifers are present in each of the physiographic provinces. They are usually unconfined and are used for domestic and livestock supplies in most areas. Shallow wells tapping the water table aquifer are especially prevalent in rural areas where they are often used for domestic supply and livestock watering.

The most productive aquifers in Georgia are in the Coastal Plain Province in the southern part of the state. The Coastal Plain is underlain by alternating layers of sand, clay and limestone that get deeper and thicker to the southeast. In the Coastal Plain, aquifers generally are confined, except near their northern limits where they crop out or are near land surface. Principal aquifers of the Coastal Plain include the Upper Brunswick and Lower Brunswick aquifers, the Floridan aquifer system, the Claiborne and Clayton aquifers and the Cretaceous aquifer system.

The Piedmont and Blue Ridge provinces, which include most of the northern half of Georgia, are underlain by massive igneous and metamorphic rocks. These rocks have a very low permeability but may contain cracks and fractures which can yield usable quantities of water.

The Valley and Ridge and Appalachian Plateau provinces, in the northwestern corner of Georgia, are underlain by layers of sandstone, limestone, dolostone and shale of Paleozoic age. Wells tapping limestone and dolomite aquifers in this province can be very productive.

### **Upper and Lower Brunswick Aquifers**

The Upper and Lower Brunswick aquifers, which are located primarily in the southeastern corner of the state, consist of phosphatic and dolomitic quartz sand. These aquifers are generally confined. At the present time these aquifers are not a major source of ground water but could become more so in the future in coastal Georgia, particularly if restrictions are placed on withdrawals from the Floridan aquifer. Currently, the Upper and Lower Brunswick aquifers are primarily used in multiaquifer wells that also tap the Upper Floridan aquifer.

### **Floridan Aquifer System**

The Floridan aquifer system is one of the most productive ground water reservoirs in the United States. This system supplies about 50 percent of the ground water used in the state. It is used as a major water source throughout most of South Georgia.

The Floridan aquifer system consists primarily of limestone, dolostone and calcareous sand. It is generally confined, but is semiconfined to unconfined near its northern limit. Wells in this aquifer system are generally high-yielding and are extensively used for irrigation, municipal supplies, industry and private domestic supply.

## **Claiborne Aquifer**

The Claiborne aquifer is an important source of water in part of southwestern Georgia. It is made up of sand and sandy limestone and is mostly confined. It supplies industrial and municipal users in Dougherty, Crisp and Dooly counties and provides irrigation water north of the Dougherty Plain. In East Central Georgia, this aquifer is referred to as the Gordon aquifer system.

## **Clayton Aquifer**

The Clayton aquifer is another important source of water in southwestern Georgia. It is made up of sand and limestone and is generally confined. The majority of water pumped from this aquifer is used for public supply and irrigation. Due to increased pumping from this aquifer during the 1970s and '80s, water levels have trended downward, particularly in the Albany area. There is some concern now about overuse of this aquifer.

## **Cretaceous Aquifer System**

The Cretaceous aquifer system is the deepest of the principle aquifers in South Georgia. It serves as a major source of water in the northern one-third of the Coastal Plain. The aquifer system consists of sand and gravel that locally contain layers of clay and silt which function as confining beds. These confining beds locally separate the aquifer system into two or more aquifers. In southwestern Georgia, the Providence aquifer is part of the Cretaceous system. In east central Georgia, this system is divided into three subsystems: the Dublin, Midville and Dublin-Midville aquifer systems.

## **Paleozoic Rock Aquifers**

The paleozoic rock aquifers are in the northwestern corner of the state within the Valley and Ridge and Appalachian Plateau provinces. This area is made up of a number of small aquifers, none of which is laterally extensive. These aquifers consist primarily of sandstone, limestone or dolostone. Well yields vary considerably, depending on the particular aquifer and location of the well. Dolostone aquifers typically yield 5-50 gallons per minute (gal./min.), whereas limestone and sandstone aquifers typically yield 1-20 gal./min.; maximum reported yields from these aquifers are 3500 and 300 gal./min., respectively. Springs discharge from the limestone and dolostone aquifers at rates of as much as 5000 gal./min. Where the limestone and dolostone aquifers are near land surface, droughts or excessive pumping can contribute to the formation of sinkholes.

## Crystalline Rock Aquifers

The Piedmont and Blue Ridge Provinces are underlain by bedrock consisting primarily of granite, gneiss, schist and quartzite. These rock formations make up the crystalline rock aquifers that are generally unconfined and not laterally extensive. These rocks tend to be impermeable, and thus where ground water is present it is stored in joints and fractures in the rock. Deep wells in this part of the state are usually drilled wells, and in order to yield usable quantities of water they must intercept fractures that hold water. Consequently, well yields tend to be unpredictable. Typical yields are 1 to 25 gal/min., but some wells have been reported to yield as much as 500 gal/min.

Presently, the crystalline rock aquifers are used primarily for private water supplies and livestock watering. It is commonly believed that ground water in this part of the state is not sufficient to supply such uses as municipal supplies and industry. Consequently, large water users in North Georgia have relied primarily on surface water. In recent years, however, systematic well-siting techniques have produced high-yielding wells (greater than 100 gal/min.) on a regular basis. Because surface water sources have been pushed to their limits in some areas, several studies are now under way to evaluate whether the use of ground water can be increased in this region, particularly for municipal supplies.

The preceding information titled Major Aquifers of Georgia was excerpted from Georgia's Ground Water Resources, written by Anthony W. Tyson, Extension Engineer for the University of Georgia. The full report can be found at <http://www.ces.uga.edu/pubcd/elinor/DOCS/B1096-W.HTM>.

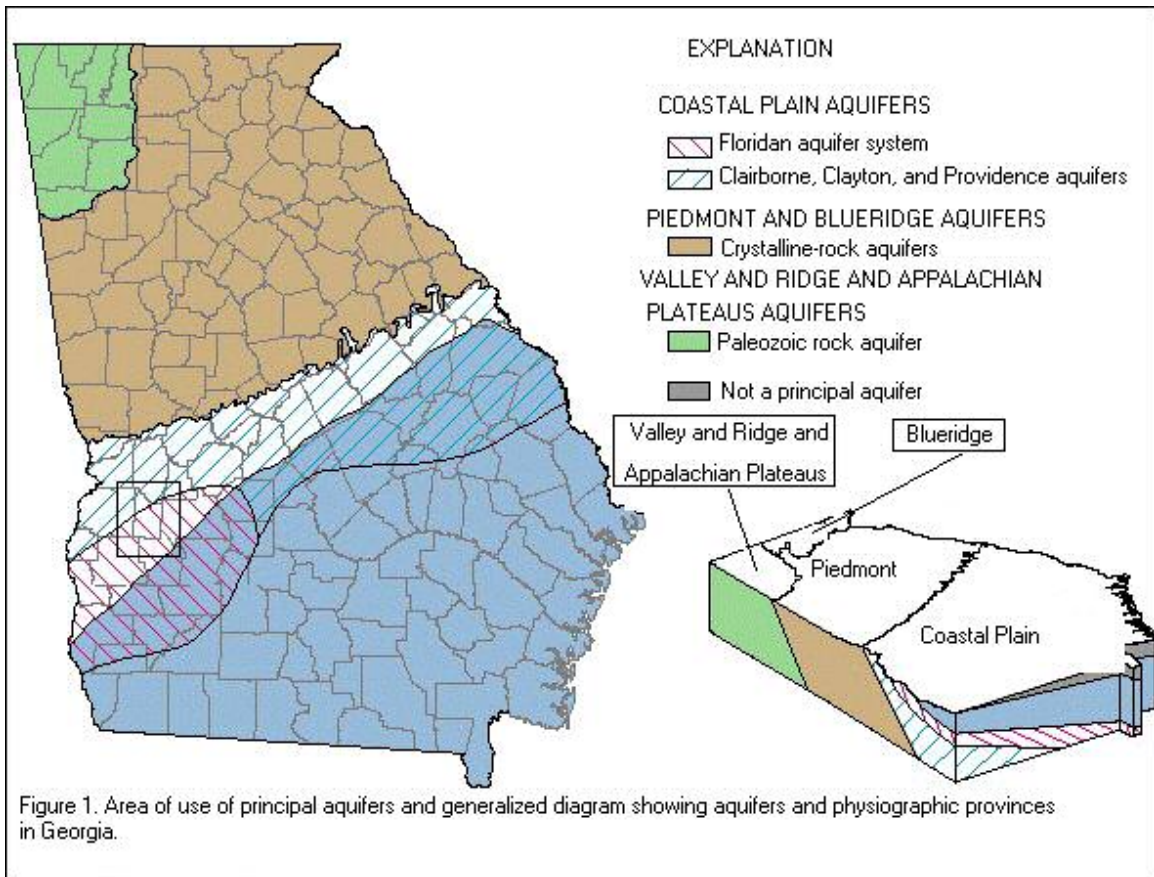
The information on aquifers is included because pressures being placed upon this natural resource, via withdrawals for irrigation, domestic and other consumption, is great. With continued, intense scrutiny of ground and surface water usage, management of aquifers is likely to be a major consideration in the statewide water management plan set to be crafted during 2005-06. Webster County should be prepared to adjust to any restrictions that might be put into law.

None of the surface water bodies in Webster County serve as a source of public water systems within the county or, to the knowledge of local officials, within the region.

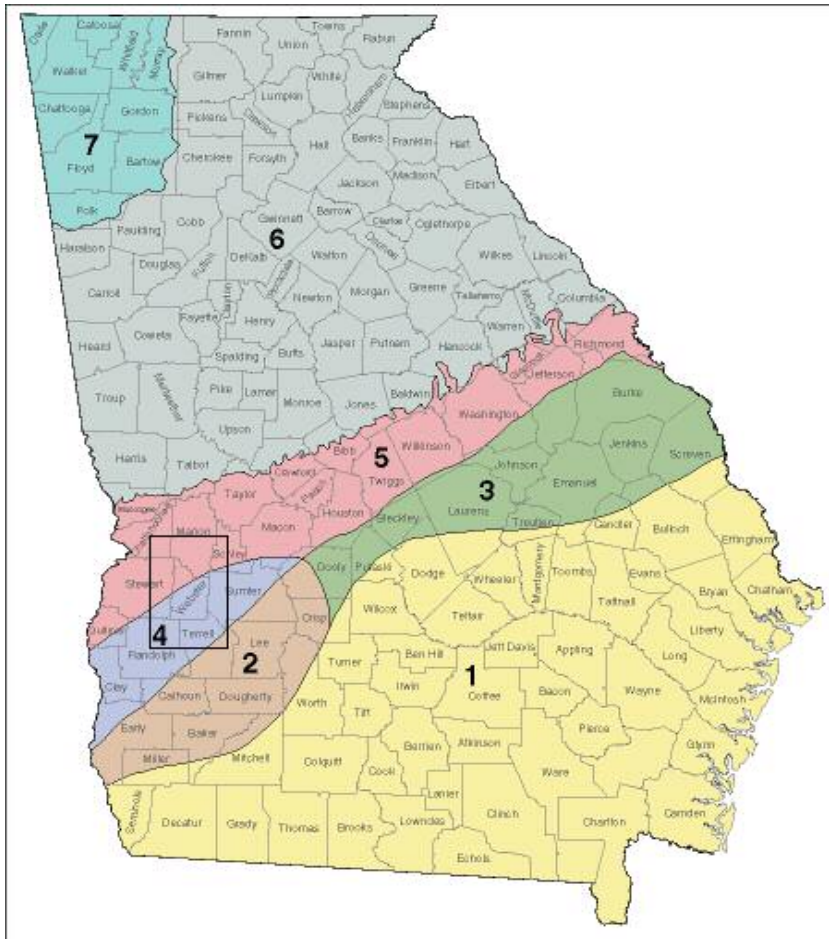
Though not specifically related to public water supply, it is interesting to note that local well drillers are very familiar with the fact that wells in the southern one-half of the county are generally much shallower than those in the northern one-half, especially the northwestern portion of Webster County. In the southern portion of the county, good, reliable wells can sometimes be established at only 50 feet in depth, though the average is probably deeper. But in the northwest portion of the county, many wells must be sunk to depths of 300 to 400 feet to find a reliable source of groundwater.



The map that follows depicts the location of the various aquifers in Georgia. It should be noted that more than one aquifer can and does underlay certain portions of the state, including Webster County. More information can be found at <http://water.usgs.gov/pubs/fs/FS-010-96/images/fig1.gif>.



USGS Open-File Report 00-515



**COASTAL PLAIN AQUIFERS**

- 1** [Floridan aquifer system](#) and [upper and lower Brunswick aquifers, undifferentiated](#)
- 2** [Floridan aquifer system](#), [Claiborne](#), [Clayton](#), and [Providence](#) aquifers
- 3** [Floridan aquifer system](#), [Gordon](#), and [Cretaceous](#) aquifers systems
- 4** [Claiborne](#) aquifer, [Clayton](#) aquifer, and [Providence](#) aquifer
- 5** [Cretaceous](#) aquifer systems

**PIEDMONT AND BLUE RIDGE AQUIFERS**

- 6** [Crystalline-rock](#) aquifers

**VALLEY AND RIDGE AND APPALACHIAN PLATEAU AQUIFERS**

- 7** [Paleozoic-rock](#) aquifers

([Surficial aquifers](#) occur throughout the State)

**Figure 1.** Major aquifers in Georgia (modified from [Peck and others, 1992.](#)) For further information, please reference the following web addresses:

<http://ga.water.usgs.gov/publications/ofr00-151/index.html>  
<http://ga.water.usgs.gov/publications/ofr00-151/fig001.html>

## WATER SUPPLY WATERSHEDS

Nearly all of Webster County's surface area drains into the Flint River system near Albany, via Kinchafoonee Creek, a major tributary to the Flint River. A very small portion of land in the southwest corner of the county, lying below Weston, drains into Ichawaynochaway Creek, which flows into the Flint River near Elmodel, Georgia, in Baker County.

Local officials do not believe that any public water systems downstream from Webster County rely upon surface waters. No proposed plans anticipate Webster County or its municipalities utilizing surface waters for public water supply.















## GROUNDWATER RECHARGE AREAS

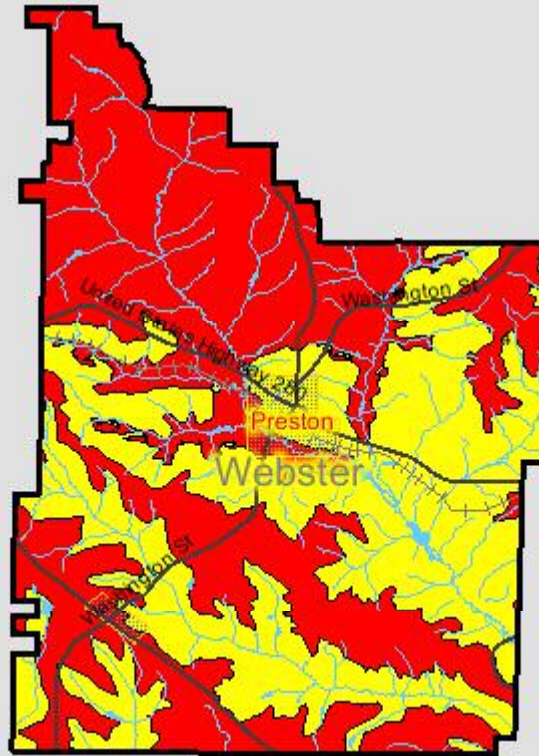
Practically all of Webster County's landmass is classified as being average to highly susceptible to groundwater contamination, as the map on the next page indicates. Most of Webster County's landmass is used for agriculture or forestry, so the probability of groundwater contamination is relatively low. However, one industry, ERTH Products is of special concern because of the composting activities conducted in the course of its business. This matter will be addressed further in the Assessment phase.



### Groundwater Recharge Area and Pollution Susceptibility Area

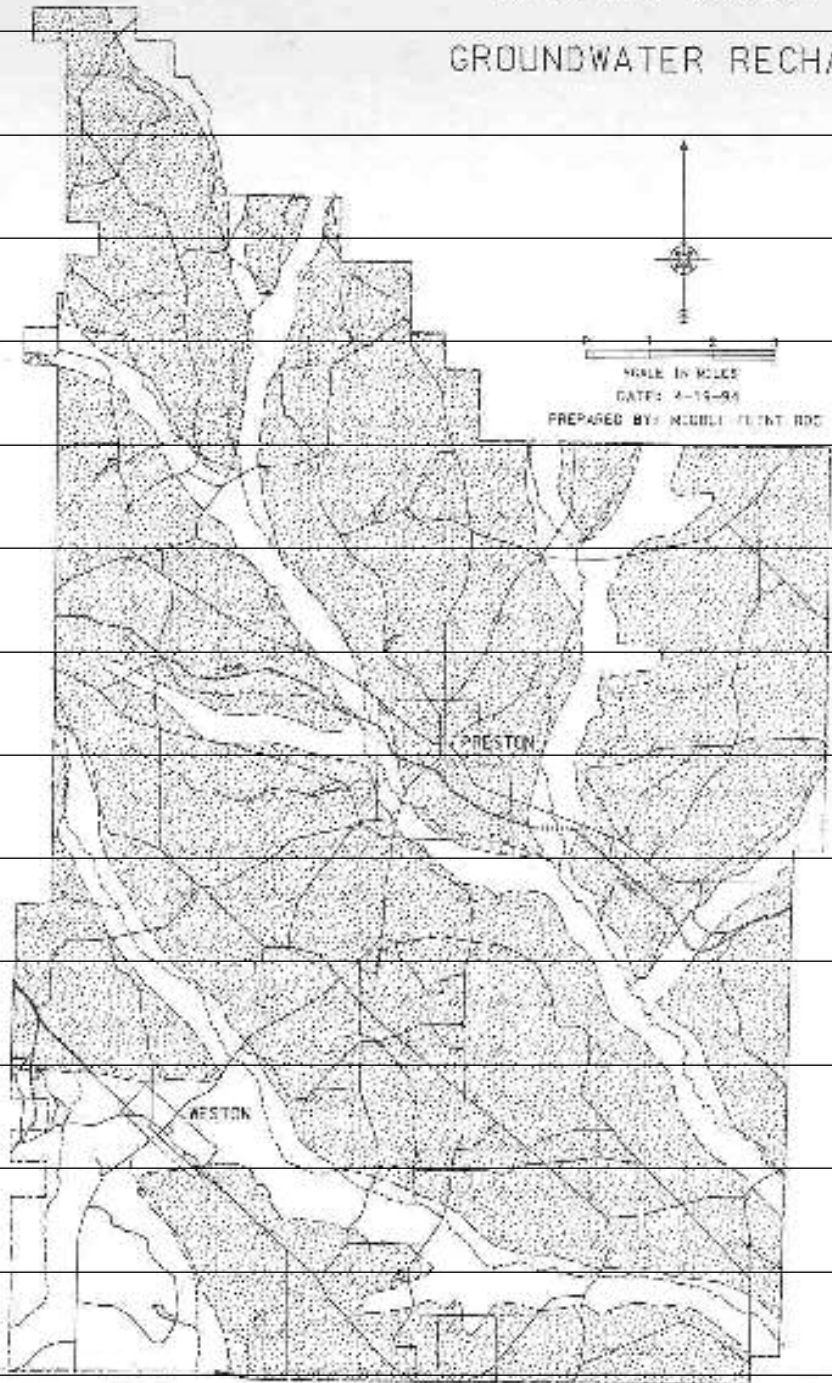
Map available at <http://planning.rdis.org/mapviews2/client.asp>.

-  Interstate Highway
-  US and State Highway
-  Railroad
-  City
-  County
-  Stream
-  Water Body
- Pollution Susceptibility**
-  AVERAGE
-  HIGH
-  LOW
-  WATER
-  Recharge Area





WEBSTER COUNTY  
GROUNDWATER RECHARGE



SCALE IN MILES  
DATE: 4-14-88  
PREPARED BY: MIDDLE FLINT RDC

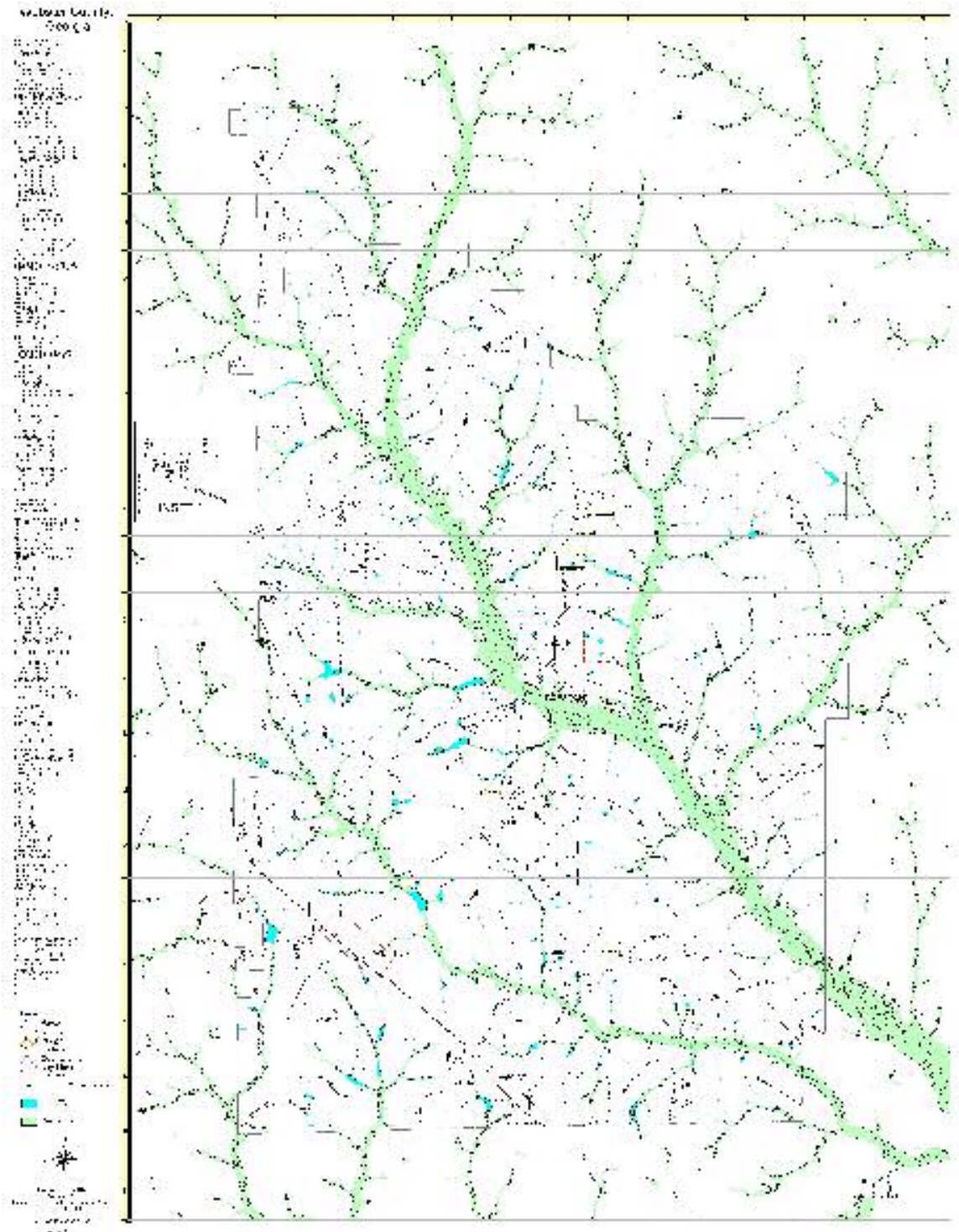
LEGEND



Most Significant Groundwater  
Recharge Area Map; prepared by  
Middle Flint RDC

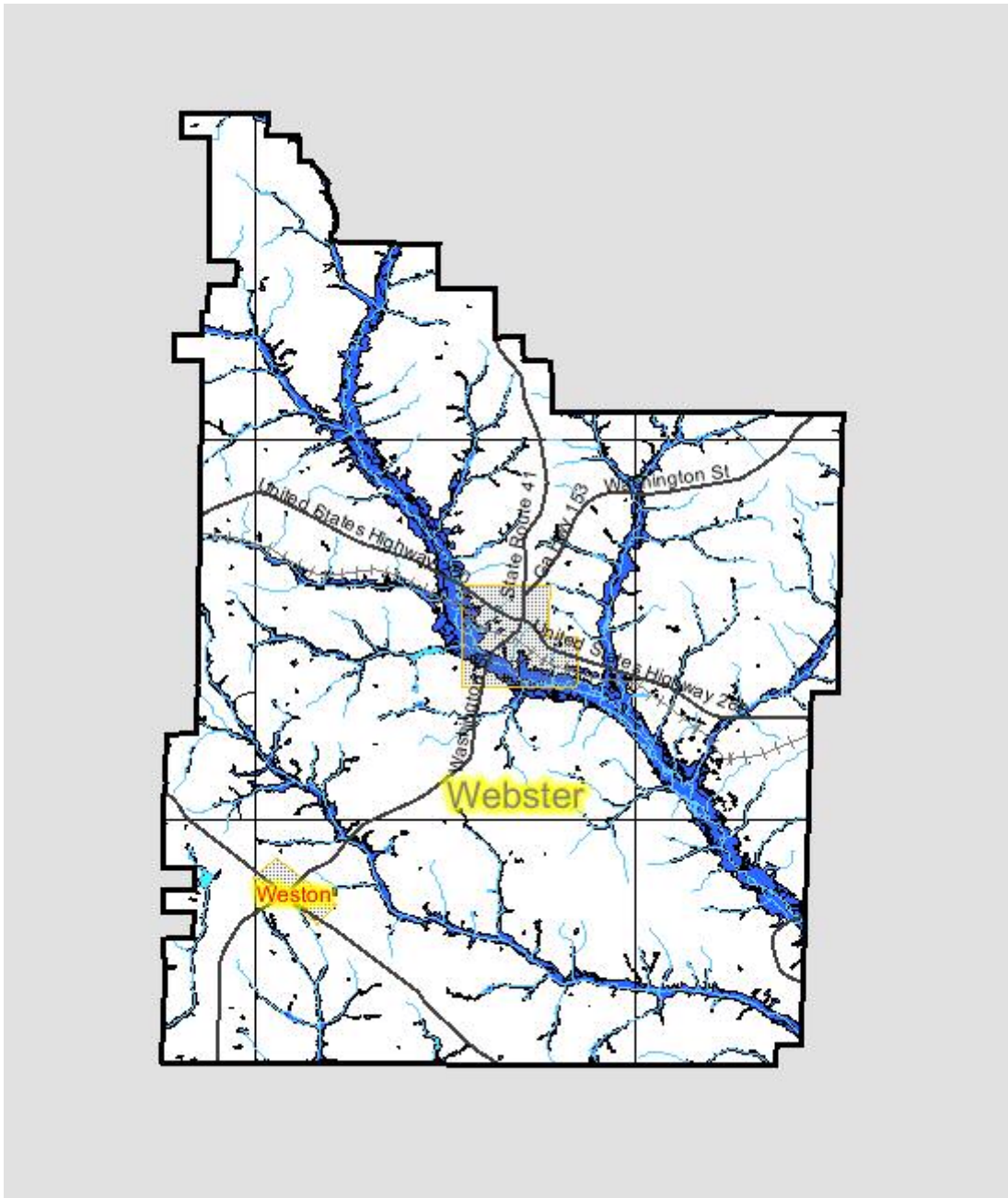
THIS MAP WAS PREPARED BY THE MIDDLE FLINT RDC FOR THE PURPOSES OF THE  
MIDDLE FLINT RIVER BASIN MANAGEMENT PLAN.

# WETLANDS IN WEBSTER COUNTY



This map was prepared by the Middle Flint RDC, using a road map of Webster County as the base map.

## WETLANDS



Webster County has significant wetlands, primarily along Kinchafoonee Creek and Bear Creek, as shown in the two preceding maps.

The following additional information provides data on water usage in Webster County.



## Water use in Webster County

The U.S. Geological Survey compiles [National water-use estimates](#) every five years. The most recent compilation was for year 2000. The data includes water withdrawn from surface- and ground-water sources and used for various categories of water use. Fresh (non-saline) water-use estimates for Webster County are presented below. Data are reported in million of gallons per day ([Mgal/d](#)).



### Water-use data tables for all Georgia counties

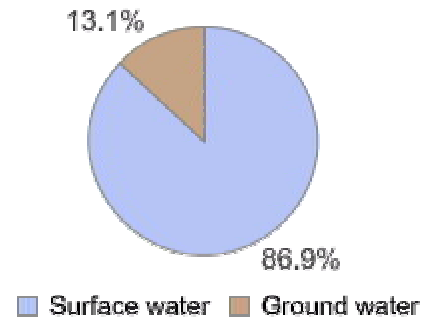
- ✦ [Total water use](#)
- ✦ Water use by category: [Totals](#) | [Surface water](#) | [Ground water](#)



[Water-use information for other counties.](#)

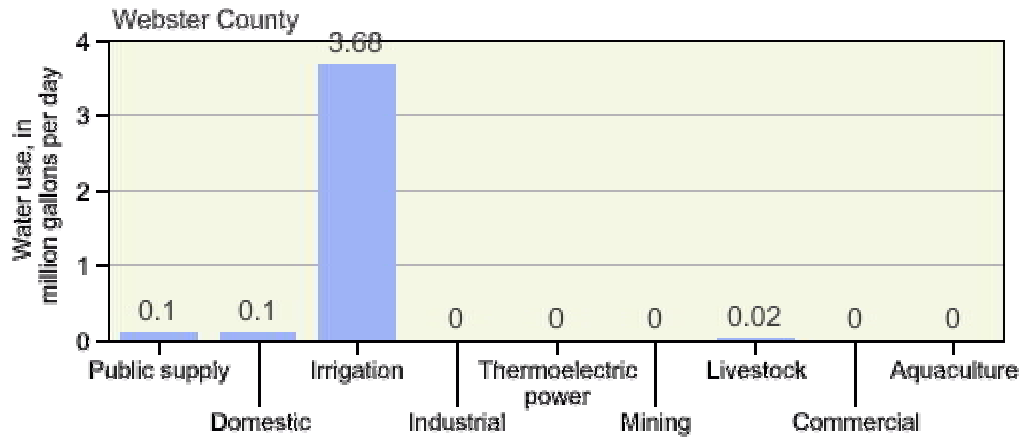
### Total fresh-water use and source of water, Webster County, 2000

Source	Water use, in million gallons per day	Percent of total use
Surface water	3.39	86.9%
Ground water	0.51	13.1%
Total	3.90	100.0%





**Total fresh-water use by category of use for Webster County, 2000**



**Water use by category of use for Webster County, 2000**

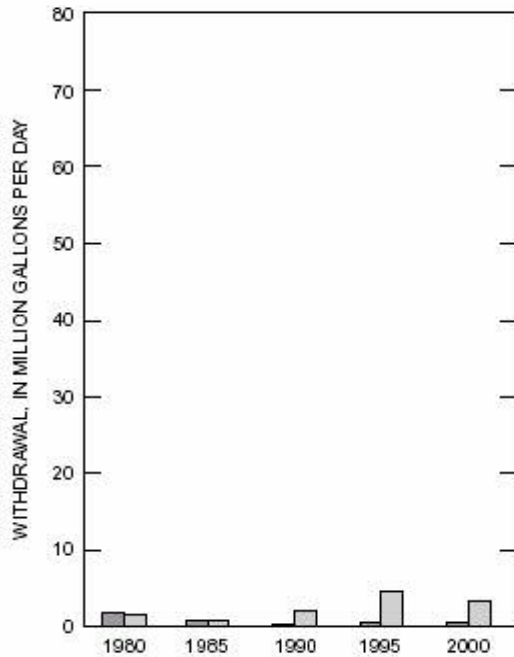
	Public supply	Domestic	Irrigation	Industrial	Thermo-electric power	Live-stock	Mining	Com-mercial	Aqua-culture	Total
Surface water	0.00	0.00	3.37	0.00	0.00	0.02	0.00	0.00	0.00	<b>3.39</b>
Ground water	0.10	0.10	0.31	0.00	0.00	0.00	0.00	0.00	0.00	<b>0.51</b>
<b>Total</b>	<b>0.10</b>	<b>0.10</b>	<b>3.68</b>	<b>0.00</b>	<b>0.00</b>	<b>0.02</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>3.90</b>

**Major water users and water-withdrawal trends for Webster County**

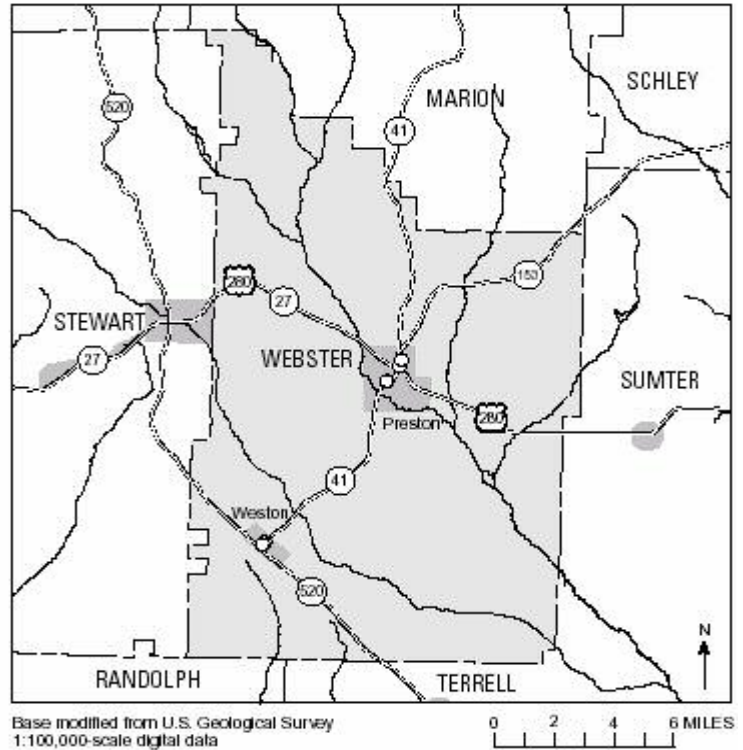
**Withdrawals by Major Public Suppliers (Mgal/d):**

**Withdrawals by Major Industrial Groups (Mgal/d):**

NAME	GW	SW	SIC	GW	SW
City of Preston	0.08	0.00	None		
Town of Weston	0.02	0.00			



Ground water Surface water



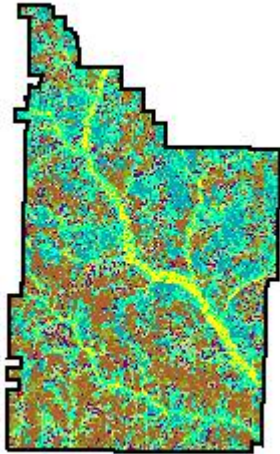
WITHDRAWAL LOCATION  
FOR MAJOR USER  
 Ground water

More detailed water-use information for Webster County is available in the report "[Water Use in Georgia by County for 2000 and Water-Use Trends for 1980 - 2000](#)", by Julia L. Fanning, Georgia Geologic Survey Information Circular

**WEBSTER**

Scale 1:500,000

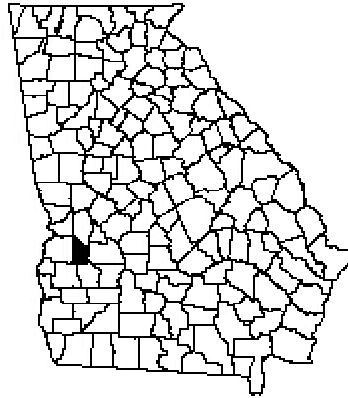
# LAND COVER IN WEBSTER COUNTY



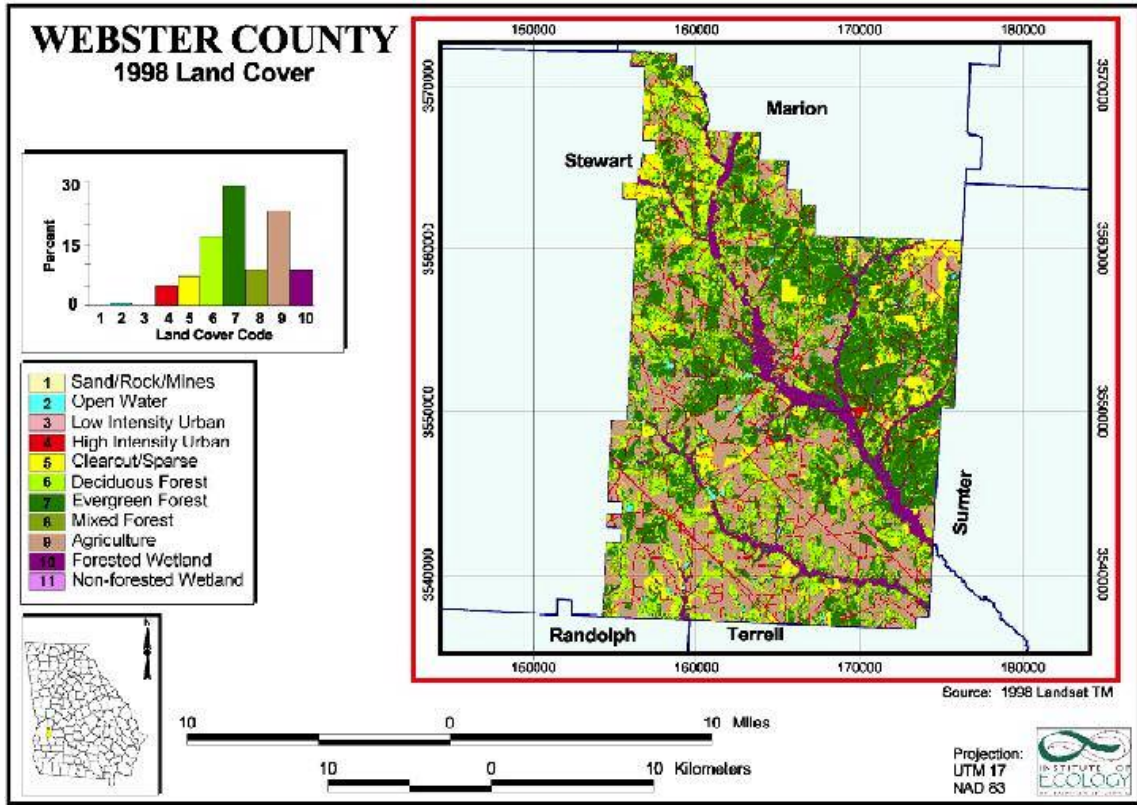
### Landcover Classification

 Open Water	 Forested Wetland
 Clearcut/Young Pine	 Coniferous Forest
 Pasture	 Mixed Forest
 Cultivated/Exposed Earth	 Hardwood Forest
 Low Density Urban	 Salt Marsh
 High Density Urban	 Brackish March
 Emergent Wetland	 Tidal Flats
 Scrub/Shrub Wetland	 No Data

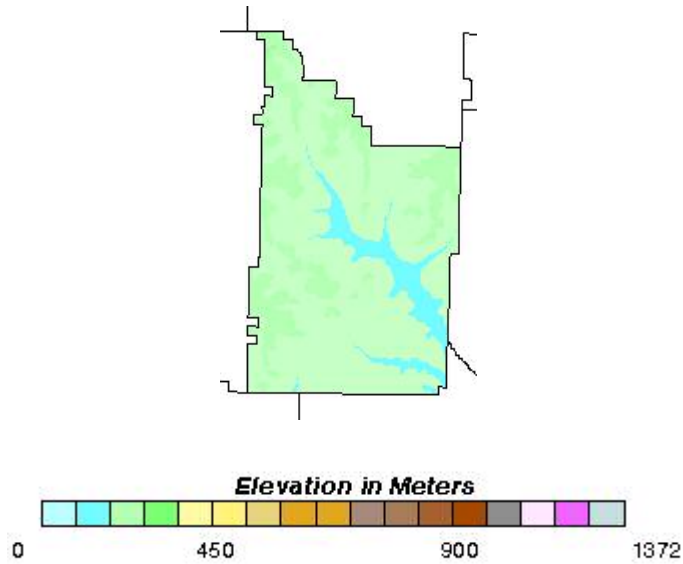
### REFERENCE MAP



<http://gis.state.ga.us/emaps/imagemap/> Corresponds to the map above.



### WEBSTER Scale 1:500,000



<http://gis.state.ga.us/emaps/imagemap/>

## PROTECTED MOUNTAINS

Webster County is in the coastal plain of Georgia, thus there are no mountains within the county.

## PROTECTED RIVERS

There are no river corridors within Webster County that meet the minimum flow characteristics that define river systems requiring protection under the provisions of 391-3-16-.04, Criteria for River Corridor Protection. The following data from the U. S. Geological Survey confirms that the largest water body in Webster County, Kinchafoonee Creek, does not meet the minimum flow of 400 cubic feet per second.

## USGS 02350600 KINCHAFOONEE CREEK AT PRESTON, GA

Webster County, Georgia Hydrologic Unit Code 03130007 Latitude 32°03'09", Longitude 84°32'54" NAD83 Drainage area 197.00 square miles Contributing drainage area 197.00 square miles Gage datum 337.70 feet above sea level NGVD29	<b>Output formats</b> <a href="#">HTML table of all data</a> <a href="#">Tab-separated data</a> <a href="#">Reselect output format</a>
---	---

YEAR	Monthly mean streamflow, in ft <sup>3</sup> /s											
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
1951										58.5	163	209
1952	158	296	545	289	195	96.5	50.5	109	74.0	54.1	101	156
1953	257	389	311	366	614	225	192	91.4	246	148	149	724
1954	339	234	264	168	86.9	61.6	71.8	55.6	40.2	45.9	80.1	107
1955	142	197	103	253	97.6	46.8	124	93.5	45.9	45.4	82.8	90.5
1956	104	278	287	153	68.7	46.7	107	37.8	162	96.5	76.3	233
1957	155	160	248	336	412	166	87.1	51.1	96.0	144	233	245
1958	240	280	427	337	127	128	227	167	72.4	72.7	104	172
1959	246	526	501	343	238	255	182	87.5	135	223	222	236
1960	312	485	401	505	172	108	115	192	120	113	106	127
1961	178	387	272	678	288	166	152	110	102	61.0	105	237
1962	299	325	398	537	130	117	95.3	66.7	73.2	85.6	123	137
1963	319	260	189	140	96.6	125	162	114	82.9	75.6	113	201
1964	564	469	464	545	342	125	189	206	236	412	234	523

<b>1965</b>	334	588	502	312	132	222	171	166	117	145	136	209
<b>1966</b>	369	700	785	253	270	187	115	171	101	118	151	218
<b>1967</b>	457	322	198	120	109	116	149	132	92.4	87.6	148	181
<b>1968</b>	211	137	197	140	87.8	45.1	106	74.3	41.0	38.0	100	158
<b>1969</b>	122	159	248	147	175	105	61.6	46.8	66.0	41.2	53.7	134
<b>1970</b>	176	226	394	389	88.2	140	101	134	53.5	70.7	121	218
<b>1971</b>	381	432	701	402	373	218	267	253	116	90.9	139	284
<b>1972</b>	470	406	284	156	124	226	115	86.5	47.4	75.5	148	452
<b>1973</b>	477	449	382	897	399	254	152	168	98.0	86.6	142	195
<b>1974</b>	424	422	262	401	176	119	103	89.6	135	88.2	131	204
<b>1975</b>	343	620	590	533	314	200	208	215	123	154	178	196
<b>1976</b>	383	257	271	219	238	149	191	211	172	238	314	398
<b>1977</b>	397	262	499	222	112	81.0	77.0	94.2	107			
<b>2001</b>										32.5	101	105
<b>2002</b>	117	168	176	175	45.8	24.4	33.1					
<b>Mean of monthly streamflows</b>	295	349	367	334	204	139	133	124	106	107	139	235

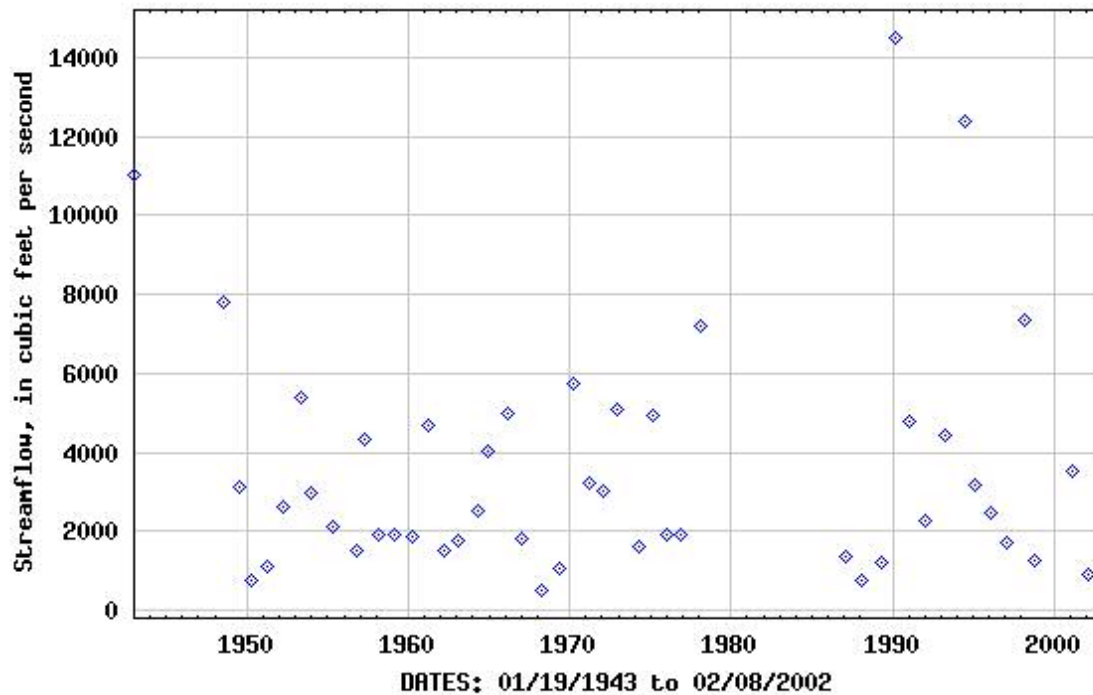
Surface Water data for Georgia: Monthly Streamflow Statistics  
<http://waterdata.usgs.gov/ga/nwis/monthly?>

Retrieved on 2004-06-26 08:52:31 EDT  
[Department of the Interior, U.S. Geological Survey](#)  
[USGS Water Resources of Georgia](#)

According to U. S. Geological Survey information, the monitoring station in Kinchafoonee Creek at Preston records the data for a drainage area of 197 square miles. With a drainage area that large, it is not surprising that stream flows can and do increase dramatically in response to heavy rainfall events.

The U. S. Geological Survey chart that follows indicates that the largest stream flow ever recorded in 1990 was approximately 15,000 cubic feet per second, or 71 times the average flow of Kinchafoonee Creek. In 1994, during Tropical Storm Alberto, a rainfall event that caused major flooding in south Georgia, flows in Kinchafoonee Creek at Preston increased to just over 12,000 cubic feet per second, significantly less than the flood event in 1990.

**USGS 02950600 KINCHAFOONEE CREEK AT PRESTON, GA**



**COASTAL RESOURCES**

Webster County lies on the western side of Georgia, near the Alabama line, and thus does not have any coastal resources.

**FLOOD PLAINS**

The only flood plains within the county lie along the major creeks. Little to no development has occurred within the flood plains and few, if any, homes or structures are at risk of flooding. Generally, the flood plains correspond to the wetlands as shown in preceding maps.

**SOIL TYPES**

Webster County soils vary from deep sandy soils to heavy clay. Generally, the prime agricultural lands are in the southern portion of the county, though there is good quality farmland in some northern portions of the county. According to the Natural Resources Conservation Service office in Preston, not all soils in the county have been mapped and classified. Most soils in the county, except for those that lie in the flood plain, are suitable for development.



## STEEP SLOPES

Webster County does not contain any land that may be characterized as having steep slopes.

## PRIME AGRICULTURAL AND FOREST LAND

Local officials are not aware of any existing maps that depict the prime agricultural and forest lands of Webster County. Generally, however, most of the lands that might be considered prime lie in the southern one-half of the county. Most, but not all, of the sandy soils that might be considered marginal for production of crops and timber, lie in the northern portions of the county, being especially prevalent in the northwestern portion of the county.

As noted with respect to soil types, the county has not been mapped in its entirety for soil type. Since soil type and prime production capabilities are integrally linked, it is doubtful that an accurate depiction of prime lands in Webster County can be made until such time as all of the county's soils are mapped and classified.

## PLANT AND ANIMAL HABITAT

Local officials are not aware of any maps that identify specific areas of habitat within Webster County that host any Threatened or Endangered Species. However, certain areas within the county certainly do host these species.

The following information lists all Threatened and Endangered Species in Georgia as of June 5, 2004.

## Georgia

### Georgia -- 66 listings

#### Animals -- 43

##### Status Listing

- E Acornshell, southern ([\*Epioblasma othcaloogensis\*](#))
- T(S/A) Alligator, American ([\*Alligator mississippiensis\*](#))
- T Bankclimber, purple (mussel) ([\*Eliptoideus sloatianus\*](#))
- E Bat, gray ([\*Myotis grisescens\*](#))
- E Bat, Indiana ([\*Myotis sodalis\*](#))
- E Clubshell, southern ([\*Pleurobema decisum\*](#))
- E Combshell, upland ([\*Epioblasma metastrata\*](#))
- E Darter, amber ([\*Percina antesella\*](#))
- T Darter, Cherokee ([\*Etheostoma scotti\*](#))
- E Darter, Etowah ([\*Etheostoma etowahae\*](#))
- T Darter, goldline ([\*Percina aurolineata\*](#))
- T Darter, snail ([\*Percina tanasi\*](#))



- T Eagle, bald (lower 48 States) ([\*Haliaeetus leucocephalus\*](#))
- E Kidneyshell, triangular ([\*Ptychobranthus greeni\*](#))
- E Logperch, Conasauga ([\*Percina jenkinsi\*](#))
- E Manatee, West Indian ([\*Trichechus manatus\*](#))
- T Moccasinshell, Alabama ([\*Medionidus acutissimus\*](#))
- E Moccasinshell, Coosa ([\*Medionidus parvulus\*](#))
- E Moccasinshell, Gulf ([\*Medionidus penicillatus\*](#))
- E Moccasinshell, Ochlockonee ([\*Medionidus simpsonianus\*](#))
- XN Mussel, oyster AL; Free-Flowing Reach of the Tennessee River below the Wilson Dam, Colbert and Lauderdale Counties, AL ([\*Epioblasma capsaeformis\*](#))
- E Pigtoe, oval ([\*Pleurobema pyriforme\*](#))
- E Pigtoe, southern ([\*Pleurobema georgianum\*](#))
- T Plover, piping (except Great Lakes watershed) ([\*Charadrius melodus\*](#))
- T Pocketbook, finelined ([\*Lampsilis altilis\*](#))
- E Pocketbook, shinyrayed ([\*Lampsilis subangulata\*](#))
- XN Riversnail, Anthony's AL; Free-Flowing Reach of the Tennessee River below the Wilson Dam, Colbert and Lauderdale Counties, AL ([\*Athearnia anthonyi\*](#))
- T Salamander, flatwoods ([\*Ambystoma cingulatum\*](#))
- T Sea turtle, green (except where endangered) ([\*Chelonia mydas\*](#))
- E Sea turtle, hawksbill ([\*Eretmochelys imbricata\*](#))
- E Sea turtle, Kemp's ridley ([\*Lepidochelys kempii\*](#))
- E Sea turtle, leatherback ([\*Dermochelys coriacea\*](#))
- T Sea turtle, loggerhead ([\*Caretta caretta\*](#))
- T Shiner, blue ([\*Cyprinella caerulea\*](#))
- T Snake, eastern indigo ([\*Drymarchon corais couperi\*](#))
- E Stork, wood (AL, FL, GA, SC) ([\*Mycteria americana\*](#))
- E Sturgeon, shortnose ([\*Acipenser brevirostrum\*](#))
- T Tern, roseate (Western Hemisphere except NE U.S.) ([\*Sterna dougallii dougallii\*](#))
- T(S/A) Turtle, bog (=Muhlenberg) (southern) ([\*Clemmys muhlenbergii\*](#))
- E Whale, finback ([\*Balaenoptera physalus\*](#))
- E Whale, humpback ([\*Megaptera novaeangliae\*](#))
- E Whale, right ([\*Balaena glacialis \(incl. australis\)\*](#))
- E Woodpecker, red-cockaded ([\*Picoides borealis\*](#))

## Plants -- 23

### Status Listing

- T Amphianthus, little ([\*Amphianthus pusillus\*](#))
- E Rattleweed, hairy ([\*Baptisia arachnifera\*](#))
- E Leather flower, Alabama ([\*Clematis socialis\*](#))
- E Coneflower, smooth ([\*Echinacea laevigata\*](#))
- T Pink, swamp ([\*Helonias bullata\*](#))
- E Quillwort, black spored ([\*Isoetes melanospora\*](#))

- E Quillwort, mat-forming ([\*Isoetes tegetiformans\*](#))
- T Pogonia, small whorled ([\*Isotria medeoloides\*](#))
- E Pondberry ([\*Lindera melissifolia\*](#))
- T Button, Mohr's Barbara ([\*Marshallia mohrii\*](#))
- E Dropwort, Canby's ([\*Oxypolis canbyi\*](#))
- E Harperella ([\*Ptilimnium nodosum\*](#))
- E Sumac, Michaux's ([\*Rhus michauxii\*](#))
- T Water-plantain, Kral's ([\*Sagittaria secundifolia\*](#))
- E Pitcher-plant, green ([\*Sarracenia oreophila\*](#))
- E Chaffseed, American ([\*Schwalbea americana\*](#))
- T Skullcap, large-flowered ([\*Scutellaria montana\*](#))
- E Campion, fringed ([\*Silene polypetala\*](#))
- T Spiraea, Virginia ([\*Spiraea virginiana\*](#))
- E Torrey, Florida ([\*Torreya taxifolia\*](#))
- E Trillium, persistent ([\*Trillium persistens\*](#))
- E Trillium, relict ([\*Trillium reliquum\*](#))
- E Grass, Tennessee yellow-eyed ([\*Xyris tennesseensis\*](#))

Listed Species in Webster County (updated May 2004)				
Species	Federal Status	State Status	Habitat	Threats
<b>Bird</b>				
<b>Bald eagle</b> <i>Haliaeetus leucocephalus</i>	T	E	Inland waterways and estuarine areas in Georgia.	Major factor in initial decline was lowered reproductive success following use of DDT. Current threats include habitat destruction, disturbance at the nest, illegal shooting, electrocution, impact injuries, and lead poisoning.
<b>Red-cockaded woodpecker</b> <i>Picoides borealis</i>	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
<b>Reptile</b>				
<b>Alligator</b>	No	T	Rivers, lakes, and large ponds	Destruction and modification of habitat

<b>snapping turtle</b> <i>Macrolemys temminckii</i>	Federal Status		near stream swamps.	and overharvesting.
<b>Gopher tortoise</b> <i>Gopherus polyphemus</i>	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.
<b>Invertebrate</b>				
<b>Gulf moccasinshell mussel</b> <i>Medionidus pencillatus</i>	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
<b>Oval pigtoe mussel</b> <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
<b>Shiny-rayed pocketbook mussel</b> <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

The information in the preceding chart was found at [http://athens.fws.gov/endangered/counties/webster\\_county.html](http://athens.fws.gov/endangered/counties/webster_county.html).

Bald eagles have been sighted in Webster County many times, but there is no single area of habitat that has been identified as being critical to their presence within the county. Since eagles usually reside and nest near large water bodies, the most likely habitat of interest would be those areas within the county around the larger farm ponds. There are few, if any, reservoirs of more than 100 acres in the county.

Local officials and citizens are not aware of any sightings of red cockaded woodpeckers in Webster County in recent years, although they may exist. However, these woodpeckers need mature stands of pine trees, little of which exists in the county. Most pine forests are harvested before they reach the maturity level required for habitation by red cockaded woodpeckers.

Any body of water in Webster County, be it an impoundment or a flowing stream, is potentially home to the alligator snapping turtle. These animals are sometimes observed crossing roads, moving from one aquatic habitat to another. With

Webster County's abundant water resources and wetlands, most of the county can be considered potential or actual habitat for these animals.

Gopher tortoises live within burrows that they dig out for themselves, though they are often kept company in the dens by rattlesnakes. Because the tortoises literally dig their homes out, they prefer sand soils, of which there are many in Webster County. These soils are more numerous in the northern one-half of the county, but can be found throughout the county. Therefore, most, if not all of Webster County may be considered habitat for these animals.

The remaining animals, all mussels, reside in and depend exclusively upon rivers, creeks and streams. Therefore, the primary areas of habitat for these creatures are Webster County's creeks, namely Kinchafoonee, Bear, Slaughter, Lanahassee, Choctahatchee.

## **MAJOR PARK, RECREATION AND CONSERVATION AREAS**

Webster County does not contain any federal, state or local parks, preserves, recreation areas or wildlife management areas.

## **SCENIC VIEWS AND SITES**

There are no designated scenic by-ways in Webster County, but there are several areas of rural beauty that warrant protection, either at the local or state level. The following routes traverse these areas and should be considered for protection from certain types of development that would diminish the scenic beauty:

Seminole Road, from its intersection with U. S. Highway 280 to its intersection with the Stewart /Marion County line at the very northwestern corner of Webster County;

East Centerpoint Road, from its intersection with Georgia Highway 41, to its intersection with the Terrell County line;

West Centerpoint Road, from its intersection with Georgia Highway 41, to its intersection with the city limits of Richland, Georgia.

Spanns Mill Road, from its intersection with Macedonia Church Road, to its intersection with Rural Hill Church Road;

J. L. Black Road, from its intersection with Rural Hill Church Road, to its intersection with Kirksey Road;

U. S. Highway 280, from Preston to Plains (a portion of this route is in Sumter County);

Georgia Highway 520, from the Stewart County line to the Terrell County line.

Georgia Highway 41, from Preston, south to the Randolph County line.

Georgia Highway 153, from Preston to the Marion County line.



# INVENTORY OF CULTURAL RESOURCES

## RESIDENTIAL RESOURCES

Webster County has only a few homes that might be considered historically significant because of the style or age of the structures. Of these homes, most are located in Preston along Washington Street (GA Hwy 41), while at least two are in Weston, and one is in the unincorporated county at 450 East Centerpoint Road.

Old Stapleton Home house at 450 East Centerpoint Road



The Stapleton house, which was formerly known as the Sutherland house, was likely built around 1860 to 1870, though no one knows for certain. Although the home has been modernized to some degree, much of the original character remains.

There are a couple of interesting stories about this house. Relatives of the Stapleton family say that the well-to-do family of the wife who first lived in the home built it. Originally from a county south of Webster County, the young wife had married a man from Webster County and moved to his home, which was, according to the story, a crude shack. Upon the first visit by the wife's family, they saw the poor living conditions in which she resided and entreated her to return home with them, which she refused to do. The story continues that when the crops were "laid by" that summer, the wife's family came back to Webster County with a virtual mule-train, bringing with them all of the lumber and labor necessary to build the house that still exists today. The family, it seems, could not stand for one of their own to live in a house not up to par for the family's status.



Another interesting story concerns innovation in the absence of modern utilities. Sometime around 1909, a windmill was installed on the property to pump water from a well into the tank mounted on the windmill, thereby giving gravity flow of water into the home. Water flowing from a well is cool. But water that sits in an elevated tank can become hot if it sits in the tank for any significant length of time during hot weather.

To provide for cool water in the house during hot weather, the owner devised a simple plan. The pipe from the tank to the house was buried in a shallow trench almost to the house, but then went straight down into the earth for several feet and then straight back up, returning to the original grade before being run inside of the house. This forced all of the water going into the home to first make a detour deep into the ground where the cool soil temperatures conducted the heat out of the water, via the galvanized pipe it was in, before then traveling into the house. So the idea of using the soil to cool and/or heat water, that seems to be in vogue today, is not a new idea at all.

Home at 117 Main Street, Weston, GA



At the time of this picture, on June 23, 2004, this home belonged to Tim and Beverly Matthews. It is not known how old the home is, but it was probably built in the late 1800's or early 1900's.

Built in 1852

Communities 43



Montgomery Home

Above, the Montgomery house, circa 1908. Below, the same house, at 6930 Washington Street, Preston, on June 23, 2004.





Home at 7091 Washington Street, Preston.



Home at 7266 Washington Street, Preston.





Home at 6896 Washington Street, Preston.





This home, owned by Meridith and Debbie Walker at the time of this report, has undergone extensive renovation with the addition of vinyl siding and a metal roof.

## COMMERCIAL RESOURCES

Only two structures in Webster County are listed on the National Register of Historic Places. They are described below.

### GEORGIA - Webster County

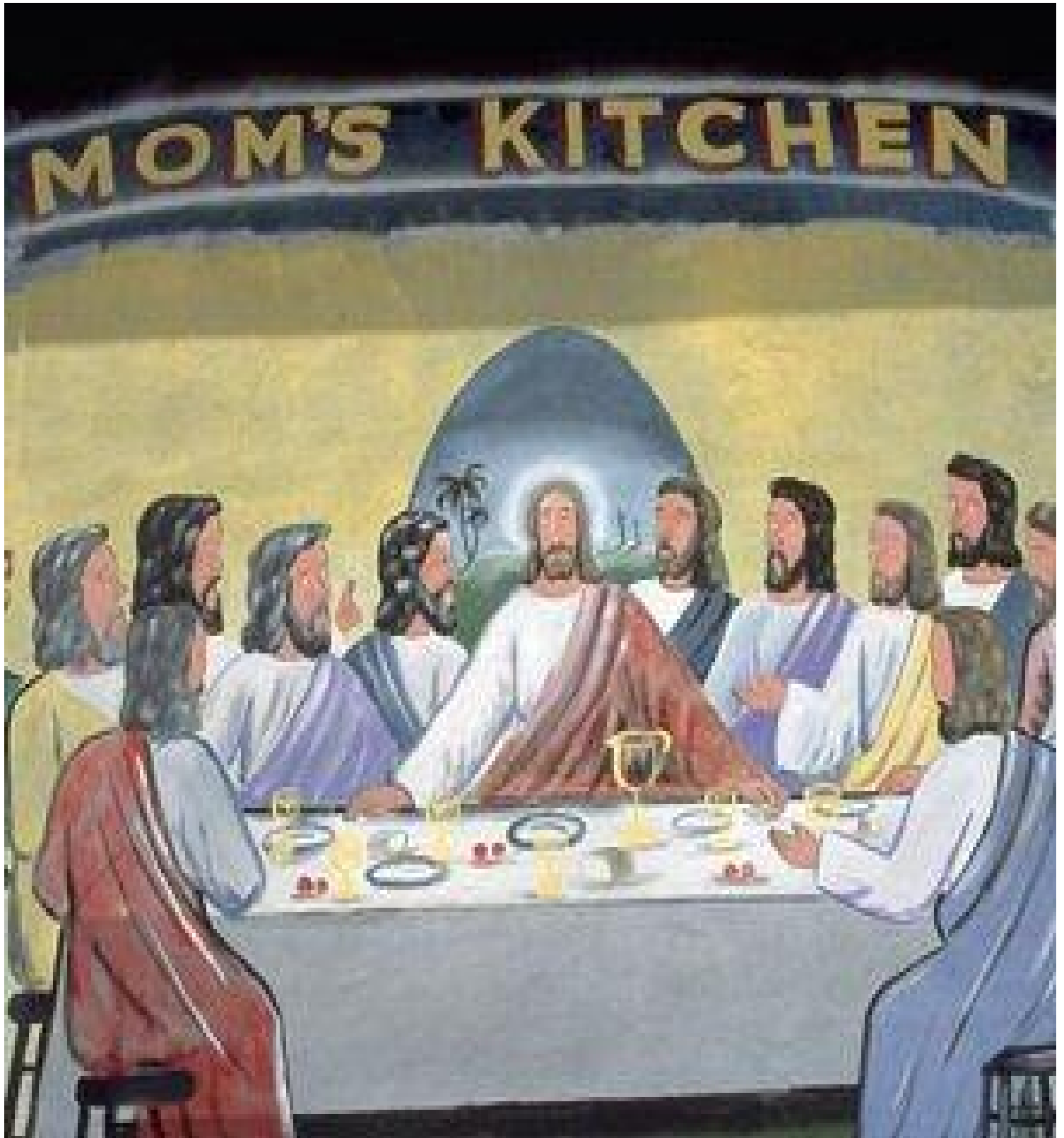
	<b>Webster County Courthouse</b> ** (added 1980 - <b>Building</b> - #80001262) Courthouse Sq., Preston
Historic Significance:	Architecture/Engineering, Event
Architect, builder, or engineer:	Shields, Geise, Rawlings, Lockwood, T.F.
Architectural Style:	Classical Revival
Area of Significance:	Economics, Architecture, Communications, Law, Politics/Government
Period of Significance:	1900-1924
Owner:	<b>Local Gov't</b>
Historic Function:	Government
Historic Sub-function:	Courthouse
Current Function:	Courthouse and related government offices

	<b>Webster County Jails</b> (added 2000 - <b>Building</b> - #00000152) Also known as <b>New Jail</b> Unnamed city street at the jct. of Cass St. and Old Post Office Rd., Preston
Historic Significance:	Architecture/Engineering, Event
Architect, builder, or engineer:	Stewart Jail Works Co.
Architectural Style:	Late Victorian
Area of Significance:	Architecture, Politics/Government
Period of Significance:	1850-1874, 1875-1899, 1900-1924, 1925-1949, 1950-1974
Owner:	<b>Local Gov't</b>
Historic Function:	Government
Historic Sub-function:	Correctional Facility
Current Function:	Government, Vacant/Not In Use
Current Sub-function:	Vacant

This information was available at:

<http://www.nationalregisterofhistoricplaces.com/GA/Webster/state.html>.

Very few commercial facilities have any historic significance. One that does is a renovated structure that used to house a bank and another business. It now



Mural on the east side of Mom's Kitchen in Preston, Georgia.

Within Webster County there are no officially defined commercial districts since there is no zoning ordinance in the county or the cities of Preston and Weston. Generally, the center of Preston, at the intersection of U. S. Highway 280 and Georgia Highway 41 is the commercialized area in Preston. In Weston, there are two businesses along Georgia Highway 520 that might be said to comprise the commercial activities of that community.

Though not a commercially viable structure, one other building is noteworthy. Located at 580 Millpond Road, Davenport Mill represents the last remaining millhouse in Webster County. Owned by Mr. June Hearon, it has been partially restored and contains most of the apparatus necessary to be functional.

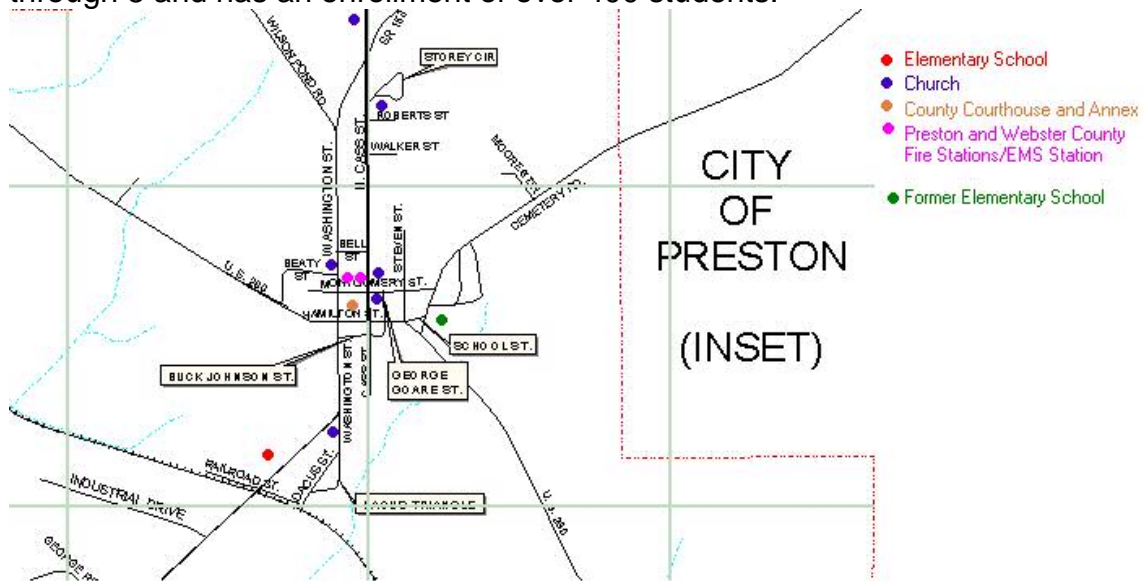
### **INDUSTRIAL RESOURCES**

Tolleson Lumber Company's sawmill facility, located at 378 Tolleson Road, just off of U. S. Highway 280, is the only structure in Webster County that might be reasonably construed as having any historical significance. However, because of modernization of the facility, its true historical significance may have been diminished.

### **INSTITUTIONAL RESOURCES**

Webster County is home to a new elementary school, located at 7168 Washington Street (GA Hwy 41) in Preston. The school houses grades Pre-K

through 8 and has an enrollment of over 400 students.



Webster County is home to at least 26 churches, all but one of which is in use. Some of the churches are relatively new, but several date back to the early 1800's. The Methodist Church in Preston, located at 456 Washington Street, Mt. Olive Methodist Church, located at 8824 Highway 520, Shiloh-Marion Baptist Church, located at the Marion/Webster County line on Georgia Highway 41 and Antioch Baptist Church, located at 5355 Seminole Road, are among the oldest churches in the county that still retain much of their original character since none have undergone any major exterior modification.

Preston Methodist Church, located at 456 Washington Street



Two other buildings worth mentioning are the Centerpoint School House and Gym. The buildings formerly served as the educational center for the southern area of the county commonly called Centerpoint Community. Both have been relatively well maintained by Macedonia Baptist Church, the current owner of the buildings. The church and community use them periodically for recreational and other activities.

Centerpoint School House at 3429 East Centerpoint Road





Gymnasium at Centerpoint School House



**TRANSPORTATION RESOURCES**



Webster County has over 255 miles of roadways within its boundaries. State routes account for nearly 51 miles, city streets for nearly 4 miles and county roads for over 200 miles. Less than one mile of city streets is unpaved. Approximately 85 miles of county roads are unpaved.

Of the state routes within Webster County, Georgia Highway 520, which is the only four-lane corridor in the county, carries the greatest volume of traffic at approximately 6500 vehicles per day. U. S. Highway 280, from Preston to Plains has the next highest volume with 2738 vehicles per day.

There are 8 bridges on state routes within Webster County, none of which have any particular historical significance. Five of the eight bridges do not meet the newest federal standards and are scheduled to be replaced with new structures beginning in 2006. Construction on the last of the five bridges should be underway in 2007.

There are 11 bridges on county roads, only one of which has any historical significance. The bridge at Flannigan's Mill Pond, located at 925 Flannigan Mill Road is made of creosoted wood. It has been repaired by county forces in past years, but still has the same basic characteristics that it had in decades past. The bridge is immediately adjacent to the ruins of the millhouse, little of which has any value left. The bridge crosses the spillway structure that formerly provided water power to operate the grist mill.

Included in the county's road inventory are at least 15 dams that serve to both impound lakes and provide public roadways via the top of the dams. Three of the dams were destroyed in the flood waters resulting from Tropical Storm Alberto in 1994, but were subsequently rebuilt to prevailing safety standards. Two of the dams were destroyed in flood events in March and April of 1998 and were also rebuilt to prevailing safety standards. Of the remaining ten dams, one supports a paved road and the other nine support dirt roads.

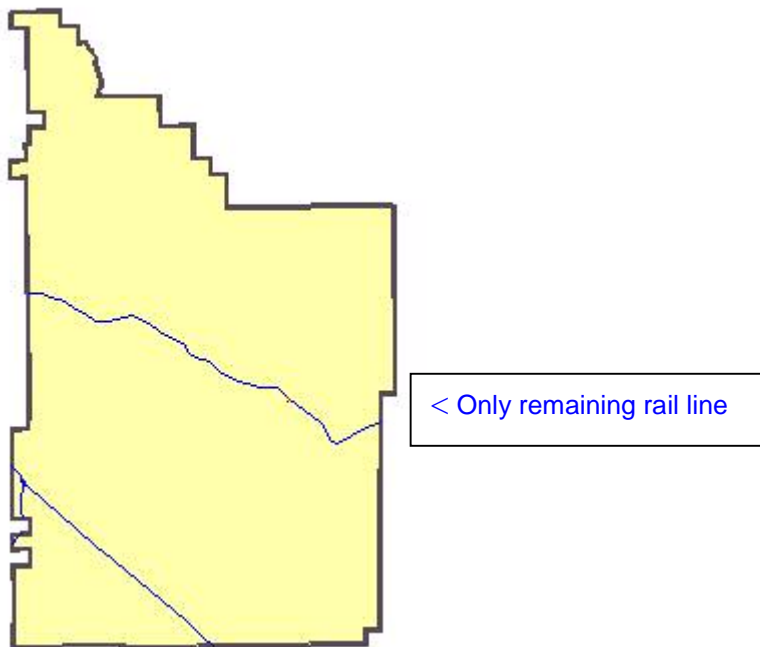


All county roads and city streets within Webster County are named and addressed. The addressing system, which was developed by LAS Systems of

Roopville, Georgia, is based upon a linear system of 1000 potential addresses per mile, meaning that one number is equivalent to 5.28 feet (5280' per mile /1000). In the direction of travel when addressed, even numbered addresses are on the right side of the road and odd numbers are on the left.

Webster County had two railroad lines in years past, but only one, which is owned by the state of Georgia, now remains and only a portion of it is in use. The line, which runs east/west across the county, comes through Preston. That portion of the railroad line from the Sumter County line to Tolleson Lumber Company, which is east of Preston, is still in use on a regular basis. The remainder of the line to the west has received only minor maintenance and is not in condition for regular, sustained usage. The other railroad line, which formerly ran from the southwest corner of the county through the western edge of the county for a short distance, has been dismantled and some or all of the right of way has reverted to adjacent property owners.

Railroad Lines in Webster County



<https://gis1.state.ga.us/index.asp?body=preview&dataId=9896>

## RURAL RESOURCES

Webster County, unlike many rural communities further south in Georgia, does not have the old antebellum plantations that one might expect to find. Instead, most of the farms in the county have historically been rather small, although the economics of modern farming have led to larger and larger farming operations as the number of farmers dwindled.

The farm landscape of the county, then, may be described as fields, some large, some small, primarily existing in the southern one-half of the county, punctuated by homes and farm sheds that serve as a base of operations for the remaining farmers. Integral to the operations of farmers are irrigation systems, many of which dot the landscape of the county. Perhaps being likened to a hump-backed caterpillar, these centerpivot systems move in a circle, being anchored at a pivot point where water is transported from an underground pipe into the system for disbursement through an array of sprinkler nozzles that apply water to crops.



Centerpivot irrigation system in a field of young peanuts near Preston.

Another feature of the county's landscape is the ubiquitous pine tree forest. Corporate and private landowners have long relied upon pine trees to generate income from forest lands and have made large investments to plant, maintain,

harvest and replant pine forests on most of the uplands in the county. Due to this intensive management, relatively few acres of native hardwoods remain in the county. Of the remaining native forests, most lie along creeks, streams and around wetlands.

Of all the varied landscapes in the county, perhaps the most notable is the Courthouse Square in Preston. The courthouse, which was built in 1915 after a fire destroyed the original one, is a stately structure, surrounded by a modest lawn, large pecan trees, and a small number of ornamental plants and shrubs. Also on the lawn are four historical markers. They note the history of the creation of the county; the settlement of Lanahassee, which later became Preston; the birth of Walter F. George, who became a prominent politico, including service as a United States Senator; and the story of the raising, in Webster County, of the first Confederate flag ever to fly in Georgia. Pictures of the Courthouse and grounds are included in other sections of this plan.

### **OTHER HISTORIC, ARCHAEOLOGICAL AND CULTURAL RESOURCES**

In addition to the resources previously listed, two others warrant attention. First, Webster County has at least 38 known cemeteries, some maintained, most not. Most of those that have been maintained are associated with a church or with a city. Most of the others have fallen into a relative state of being unkempt and are infested or completely covered with vegetation, ranging from grass and weeds, to mature trees that have grown through gravesites. A complete list of known cemeteries is provided in the History of Webster County, Georgia, as compiled and printed by the Weston Woman's Club.

Secondly, the county has a relative abundance of Indian artifacts, though there is no single repository for the thousands of them collected through the years by farmers and others. With repeated plowing of agricultural fields and the advent of clear-cutting and mechanized replanting of forest lands, opportunities to find artifacts have been and remain abundant for landowners. The map that follows indicates areas that may have archaeological significance, as designated by the State of Georgia, but the whole county contains artifacts, though perhaps not in the same abundance from place to place.





## **4.2.0.0: Assessment of Current and Future Needs**

### **110-12-1-.04 (12)( d ) 2. (ii) Assessment of Current and Future Needs.**

Once the inventory of existing conditions is complete, an assessment must be conducted to determine the adequacy of existing policies or programs, to wisely and responsibly utilize, develop, manage or preserve valuable resources for the maximum long-range benefits to the community. The assessment must consider and evaluate:

The potential vulnerability of the community's natural and cultural resources to land development and other human activities, based on population and economic development projections and needs and goals identified in other plan elements;  
and

Any resources that are in need of attention by the local government due to encroachment of human activities, unintended land use conflicts or physical disturbance, or rapid physical deterioration.

## **PUBLIC WATER SUPPLY SOURCES**

The City of Preston has an excellent public water supply system. The three wells provide excess capacity for existing needs and can easily accommodate moderate growth. The overall condition of the delivery system is good, though there are some supply lines that are relatively old and may need to be considered for replacement in future years.

Preston's water supply system is not at any significant risk of impairment due to actual or projected land use development or other activities. There are, however, two primary threats that should be addressed. First, water service can be interrupted if water lines are cut during excavation activities. This can and should be avoided by adequate communication between excavation crews and city personnel. Secondly, contamination of the city's wells is possible if sources of potential pollutants are not adequately safeguarded. For instance, within Preston, there are three gas stations and one fuel supply dealer with underground storage tanks. Leaks in any of these tanks pose a potential threat to the city's water supply, though the risk is likely very low.

Preston operates its water system as a financial enterprise fund and has adequate cash reserves to meet anticipated and emergency maintenance expenses. Barring a catastrophic event, Preston should be able to maintain and service its supply and delivery system well into the future.

Preston should, however, consider hiring a consultant to map its water distribution system using Geographic Information Systems (GIS) technology so that future officials and employees can be assured of the location of all components of the system. The current manager of the system knows practically every detail of the system, but his reservoir of knowledge cannot be readily or quickly imparted to any subsequent employee who might be charged with running and maintaining the system.

Preston should either seek a grant for or use a portion of the funds held in escrow for maintenance of the system to pay for the GIS mapping. Once the mapping is completed, new additions or modifications of the system should be inventoried and included in the mapping component on a periodic basis to maintain the accuracy of the map.

Weston's public water supply system is in good condition, but has a significant shortfall in its reliability inasmuch as the system is dependent on a single well for its supply of water. In 2003, a mechanical failure in the well resulted in residents being without water for three days. Although Weston is a very small community, the failure of the well presented more than a simple inconvenience to residents.

For the businesses in Weston, especially Merritt Pecan Company, the matter was very serious. Merritt Pecan Company lies along Georgia Highway 520, a four-lane route. Specializing in processing pecan products, they sell a portion of their production to travelers who stop by their store. They also sell gasoline and convenience store products. As an attraction to draw customers in, the store advertises "clean restrooms" on billboards along Highway 520. The failure of the well caused the business to not be able to meet the expectations of customers who stopped in the store during the three days the water system was out of commission.

Weston's water system is subject to the same threats that were listed for Preston's system, namely disruption of service due to supply lines being cut and possible contamination for pollutants, though the risk logically is lower than for Preston since there is only one gasoline station in Weston, located about one mile from the city's well.

Weston's system also has a number of distribution lines that are buried at relatively shallow depths in the soil, making them prone to being hit by machinery used in the maintenance of ditches along public right-of-way. Therefore, Weston should also utilize a consultant to map its water system using GIS technology so that interruptions to service caused by accidents are minimized or avoided. Just as is the case with Preston, there is a need for an accurate map of all water system components to ensure that elected officials and anyone responsible for the system knows where to locate facilities when required.

Weston, just as Preston does, operates its water supply system as an enterprise fund and has significant cash reserves set aside to pay for capital maintenance expenses. Barring a catastrophic event, Weston should be able to maintain and service its supply and delivery system well into the future.

## **WATER SUPPLY WATERSHEDS**

Webster County lies within the Flint River basin. This fact is both an asset and potentially a liability.

Being in the Flint River basin is an asset inasmuch as the county is blessed with abundant surface water that lends itself to use for irrigation of the county's agricultural lands. As is indicated in the data from USGS, the vast majority of

irrigation within Webster County uses surface water. But those same surface waters are home to two or three species of mussels that are listed as endangered.

The liability of being in the Flint River basin is easily deduced. If the threat to the survival of endangered mussels is exacerbated by water withdrawals for irrigation, it is conceivable, even likely that a government agency may have to suspend use of surface waters for irrigation purposes to maintain the environmental conditions necessary for survival of the mussels. If that were to occur, the county's farmers and the county as a whole would likely suffer serious economic harm.

In consideration of the environmental impact of surface water withdrawals upon the Flint River, the Georgia General Assembly passed the Flint River Drought Protection Act which authorized payments to farmers for suspending irrigation practices during times of declared drought, as determined by the Georgia Environmental Protection Division (EPD) of the Georgia Department of Natural Resources. This legislation, which was invoked during the droughts of 2001 and 2002, provided financial compensation to offset the loss in income that would otherwise occur in agricultural communities where irrigation needed to be suspended. The program, which relies upon voluntary participation, but does enable EPD to force the suspension of irrigation, allows farmers to bid into the program and, if their bids are accepted, receive payment for retiring, for one year, their lands from irrigation. Funding for the program is drawn from the OneGeorgia Authority, a state agency charged with administering payments made under the Flint River Drought Protection Act.

In 2001 and 2002, many Webster County farmers retired lands from irrigation under the provisions of the Act. The guarantee of a payment was enticing to many, especially in the context of drought that could and did severely limit crop yields and profits for many farmers. While some farmers elected to plant their crops without benefit of irrigation, others decided not to plant at all. The consequences were felt beyond the farm.

When farmers did not irrigate crops, local fuel supply vendors saw sales of diesel fuel fall. When fields were not planted at all, agribusiness dealers experienced a decline in sales of fertilizer, seed, pesticides and other inputs normally purchased in the course of growing a crop. The result for vendors of crop inputs was an overall reduction in sales.

The consequence for the county government was a decline in sales taxes. Compared to the level of sales taxes collected in 2000, collections in 2001 declined 36.1%. While collections increased somewhat in 2002, collections were still 22.8% below the amount collected in 2000.

It is also important to note that a high percentage of the Water Supply Watershed area in Webster County is used for forestry purposes, providing significant groundcover that protects soil from erosion. While clear-cutting of forested areas



is a common practice, most clearcuts are replanted in pine trees in a timely fashion, usually no later than the second winter after harvest has occurred. This permits only a very limited time for erosion to occur, thereby minimizing erosion and subsequent sedimentation of waterbodies.

Local officials note that they have observed forestry practices within the county and believe that most, if not all lands are being harvested and reforested in a responsible manner, with riparian buffers left in proximity to streams and creeks, thereby protecting them from erosion, which in turn helps to protect the entire watershed from sedimentation and turbidity problems.

## **GROUNDWATER RECHARGE AREAS**

As noted in the maps within the Inventory section, Webster County has significant groundwater recharge areas within the county. While soils in the county are highly variable, even within short distances, sandy to sandy-loamy soils predominate, though there are some heavy clay soils within the county. These sandy soils generally allow for rapid percolation of rainfall into the soil, leading to rapid recharge of the aquifer and discharge of groundwater into streams and creeks.

Because of the soil types within the county, local leaders should be vigilant to not allow activities that might lead to contamination of groundwater resources.

At the present time, only one industry is of any significant concern to local officials with respect to the potential for contamination of groundwater. EARTH Products, a municipal sludge composting facility located at 2200 Bishop Johnson Circle, on the eastern side of Webster County, in the old community of Archery, processes large quantities of biosolids recovered by cities from their sewage treatment systems. After being processed by the cities, the biosolids are shipped via truck to EARTH Products' facilities for composting into a usable fertilizer and soil amendment product.

The process is described on EARTH Products website:

1. Biosolids are recovered and tested at a wastewater treatment plant, then delivered in specially equipped trucks to the **ERTH Food®** production facility. There it is weighed and tested once again.
2. The biosolids are mixed with a bulking agent such as peanut hulls.
3. The mixture is then constructed into a mound interlaced by perforated pipes connected to a series of blowers.
4. The compost mound is constantly monitored for its oxygen level, moisture level, and temperature for 21 days. The biological processes heat the pile to 155 degrees Fahrenheit – killing any pathogens, harmful bacteria, and weed seeds. As the pile cools, helpful bacteria begin to multiply, promoting the composting process.
5. The pile is then disassembled and undergoes a screening process in preparation for curing.

6. The now-screened product is then cured for an additional 30 days, after which it is shipped to market.

<http://www.earthproducts.com/process.htm>

The concern for local officials is that if sufficient managerial control is not maintained at EARTH Products facilities, municipal sludge biosolid materials may not be stored and processed in a timely fashion, potentially permitting pathogens to enter the soil profile, increasing the risk of groundwater contamination. However, since operations of the company are monitored by employees of the Georgia Environmental Protection Division, local officials do believe that adequate oversight and regulatory control mechanisms are in place to safeguard the environment at the present time.

In recognition of the importance of protecting the county's groundwater resources, the Webster County Commission maintains a Groundwater Recharge Area Protection ordinance, codified in Section 22-261 of The Code of Webster County, Georgia.

## **WETLANDS**

As depicted in the maps within the Inventory section, Webster County is blessed with abundant wetlands, the importance of which should not be understated. American society has generally only recently gained a true appreciation for the value of wetlands. In recognition of the importance of this resource, the Webster County Commission maintains a Wetland Protection ordinance, codified in Section 22-351 of The Code of Webster County, Georgia.

## **LAND COVER**

As depicted in the land cover maps in the Inventory section, most of Webster County's land mass is covered with trees or involved in agricultural production. In general, the northern one-half of the county is predominately involved in forestry practices, while the southern one-half hosts the overwhelming majority of the county's agricultural practices.

As a matter of preserving the environmental quality that exists within the county, maintaining land covers that reduce or eliminate erosion is imperative. In general, though, the county does not attempt to regulate most forestry or agricultural practices and therefore has little control over preserving or renewing land covers. While it is unlikely that Webster County will experience rapid growth at any time in the foreseeable future, if trends develop that lead to rapid growth, local officials at that time should initiate steps to maintain adequate land covers to protect environmental quality, especially as it relates to the quality of surface waters.

## **PROTECTED RIVERS**

As stated in the Inventory phase of this report, there are no protected river corridors within Webster County. However, because all stream corridors should be managed in an environmentally responsible manner such that the flows from them contribute clean water to the Flint River, to which all of the waters of Webster County streams are ultimately discharged, local officials should consider adopting reasonable regulations that protect the local corridors from development or other activities that cause or allow pollution to enter the waters.

## **FLOOD PLAINS**

As indicated in the inventory section, flood plains are closely correlated to the delineation of wetlands within the county. Because there has been almost no construction of buildings within the flood plains of the county, there has not been any attempt by local officials, other than the adoption of the Wetlands Protection ordinance, to regulate management of the flood plains. Barring unanticipated growth that would require regulation, local officials do not expect to adopt any ordinances to address a problem that does not yet exist.

## **SOIL TYPES**

As previously referenced, Webster County's soils are highly variable from place to place, in some cases even within the same agricultural fields. Unfortunately, only a portion of Webster County's soils have been mapped, leaving large sections of the county unmapped. However, the effects upon the county have been minimal to date, with only one specific example known to local officials wherein a prospective business needed soils information in order to make a decision about locating in the county. In that case, although soils maps were not available, the information needed by the business could likely have been generated with enough time. The business, though, was later determined to be a speculative startup venture, not an existing company and was never heard from again.

Webster County does not have the resources to undertake a completion of the soils mapping work that needs to be done within the county, but should seek state and federal assistance to have this needed work completed in a timely fashion.

## **PRIME AGRICULTURAL AND FOREST LAND**

Unfortunately, local officials do not know of any existing maps depicting the county's prime farm and forest lands. The land cover maps within the Inventory section show the predominate areas of farm and forest lands, but are not necessarily indicative of prime lands, since some marginal land remains in agricultural production and much of it is currently in forestry practices.

The greatest danger to the maintenance of prime agricultural and forest lands is residential development. Even though residential growth has not occurred at a rapid pace within the county, local officials know that many tracts of agricultural and forested lands have been converted to residential use, though this does not necessarily mean that all of the land in a tract has been developed or built upon.

Residential growth has taken two predominate forms. The most prevalent has been for a housing community to develop on relatively small lots of one-half to two-acre sites. There are at least two of these sites within the county that account for most of the residential growth over the past few years. The other primary development has taken the form of a home being built upon a larger tract of property, ranging from 5 to 20 acres or more. In these cases, some of the land is still available for use in agriculture or forestry production, but the scale upon which it would be conducted is small and inefficient, making it less likely that production practices will be maintained.

At the present time, Webster County does not have any ordinance that protects prime agricultural or forested lands from development.

## **PLANT AND ANIMAL HABITAT**

The primary habitat in Webster County that supports threatened or endangered species is the riverine system where three species of endangered mussels have been identified. Considering that very little, if any development is occurring within the county that would pose a risk of pollution to the creeks where the mussels can be found, the county has little authority to implement any action that would directly benefit these species. As previously mentioned, the Flint River Drought Protection Act attempts to offer some protection by preserving minimum water flows during periods of declared drought, but action in this respect is generated by state officials and is beyond the scope of county authority. Officials are not aware of any other action that can be taken by Webster County to directly affect the preservation of any other listed species.

## **MAJOR PARK, RECREATION AND CONSERVATION AREAS**

Webster County does not contain any federal, state or local parks, preserves, recreation areas or wildlife management areas.

## **SCENIC VIEWS AND SITES**

Webster County is fortunate to be blessed with abundant wildlife that serves to entice visitors, primarily from Georgia and Florida, to visit the county to hunt and enjoy the great outdoors. The constant refrain heard from these visitors is that they love the scenery of the county, from the almost flat plains of the southern sections, to the rolling hills of the northern sections. Local citizens, though accustomed to the views, also appreciate the natural beauty of the county.

At the present time, Webster County does not have a program in place that seeks to protect these natural vistas from development that might detract from their aesthetic value. However, the county governments should initiate a study to assess the practicality of developing, implementing and enforcing regulations to preserve this natural beauty.

## **RESIDENTIAL RESOURCES**

Many of the homes in Webster County that would have been historically significant had they survived, have been lost to the ravages of time. Some have been torn down, some lost to fire and others to neglect. Only a handful of old homes remain. Of those that do, only a few are clustered in a single area that would easily allow for protection from encroaching development, through zoning or a specific ordinance designed for that purpose.

Most of the homes in Preston that have historic significance are along that part of Georgia Highway 41 that is named Washington Street. This section of roadway lies south of the intersection of Highway 41 with U. S. Highway 280. At least six or more homes along this section of Washington Street are very old and have historic value. These could be protected by the Preston City Council through enactment of an ordinance prohibiting development that would detract from the value of these homes.

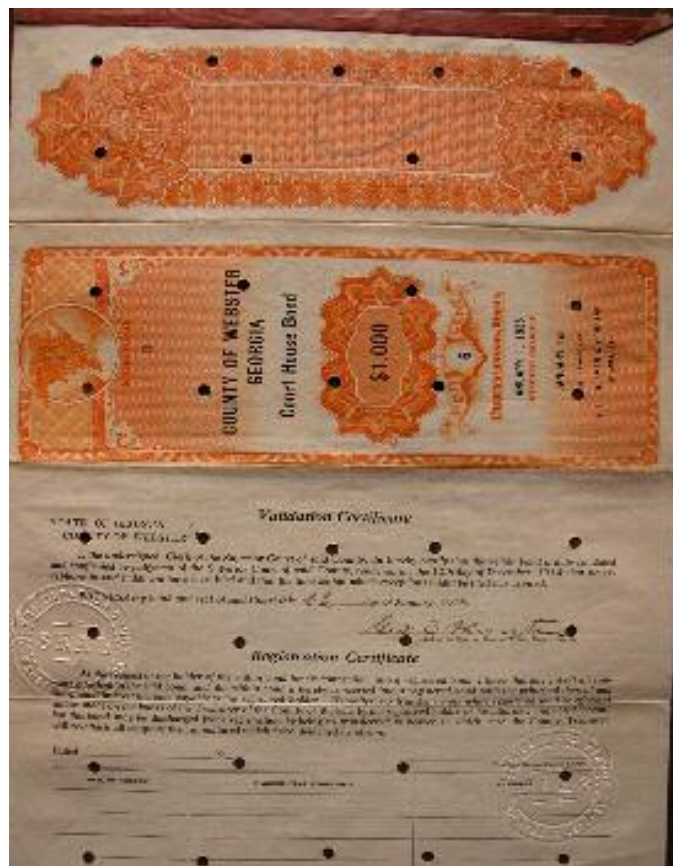
In one specific example of encroachment affecting the value of a historic home, the house at 450 East Centerpoint Road, one of the oldest inhabited home in the county, has been encroached upon by mobile homes. Within just a few hundred feet are five mobile homes, all of which have been put in place during the past several years, with three of them having been placed during the past two years. The existing owners of the historic house have lamented that the value of their home is being diminished by the surrounding development that is incompatible with the historic nature of their home.

## **COMMERCIAL RESOURCES**

The primary commercial structures identified in the Inventory component were the County Courthouse and two historic jails. All three buildings are in the center of Preston.

The Courthouse was built in 1915, to replace the original Courthouse that was built in 1856, but destroyed by a fire, likely set by an arsonist, on September 27, 1914. Earlier that month, an investigation had been initiated into the disposition of certain court funds. The fire destroyed all evidence and no one was ever prosecuted in the matter or for the alleged act of arson.

Several of the original bonds sold to finance construction of the Courthouse, which cost \$15,000 to build, are in the possession of Webster County. Two of them, sequentially numbered 1 and 2, have been framed and are on display in the Courthouse. Pictured are bonds numbered 3 and 4.



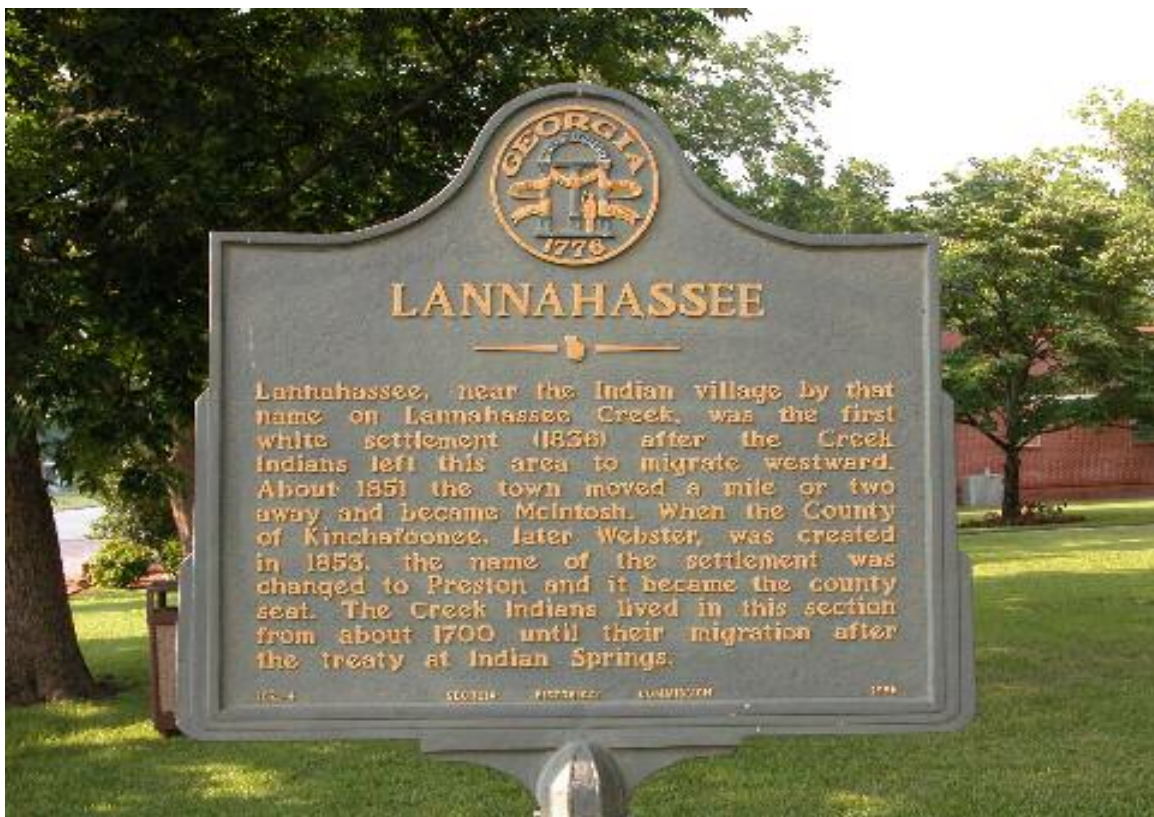
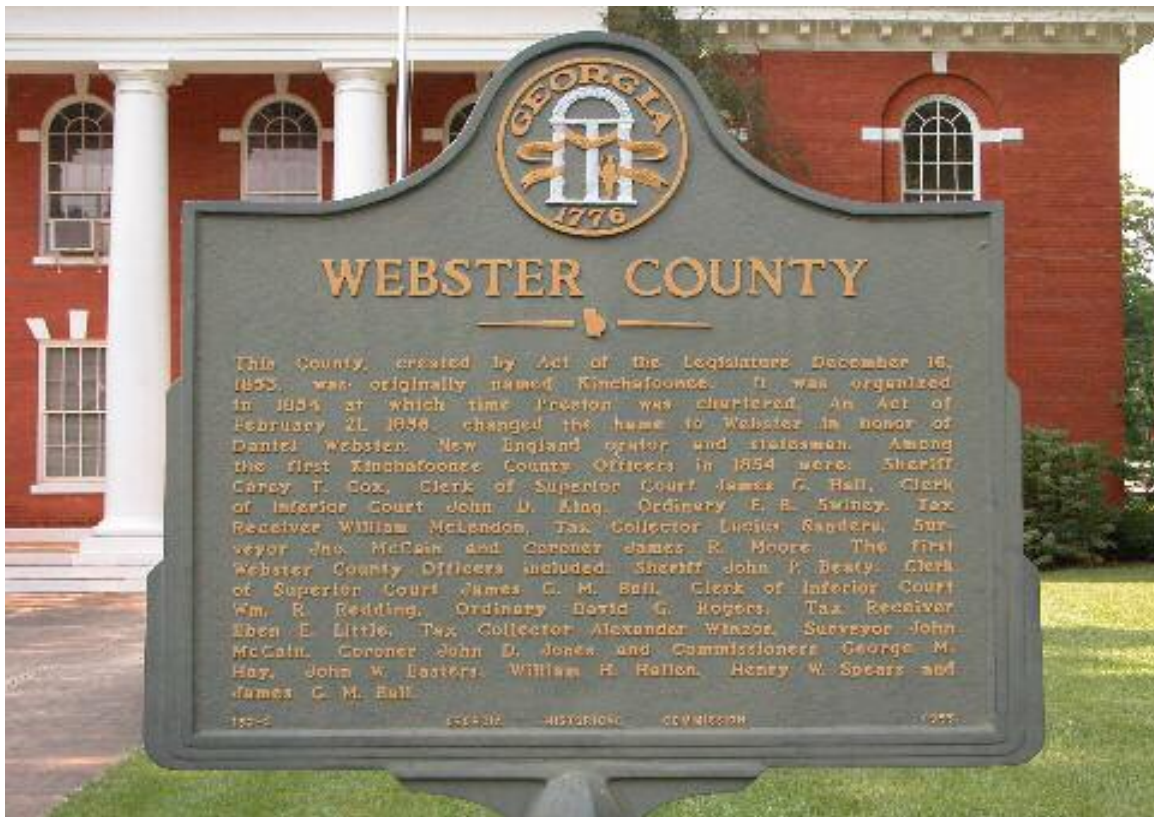


Literally and figuratively, the Webster County Courthouse sits in the center of Preston, which is at the center of Webster County. It is an imposing structure that almost certainly catches the attention of all who travel through Preston. As small as Preston is, without the Courthouse as an “anchor,” the town’s visual appearance would certainly be diminished. County government officials have and should continue to expend the funds necessary to keep the building in good physical condition so that it continues to be the centerpiece of the community.

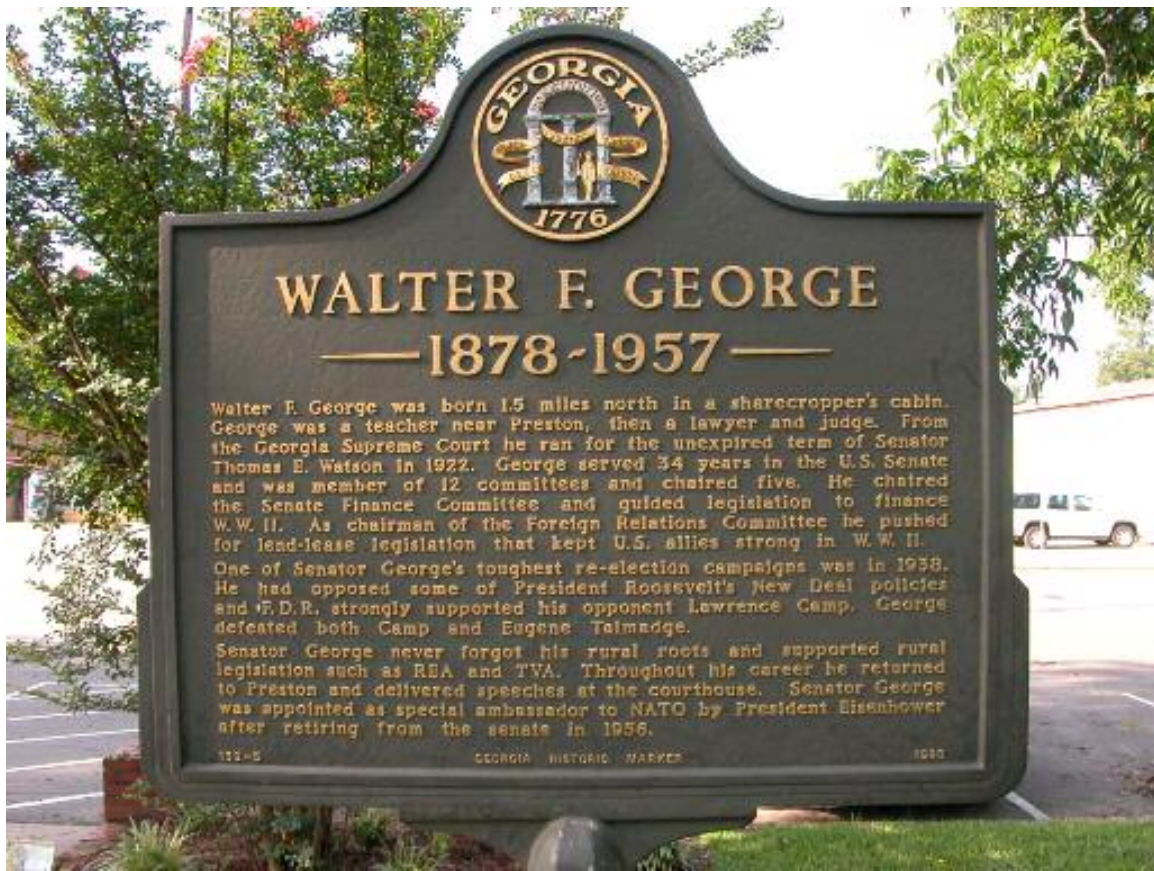


Webster County Courthouse; flags at half staff in honor of President Reagan (June 19, 2004).

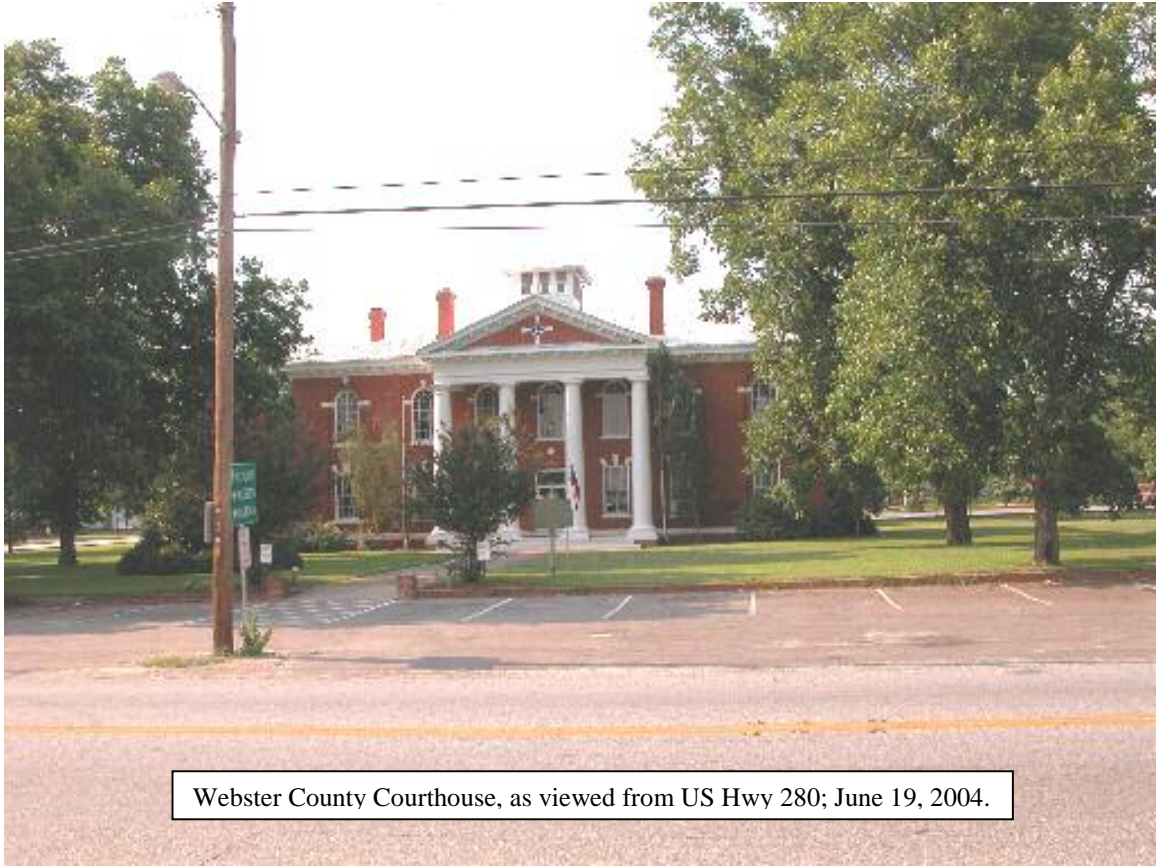
## HISTORICAL MARKERS ON THE COURTHOUSE SQUARE











Webster County Courthouse, as viewed from US Hwy 280; June 19, 2004.



Webster County Courthouse as viewed from northwest corner; June 19, 2004

The two jails sit next to each other on George Goare Street in Preston, immediately behind Preston Baptist Church. The oldest, built in 1855, is approximately 28.5 feet long by 18.33 feet wide and is made of hand hewn logs, put together with pegs. Built with slave labor, the jail was heated by a potbellied stove. The Webster County history book says that no one ever escaped from its confines.



The “new” jail was built in 1906. According to former Sheriff Tony Kennedy, when originally built, male prisoners were housed upstairs, where most of the cells are and female detainees were held downstairs. The building initially had a flat roof, but later a pitched roof was added.

Both buildings have historical significance to Webster County and should be preserved. In concert with the other tourism attractions in the region, especially Plains, Georgia and everything related to the Jimmy Carter Historical Site, the jails should be viewed in light of their potential interest to tourists. Of course, to attract tourists, both buildings need to be renovated and opened to the public.



The “New” Jail, built in 1906.



The wood-sided addition to the jail, pictured above, formerly served as an office for the Webster County Emergency Medical Services. At the time of this report, it serves as the office for the West Central Georgia Community Action Council, an agency primarily responsible for administration of certain federal funds and commodities made available to assist low-income residents with meeting their basic needs.

## **INDUSTRIAL RESOURCES**

Tolleson Lumber Company, the only industrial resource mentioned in the Inventory phase of this report, is located at the termini of Tolleson Road, a short, paved road that intersects U. S. Highway 280, between Preston and Plains, Georgia. Because the facility cannot be seen from Highway 280, and because it sits at the end of a road on which there is no thru-traffic, the business does not attract attention from tourists or others passing through the area. In addition, because the company's activities are conducted in several buildings sitting on several acres, and because of liability concerns, it is unlikely that the management would agree to showcase its state-of-the-art computerized

sawmilling activities to the general public. Therefore, Tolleson Lumber Company will not be actively touted herein as a significant cultural, industrial resource.

### **INSTITUTIONAL RESOURCES**

Webster County's new elementary school, housing grades Pre-K through 8, located at 7168 Washington Street in Preston, is arguably the most important institutional resource within the county. It opened in August of 2003. Obviously, education is one of, if not the most important, key to individual and societal prosperity. As such, every community, including Webster County should emphasize its importance and work diligently to offer the best educational opportunities to students.



While it is certainly possible to educate students without the benefit of a new, spacious school building, the fact that the community supported the construction of a new school by approving a bond referendum to raise the money required, says a lot about the commitment of the community to its children. This commitment by residents, in turn, should convey to those outside of the county the message that Webster County is seeking to become a progressive community, literally “putting its money where its mouth is” with respect to educational opportunities.



It is important to note that there has been near unanimity between the Board of Education and the County Commission in support of the school system. During the construction of the new school, the County Commission donated labor and equipment to the preparation of the construction site, including clearing the land of trees and stumps, hauling thousands of cubic yards of soil to the site to build the foundation for each building, grading and grassing of ball fields, and drainage work, including trenching and laying of pipe to construct the storm drainage system.

In addition, the County Commission used its power to contract with the Georgia Department of Transportation to gain financial support for the addition of turn and deceleration lanes on Georgia Highway 41 at the entrance to the new school facility. This required a direct cash infusion of county funds, as well as the reallocation of state funds from a proposed county road paving project to the project for the school. In other words, had the county not agreed to forego the paving of a county road for the sake of paving in front of the new school, the Board of Education would have had to bear the entire cost, or approximately \$167,000 to build the improvements allowing access to the new school. Instead, county taxpayers footed less than \$40,000 of the total costs. This single act of cooperation should be noted by anyone interested in the relationship between the county's governmental organizations.



## **TRANSPORTATION RESOURCES**

Webster County is fortunate to have a road system that is, for the most part, good and reliable. Four highways, Georgia 41, 153, 520 and 27/U. S. Hwy 280, all maintained by the Georgia Department of Transportation (GDOT), comprise the backbone of the county's transportation infrastructure. These highways account for approximately 51 miles of roadways within the county.

Webster County maintains 201 miles of locally owned roads. Of this total, 116 miles, or 57.8 % are paved and 85 miles, or 42.2% are unpaved. Compared to all of the counties contiguous to Webster County, only Sumter has a higher percentage of paved roads.

While the county's road system is in generally good condition, maintaining it is expensive. Routine maintenance, such as scraping dirt roads, replacing old culverts, filling potholes in paved roads and other such items, is performed by the county's Road Department, which has adequate equipment to do so. But the Road Department does not have any paving equipment and is therefore not capable of paving or resurfacing any road.

The county has always relied upon the state for funding of new paving projects and for resurfacing of local roads. Because the cost of paving roads is very expensive, it is doubtful that Webster County could ever afford to pave new roads without the largess of the state.

A typical two lane county road, built for ordinary traffic, can cost in excess of \$125,000 per mile to construct. A road built to withstand repeated use by tractor trailer trucks can easily cost twice that much. Considering that Webster County's entire county budget for FY 2004 was less than \$1.6 million, and the Road Department's budget was just under \$221,000, it is easy to understand the county's relative lack of ability to pay for constructing new paved roads.

In order to maintain the inventory of locally owned paved roads, Webster County has relied exclusively upon the Local Assistance Road Program (LARP) for funding the resurfacing of existing roads. Managed by GDOT, the program is funded annually by the Georgia General Assembly. In recent years, funding has been set at a level insufficient to meet the demand for resurfacing. Annual needs generally exceed \$100 million, but funding usually is set at only \$30 –35 million. The result is that most locally owned roads could be resurfaced only once every 40 or more years. In Webster County, the rate of resurfacing over the past several years indicates that it will take 58 years to resurface the entire inventory of paved roads, a period of time exceeding the average life expectancy of a resurfaced road.

While there have been repeated attempts by local government officials to have the Georgia General Assembly create a permanent funding mechanism adequate for the task of generating enough revenue to pay for the resurfacing needs of local governments, they have heretofore been unsuccessful. However, Webster County officials and others across Georgia must continue pushing this

initiative, for without additional revenue, local roads will undoubtedly fall into an unacceptable state of disrepair at some point in the future.

Webster County is also reliant upon GDOT for funding the repair and replacement of bridges on county roads. GDOT inspects all bridges on county roads once every two years and issues its report of findings. While most bridges are in relatively good condition, some maintenance work is generally recommended. However, Webster County does not have any equipment to perform bridge maintenance. Nor does the Road Department have any employee(s) with any experience in bridge maintenance activities.

Bridges, like new paved roads, are very expensive. The same contention posited with respect to the county's inability to fund the construction of new, paved roads also applies with respect to paying for bridge construction. It is simply beyond the means of Webster County and her taxpayers to pay for the replacement of bridges on county roads.

In the inventory component of this section, dams that serve as roadways were mentioned. The roads on top of at least seven of these dams are at risk of being destroyed in the event that the dams are overtopped by flood waters, such as happened in 1994 and 1998 to five other dams.

Each of the dams in question is on a dirt road. Without exception, each has steep slopes and none has a "run-around" outflow that would allow excess water from a flood event to run around the end of the dams, rather than over the middle of the dams. While none of these dams have been over-topped in recent years, at least one or two of them have been damaged by flood events in the past.

If presented the opportunity by outside funding agencies, Webster County should secure funds with which to reconstruct these dams and roads to prevailing standards of safety, just as has been done on other dams in the aftermath of the flood events in 1994 and 1998.

Beginning in 1997, Webster County began periodically replacing existing signage and placing new signage on county roads in an effort to improve the safety of its roads for the traveling public. Stop, curve, chevron, intersection and other types of signs have been placed throughout the county as needed. In addition, after all county roads were named in 1998, road name signage was erected throughout the county to indicate the names of each road.

Despite the best efforts of the county to maintain the road signage inventory at 100 percent, theft, vandalism and accidents routinely take down a portion of the inventory. Although Webster County does not currently have the capability to maintain its road signage inventory and replacement activities via a Geographic Inventory System, local officials should investigate the possibility of purchasing and using a GIS system to record the placement of each sign and maintenance activities related to road signage.

With respect to railroad transportation, only one line remains in place at the writing of this report, though there formerly were two lines. The remaining line, owned by GDOT, runs through the center of the county, from east to west,



bisecting Preston. However, only a short portion, between Plains and Preston is actually in operation. Tolleson Lumber Company uses rail service to ship a portion of its lumber production via this section that runs east of Preston.

Preston and Weston do not have any road maintenance capabilities. Neither do they have any bridges on locally owned roads within their jurisdictions.

Both Preston and Weston have named streets, but neither has been particularly vigilant in maintaining road name signage. For instance, within the corporate limits of both towns, state highway routes have been named by the respective city councils. In Preston, Highway 41 north of U. S. Highway 280 is known as Cass Street. However, no signage indicates this. South of Highway 280, Highway 41 is known as Washington Street. Again, no signage indicates this. Highway 280 through Preston is named Hamilton Street, but again, no signage has been placed to indicate this fact.

In Weston, a similar problem exists on Highway 520. Named by Weston's city council as Weston Boulevard, there is no signage along or at intersections with Highway 520 indicating that it is named Weston Boulevard within the city limits.

## **RURAL RESOURCES**

Barring an unexpected and dramatic change in the economic development prospects for Webster County, farms and forests will continue to dominate the county's rural landscape. The county courthouse will likely continue to be the most imposing structure in Preston.

As noted, four historical markers grace the courthouse square. But there is another event for which Webster county is either famous, or infamous, depending upon one's point of view. On Friday, May 2, 1873, Miss Susan Eberhart was put to death by hanging for being an accomplice to murder. Her execution, carried out in Preston, was the first time a woman was ever hung in Georgia.

Although the details may be somewhat gruesome, the story conveys a historical event that ought to be considered for commemoration on a new historical marker. Local leaders should carefully consider whether or not to take the steps necessary to have such a marker made and placed upon the courthouse square.

## **OTHER HISTORIC, ARCHAEOLOGICAL AND CULTURAL RESOURCES**

Cemeteries are a point of interest for a select group of people, particularly those interested in history and genealogy. Because of the historical significance of the many cemeteries in Webster County, and because of reverence for the dead, cemeteries should be maintained in kempt state. However, weeds, grass, brush and trees have already overtaken many cemeteries.

While Georgia law permits Webster County, through its local government, to maintain cemeteries, even those upon private property, it has not heretofore done so because the county lacks the financial wherewithal to take care of the

large number of cemeteries. To address the abysmal failure to maintain cemeteries, the County Commission may wish to consider providing limited funding to pay for materials, such as herbicides, for use by private citizens or church groups interested in reclaiming cemeteries from overgrowth.

Even though Webster County is rich in Indian culture and is littered with artifacts, such as arrowheads, the ability to collect artifacts is limited by state law. Generally, artifacts exposed to discovery through normal farming or forestry activities, or exposed by natural events, may be collected. But state law strictly limits other activities, such as excavation, whose expressed purpose is to find artifacts. Therefore, it seems apparent that most artifacts will remain uncollected.

However, Webster County has one intriguing possibility with respect to capitalizing on its Indian heritage. A former resident of Webster County has a significant collection of artifacts that were collected many, many years ago. His passion for collecting artifacts led to a lifelong pursuit of artifacts that has resulted in a sizable collection worth preservation.

Webster County has attempted to secure the collection, asking the former resident to donate it to the county, with the county promising to build a museum to house and display the collection. The owner has expressed an interest in working with the county in this regard, but has expressed his wish to see the museum built first. To county officials, an expenditure for a museum, without an absolute assurance of receipt of the collection, is not palatable. However, county officials are likely to continue to request that the collection be donated to the county, believing that this former resident may finally grant the request.

If the collection is given to Webster County, local officials are interested in opening a small museum to display the artifacts. Because a number of other citizens also have significant collections, the museum would also ask that other collections be either given or loaned so that they could be displayed.

In concert with the building of an "Indian" museum, local officials are also interested in exploiting other historical and cultural aspects of the communities past. Two local farmers have large collections of old farm equipment that would likely be of interest to tourists.

One farmer has a large collection of antique tractors that have been restored. Although county officials have not asked the farmer to donate the tractors and equipment, if he were willing to do so, local officials would build additional museum space to accommodate them.

The second farmer has a large collection of antique tools, used primarily before the advent of the electrical era in the rural south. No request has been made to the farmer by local officials, but if he were willing to donate the items, they too could be used in a museum complex.

If each of these people could be persuaded to donate their collections to Webster County, many people, over many generations, could enjoy seeing them in a museum complex within the county. Local officials should pursue each of these options.

## **4.3.0.0:**

### **Articulation of Community Goals and Associated Implementation Program**

110-12-1-.04 (12)( d ) 2.(iii) Articulation of Community Goals and Associated Implementation Program.

Basic Planning Level Requirements. Pursuant to 110-12-1-.04(6), this step must include public involvement and close coordination with other elements of the plan.

The results of the assessment of current and future needs must be considered in the development of goals and an associated implementation program that sets forth any policies, programs, regulations or other treatment for preservation, protection, redevelopment and/or promotion to be provided for natural and cultural resources over the planning period, including the following:

Required regulations addressing the five protected resources under the DNR Rules for Environmental Planning Criteria. Goals, policies and regulations adopted by local governments for protection of the resources listed at 110-12-1-.04(13)(d)2.(l)(l)A. through E. above, must be consistent with the Rules for Environmental Planning Criteria developed pursuant to O.C.G.A. 12-2-8;

Any land development regulations or incentives proposed to encourage new development in suitable locations in order to protect natural resources, environmentally sensitive areas, or valuable historic, archaeological or cultural resources from human encroachment; and

Measures for conservation of potable water sources and water quality.

Recommendations for All Local Governments: The implementation program should include, where applicable:

Land acquisition or Greenspace initiatives or programs, including responsible parties, cost estimates and funding sources, where applicable; and

Policies, programs or regulations (such as purchase of conservation easements, purchase or transfer of development rights), or other tools designed to encourage more compact urban development and preserve open space.

### **Mapping of Natural and Cultural Resources**

110-12-1-.04 (12)( d ) 2. (iv) Mapping of Natural and Cultural Resources.

Basic Planning Level Requirements: A map is strongly recommended in order to indicate where significant natural and cultural resources are located and how they are distributed in relationship to one another an/or related community facilities.

The goals and implementation plans will be stated in the same order as the inventory and assessment categories are listed, but the format will list the policies and strategies underneath the heading of each subdivision of this section.

**GOAL: protect the county's natural and cultural resources.**

**PUBLIC WATER SUPPLY**

**Policy: implement activities that preserve the capacity and integrity of the public water system.**

Strategy: map the water systems using GIS technology; monitor potential sources of groundwater contamination; build cash reserves for maintenance needs; join water systems together; comply with state mandates; monitor state activity impacting groundwater usage.

Preston and Weston should engage a consultant/contractor to map their water systems, including virtually every component of the systems, using GIS and GPS technology. To pay for the costs, each city should seek grant funding from state or federal sources. If grants cannot be obtained, each city should use a portion of its cash reserves generated from operation of the water system to pay for the mapping.

Preston and Weston should also monitor activities that have the potential to contaminate their respective ground water sources. Each should also maintain good communications with local governments and private contractors that conduct excavation services so that disruptions to service as result of cut or damaged water lines is avoided or minimized.

Both cities should also continue to build and/or maintain adequate cash reserves to pay for routine and emergency repairs and maintenance of their systems, including the replacement of aged water mains. In this respect, it may be advisable to seek outside advice from a professional consultant to determine if the prevailing water rates are sufficient to ensure the continued financial viability of each city's water supply operation.

Preston and Weston should take all necessary measures, including education, notification and enforcement, to require compliance with state-mandated watering restrictions.

Preston and Weston, and preferably Webster County, should join together in an effort to secure grant funding with which to pay for the expense of joining the two city's water systems, so that in the event of a well or pump failure in Weston, the city's residents and businesses will not be without water. At the point of connection, a cut-off valve and flow meter should be installed. If Weston required water from Preston, the valve could be opened and the volume of water delivered measured. An intergovernmental agreement should be established in which the monetary rate for the water would be set.

Finally, because both cities depend on groundwater for supply, city leaders should remain up-to-date on any and all state actions that impact groundwater usage in southwest Georgia. While city leaders may not be able to directly affect these actions, being informed will allow for a timely and proper response to state actions.

**WATER SUPPLY WATERSHEDS**

**Policy: support state and federal initiatives to minimize impact of irrigation.**

**Strategy: encourage provision of cost-sharing arrangements for landowners/farmers; monitor compliance with stream buffer requirements.**

In an effort to minimize Webster County's impact on the Flint River watershed, into which all of the county's surface waters drain, county officials should promote and support the following:

- State and/or federal funding of the expense to retrofit centerpivot irrigation systems from high pressure nozzles to low pressure or drop nozzles so that losses from evaporation are minimized.
- State and/or federally funded efficiency tests of existing centerpivot irrigation systems to determine how to maximize efficiency in water distribution.
- State and/or federal funding for the construction of farm ponds for irrigation.
- Alternative cropping that requires less water, or that spreads water usage over a longer period of time so that peak demands upon water resources are reduced during the months of highest historical usage.
- Webster County's local governments should take the necessary measures to ensure that development activities and/or agricultural and forestry practices comply with the minimum buffer requirements along streams and creeks.

## **GROUNDWATER RECHARGE/ WETLANDS**

**Policy: enforce/require compliance with local codes.**

**Strategy: engage in active monitoring of developments in certain areas.**

Webster County's local governments should monitor compliance with local codes that restrict development within those areas of the county and cities deemed to be significant groundwater recharge areas. Webster County's local governments should enforce local codes that restrict development within those areas of the county deemed to be wetlands.

## **LAND COVER**

**Policy: monitor development practices.**

**Strategy: periodically visit sites; review patterns of development.**

Although land cover is not a suggested or required item of the comprehensive planning criteria, it was included in inventory. Therefore county officials should periodically monitor practices that may or have had a negative impact on land cover. If those practices contribute to a degradation of the county's water or other natural resources, local officials should adopt such regulation as is needed to minimize the impact.

## **PROTECTED RIVERS/FLOOD PLAINS**

**Policy: monitor development practices.**

**Strategy: periodically visit sites; review patterns of development.**

There are no protected river corridors within Webster County. However, county officials should monitor development activities along major creeks within the county in an effort to prevent environmental problems from developing. If activities warrant, local officials should adopt such regulation as is needed to minimize or eliminate development along

these corridors. Since there has been virtually no development activity within the flood plains, no specific action is warranted. However, just as stated with respect to Land Cover and Protected Rivers, monitoring by local officials should be done on a periodic basis.

## **SOIL TYPES**

**Policy: ensure mapping of all county soils.**

**Strategy: secure federal financing of mapping.**

Webster County officials should write their federal legislative delegation, asking that funding be made available to map those soils in Webster County heretofore unmapped.

## **PRIME LAND**

**Policy: prevent development of prime land.**

**Strategy: consider regulations to prevent development in certain areas.**

Upon receipt of soils maps as may be provided by the United States Department of Agriculture's Natural Resources Conservation Service, assuming that the county's soils are mapped, Webster County officials should study the location of prime farm and forest lands and consider adopting regulations designed to steer development away from those soils, thus keeping them in production of crops and timber resources.

## **PLANT AND ANIMAL HABITAT**

**Policy: review development in context of the needs of certain species.**

**Strategy: monitor development activity.**

Because development in Webster County is increasing at a relatively slow pace, significant impacts to plant and animal habitat that support threatened or endangered species will likely be insignificant during the life of this plan. However, local officials should monitor all development activities and enforce all applicable local codes that limit development in critical areas.

If the county or cities should adopt a zoning ordinance, the preservation of plant and animal habitat should be considered during the process of assigning initial zoning designations.

## **MAJOR PARKS, RECREATION AND CONSERVATION AREAS**

**Policy: construct a reservoir on Kinchafoonee Creek.**

**Strategy: secure state funding for development**

Webster County does not currently contain any of these areas. However, local government officials should continue to seek funding for the development and construction of a large reservoir on Kinchafoonee Creek, as stated in the Goals for Economic Development.

## SCENIC VIEWS

**Policy: preserve natural beauty along certain county routes.**

**Strategy: develop public support; enact ordinance to ensure compliance.**

Webster County Commissioners should initiate a study or survey to gauge public support to restrict or prevent development along those county routes described in the Inventory component of this section. Based upon the level of support, Commissioners should consider adopting an ordinance specifically crafted to preserve the beauty and vistas along these corridors. With respect to those corridors along state routes within Webster County, local officials should engage GDOT or other appropriate state officials in an effort to protect these routes from development.

## RESIDENTIAL

**Policy: protect historic homes**

**Strategy: develop public support for zoning; adopt zoning ordinance or regulations having the desired effect.**

Each respective local government should consider adopting ordinances that will have the effect of protecting homes with significant historical value. Zoning should be considered, but if that option is not palatable to elected officials and not supported by the public, then other measures should be considered. Within the city of Preston, where most of the historical homes are, an ordinance tailored to a specific area should be considered.

Whether in the cities or the unincorporated county, any ordinance or regulation adopted should have the effect of not allowing the encroachment of incompatible development within some determined proximity of historic homes, so their value is not diminished. Where incompatible development has already occurred, an ordinance should limit further development.

## COMMERCIAL

Policy: preserve historic buildings; make courtroom accessible to the handicapped.

**Strategy: secure funding for installation of an elevator to the courtroom; secure grants for the renovation of two historic jails.**

County Commissioners should adequately fund the maintenance of the Courthouse. In addition, the county should seek grant funds with which to install an elevator so that the second floor of the building is accessible to those with handicaps that prevent them from walking up the stairs. It should be noted however, that while the courtroom is not current accessible, plans are in place to have the court meet in an alternative location should it be necessary for a handicapped person to attend court.

County Commissioners should also seek grant funds for the purpose of restoring the two jails that have historic value. Absent grant funding, local funding should be provided, perhaps over a multi-year period, for the needed restoration.

## INDUSTRIAL

No goals are being established for this category.

## INSTITUTIONAL

The Webster County Elementary School is the only institutional resource identified in the Inventory component of this plan. Absent any direct control over management or policies of the school system, county and city elected officials can do no more than pledge support for the system and seek to work in harmony with members of the Board of Education and the faculty and staff of the school.

## TRANSPORTATION

**Policy: preserve transportation facilities.**

**Strategy: perform routine maintenance on existing roads; create database of assets; secure funds for capital improvements.**

Webster County and both its cities should perform routine maintenance on the inventory of local roads in order to keep them in good condition for the longest period of time possible. To do so, each government should provide adequate funds for maintenance activities.

Webster County should seek grant funds or in some other manner, fund the acquisition of GIS software and the necessary hardware so that a database of transportation assets can be maintained by the County Commission. This system should permit the mapping and location of all roads, culverts, road signs and other components of the system. Maintenance activities should be recorded, including when signage is placed or replaced and when culverts are installed, replaced or repaired. Over time, with the input of sufficient information, such a system would provide data on the age of infrastructure so that county officials could schedule or otherwise prepare for preventative maintenance activities.

Whenever Webster County implements a GIS system, Preston and Weston should be included in the system since neither has any road maintenance equipment or personnel, relying instead upon the county to perform road maintenance tasks.

Webster County should also do the following things:

- Upgrade dams that serve as the base for roads across the top of them.
- Support state funding for the Local Assistance Road Program.
- Support a permanent state funding mechanism to pay for the construction of local roads and bridges.
- Support state efforts to reopen the rail line through Webster County.

## RURAL RESOURCES

**Policy: preserve local history**

**Strategy: seek approval of Georgia Historical Society to create marker.**



The Webster County Commission should take the necessary steps to have a new historical marker made and erected, telling the story of the first woman ever put to death in Georgia by hanging.

## **OTHER HISTORIC, ARCHAEOLOGICAL AND CULTURAL RESOURCES**

**Policy: preserve local history**

**Strategy: secure artifacts through donations; build museum.**

Webster County officials should actively seek the donation of the collection of Indian artifacts by a former resident, with the intention of building a museum to display the collection. In conjunction with this idea, county officials should also seek the donation of a collection of antique tractors and a collection of antique tools for display in the same or an adjacent museum.

## **5.0.0.0: Community Facilities**

### **Introduction**

Community facilities are diverse. They include the streets, highways, expressways, public transit, rail line, passenger stations, freight yards, airports, ports, parking lots and structures, and even bicycle and pedestrian paths of a community's circulation system, as well as signage and signalization. They include public utilities: water collection, treatment, and distribution; wastewater collection and treatment; and sometimes electrical distribution. They include schools, parks, fire and police stations, jails, libraries, convention centers, and solid waste treatment and storage facilities. They may include hospitals, clinics, community centers, shelters, and other public and quasi-public facilities.

Community facilities are important in two ways. First, they may both provide desirable services to, and impose undesirable impacts on, those in the community. As a result, some neighborhoods might lobby for a new park, which the residents perceive as a desirable service, but against a new arterial street in their area, which they perceive as undesirable. Second, in order for land to be developable it must have access to a network of supporting infrastructure and community facilities, such as road frontage, potable water, and waste disposal. Property without these services generally has a lower value in land planning and development. Areas remote from other community services, such as schools and parks, also are less desirable for development. Thus, the lack of infrastructure and community services can literally change the landscape of the community by adding to the developable land supply or postponing or precluding the development of certain land.

Community facilities are integral parts of commercial centers, industrial and office parks, and residential communities, and they should be planned as such. For example, a civic center, transit stations, and governmental offices may be part of the central business district, and need to be planned within this context. Similarly, freight terminals, railroad marshaling yards and service facilities, port installations, power plants, and gas works might be studied and located in conjunction with industrial centers. Other facilities, such as cemeteries, waterworks, sewage treatment plants, power substations, landfills, and airports, have special location considerations, and can be planned for somewhat separately. However, it is important to keep in mind the effect of such facilities on the future development of the areas in which they are located.

110-12-1-.04 (5) (c) Community Facilities and Services Goal: To ensure that public facilities throughout the state have the capacity, and are in place when needed, to support, and attract growth and development and/or maintain and enhance the quality of life of Georgia's residents.

1. Transportation Alternatives Objective: 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.

2. Regional Solutions Objective: 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.

## **Community Facilities Definitions**

Bicycle and pedestrian ways mean any road, path or way that is open to bicycle travel and traffic afoot and from which motor vehicles are excluded.

Capital improvement means physical assets constructed or purchased to provide, improve or replace a public facility and which are large scale and high in cost. The cost of a capital improvement is generally nonrecurring and may require multi-year financing. For the purposes of this rule, physical assets that have been identified as existing or projected needs in the individual comprehensive plan elements shall be considered capital improvements.

Compatibility means a condition in which land uses or conditions can co-exist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition.

Density means an objective measurement of the number of people or residential units allowed per unit of land, such as dwelling units per acre.

Developments of Regional Impact means any project that requires local government action to proceed and that exceeds the minimum thresholds established by the Department. Procedures and guidelines to govern developments of regional impact are as established by the Department pursuant to O.C.G.A. 50-8-7.1(b)(3).

Distribution means the spatial array of land uses throughout an area.

Implementation Program means the narrative description counties and municipalities must submit describing how they intend to implement their comprehensive plan, including a listing of public actions to be undertaken by the community toward implementation of the comprehensive plan and the related costs of such actions.

Infrastructure means those man-made structures which serve the common needs of the population, such as: sewage disposal systems; potable water systems; potable water wells serving a system; solid waste disposal sites or retention areas; storm water systems; utilities; piers; docks; wharves; breakwaters; bulkheads; seawalls; bulwarks; revetments; causeways; marinas; navigation channels; bridges; and roadways.

Intensity means an objective measurement of the extent to which land may be developed or used, including the consumption or use of the space above, on or below ground; the measurement of the use of or demand on natural resources; and the measurement of the use of or demand on facilities and services. For

example, a simple measurement of intensity for a commercial or industrial use would be the number of employees per acre.

Level of service means an indicator of the extent or degree of service provided by, or proposed to be provided by, a facility based on and related to the operational characteristics of the facility. Level of service shall indicate the capacity per unit of demand for each public facility.

Local Government Services means the activities performed or authorized to be performed by the Department including, but not limited to, its performance of duties, responsibilities, and functions in local government affairs and its exercise of power and authority in local government affairs.

Natural drainage features means the naturally occurring features of an area that accommodate the flow of significant amounts of stormwater, such as streams, rivers, lakes, sloughs, floodplains and wetlands.

Public Transit means passenger services provided by public, private or non-profit entities such as the following surface transit modes: commuter rail, rail rapid transit, light rail transit, light guideway transit, express bus, and local fixed route bus.

Rules for Environmental Planning Criteria means those standards and procedures with respect to natural resources, the environment, and vital areas of the state established and administered by the Department of Natural Resources pursuant to O.C.G.A. 12-2-8, including, but not limited to, criteria for the protection of water supply watersheds, groundwater recharge areas, wetlands, protected mountains and protected river corridors.

Short-Term Work Program means that portion of the Implementation Program that lists the specific actions to be undertaken annually by the local government over the upcoming five years to implement the approved comprehensive plan.

Storm water means the flow of water that results from a rainfall event.

Suitability means the degree to which the existing characteristics and limitations of land and water are compatible with a proposed use or development.

Transfer of development rights means the process by which development rights from a sending property are affixed to one or more receiving properties (development rights are a governmentally recognized right to use or develop land at a certain density, or intensity, or for a particular purpose, which may be severed from the realty and placed on some other property).

Transportation demand management means strategies and techniques that can be used to increase the efficiency of the transportation system. Demand management focuses on ways of influencing the amount and demand for transportation by encouraging alternatives to the single-occupant automobile and by altering local peak hour travel demand. These strategies and techniques may, among others, include: ridesharing programs, flexible work hours, telecommuting, shuttle services, and parking management.

## **1. Purpose**

110-12-1-.04(12)( e )Community Facilities and Services Element.

1. Purpose. This element provides local governments the opportunity to inventory a wide range of community facilities and services, to assess their adequacy for serving present and future population and economic needs, and to articulate community goals and an associated implementation program for providing the desired level of public facilities and services throughout the planning period. The purpose of this element is to assist local governments in coordinating the planning of public facilities and services in order to make most efficient use of existing infrastructure as well as future investments and expenditures for capital improvements and long-term operation and maintenance costs.

Each local government must address in this element those facilities that provide service within its jurisdiction. Local governments that provide facilities to serve areas within other local government jurisdictions must also address those facilities, using data from the comprehensive plan(s) of other jurisdictions as needed for the purpose of projecting facility needs. For shared facilities, each local government must indicate the proportional capacity of the systems allocated to serve its jurisdiction.

## **Minimum Requirements**

110-12-1-.04 (12)( e )2. Minimum Requirements. This element must follow the three-step planning process, as follows.

- (i) Inventory of Existing Conditions.
- (ii) Assessment of Current and Future Needs.
- (iii) Articulation of Community Goals and an Associated Implementation Program.

In addition to the steps listed above your government must adhere to the following requirement:

Mapping of Community Facilities.

**Inventory of Existing Conditions:** The first step of the comprehensive planning process is intended to provide local governments with a factual basis for making informed decisions about their future by collecting data on existing and past conditions and trends.

**Assessment of Current and Future Needs:** The second step of the comprehensive planning process is intended to provide both a factual and a conceptual framework for making informed decisions about the future of the community and to ensure that an appropriate range of issues and viewpoints is

considered. Public participation and, if possible, a community visioning process is necessary to provide value-based guidance to this process.

**Articulation of Goals and an Associated Implementation Program:** The third step of the comprehensive planning process is intended to establish the community's long-range needs, goals and ambitions and how they will be addressed or attained during the planning period.

An additional requirement for the Community Facilities and Services Element is: **Mapping of Community Facilities:** which describes the Community Facilities in a graphic manner, with locational information.

The Minimum Standards specify that each local government's comprehensive plan must include a Community Facilities and Services Element. In preparing this element of its plan, the local government is asked to:

- 1) Inventory current public facilities and services currently provided to residents and the business community;
- 2) Assess the adequacy of these facilities and services by determining if these existing facilities and services are adequate to meet projected future needs of the community; and
- 3) Articulate goals and an associated implementation program for providing for or upgrading these facilities and services as needed.

## **5.1.0.0: Community Facilities**

### **Inventory of Existing Conditions**

110-12-1-.04 (12)( e ) 2. (i) Inventory of Existing Conditions.

(I) Basic Planning Level Requirements. An inventory of the community's public facilities and the current level of services provided must be completed for the items below where they exist in the community:

A. Transportation Network. Include roads, highways, sidewalks, signalization and signage, bridges, public transportation, railroads, port facilities, airports, etc. NOTE: This Basic Planning Level inventory item must be addressed only by local governments designated within the Basic Planning Level. See Section 110-12-1-.04(13)(h) Transportation Element for requirements applicable to governments designated within the Intermediate and Advanced Planning Levels;

B. Water Supply and Treatment. Include the location and useful life of existing distribution and treatment systems;

C. Sewerage System and Wastewater Treatment. Include the location and useful life of existing collection and treatment systems;

D. Solid Waste Management. Include the location and useful life of existing disposal facilities, whether publicly or privately operated, and the adequacy of the waster collection system. Also consider the need for recycling or other waster reduction strategies. NOTE: Specific items that must be considered in a solid waste management plan prepared in accordance with the Georgia Comprehensive Solid Waste Management Act are outlined in the Minimum Planning Standards and Procedures for Solid Waste Management. The seven elements that must be addressed in such a plan are: Amount of Waste, Collection, Reduction, Disposal, Land Limitation, Education and Public Involvement, and Implementation and Financing. These requirements may be met within the Community Facilities and Services Element of the comprehensive plan or may be prepared in a separate solid waste management plan. If a separate solid waste plan is prepared, it must also meet the requirements of Section 110-12-1-.04(4).

E. General Government. Include city halls, county courthouses and other local government administration buildings;

F. Public Safety. Include police, sheriff, fire protection and EMS facilities, equipment and services;

G. Recreation Facilities. Include local parks, recreation facilities and programs ,and public open space;

H. Hospitals and Other Public Health Facilities. Include local hospital and public health facilities;

I. Educational Facilities. Include facilities and equipment available for preschool, elementary, secondary, post secondary and adult education; and vocational training; and

J. Libraries and Other Cultural Facilities. Include libraries, museums, theaters, amphitheatres, auditoriums, civic centers, botanical gardens and other cultural facilities.

**The Minimum Standards require that the following specific items be addressed:**

- Transportation Network
- Water Supply and Treatment
- Sewerage System and Wastewater Treatment
- Solid Waste Management
- Public Safety
- Hospitals and Other Public Health Facilities
- Recreation
- General Government Facilities
- Education Facilities
- Libraries and Other Cultural Facilities

In performing the inventory for these items, the local government is required to map the facilities within its jurisdiction.

It is important to include service standards as part of the inventory. The three public facilities that have the most influence on future development are transportation, water, and sewer facilities.

The inventory should include the number, capacity, location, and condition of facilities.

### **Transportation Network**

The purpose of this section is to inventory a community's transportation system, as a foundation for step two of the planning process, assessing its adequacy for current and future needs.

The Minimum Standards require an inventory to assess the adequacy and level of service of the community's transportation network including the following specific items, where applicable: roads, highways, sidewalks, signalization, signage, bridges, public transportation, railroads, port facilities, airports, etc

Streets are classified according to administrative authority and function. Administrative classes are related to the entity responsible for road construction and maintenance: federal, state, county, or city governments. Functional



classifications are based on the use and design standards of each type of roadway.

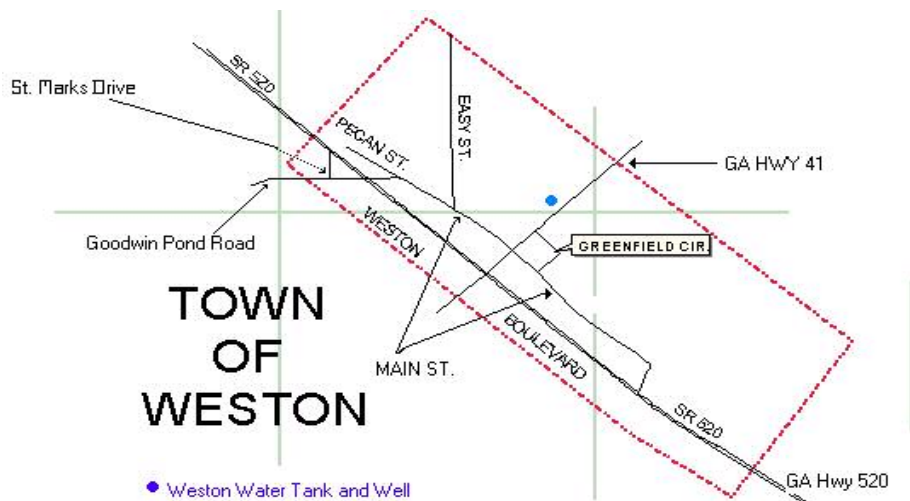
There are four major functional types of roadways:

- ❑ Expressways or freeways are controlled-access, multilane, divided highways devoted to high-speed, long-distance traffic movement with a little or no access to adjacent land.
  - ❑ Arterials serve primarily to move traffic between principal traffic generators. Excessive residential access to such streets is generally discouraged, but commercial access is allowed. Arterials should form an integrated system and may be further classified into major arterials and secondary arterials.
  - ❑ Collectors serve internal traffic movements within an urban area and provides connections to the arterial system. Like arterials, they provide movement functions, but they provide access functions equally. They may be divided into major and minor collectors.
  - ❑ Local streets provide access to adjacent land as their primary function. They may be designed as grids, loops, or cul-de-sacs.
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## ROADS

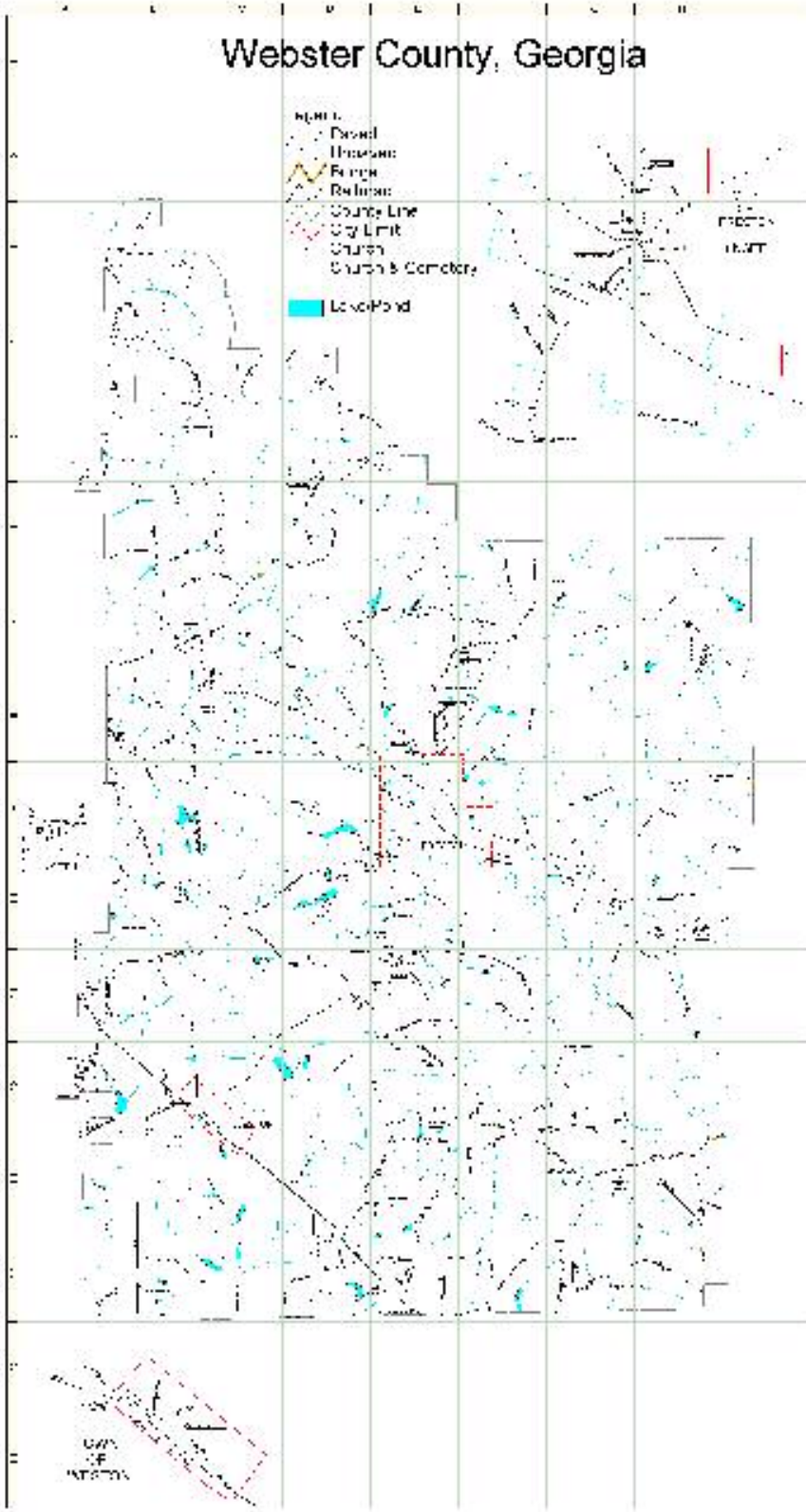
Webster County has a total of 104 county-owned roads, as counted by their assigned number, issued by the Georgia Department of Transportation. However, when counted by road name, as assigned by the Webster County Commission, the total rises to 113. Preston has 16 city-owned streets and Weston has 6.

The 104 county-owned roads stretch a total of 201 miles. Of this total, 116 miles, or 57.8% are paved, while 85 miles, or 42.2% are unpaved. City streets stretch for 4 miles. Only one short section in Weston, Pecan Street, is unpaved.

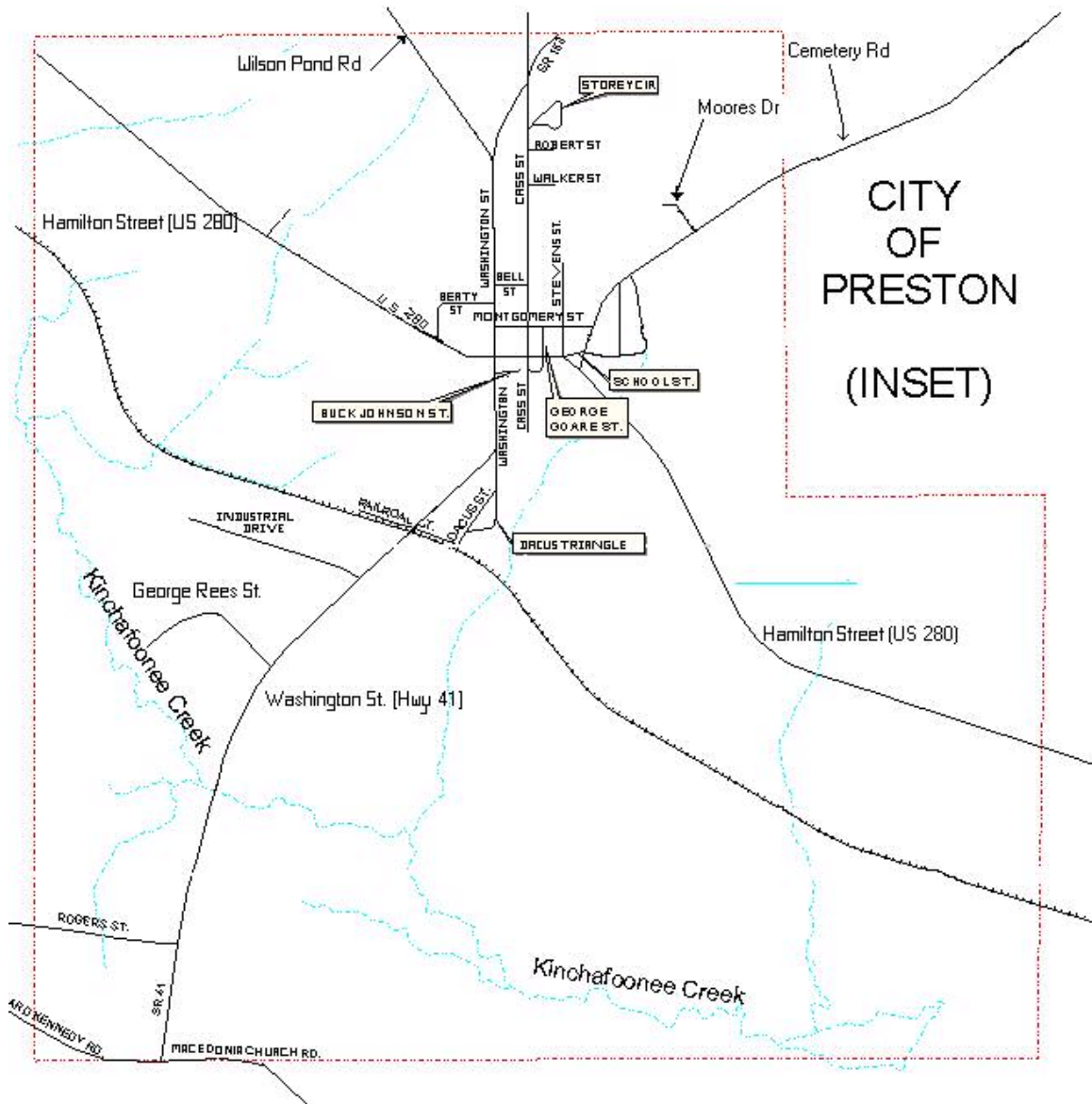


# Webster County, Georgia

- Road
- House
- Fence
- Religion
- County Line
- City Limit
- Church
- Church & Cemetery
- Lake/Pond



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In addition to county or city-owned roads, there are a number of private lanes that comprise a small part of the overall inventory of roadways within the county. Most of these private lanes are, in fact, privately owned. However, there are a few that likely could be claimed as public property because they have been maintained by either county or city forces for a long enough period of time to be claimed through prescriptive rights. This legal term denotes the right of the public to claim a piece of property because it has been continually used and maintained by the public for a period of time, even though the county or city does not have a deed to the road or adjacent right-of-way.

Three state highways traverse Preston. U. S. Highway 280/ GA 27 comes through Preston on an east/west route and is the most heavily traveled road in town. Georgia Highway 41 splits Preston from the north to the south. Georgia Highway 153 comes into Preston on the north side of town, intersecting with and ending at Georgia Highway 41.

Georgia Highway 41 also splits Weston from the north to the south. But more importantly, Georgia Highway 520, a four-lane highway runs on an east/west course through the county's smallest town. This highway, running between the commercial centers of Columbus to the northwest, and Albany to the southeast, is the busiest in the county.

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## BRIDGES

Within Webster County, there are 11 locally-owned bridges, all of which are in the unincorporated county. There are 10 bridges on state routes within the county, all but one of which are in the unincorporated county.

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## DAMS

Within the unincorporated county are 15 dams that serve to both impound lakes and provide public roadways, via the top of the dams. In other words, dams were built across certain streams for the dual purpose of creating a lake and providing access across areas that would have otherwise been difficult to cross.

Although there is either little or no written documentation verifying why these structures were originally built, it is believed that many years ago, building a dam was one of the easiest and surest ways to span an area of wetlands or streams that would otherwise require some other type of structure such as an elevated roadway or a bridge. In some cases, it is said that the landowner and the county powers of the time agreed to the construction of the dam in return for permission to build the road. The agreement, it seems, benefited the landowner since he got a lake, and the county, since a reliable road was put in place.

Five of these dams are built to current safety standards, but the remainder are generally prone to failure since they typically have inadequate outflow capacity and no provision for handling overflows, should they occur. With only two exceptions, none of the substandard dams have "run-arounds" that will allow excess water to drain off without severely damaging the main structure of the dams.

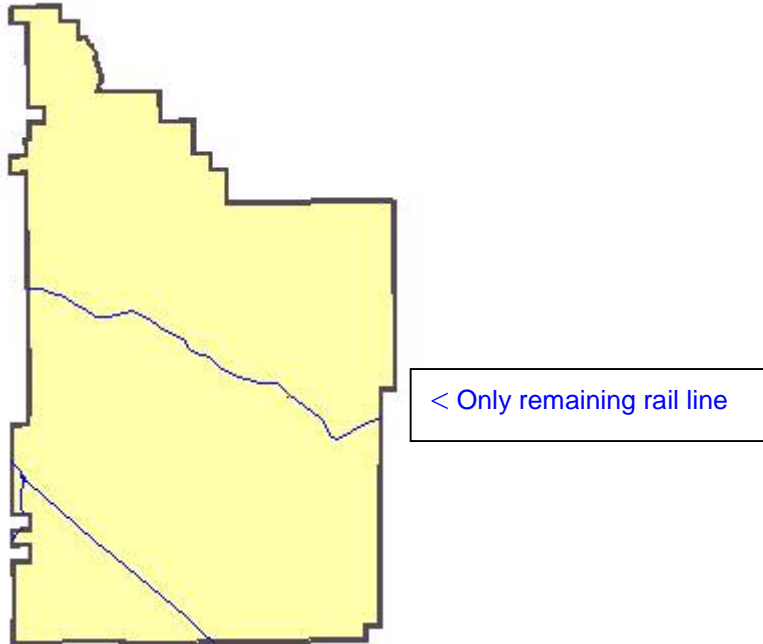
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## RAILROADS

There is only one remaining rail line in Webster County, and only a portion of it is in operation. Running on an east/west course through the center of the county, that rail line is in operation only on the eastern entrance into the county, from the

direction of Plains, stopping at Tolleson Lumber Company, about 1.8 miles east of Preston.

#### Railroad Lines in Webster County



<https://gis1.state.ga.us/index.asp?body=preview&dataId=9896>

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#### SIGNAGE

Beginning in 1997, Webster County began updating and replacing sub-standard signage throughout the county. Signs that had been fabricated by the county, but which were not in compliance with applicable requirements, were removed and replaced with purchased signs. Most of the existing STOP signs met regulations since they had been purchased, but curve, intersection and other types of signs did not meet regulations. Although most of the replacements were made over a period of about two years, a few signs still need to be replaced.

Since 1997, the county has also endeavored to add appropriate signage where needed. For instance, in a sharp curve on West Centerpoint Road, locally known as "Buck Jones curve," chevron signs were added to indicate to motorists the high degree of turn required to successfully navigate the curve. However, even with the additional signage, accidents still occurred in that curve. Later, additional signage was added to each side of the approach to the curve, indicating that a maximum speed of 35 MPH is advised, and 36" curve signs were added to both

sides of the road on east and west sides of the curve. Since the addition of more signage, only one accident has occurred there.

Webster County does not maintain a record of the location of signage or when it was erected or replaced. However, as noted in the Assessment and Goals phase of Cultural Resources, the county anticipates trying to implement a GIS system to record and monitor the placement and maintenance of signage within the county. Once a system of this type is in place, Preston and Weston's data could easily be recorded as well.

In addition to standard road signage, the county has erected road name signs throughout the county. Preston and Weston also have erected street name signs within their jurisdictions, but all three governments must be diligent to maintain the signage since it is prone to vandalism and theft.

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## SIDEWALKS

The only jurisdiction that owns and maintains sidewalks is the City of Preston, although the inventory is relatively small. Sidewalks are along portions of Washington Street, Cass Street and Montgomery Street. Preston has replaced or otherwise maintained the sidewalks on an as-needed basis.

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## OTHER

No local government within Webster County operates a public transportation system. County officials have participated in multi-jurisdictional meetings to assess the potential of successfully operating a multi-county public transit system, but have not taken any steps to implement or participate in such a system, believing that it cannot be done without a large, continual subsidy from either state or federal sources. Webster County officials do not believe that the county can fund such a system, even in part, unless that portion is extremely small.

While people from larger communities may find it hard to believe, there is not a traffic light in Webster County. There are no other signalization devices either. Neither is there an airport.

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## **Roadway Traffic Volumes and "Trips"**

Roadway use is measured in terms of both the volume of vehicles per hour or day and the origins and destinations of the vehicles. Mechanical devices triggered by the passage of vehicles count the number (volume) of trips (define trip here or in glossary). Traffic counts are often expressed in terms of "peak-hour volumes," which reflects traffic during the time of the day when most morning and evening work trips and return trips occur. They also can be expressed in terms of "average daily trips (ADT)," which may be defined as average volumes over a twenty-four-hour period. Origin and destination traffic

counts are measured by surveys of drivers as they cross cordon lines within designated areas. Results of these traffic count measurements are used to define trip generation factors (the typical number of trips generated on average) for each major type of land use (such as single-family residential, retail commercial, etc.).

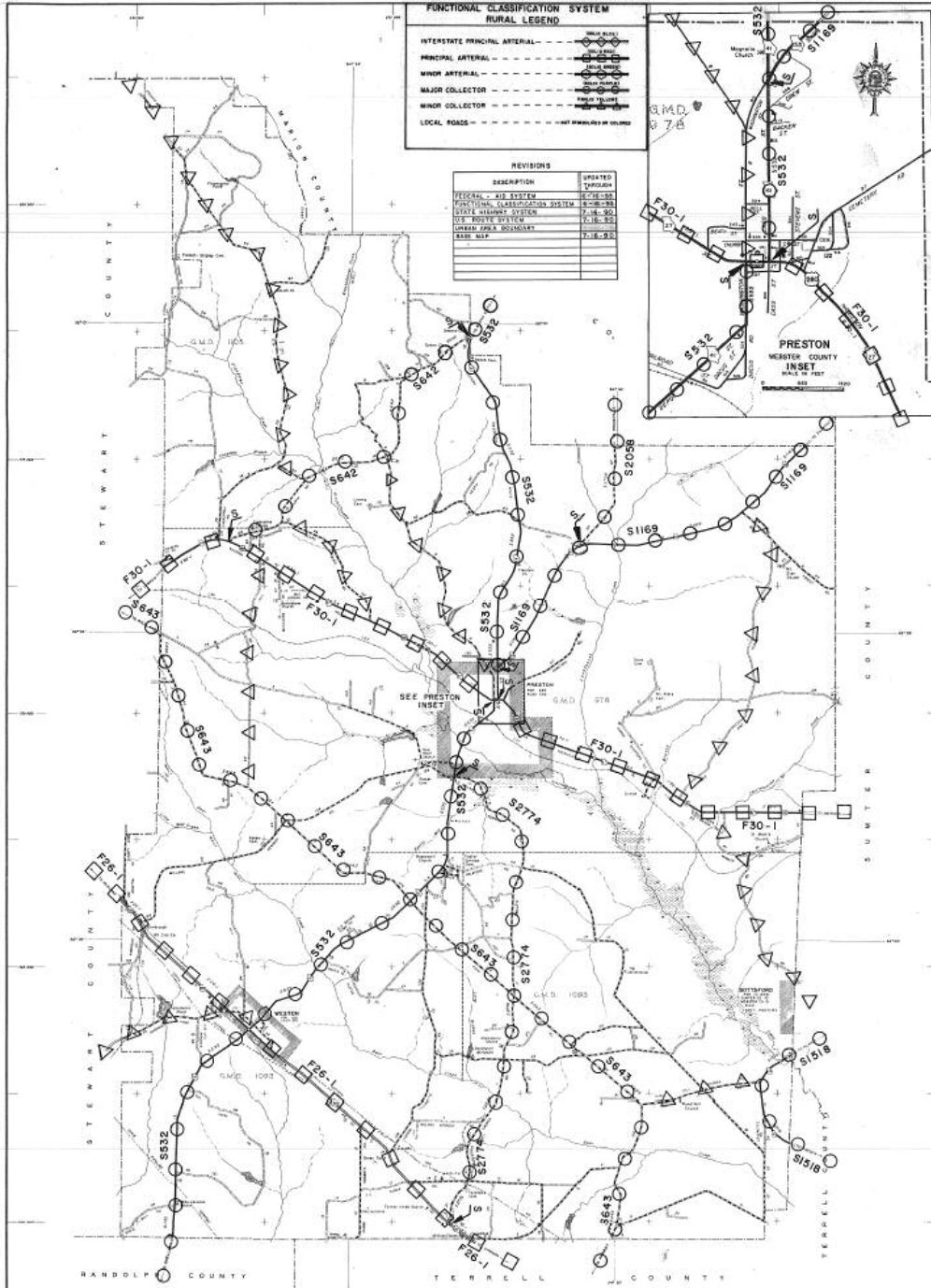
**Functional Route Classification: Characteristics and Standards**

Classification	Function	Speed Limit(mph)
Freeway and expressway	Traffic movement	<b>55-70</b>
Primary arterial	Intercommunity and Intra-metro area Primary function-traffic movement Secondary function-land access	45-55 in fully developed areas
Secondary arterial	Primary function- traffic movement between communities and within a metro area; Secondary function-land access	30-35
Collector	Primary function- collect/distribute traffic between local streets and arterial system Secondary function-land access Tertiary- traffic movement between neighborhoods	30-35
Local	Land access	30-35

(Source: Adapted from U.S. Department of Transportation)

The Functional Classification System Map that follows is from the Georgia Department of Transportation. [http://www.dot.state.ga.us/dot/plan-rog/transportation\\_data/function\\_class\\_maps/index.shtml](http://www.dot.state.ga.us/dot/plan-rog/transportation_data/function_class_maps/index.shtml)





**FUNCTIONAL CLASSIFICATION SYSTEM  
RURAL LEGEND**

INTERSTATE PRINCIPAL ARTERIAL	— (with shield)
PRINCIPAL ARTERIAL	— (with diamond)
MINOR ARTERIAL	— (with square)
MAJOR COLLECTOR	— (with circle)
MINOR COLLECTOR	— (with triangle)
LOCAL ROADS	— (with cross)

**REVISIONS**

DESCRIPTION	DATED
FEDERAL - AID SYSTEM	6-16-50
STATE CLASSIFICATION SYSTEM	3-20-50
STATE HIGHWAY SYSTEM	7-16-50
US ROUTE SYSTEM	7-16-50
UNRAIDED ROADS	7-16-50
BASE MAP	7-16-50



**GENERAL HIGHWAY MAP  
WEBSTER COUNTY  
GEORGIA**

PREPARED BY THE  
DEPARTMENT OF TRANSPORTATION  
DIVISION OF PLANNING AND PROGRAMMING  
ATLANTA, GEORGIA

U.S. DEPARTMENT OF TRANSPORTATION  
FEDERAL HIGHWAY ADMINISTRATION

SCALE IN MILES  
SEPTEMBER 1959

TRANSFORMED MERCATOR CONFORMAL PROJECTION  
12.500 FOOT GRID COMPUTED FROM  
"TRANSFORMED MERCATOR PROJECTION TABLES FOR GEORGIA"

**LEGEND**

**ROADS**

**RAILROADS**

**WATER**

**LAND USE**

**BOUNDARIES AND CORRECTIONS**

**PUBLIC SERVICE FACILITIES**

**UNDESIRABLE AND MISCELLANEOUS**

**NOTES**

**INDEX**

WEBSTER COUNTY



## 2002 Coverage Counts for Webster County (Georgia DOT)

RT Type	RT #	Beg. Mile	End Mile	Raw Count	Estimated A.A.D.T.
SR	520	3.34	9.03	7019	6237
SR	520	2.48	3.33	6583	5879
SR	520	0	2.47	6314	5639
SR	41	0	4.2	639	640
SR	41	4.21	8.06	895	827
SR	41	8.07	10.55	1504	1389
SR	41	10.56	12.28	2173	2006
SR	41	12.36	12.93	1935	1804
SR	41	12.94	15.75	1338	1235
SR	41	15.76	19.03	800	739
SR	27	0	1.43	3744	3344
SR	27	1.44	4.34	3007	2686
SR	27	4.35	7.01	3033	2708
SR	27	7.02	10.4	3035	2738
SR	27	10.41	13.31	2661	2401
SR	153	0	0.21	957	883
SR	153	0.22	2.78	735	679
SR	153	2.79	7.47	622	575
SR	45	0	1.35	243	224
SR	45	1.36	2.08	416	384
CR	123	0	3.5	449	414
CR	123	3.51	6.46	432	399
CR	127	1.2	3.18	163	151
CR	126	0	2.23	156	144
CR	124	0	2.75	129	119
CR	124	2.76	5.71	190	175
CR	124	5.72	8.39	215	198
CR	124	8.4	11.16	306	282
CR	124	11.17	15.63	480	453
CR	74	2.14	2.61	165	153
CR	80	0	0.73	936	864
CR	11	1.24	3.68	205	190
CR	21	0	2.08	166	156
CR	11	3.69	6.09	191	176
CR	10	0	2.35	326	301

SR – State Route, CR – County Route, AADT – Annual Average Daily Traffic

It is obvious to Webster County officials that either the traffic count is in error, or the wrong county road number is listed, since CR 80 is a dirt road that does not have a traffic volume nearly as high as the numbers listed.

The information contained in the chart above obviously does not include every road within Webster County, but no further data was available at the time of this report.

## Roadway Capacity

Roadway capacity is defined as the maximum number of vehicles that can be expected to travel over a given section of roadway or specific lane during a given period under prevailing roadway and traffic conditions. Prevailing roadway conditions include the road's characteristics, such as vertical and horizontal alignment, lane width, number of lanes, and types and numbers of intersections. Prevailing traffic conditions include usage factors at a particular time, such as traffic volume, turning movements, and conflicting pedestrian and bicycle movements.

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Absent specific information from the Georgia Department of Transportation, and not having any information generated from local sources with respect to the maximum number of vehicles that locally-owned roads can support, local officials cannot make definitive statements or reach conclusions that are supported by factual evidence. However, beyond any question, local roads are not at or even near capacity in terms of the traffic they can handle.

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## Determining Roadway Level of Service (LOS)

The Level of Service (LOS) of roadways is a measure of the effect of prevailing roadway and traffic conditions on capacity of a given road. Average operating speed is one indicator of a road's Level of Service, with higher speeds indicating higher levels of service. Using this measure as a guide, six qualitative roadway Level of Service Standards are presented below, ranging from A as the highest to F as the lowest.

### Transportation Levels of Service

A	Free flow, limited only by alignment and speed limit; minimal delay
B	Stable flow but presence of other vehicles noticeable; freedom to select speed relatively unaffected; slight decline in freedom to maneuver
C	Stable flow but freedom to select speed affected; maneuvering requires vigilance; comfort and convenience declines; vehicular conflict at many intersections
D	High density, still stable flow approaching unstable flow; speed and maneuvering restricted severely; poor comfort and convenience; small increases in flow cause operational problems; delays at

	intersections as long as two or more signal cycles
E	Operating level at or near capacity; speeds low but stable during off –peak hours; unstable flow with long queues at peak hours; maneuvering requires forcing others to give way; cross street traffic has difficulty entering flow; comfort and convenience very low, frustration high
F	Force flow or breakdown of operation; stop and go waves; back-ups through up-stream intersections; long delays through two or more cycles of traffic signals

(Source: U.S. Department of Transportation)

Practically every road owned by local government, both county and city, meets the definition of being a LOS Class A road.

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### **Water Supply and Treatment**

A public water supply is a network of storage, filtration systems, pumping stations, and distribution lines. A shortage of clean water can be detrimental to economic development and to the health and welfare of the entire community. The level of service provided and future needs of the community are evaluated in this section to determine if the present systems meet the community’s existing needs, and are effectively planned and utilized.

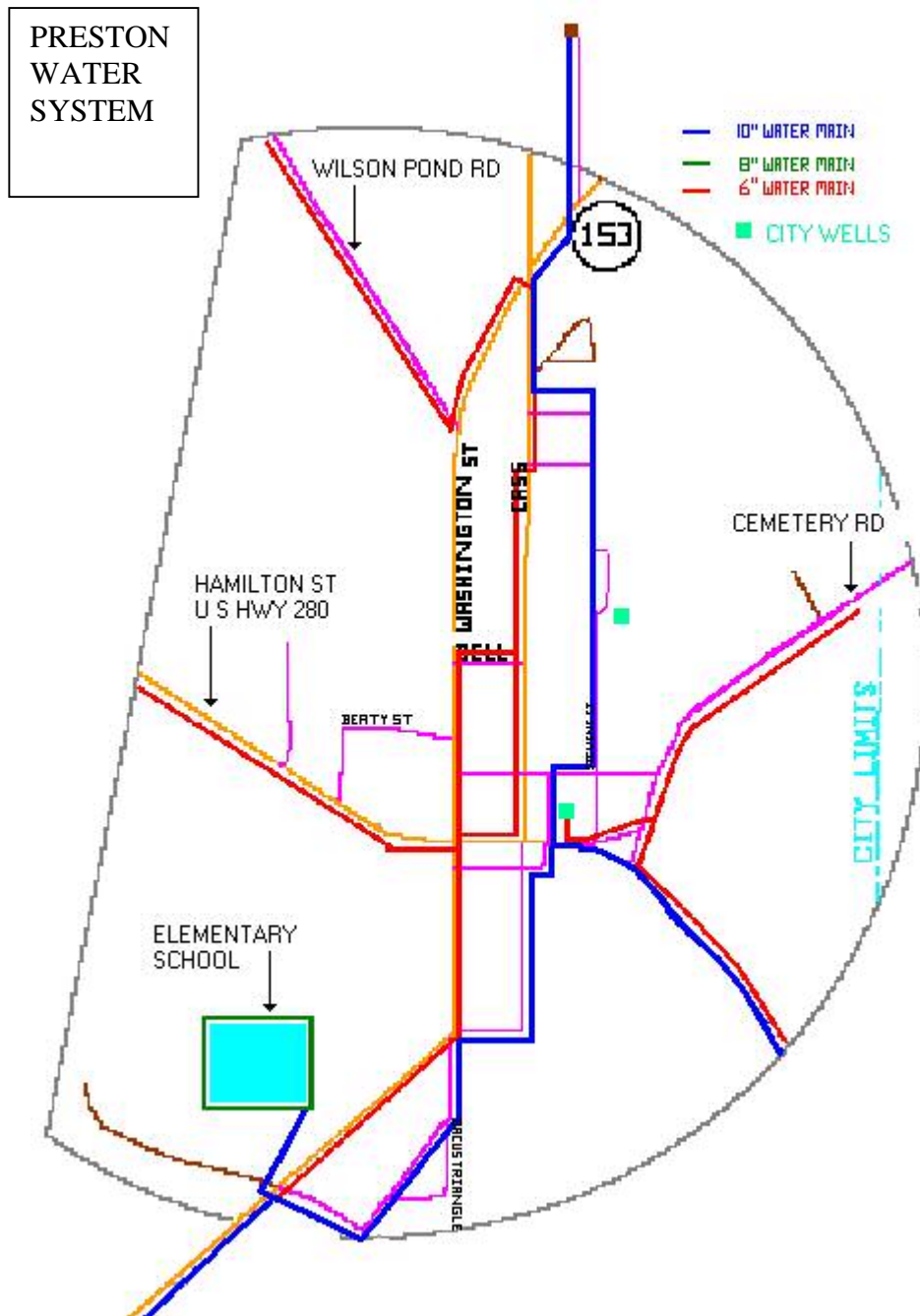
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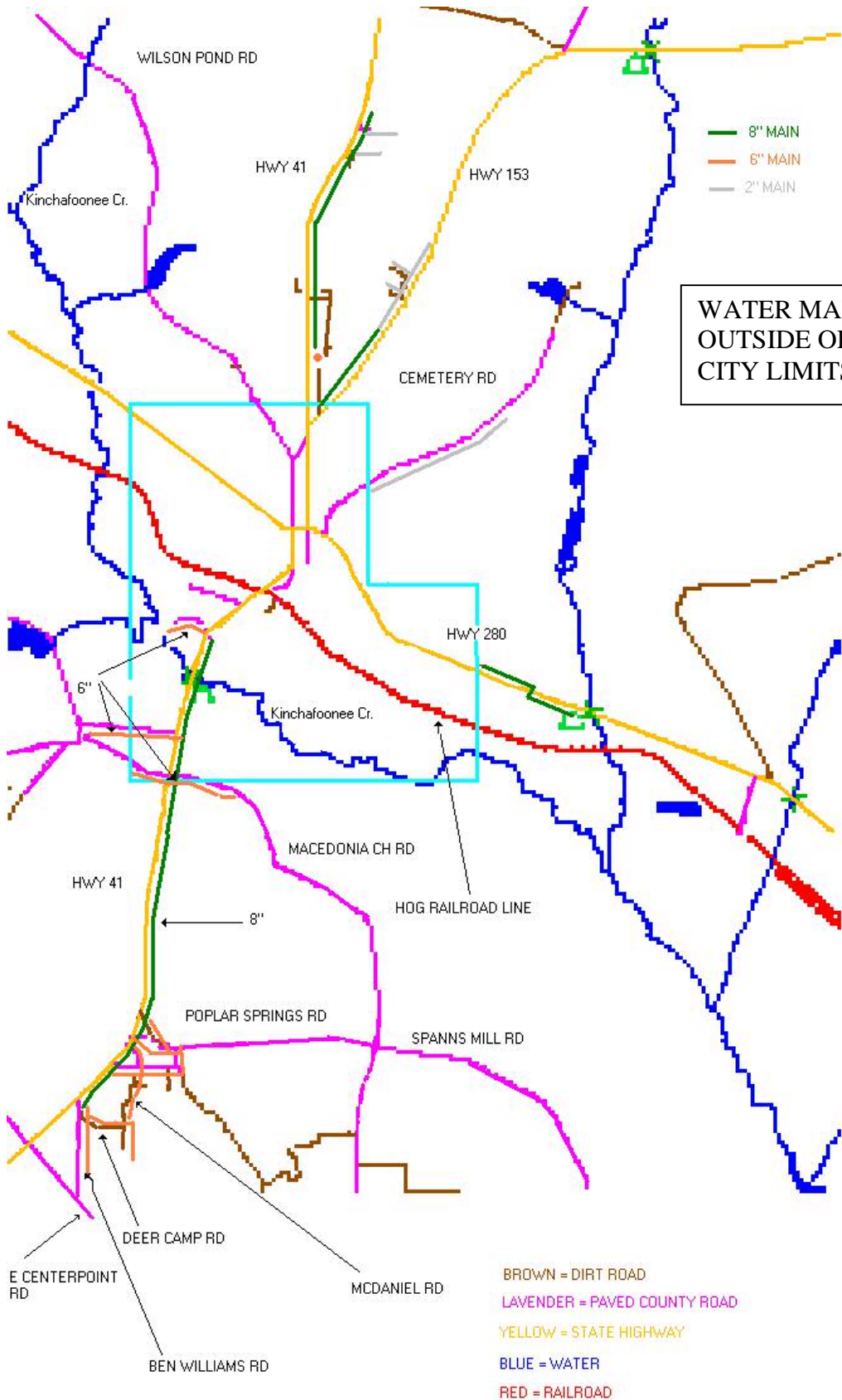
As stated in the Inventory component of Natural Resources, both Preston and Weston operate potable drinking water supply systems. Both rely upon groundwater resources for their supply.

Preston has three wells supplying water for its system. The well located at 40 George Goare Street is 266 feet deep and can pump 240 gallons per minute (gpm). The well located at 21 Industrial Drive is 150 feet deep and can pump 300 gpm. The well at the end of Stevens Street is 250 feet deep and can pump 500 gpm. However, all three wells, pumping at approximately 50% of capacity, supply water for average to high demand on the Preston system.

Preston has a ground level tank located at 287 Water Tank Road, just north of the city limits, on the highest point around Preston. The city has excellent water pressure as a result of the tank’s location.

Weston has a single well, located at 14548 Highway 41, that has an estimated capacity of 250 to 300 gallons per minute. The well is approximately 340' deep. Weston has a 75,000 gallon elevated tank at 14548 Highway 41. Weston has excellent water pressure.

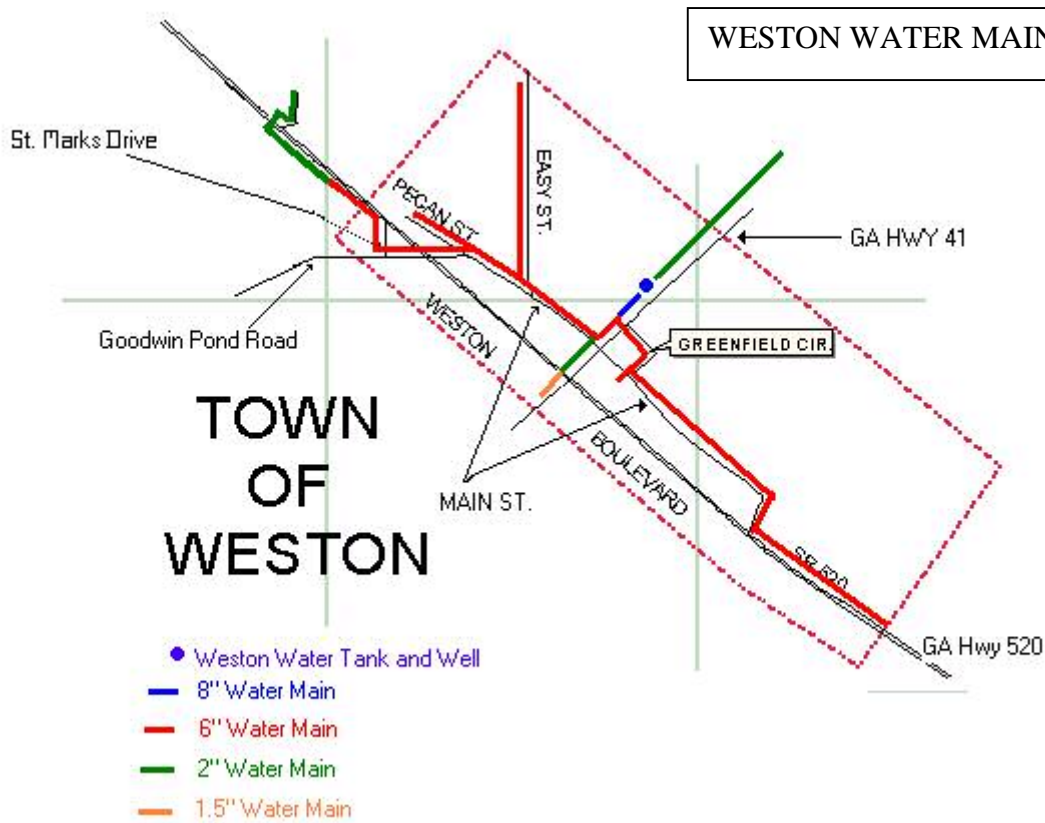




**WATER MAINS EXTENDED  
OUTSIDE OF PRESTON  
CITY LIMITS**

- 8" MAIN
- 6" MAIN
- 2" MAIN

- BROWN = DIRT ROAD
- LAVENDER = PAVED COUNTY ROAD
- YELLOW = STATE HIGHWAY
- BLUE = WATER
- RED = RAILROAD



That portion of the Richland water system that extends into Webster County is not depicted in a map herein, but the following description is provided:

- Water service extends east on West Centerpoint Road for a distance of 2 miles; extends out Kennedy Pond Road a distance of one-half mile; extends the length of Tiffany Drive, Pecan Drive, Quail Ridge Drive, Deer Run Drive, Wildwood Drive and Fox Lane.

### **Sewage System and Wastewater Treatment**

No jurisdiction within Webster County has a public sewage system or wastewater treatment facility. All homes, businesses and commercial facilities utilize septic tanks.

### **Solid Waste Management**

**Webster County, Preston and Weston have elected to include Solid Waste Management within the multi-jurisdictional Comprehensive Plan rather than submitting a separate plan. The plan is included as an addendum to Community Facilities.**

## **Public Safety**

The citizens of Webster County are afforded public safety services through the following departments or agencies: the Webster County Sheriff's Office; the combined efforts of the volunteer fire departments operated by Webster County, Preston and Weston; by Webster County Emergency Medical Services; the Webster County Emergency Management Agency; and the various courts of the county.

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### **SHERIFF'S OFFICE**

The Webster County Sheriff's Office has primary responsibility for local law enforcement throughout the county, including within the cities of Preston and Weston. Weston has never had any law enforcement services other than that provided by the Sheriff's Office, but Preston formerly operated its own police department. On May 5, 1998, Preston contracted with Webster County to provide law enforcement services within the city in exchange for monetary compensation, remitted to the Webster County Commission. A modified agreement has been subsequently approved and remains in place.

In addition to the Sheriff, the county employs three full-time deputies, a full-time secretary/dispatcher, two to three other full-time dispatchers and several part-time dispatchers. Also available to assist the Sheriff's Office in times of local emergency, such as search and rescue operations, are 15 to 20 reserve officers, many of whom are volunteer firefighters.

The Sheriff's Office is located in the Annex to the County Courthouse. Its physical address is 175 Montgomery Street, Preston. The office space, which was formerly used by a variety of other agencies, was extensively renovated in the mid-1990's to adapt it for use by the Sheriff's Department.

Within the Sheriff's Office is a small holding cell. Its primary use is to hold prisoners on the day they must go to court, but upon the Sheriff's decision, it is sometimes used to house non-violent prisoners who wish to be incarcerated in Webster County, as opposed to being housed in a jail in an adjoining county. Most county prisoners, however, are housed in the jails of adjoining counties, primarily Schley, Stewart and Sumter Counties.

The Sheriff, the secretary and each deputy have personal computers and Internet service to assist them in carrying out their responsibilities. The office also maintains a GCIC terminal, a computer and information network that allows the dispatcher to quickly find relevant data on vehicles, tags, criminal histories and other information related to law enforcement work. Each person using the system is certified through an educational program before being allowed to access the data.

The Sheriff and each deputy have a patrol car. Each car operated by a deputy is fully equipped with two-way radios, radar, and a video camera. The Sheriff's car is not equipped with radar. Each deputy provides his own side arm and

possesses other weapons that may be necessary to the discharge of their duties. Each deputy is also equipped with a Taser, an electrical stun gun that potentially allows an unruly subject to be brought under control without the use of deadly force. Each deputy also has a bullet-proof vest.

The Sheriff's Office also maintains a four-wheel drive Chevrolet Blazer in its inventory of patrol vehicles. It is primarily used when the need for four-wheel drive is required or when a patrol car is temporarily out of service for maintenance or repair. Additionally, the Sheriff's Office has a generator available for use in times of electrical outage.

The Sheriff's Office operates its own dispatch system 24 hours each day, taking calls for law enforcement, EMS and fire services. However, Webster County has joined with six other counties to form the Middle Flint E-911 Authority that will operate a 911 call and dispatch center for the seven-county region, beginning in late 2004 or early 2005.

The Sheriff's Office generally provides law enforcement services related to local matters. In addition to traffic enforcement operations, which constitute a significant component of operations, the Sheriff and his deputies work to prevent criminal acts and to solve the ones that are committed, often working in concert with other law enforcement agencies, such as the Georgia Bureau of Investigations, the FBI, the Drug Enforcement Administration and the Georgia State Patrol. Deputies also serve papers for the various courts of the county.

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## FIRE DEPARTMENTS

Webster County, Preston and Weston are each afforded fire protection through the services of volunteer fire departments. A formal agreement exists between Weston and Webster County to provide firefighting services. An informal agreement between Preston and Webster County exists.

Weston has one fire engine, a late 1950's model that, while operational, leaves much to be desired in terms of capability and reliability. The truck has only a 500-gallon tank and a 500 GPM pump. It is housed at the Weston City Hall, 290 Main Street, in a bay area adjacent to the city's meeting room. Also housed in the same facility is a 1000-gallon "nurse" tank that can be pulled with a pickup truck, thereby providing additional water for the fire engine.

Preston has two fire engines. The 1957 GMC truck has a 750-gallon tank and a 500 GPM pump. The 1980 Ford has a 750-gallon tank and a 500 GPM pump. Both have experienced mechanical problems that limit their capability and reliability. They are housed in a dual bay area immediately next to city hall at 180 Montgomery Street.

Webster County has two fire trucks that are much newer than any of the equipment in either of the cities inventory. The county's primary fire engine is a "fire knocker," built by the Georgia Forestry Commission. The truck is a 1992 Kodiak, equipped with a 1250-gallon tank and a front-mounted pump capable of



pumping 1200 gallons per minute. Additionally, the county has use of, but does not own, a Quick Response Vehicle (QRV) fire truck provided by the Georgia Forestry Commission. It is a 2002 Ford F350, four-wheel drive truck, with a 250-gallon tank and a 120 GPM pump. These trucks are housed in the Webster County Fire/EMS Station located at 170 Montgomery Street, Preston.

The trucks are generally equipped with the full complement of tools and accessories required for the trucks to be compliant with existing regulations. Each firefighter is also provided with a complete set of "turnout" gear for personal protection while engaged in firefighting.

Webster County has also purchased a 5000-gallon tanker to be used in the event of a major fire that requires a large volume of water to extinguish. However, the tanker has not yet been fully modified so that it can be used for that purpose. At such time as it is ready, it will be made available for use.

There are two primary groups of volunteer firefighters and two different relationships between the groups and the county. Preston has had, for many years, an effective program designed to attract and retain motivated volunteer firefighters. The program essentially consists of a monetary contribution by the city to a pension fund on behalf of firefighters who attend the minimum number of meetings, on an annual basis. Those who do, qualify to receive a pension upon retirement. This financial incentive costs the city approximately \$180 per firefighter, per year, but has the effect of retaining the core group of volunteers who have been in place for several years.

In an effort to duplicate the success that Preston had, Weston and Webster County joined forces to create a similarly motivated group of volunteers in the Weston area. Because Weston is so small, and has no full-time staff to oversee administration of the city's affairs, the city council asked the Webster County Commission to enter into an agreement to provide firefighting services to Weston. In exchange, the city donated its fire engine to the county. The county, in turn, agreed to provide a pension plan, identical to the one in Preston, for a maximum of 12 firefighters, to assure that a sufficient number of volunteers would be in place to provide the needed services. So effectively, there are two volunteer fire departments, one in Preston and one in Weston, though they do work together on a regular basis.

In addition to responding to fire calls, both volunteer fire departments assist the Sheriff's Department and EMS, when requested to do so. Their assistance is normally requested when a major event occurs, either a multiple or serious vehicle accident or when a search and rescue effort requires more manpower than the Sheriff's Department has available.

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### Emergency Medical Services (EMS)

Webster County operates an Emergency Medical Service as a "paid, volunteer" service. This denotes the fact that those who work for the EMS are volunteers who are compensated for their service.

A full-time chief of EMS is employed by Webster County to manage the service. He is complemented by a staff of approximately ten volunteers who work 12 hour shifts. Two Emergency Medical Technicians staff each shift. Some of the volunteers are also certified as Paramedics. Most of the staff members reside within Webster County.

Webster County EMS owns only one ambulance, a 1998 Ford E350, but it is in excellent condition. It is equipped with all basic life support equipment, including equipment specifically designed to support victims of heart attack or other life-threatening heart problems.

The ambulance is housed inside of the Webster County Fire/EMS Station at 170 Montgomery Street, Preston. This facility is a 3-bay station, housing the ambulance and two fire trucks. Additionally, it contains living quarters consisting of two bedrooms, a bathroom, an office and a social room.

Webster County EMS provides standard medical emergency services, responding to approximately 450 – 500 calls per year.

Webster County EMS maintains mutual aid agreements with several surrounding counties. Because the county has a single ambulance, mutual aid agreements are vital to the timely provision of services when the county's own ambulance is engaged in response to a call for assistance. Stewart, Marion and Schley Counties, in that order, are the primary source for assistance when Webster County requires assistance. Conversely, Webster County responds to dozens of calls each year in assistance to Stewart County, to several calls each year in Marion County, and to a very few in assistance to Schley County. On rare occasions, Webster and Sumter Counties assist each other.

Webster County EMS also provides services through the placement of AED's, or Automatic Electronic Defibrillators, devices designed to restart the heart of a patient whose heart has stopped beating due to heart attack or some other life-threatening condition. These devices, as may be deduced from the use of "automatic," when placed on a patient, can detect a heartbeat, or the lack thereof, and administer an electrical jolt in an attempt to restart the heart muscle. AEDs have been placed in the Weston fire engine and the county's QRV fire truck.

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#### WEBSTER COUNTY EMERGENCY MANAGEMENT AGENCY (EMA)

Webster County's EMA is best described as all of the county's law enforcement personnel, EMS personnel, firefighters and county road department personnel, pulling together to respond to any emergency of a significant magnitude. The Sheriff of Webster County serves as the EMA director and is responsible for maintaining an emergency response plan for various contingencies. In the event of an actual disaster, the Sheriff would be responsible for coordinating the response. The Chairman of the Webster County Commission serves as the assistant EMA director and will work in conjunction with the Sheriff's efforts in the event of a disaster.

Webster County's EMA works in close consultation with the Georgia Emergency Management Agency and receives a small amount of financial aid each year to compensate the county for its efforts to comply with mandated requirements for emergency planning. Currently, the county uses those funds to pay a salary supplement to the EMA director for the additional time and work required to fulfill the planning responsibilities.

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## CORRECTIONS

Webster County operates a holding facility within the Sheriff's Office (see preceding section on Sheriff's Office).

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## COURTS

Webster County operates directly, or participates indirectly in the operation of four courts. Probate Court and Magistrate Court are operated directly and solely by Webster County. Superior Court and Juvenile Court are operated by the State of Georgia, but with some assistance from the county.

Probate Court and Magistrate Court in Webster County are operated under the same roof, having the same judges, via the action of the Webster County Commission some years ago to consolidate the duties incumbent upon both courts. Georgia law allows for this consolidation and the Commission believed that the courts could function more efficiently and in a more cost-effective manner if consolidated. Probate Court also serves as the county's traffic court.

Probate/Magistrate Court is staffed by the Probate/Magistrate Judge and one other employee who serves as a Magistrate Judge and clerical assistant. The judge is also assisted by a Probation Services company to manage and track those persons sentenced to probation.

Probate Court carries out many functions, including the issuance of marriage licenses, death certificates, gun licenses, probating of wills of the deceased, and as mentioned, holding traffic court. This latter responsibility includes setting fines for violations of the traffic code, receiving payment from those who do not contest the charges made against them, and conducting court proceedings for those who plead innocent and for those whose violations require them to come to court, even though they may admit their guilt and plead guilty.

Magistrate Court is primarily a "small claims" court wherein a citizen or entity can make a claim against someone else, individual or corporate, for monies owed. Though the Court does have jurisdiction in some other matters, the bulk of the work in the local Magistrate Court involves claims for monies owed, but not paid.

The Probate/Magistrate Court is housed in the Webster County Courthouse, in the center of Preston. The office is equipped with modern computers, running software, from Harris Custom Programming, designed to automatically allocate monies received to the proper agencies and funds that are designated by law.

The two courts that Webster County supports financially, in part, but does not actually operate, are Superior and Juvenile Court. Superior Court is actually a function of state government, but because the Clerk of Superior Court is a locally elected official, and because Webster County contributes financially to the operation of the court, it is also an arm of local government.

The Superior Court hears and decides all manner of cases brought under criminal and civil laws. The judges for the court are elected within the Southwestern Judicial Circuit, an area comprised of Webster, Sumter, Lee, Schley, Stewart and Macon Counties. Each county has a locally-elected Clerk of Superior Court who assists the Court in carrying out its responsibilities. It is also noted here that the Webster County Sheriff's Office assists the court as well.

Webster County's Clerk of Superior Court assists the Court and its three judges with matters related directly to court proceedings, but also has many other responsibilities, including recording and maintaining deeds and plats generated from the transaction of property within the county, recording liens filed against property as security for debt, and many other functions. The Clerk is assisted by one part-time employee.

The Clerk of Superior Court's office is located in the Courthouse. The office is equipped with modern computers, many of which are provided by the state. Most are connected directly into a network of computers within the state, allowing for the transfer of information directly to state offices in Atlanta. Many of the records retained by the Superior Court can be accessed from any other Clerk of Superior Court office, making it possible to retrieve certain information without physically visiting the office in Webster County.

One important matter to note is that the Webster County Courtroom, where Superior Court is held, is not accessible to people who cannot walk up a flight of stairs. The cost of installing an elevator to the second story of the Courthouse is cost prohibitive for the county and it has not found grant funds that can be used for this purpose. However, each Judge of the Southwestern Judicial Circuit is knowledgeable about this matter and has agreed that in the event it is necessary for a handicapped person to attend court, the court will convene in a handicap-accessible building. Specifically, the Chief Judge has agreed to hold court in the Webster County Agricultural Education building that is spacious, air-conditioned and accessible. Should the county be able to secure the finances to install an elevator, it will.

Webster County also financially supports the Southwestern Judicial Circuit Juvenile Court, a relatively new creature of the state. Because the number of cases involving juveniles was increasing rapidly, this new court was created to deal specifically with juveniles. Webster County pays a prorated share of the costs to operate the court.

Juvenile Court is held in the Courtroom of the Webster County Courthouse. The Clerk of Superior Court and the Webster County Sheriff's Office assist with the conduction of court, just as they do with Superior Court.

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The City of Preston operates a municipal court to handle citations issued within its corporate limits. The City Clerk serves as clerk for the court and the county's Probate Judge serves as Judge of City Court.

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## ANIMAL CONTROL

Neither Webster County nor its incorporated communities have an animal control department. The Webster County Sheriff's Office, as the sole local law enforcement agency, conducts animal control responsibilities when needed. Animals taken into control are either returned to their owner or, if an owner cannot be identified, taken to an animal control shelter.

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## Hospitals and Other Public Health Facilities

Webster County, like many other rural counties, does not have a hospital within its jurisdiction, but does have a county-owned health department and one private physician's office. The nearest hospital is in Richland, Georgia, located approximately 8 miles from Preston.

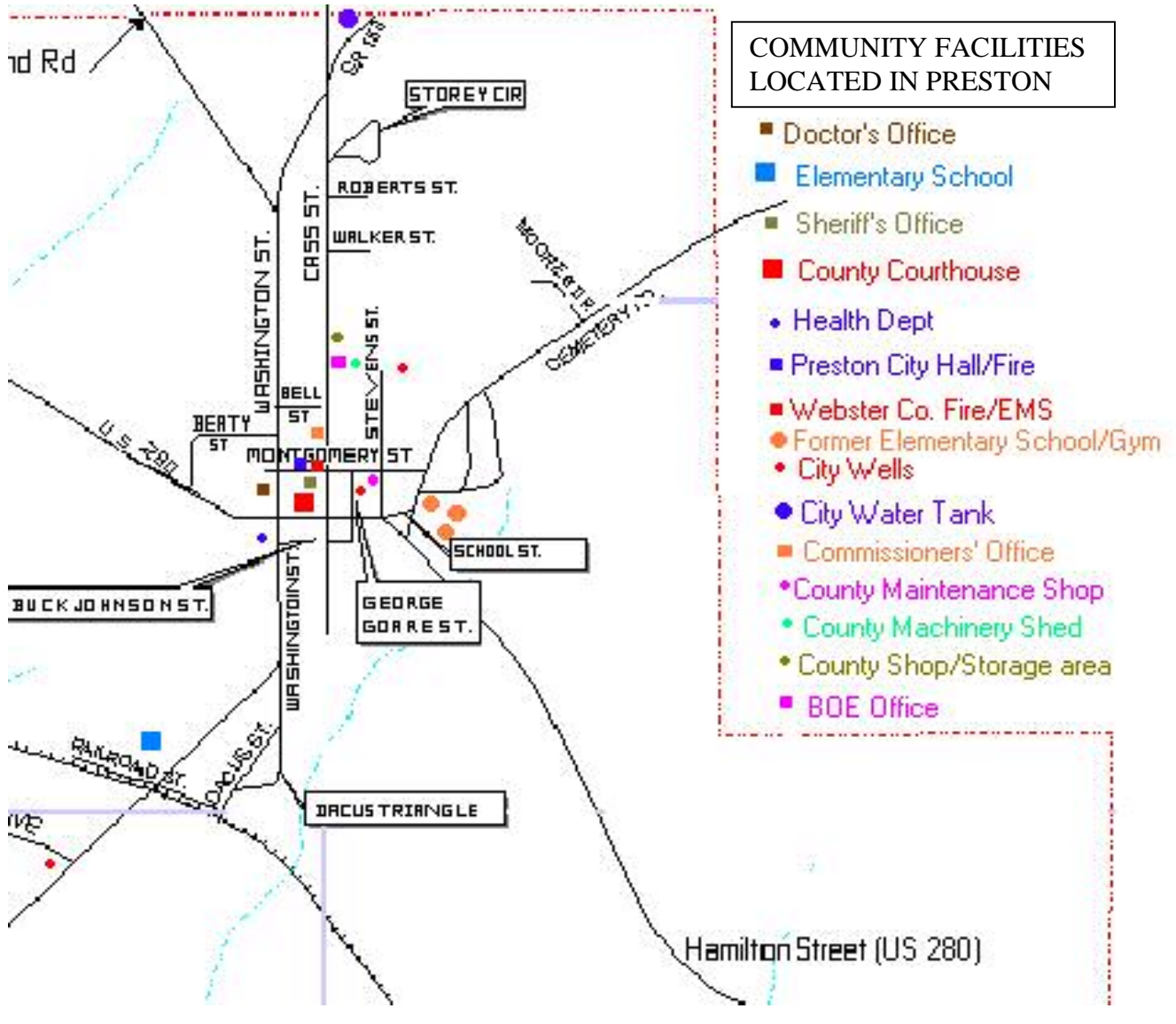
Located at 6814 Washington Street, Preston, the Webster County Health Department is the mainstay of health services for many Webster County residents. In addition to the services typically provided by a county health department, a Primary Care Department is also housed under the same roof.

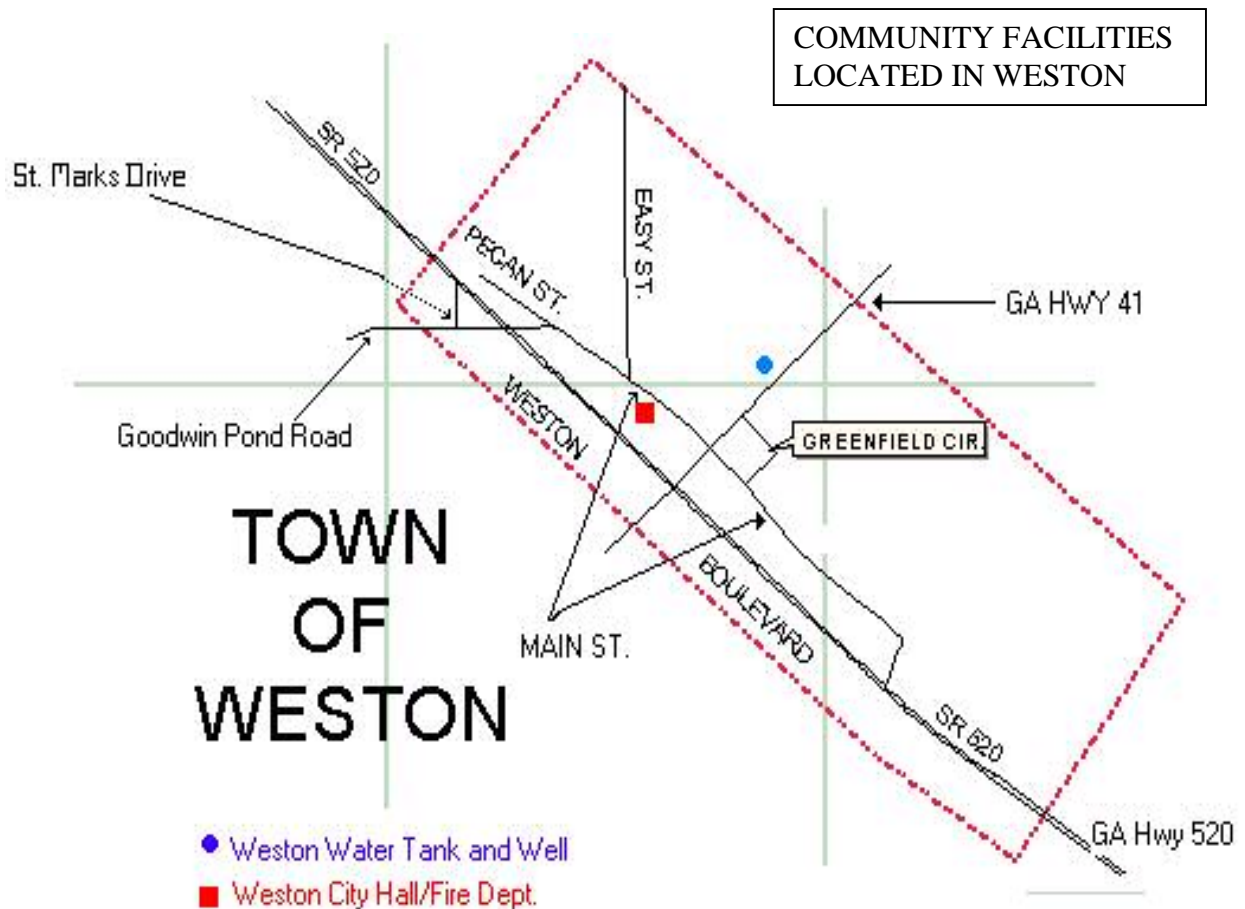
The Health Department and the Primary Care Department have two staff members each. The Public Health County Nurse Manager is responsible for all public health programs, including family planning, the Women/Infant/Children (WIC) program, immunizations, well-child physicals, Sexually Transmitted Diseases (STD) programs and tuberculosis programs. A clerk, who is responsible for accounting, budgeting, communications and for receiving patients, assists the nurse.

The Primary Care Department is staffed by a Family Nurse Practitioner who provides medical services for acute and episodic illness, follow-up care for chronic illness, wounds treatment, treatment of minor injuries, physical assessment for employment purposes, and drug screening for employment purposes. A clerk, who is responsible for accounting, budgeting, communications and for receiving patients, assists the Nurse Practitioner.

The structure in which the Health Department and Primary Care Department are located was built and occupied in or about 1984 and has been maintained in relatively good condition. It is likely that the facility, being maintained in good condition, will be available to serve the county for another 40 to 50 years. At the current time, the space afforded within is sufficient for the existing services, but if the county's population growth were to dramatically increase, it might become insufficient.

The private physician's office, Preston Family Clinic, is located at 553 Washington Street, Preston. It has only been in operation since 2003, but does offer the services of a physician without having to leave the community. The doctor's specialty is internal medicine. Assuming that the business is financially successful, local officials believe that the doctor's office will remain open and in place for many years to come.





### Recreation

Neither Webster County, Preston nor Weston operate a recreation department, though the county does own the former elementary school facilities, located at 40 Cemetery Road, Preston, including a gymnasium and baseball field that are used periodically for recreational purposes.

There is only one organized recreational program within the county, but it is operated privately and is not supported by public agencies.

There are no public park facilities or public open spaces within Webster County.

### General Government Facilities

The local governments' facilities include the County Courthouse, Preston City Hall (and fire department), Weston City Hall (and fire department), Webster County Commissioners' office, Webster County Board of Education office, County Road Department Shop, County Road Department shed and equipment storage area, County Road Department shop and materials storage area, an old home that currently houses the Webster County Family Connections program, the former elementary school, now owned by the county, and the Webster County Fire/EMS Station.



The County Courthouse is a two-story facility located at 6330 Hamilton Street (U.S. Hwy 280), Preston. The Courthouse contains the offices of the Clerk of Superior Court, Probate/Magistrate Judge, Tax Commissioner, Tax Assessor, and has office space used by a Probation Services company contracted to assist the Probate Court.

The Courthouse was built in 1915 and is generally in very good condition, having been maintained through the years. Assuming that routine maintenance is continued, the Courthouse should continue in service for several decades to come. The relative lack of space is the only impediment to continued long-term use. This matter will be addressed in the Assessment phase of this section.

Preston City Hall is located at 180 Montgomery Street, Preston.



Preston City Hall has a small meeting room on the west side of the building (to the left of the entrance area) where the City Council holds its meetings. To the right is an administrative office where the City Clerk works, conducting the city's business affairs. Immediately adjacent are the two bays that house fire trucks.

Weston City Hall is located at 290 Main Street, Weston. The city does not have any fulltime staff, but does have space to hold their city council meetings. The door on the left side (see picture that follows) enters into the meeting quarters. The two bays to the right house a fire engine and other equipment.





Webster County Commissioners' Office.

The Webster County Commissioners' office is located at 6622 Cass Street (GA Hwy 41), Preston. The office is a former residence that was purchased, renovated and occupied by the Commission in the mid 1990's. The office space consists of a meeting room that can seat about 30 people, a general administrative office space that citizens enter directly into when coming in the front door of the office, a room housing filing cabinets, fax machine, copier and



desk space for the EMS Chief, a room used by the Chairman of the County Commission, a kitchen area, a separate room dedicated to office space for the county's Board of Elections and Registration, a storage room where office supplies, files and machinery are kept, and a small room in the rear of the building that contains stored items.

The Webster County Board of Education (BOE) office is located at 6397 Cass Street. This office houses the administrative staff for the Webster County school system.



The County's Road Department shop is a block/masonry facility, located at 75 Montgomery Street, Preston, that was built in the 1950's. It is in poor condition.



The shelter pictured below is located right behind the BOE office at 6397 Cass Street, Preston.





The facility pictured below, at 6313 Cass St., was formerly owned by the Georgia Department of Transportation, but was acquired by Webster County when the state decided to build a new facility at 47 George Rees Street, Preston.



Webster County's Family Connection program is operated out of an old home, located at 6399 Cass Street, Preston, belonging to the county. Local officials and Family Connections' staff are interested in securing better facilities for the program.

The Webster County Commission also owns the former elementary school located at 40 Cemetery Road. While it is not in use at the time of this report, the County has applied for a Community Development Block Grant that would, if approved, provide the funds necessary to renovate the facility so that various governmental or educational agencies and programs could be operated from within. Among those that would occupy the facility upon renovation are Family Connections, Adult Literacy, English as a Second Language, and the West Central Georgia Community Action Council.

The Webster County Fire/EMS Station is located at 170 Montgomery Street, Preston. The facility houses two fire trucks and the county's only ambulance (see preceding EMS section for more details).



**Webster Fire/EMS Station**

Webster County Agricultural  
Education Building





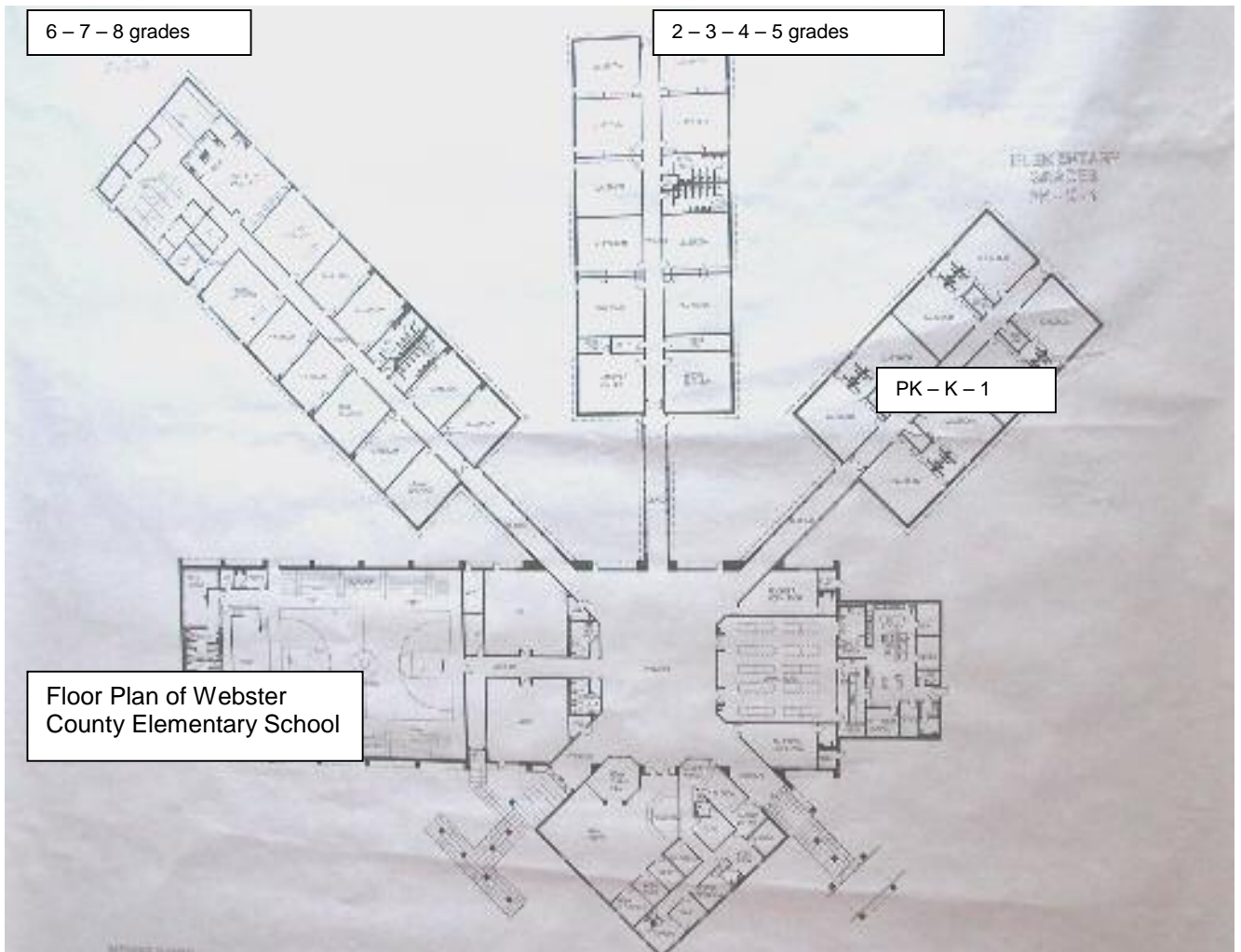
The Webster County Agricultural Education building is located at 7235 Washington Street in Preston. It houses the offices of the County Cooperative Extension Coordinator and the County Cooperative Extension Program Coordinator Assistant.

Webster County also owns, jointly with Preston, a building dedicated to recycling. Located at 7601 Washington Street, the facility houses a baling machine and is used primarily to bale corrugated boxes and newspapers for recycling. The building is in good condition.

Preston and Webster County also jointly own approximately 20 acres adjacent to the recycling facility.

The county owns approximately 12 acres south of Preston, on Highway 41, which is used as a borrow pit for the county's road department.

### Education Facilities



## ENROLLMENT

2001-2002	Pre-K	K	First	Second	Third	Fourth	Fifth	Sixth	Seventh	Eighth	Total
Female	18	13	16	21	18	13	23	25	21	15	183
Male	19	23	19	25	19	20	25	23	20	17	210
Total	37	36	35	46	37	33	48	48	41	32	393
2002-2003											
Female	11	20	15	14	26	21	16	21	24	19	187
Male	14	21	27	22	24	20	22	26	24	18	218
Total	25	41	42	36	50	41	38	47	48	37	405
2003-2004											
Female	11	14	23	19	20	19	20	17	20	26	189
Male	28	21	22	24	20	22	18	23	23	24	225
Total	39	35	45	43	40	41	38	40	43	50	414

Webster County has a single school within its boundaries. The Webster County Elementary School, located at 7168 Washington Street, Preston, was built in 2002/03 and opened to students in August of 2003. The school comprises grades Pre-K through 8<sup>th</sup> grade and has an enrollment of over 400 students. The capacity of the school is 500 students, according to information provided by the Webster County BOE. The design of the buildings in the complex allows for additional space to be added, if needed. The school is expected to be used for 50+ years.

Webster County's public high school students attend Tri-County High School, located in Marion County. The county's BOE contracts with the Marion County Board of Education for the instruction of the county's high school students. The contract, which was originally signed in 1975 for a period of 25 years, was renewed and extended in March of 1999 for an additional 25 years and will expire on June 30, 2025.

Tri-County High School was initially a joint venture between Marion, Schley and Webster County's, but at the expiration of the 25-year contract, Schley County elected to build and operate their own high school. Because Schley County students were withdrawn, Tri-County High School has sufficient capacity to accommodate significant growth in the student population. This is an important note to make since Marion County is experiencing rapid growth in population (27.8% increase from 1990 to 2000).

For the 2003-2004 school term, Webster County paid for 105 students to attend Tri-County High School.

## Libraries

Webster County has one public library located at 572 Washington Street. It is open Monday through Friday, from 2:30 until 5:30 PM. It has two part-time staff members. The building in which the library is housed is in good condition and has sufficient space for current and expected needs.



### **Storm Water**

Preston is the only jurisdiction within the county that has a storm drainage system and it is very limited in its coverage of the town. Its system does not have any retention capability, but is simply a conduit for storm water to drain off through underground culvert until it can be emptied into open ditches that allow the water to continue in the area's natural drainage basin.



## **5.2.0.0: Community Facilities Element**

### **Assessment of Current and Future Conditions**

110-12-1-.04 (12)( e ) 2. (ii) Assessment of Current and Future Conditions

I. Basic Planning Level Requirements. Once the inventory is complete, and assessment must be made to determine whether existing facilities and current levels of services are adequate to meet the current needs of the community. The assessment must also determine, based on population and economic development projections and needs and goals identified in other plan elements, whether future needs of the community can be met with existing facilities and services or whether improvements or other measures will be needed to accommodate anticipated population and economic growth and the need for protection of natural and cultural resources.

### **Transportation Network**

#### **ROADS**

The extent of Webster County's local road coverage is good, but the condition of the road system needs to be improved. Only two or three of the county's paved roads exceed 20' in width, while many are narrower than 20'. By contrast, most state highways in the county have lane widths of at least 12' for a total paved width of at least 24', a much safer width on which to travel. Though it is not likely to happen, locally owned roads of 20' or less in width should be widened to improve safety.

The condition of individual paved roads within the county and city systems varies widely. Through the Georgia DOT's Local Assistance Road Program, approximately 2-3 miles of roads in the county are resurfaced each year. During the lengthy period of time it takes to resurface the entire system, some roads deteriorate into a very poor condition. County forces attempt to keep potholes filled, but do not have adequate equipment or manpower to keep all roads in the best condition.

Preston and Weston's local road system is generally adequate, even though there are some roads within the city limits of each town that are very narrow. Because these roads have very low volumes of traffic and low speed limits, they do not pose a substantial risk to motorists.

With nearly 85 miles of unpaved roads, Webster County is in need of assistance from the state to pave more roads. While many of the county's unpaved roads do not have large numbers of people living adjacent to them, several do. In particular, Tiffany Dr., Wildwood Dr., Fox Lane, Pecan Dr., Quail Ridge Dr., and Deer Run Dr., (all of which are in Wildwood Estates, a development just outside of Richland, Georgia, but in Webster County), Deer Camp Road, McDaniel Road,

Ponders Mill Road and Kennedy Pond Road, from West Centerpoint Road to Castleberry Pond Road have substantial numbers of people living along them and need to be paved.

The development along each of these roads is a classic example of a private owner or realtor selling land for the construction or placement of homes and then placing the burden of public transportation infrastructure upon the local government. The residents along each of these roads are desirous of having the county pave the roads, but it is not able to do so without major financial assistance from the Georgia DOT.

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Although the state highway system within Webster County is in excellent condition, the layout of U. S. Highway 280 within the corporate limits of Preston poses hazards to motorists, especially those who are intersecting the highway from Georgia Highway 41. Those entering Highway 280 from Cass Street (Hwy 41 north of Hwy 280) have very limited sight distance looking east because of a curve and downhill grade in that direction. Those entering Highway 280 from Washington Street (Hwy 41 from the south, and a city street from the north), have very limited sight distance to the west because of a sharp curve. While the speed limit through the center of Preston is set at 35 MPH, the intersections are still dangerous.

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## BRIDGES

The locally-owned bridges within Webster County are:

<u>Location</u>	<u>Bridge Name</u>	<u>Creek</u>	<u>Year Constructed</u>
J. L. Black Rd	Ray Wills Jr.	Bear	1985
E. Centerpoint Rd	Heron and Jenkins	Bear	1995
Macedonia Ch. Rd	W. O. (Bill) Fussell	Bear	1961
Ben Williams Rd	Unnamed	Bear	1976
Willard Rees Rd	W. Fork Lanahassee	Lanahassee	1963
Churchill Rd	C. C. Drew	Kinchafoonee	1956 (2 bridges)
Seminole Rd	Unnamed	Slaughter	1980
C. E. McGlaun	Unnamed	Dry	1980
Flanigan	Unnamed	Flanigan	Unknown
Carter Farm	Unnamed	Choctahatchee	1972

More than one-half of the bridges listed above have modern features, such as a wide structure, and have been built since the early 1970's. Those built in 1956 (2 bridges), 1961, 1963, however, are narrow and though in relatively good structural condition, ought to be replaced to improve safety for the motoring public. None of the older bridges meet the current standard of construction for

needed weight limits and have been posted with the appropriate signage indicating the weight restrictions.

Of the 10 bridges on state routes within Webster County, six are scheduled to be replaced by the Georgia Department of Transportation (GDOT). They are:

<u>Location</u>	<u>Creek</u>	Planned YR of <u>Construction</u>	<u>Projected Cost(\$)</u>
US 280	Lanahassee	2006	1,373,000
SR 41	Bear	2007	984,000
SR 41	Kinchafoonee	2007	1,477,000
SR 153	Lanahassee	2006	1,010,000
SR 45	Kinchafoonee	2005	3,292,000

Assuming that all of these bridges are replaced by GDOT, all bridges on state routes within the county will meet the newest federal standards for construction and weight limits.

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## DAMS

As mentioned in the Inventory section, Webster County has at least 10 roads that cross the top of dams that are not built to current safety standards. Most of these dams are at some risk of failure during flood events. While some of the impoundments are relatively small, a couple of them impound 30 or more acres of water, enough to cause serious damage to the roadway, should the dam fail, and to downstream property. As previously suggested, if grant funds are made available for this purpose, most, if not all of these dams should be upgraded to current safety standards.

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## RAILROADS

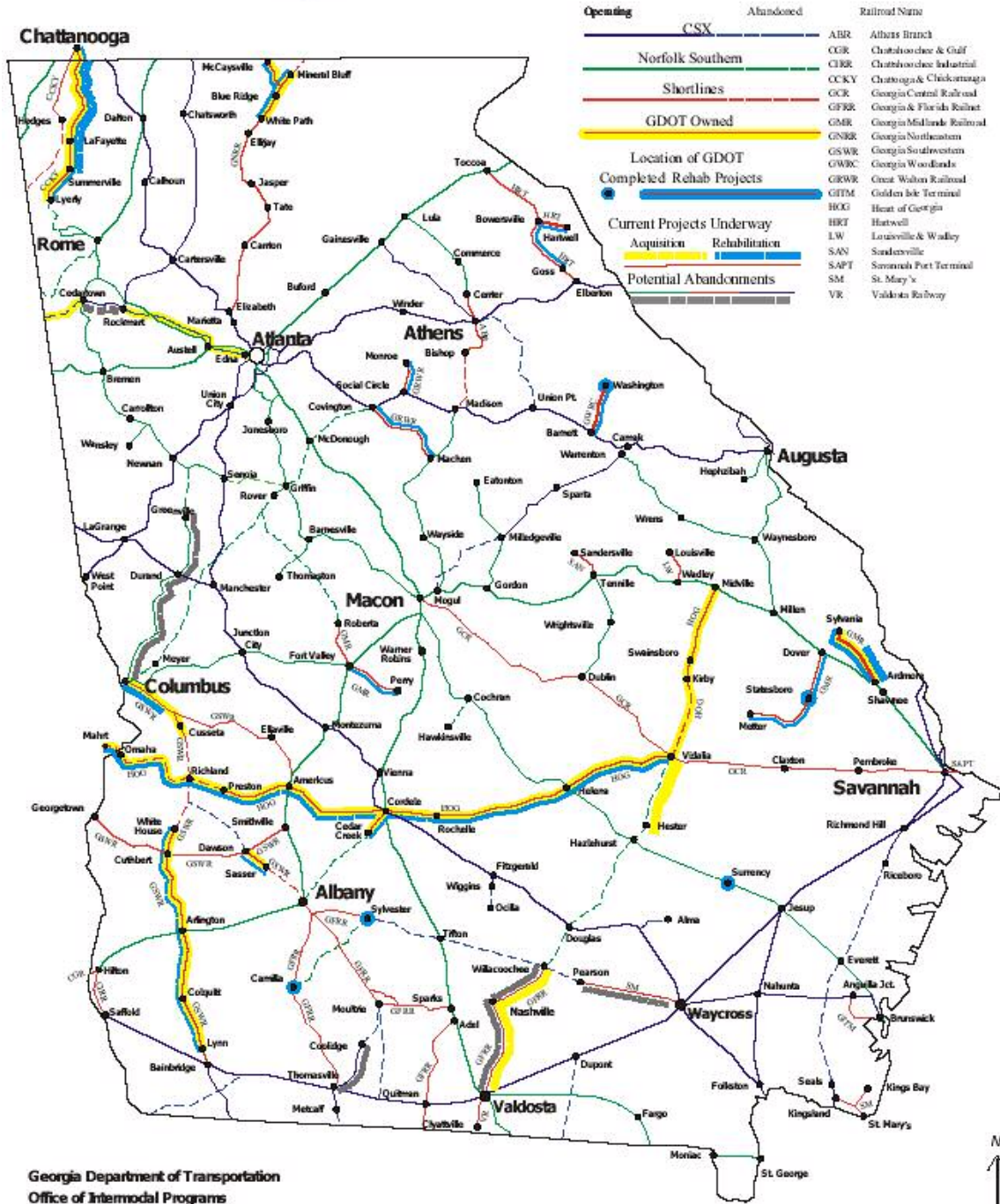
Only a portion of the railroad that remains in Webster County is in current use. Tolleson Lumber Company, east of Preston, shipped approximately 170 railcars of finished lumber products during 2003, but could potentially benefit if the line were opened on a westerly route.

That portion of the rail line west of Tolleson Lumber Company must be renovated before it can be used on a regular basis. Since the rail line was purchased by the State of Georgia, the right-of-way has been mowed, but the only usage of the line has been for storage of railcars.

If the line were to be opened along its entire length, meaning all the way across the state, as depicted in the map that follows, Tolleson, and perhaps other

regional businesses might benefit from increased opportunities to ship to markets currently available only through trucking.

# Georgia Rail System



Georgia Department of Transportation  
 Office of Intermodal Programs  
 Last Updated  
 January 20, 2004

[http://www.dot.state.ga.us/dot/plan-prog/intermodal/rail/Documents/PDF/Georgia\\_Rail\\_Map\\_2004.PDF](http://www.dot.state.ga.us/dot/plan-prog/intermodal/rail/Documents/PDF/Georgia_Rail_Map_2004.PDF)

SIGNAGE

The condition of road signage on the local systems is good. However, both Preston and Weston should undertake a program to place road signage, especially street name signs, in all appropriate places to clearly indicate names, commands or warnings that apply.

Each jurisdiction, including Webster County, would benefit from a Geographic Information System (GIS) system to mark the location of all road signage and to track its maintenance.

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## SIDEWALKS

The sidewalks in Preston are in relatively good condition, but should be maintained as required to prevent hazards to pedestrians. If GIS is implemented, Preston could track its inventory and maintenance in an effective way.

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## ROADWAY TRAFFIC VOLUMES, TRIPS, CAPACITY, LEVEL OF SERVICE

All local road systems within Webster County, Preston and Weston are capable of sustaining current traffic volumes and of supporting substantial increases in volume. It is doubtful that current growth rates within the county will cause a decline in level of service from the current rating of A.

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# New Transportation Facilities

Neither of the two items that follow, Road Facilities or Public Transportation Facilities, was addressed in Inventory because those things that are planned, or are being planned, are not yet tangible features of the county or cities' inventory.

## Road Facilities

Assessment of impacts from new transportation facilities upon adjacent land uses is usually done with an Environmental Impact Statement (EIS). Potential negative impacts on land use would include dividing or disrupting existing neighborhoods by new or expanded major road corridors, increasing traffic volumes to unsafe levels on existing roadways, raising noise or air pollution to unhealthy levels, and cutting across or interrupting important natural environmental corridors.

Neither Preston nor Weston has plans to build any new roads within their corporate limits. Webster County, however, does have plans to build at least one new road between U. S. Highway 280 and Bishop Johnson Circle Road, near the entrance to EARTH Products. The area in which the road will be built is currently forested.

Webster County also plans to seek grant funding with which to widen Tolleson Road, the only route into Tolleson Lumber Company, the largest employer in the county. The road, which is .40 mile long, is a two-lane road, but needs to be widened to at least three lanes to accommodate the large number of trucks entering and exiting the plant each day. The road is particularly congested at the entrance to the plant, where most trucks must be weighed.

No local governmental authority has a formal or effective plan to coordinate land use decisions with the proposed creation of new roads, primarily because the construction of new roads within the county is such a rare event.

### **Public Transportation Facilities**

Public transportation systems are characterized by function as distribution systems, feeder systems, and line-haul systems based on their function. The distribution system distributes people from where they get off the line-haul system to their destination and takes people around (circulates them) within major activity centers. The feeder system is a combination of a residential collection system and short lines connecting to the longer line-haul system. The line-haul system connects feeder systems to distribution systems and is the most likely to require a high-speed, exclusive right-of-way.

Readers are referred to the Functional Classification System Map in the Inventory section of Community Facilities.

There are no alternative transportation programs in operation within Webster County, Preston or Weston.

### **Water Supply and Treatment**

Impacts on water supplies are caused by increases in consumption demand for water, by pollution of water supply sources, and by droughts or other natural occurrences that reduce the availability of raw water. Pollution is assessed through water quality monitoring. Droughts and other natural occurrences are less subject to anticipation, so safety factors should be included in system design to account for them.

Impacts caused by water supply development are similar to those caused by sewerage extensions in that they permit more concentrated urbanized development than do individual wells and septic tanks. Considerations in using groundwater supply sources also include drawing down the water table through withdrawals that exceed the capacity of the groundwater recharge. Lowered water tables can damage adjacent wetlands and cause land subsidence.

Water supply planning begins with the intermediate-and long-range (up to fifty years) projection of future demand based on projected population and employment, and in some cases specific industrial uses. Studies have shown population to be a reliable overall water use indicator. Thus the most commonly used technique is to multiply projected population by a per capita water use coefficient that incorporates water use by nonresidential uses. Sometimes this method is refined by using separate per capita coefficients for residential population, commercial, industrial, and public employment and adding in specific

uses such as thermal power stations or heavy water using industries, such as textiles or food processing.

Typical water demand in the United States is 150 gallons per capita per day (GPCD): fifty-five in domestic (residential) use, twenty in commercial uses, fifty in industrial uses, and twenty-five in public and unaccounted uses. Total use varies from place to place, however, from 50 to 250 GPCD. Differences are attributable to climate, per capita income, annual rainfall, and types of industry. If a community has little or no industrial uses, for example, the total water demand might be considerably less than 150 GPCD. Therefore, an analysis of local usage and the projected industrial employment mix is useful.

A public water system is normally economical at densities greater than a thousand persons per square mile; that is, average lot size of 1.5 acres or smaller or minimum gross densities of 0.6 dwellings per acre. At densities of less than five hundred persons per square mile, public water supply is rarely justified.

Water supply planning involves the assessment of ground water and/or surface water supplies and the design of means to capture, treat, and distribute the water to users. In many situations, reservoirs are needed to regulate and store surface water flows. Reservoir capacity usually provides not only for active water storage, but also for sediment collection and possibly for hydropower production, recreation, and flood control. Given the increasingly high number of dry months many local governments have focused on water conservation efforts as a means of reserving their water supply. Increasingly, water conservation must play a role in water supply planning efforts. A combination of voluntary and mandatory water use restrictions has been necessary to deal with increased regional droughts. Many local governments have begun to encourage or require that any new development use mechanical plumbing systems and construction techniques that provide for gray water reuse.

Land use planning plays an important role in water supply protection strategies. For example, land use regulations can help protect the water quality of groundwater recharge areas and water supply reservoir watersheds by prohibiting industrial and other uses that threaten water quality and requiring site design practices to reduce erosion, sediment, and pollutants in storm-water runoff. Land use planning can also prevent premature abandonment of a water source. Land use planning for watersheds of future water impoundments can assure their future viability. All local governments in Georgia are required to adopt land use regulations to protect groundwater recharge areas, water supply watersheds (existing and future) and protected river corridors, all of which are important water supply sources. See the Natural and Cultural Resources Element for more specific information on these resources and the measures required for their protection.



## PRESTON

The Town of Preston provided the following water consumption data that covers the period from July 2003 through June 2004. The usage is shown in gallons.

Month	July 2003	Aug 2003	Sep 2003	Oct 2003	Nov 2003	Dec 2003
Monthly Usage	2,430,909	1,884,160	1,956,380	1,956,380	1,610,148	1,571,470
Days	31	31	30	30	30	31
Daily Usage	78,416	60,779	65,212	65,212	53,671	50,692

Month	Jan 2004	Feb 2004	March 2004	April 2004	May 2004	June 2004
Monthly Usage	2,136,026	1,475,694	2,006,488	2,397,902	2,228,357	2,214,643
Days	31	29	31	30	31	30
Daily Usage	68,904	50,886	64,725	79,930	71,882	73,821

Preston has 435 customers, including residential and commercial accounts. Multiplying the number of accounts times the average household size of 2.62 equals 1140 persons, a probable approximation of the number of persons served by the system. Based upon these figures, customers consume 57 gallons per capita, per day (GPCD), a figure near the bottom of expected usage.

While the GPCD may seem to be too low, it should be noted that there are no industrial users of Preston's municipal water system that consume water in an industrial or production process. Almost all of the water used by Preston's water customers is for personal, domestic consumption.

Preston has two separate base water rates, one for customers within the city limits and one for those outside of the city limits. The rates are as follows:

Within City Limits: \$13.00 for 0 – 3000 gallons

1.50 per additional 1000 gallons

Outside City Limits: \$17.00 for 0 – 3000 gallons

1.50 per additional 1000 gallons

The tap-in fee is \$150 and the security deposit is \$75 both inside and outside of the city limits.

The differential charge for the base rate is justified inasmuch as Preston is solely responsible for the operation and maintenance of its water system extending into the unincorporated county.

## **WESTON**

At the time of this report, Weston could not provide actual consumption figures but provided approximations instead. Weston has approximately 48 water utility customers. Almost all are residential customers. Assuming an average household size of 2.62 persons, the system serves approximately 126 people. Average water consumption on a daily basis is 3500 to 4000 gallons. Computed to GPCD, the average consumption per person equals only 32 gallons, a figure that probably does not reflect actual personal consumption.

The most probable explanation for the low GPCD is that there are actually fewer than 126 people being served by the Weston water system. Many homes on the Weston water system have only a single resident. Even assuming that a much lower population figure is used, for instance 75 people, the GPCD would still be only 53 gallons, a figure in line with the consumption rate in Preston.

Absent hard data, it is not possible to report a reliable figure on water consumption and GPCD in Weston.

Weston charges the same rate for customers inside and outside of the city limits. The rate is as follows:

\$12.00 for 0 – 2000 gallons; \$1.00 per additional 1000 gallons. The tap-in fee is \$125 and the security deposit is \$75.

Weston's residents are constantly at risk of being without water because the water system relies upon a single well. If funding can be found, an additional well should be installed or water mains between Preston and Weston should be extended and hooked together, making it possible for Preston to supply Weston with water in the event of a pump failure there.

## **Sewerage System and Wastewater Treatment**

There is no public sewage or waste-water treatment system within Webster County.

## **Solid Waste Management**

**The assessment of the solid waste management system is contained within the Solid Waste Management addendum that follows this section.**

## **Public Safety**

The level of service for emergency and public safety services is not uniform throughout the county and is not likely to be in the foreseeable future. By making this statement, local officials concede that with public safety facilities being located primarily in Preston, with the exception of the fire department in Weston, response time to the furthest reaches of the county is greater than is desirable. However, the capacity of the county to build and equip other safety facilities is severely limited without significant assistance through state or federal grants.

## SHERIFF'S OFFICE

The Sheriff's office is staffed at a level sufficient to provide better coverage and response than the county has ever enjoyed in the past. This additional capability is due, in part, to the contractual relationship between Webster County and the City of Preston. As previously noted, Preston, in 1998, asked the county to provide law enforcement services in return for monetary compensation. This continuing arrangement allows the Sheriff's Office to employ three deputies, with Preston picking up a significant portion of the cost of employing one deputy. Absent Preston's financial commitment, it would be difficult for Webster County to pay the full cost of a third deputy. The Webster County Commission and the City Council of Preston fully anticipate continuing this relationship.

Ideally, the Sheriff's Office would be funded at a level to allow the employment of a part-time deputy, thereby allowing the full-time deputies more leave time. However, the relative inability of the county to fund the position is again the primary issue that must be dealt with.

Generally, the Sheriff's Office is able to respond promptly to all calls, no matter when received, since a deputy is on call 24 hours each day. During most days, including Sundays, a deputy is on patrol or in the office in Preston. When not actually on patrol, a deputy is always on call.

The ability of deputies to communicate with each other, with Sheriff's Office and with other law enforcement agencies is excellent. Each patrol car is equipped with a two-way radio. Each deputy also has a radio on his person. The signal from the personal radio goes into a repeater mounted in the patrol car, from which it is transmitted via the car's radio, which is more powerful. This allows a deputy to be in communication with dispatchers or other officers while outside of his patrol car.

Each deputy is also equipped with a Southern Linc radio. These radios that cannot be scanned by the public allow deputies to communicate in a private manner such that the information is not divulged to the general public, an important feature when stealth operations are being conducted. Southern Linc radios also serve as a backup system in the event that communications are not possible over the normal radio channels. In the event of a power outage at the Sheriff's Office, this is a critical backup since the office is not equipped with a generator to power the radio system.

Webster County does not currently have a 911 system, though a caller can dial 911 and be connected to the Sheriff's Office. Because of a federal mandate, telephone companies are required to forward all 911 calls within a given jurisdiction to a "single-number" emergency service provider when one exists. Webster County had previously consolidated all emergency numbers to a single seven-digit number. Therefore all calls, whether requesting fire, EMS or Sheriff's deputies, were placed to this number. Due to the federal mandate, all calls within Webster County that are placed to 911 are forwarded to 229-828-2515, the number to the Sheriff's Office. However, beginning in early 2005, Webster County citizens will have the benefit of an E-911 center.

Seven counties in southwest Georgia have joined forces to create the Middle Flint Regional E-911 Authority for the purpose of operating a regional call center to dispatch emergency services for all jurisdictions within the seven-county area. The Authority has been granted funds from the OneGeorgia Authority and is receiving surcharges added to telephone bills to pay for the service. When the center becomes operational, the counties of Webster, Schley, Marion, Taylor, Macon, Sumter and Dooly will have state-of-the-art emergency dispatch like so many in urban areas already enjoy.

Through contractual obligations signed by the County Commissions of each participating county, it is expected that the center will continue in operation well into the future, since no one county can afford to operate a similar call center on its own. Considering the overall lackluster growth rate in the region, it is doubtful that any county will grow enough during the next two or three decades to be able to build and operate its own center.

The Webster County Sheriff's Office has been in full support of creating a regional dispatch center since it will improve service to local citizens. It is expected that the costs to Webster County to operate the center will be similar to existing costs for paying local dispatchers.

The facilities that currently serve as the home for the Sheriff's Office are considered to be adequate for the foreseeable future. Barring an unexpected jump in population that would require the addition of more law enforcement officers, it is probable that the staffing level will remain static, though all dispatchers currently employed will be laid off upon the opening of the E-911 call center, which will be located in Ellaville, Georgia. It is expected that current dispatchers will seek jobs in the call center.

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## FIRE DEPARTMENT

Webster County has two relatively new fire trucks, shown in the pictures that follow, that are in excellent condition. Both have excellent capability to respond to and fight fire. Both are available to respond to all fires within the county, both incorporated and unincorporated.

However, to provide superior protection to citizens, the three oldest fire engines, one at Weston and two at Preston, need to be replaced with newer units. As explained in the Inventory section, the County owns the truck housed in Weston.



Both of the trucks pictured above are housed at the Webster County Fire/EMS station at 170 Montgomery Street, Preston.

The Webster County Commission has applied for grant funds from the U. S. Fire Administration that would, if secured, be used to purchase a new fire truck to be operated from the Weston fire station to improve fire protection services in the southern portions of the county. If the grant funding is not approved, and no other alternative source of funding can be found, the Webster County Commission should endeavor to set aside local funds with which to purchase a reliable fire engine for the Weston department.

Preston's fire engines, as stated in Inventory, have experienced mechanical problems that have severely limited their reliability. In practically all cases over the past few years, volunteer firemen have used the county's fire trucks, rather than those belonging to the Town of Preston. To improve the city's fire protection, the City Council should utilize grant or local funds to purchase a newer, more reliable fire engine to replace at least one of the existing trucks.

Any assessment of the pension plan offered by the County to those in the Weston VFD and by Preston in their VFD, has to indicate the success of keeping volunteer firemen motivated and involved in the fire department's activities. For a community of this size, participation and response is very high.

However, the Volunteer Fire Departments have two challenges: to keep up to date with training programs; and encouraging minority residents to volunteer for service. Since Webster County assumed responsibility for the department at Weston, Standard Operating Procedures (SOP) have been written for the use of all county-owned equipment. The county's Fire Chief, who serves concurrently as the EMS Chief, was primarily responsible for the SOP. Each fireman was required to read the SOP and sign a statement acknowledging that he/she agreed to follow them.

As part of the SOP, training is required. While departments as small as those in Webster County cannot take full advantage of all the training opportunities that exist, the firemen are encouraged to participate in training programs offered beyond the minimum, mandatory training programs required to keep up one's certification as a volunteer fireman.

With respect to minorities participating in the fire departments, at least two women are currently involved, but no African-Americans are. Despite some informal efforts by the county government to attract minority participation, no minority volunteers have stepped forward to offer their services.

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## EMS

Webster County's "paid-volunteer" EMS is a very effective service organization. Although equipped with only one ambulance, it is well-maintained and has been a very reliable vehicle since it was purchased in 1998.

At the time of this report, Webster County EMS is fully-staffed with a dedicated group of EMTs, many of whom are certified as Paramedics or who are enrolled in classes leading to certification as Paramedics. The current EMS Chief expects to

be able to have a Paramedic on every shift no later than early 2005. Having this level of skill and training onboard each time the ambulance responds to a call will offer the patient the highest level of care that can be afforded by Webster EMS.

The weakest link in the EMS operations has nothing to do with the Service itself, but is directly related to the county's inability to receive adequate reimbursement from programs such as Medicare and Medicaid, especially the later. Webster County EMS has extended service to many patients who are covered by Medicaid, but in many cases, especially during 2003, received no compensation from the program. For a period of nine months in 2003, Webster County received no remittance from the Medicaid program. At the time of this report, those funds owed the county have still not been paid.

The effect of not being reimbursed for expenses from the Medicaid program is direct. Because Webster County is not fiscally capable of bearing significantly more expense for the operations of the local government, including EMS, the loss of funds from a state agency most likely will result in either unchanged or degraded levels of service to local residents. In the case of EMS, the County Commission will endeavor to keep the service viable, but will likely find it difficult to replace equipment, such as the ambulance, in a timely fashion.

Another weak link in the EMS operations concerns mutual aid agreements with adjoining counties. Webster County and Stewart County, in particular, have had a long-standing relationship and assist each other routinely. However, Webster County responds to approximately seven calls in Stewart County for every one call that Stewart County responds to in Webster County. This fact arises from the fact that Stewart County is more than twice as large geographically as Webster County (463 square miles vs. 210 square miles), has twice the population of Webster County, but operates only one ambulance.

Two effects are felt as a result of Webster County EMS running so many calls for Stewart County EMS: Webster's ambulance is not always readily available for assistance to the county's residents; and the taxpayers of Webster County are, in fact, subsidizing the residents of Stewart County.

If Webster County's ambulance is out of the county, other EMS operations will respond to a call for assistance in Webster County, so the prospect is not that of having no service, but of taking slightly longer to receive service. Considering that Webster EMS responds to Stewart County about 45 – 50 times per year, the odds are relatively high that the county's ambulance will be out of the county at the time that someone within Webster County needs assistance. However, the more important matter is that of Webster County subsidizing Stewart County.

It is a given in EMS operations that receipts from patients and their insurance companies will not fully cover operational expenses. Therefore it is imperative to collect every dollar possible from paying customers, be they private citizens, insurance companies or government agencies, in an effort to reduce the amount of subsidy that local taxpayers must provide to maintain EMS operations. With respect to the number of calls made to Stewart County each year, essentially



Webster County is subsidizing that county on every call made since Webster County does not get fully reimbursed for expenses.

The mutual aid agreement between Webster and Stewart County contains language that requires the county requesting assistance to fully reimburse the other county for the service provided, but in reality the system does not work. The average cost of responding to a call and transporting a patient via Webster County EMS is over \$600. Average reimbursement is usually less than one-half of the cost. If Webster County responds to Stewart County 50 times in one year, the costs associated with that equals \$30,000. If the county is only reimbursed one-half of the costs, or \$15,000, then Webster County taxpayers are subsidizing Stewart County in the amount of \$15,000.

Some of Webster County's EMS costs, such as salaries and depreciation expenses, are fixed, but direct operational costs are borne by Webster County every time that the local EMS responds to a call outside of the county. Inasmuch as the local taxpayers should not be subsidizing another county's residents for the provision of EMS operations, Webster County should demand full reimbursement from those counties to whom it responds, via a mutual aid agreement.

Just as stated concerning the Fire Department, Webster County EMS has no African-American employees. On at least two occasions, the Webster County Commission has advertised and offered to pay for the training of EMS personnel in return for a commitment from the person to work, with pay, for Webster County for a period of two years after becoming certified as an EMT. No one, of any race, took advantage of the offer.

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#### EMA

Webster County's Emergency Management Agency, essentially operating through the Sheriff's Office, is limited in its ability by the availability of resources at the local level, but should be able to secure the services of the Georgia Emergency Management Agency in the event of a disaster.

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#### CORRECTIONS

As stated in Inventory, Webster County only operates a holding cell, not a jail or prison facility. The county's prisoners are housed in detention facilities in surrounding counties. This is an ongoing result of a decision in 1990 by the former Sheriff and County Commissioner to close the local jail to reduce expense to taxpayers. It was then and remains more economical to pay another county to house Webster County's prisoners than to pay for the costs to staff and operate a local jail. Barring an unexpected development, the current Sheriff and current Board of Commissioners believe it will remain in the county's best interest to continue the present arrangement.

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## COURTS

The various courts of Webster County function effectively and will likely see little change except that imposed upon them by state mandate and technological change. However, both the Superior Court Clerk and Probate/Magistrate Courts face challenges related to the confined spaces from which they operate.

Both offices operate from the first floor of the County's Courthouse. Both have a relatively small office space, adjoined by a vault for the safe storage of records. With advent and evolution of computer technology, both offices have become crowded with equipment, leaving virtually no space for the placement of additional equipment or personnel.

Probate/Magistrate Court currently employs two people. The Clerk of Superior Court accommodates two employs also, one of them part-time. However, the work in that office has increased to the point where it may be necessary to hire a full-time staff person. Should major changes occur that necessitate more space for either or both offices, it is unlikely that the present office space can be utilized.

## ANIMAL CONTROL

Animal control issues are a very limited problem, primarily confined to those occurrences within Preston, and do not warrant any measures other than those already in place.

## **Hospitals and Other Public Health Facilities**

Generally, Webster County's citizens have access to health care, though they often have to drive outside of the county to get those services. Having a private physician within the county, as of 2002, is an advantage that had been missing for over 40 years, but the Webster County Health Department's Primary Care Center, for many residents, has been and remains the first line of defense against medical problems.

The Health Department's Primary Care Center is one of only two within the state that has a state-salaried Nurse Practitioner on staff. The current Nurse Practitioner is a local resident who is approaching the age of retirement. Local leaders believe that it is unlikely she will be replaced with a state-salaried Nurse Practitioner when she does retire. This is of great concern to local residents who have come to rely upon this system for the delivery of health care services.

The Public Health County Nurse Manager's position, a state-salaried employee, should be relatively protected from any state budget cuts since every county in Georgia has a local health department.

With respect to the building in which the Health Department and Primary Care Center are housed, it is in good condition and was re-roofed in 2003. Therefore, with only minimal maintenance expense, the building should be available for use for many years to come.

Of concern to local government officials are state budget cuts, especially those made in the 2003 – 2005 budget cycles, which have reduced the amount of money available to operate the Webster County Health Department. In the 2004 budget, Webster County contributed a total of \$21,356 in cash and \$17,367 in miscellaneous operating expenses to keep the Health Department in operation. The West Central Georgia Health District has requested an additional \$5,000 from the county to offset further budget cuts by the state in the 2005 budget.

The best and most cost-effective health care measures are preventative ones that lead to healthy life-style choices. Eating a balanced diet, exercising on a regular basis, abstaining from the consumption of alcohol or using it only in moderation, and foregoing cigarette smoking are examples of measures that can promote good health. Within Webster County, one organization is actively involved in promoting these and other measures.

Webster County Family Connections is a program funded through the state for the purpose of promoting strong families. A primary goal is to teach and encourage young men and women to avoid drugs, alcohol and risky sexual behavior that might lead to pregnancy or the contraction of a sexually transmitted disease.

The program has primarily appealed to African-American children, with almost no Caucasian children involved in the activities. To be truly effective, the program ought to be integrated, but such integration seems unlikely.

## **Recreation**

As stated in Inventory, there are no recreational programs in the county operated under public auspices. However, since the county does own the gymnasium and baseball field at the former elementary school, it is possible that a recreational program could be developed at minimal expense.

The gym is in fair condition, but the ball field is not level and would require extensive grading to make it so. The county's road department has the equipment necessary to correct the slope and could do so in a matter of several days.

## **General Government Facilities**

### **COURTHOUSE**

As noted in Inventory, the second floor of the County Courthouse is not accessible to those who cannot walk up stairs. Despite the agreement of the Judges of Superior Court to hold court elsewhere when required, it is less than an ideal situation to have that portion of the courthouse inaccessible to certain persons.

It is also worthy of note that the courtroom itself needs to be renovated to make it more usable and comfortable. The courtroom is air-conditioned with window units

that, while in operation, create a substantial amount of noise, making it difficult to hear court proceedings. The acoustical reverberation within the courtroom exacerbates the noise.

The walls of the courtroom are solid plaster. They have virtually no ability to absorb sound, reflecting nearly all of the sound that hits them. The floor is tile placed over concrete. The ceiling is an ornate metal tile that also reflects sound. The result is that the courtroom is “live,” meaning that reverberation is very high, making it very difficult to hear and understand what is being said when more than just two people are talking. When the courtroom is full of citizens, it is almost impossible to hear and understand the proceedings.

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#### PRESTON CITY HALL

The building in that comprises Preston City Hall is relatively small, but is currently sufficient for the needs of the town.

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#### WESTON CITY HALL

The building in that comprises Weston City Hall is relatively small, but is currently sufficient for the needs of the town.

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#### WEBSTER COUNTY COMMISSIONERS' OFFICE

The house at 6622 Cass Street in Preston, which serves as the office of the Commission, has become crowded. The building serves the Commission, the Board of Elections, and as a storage area for electronic voting machines, cleaning supplies and various other office supplies.

With respect to the physical condition of the building, it is generally good, but the metal roof leaks and needs to be repaired or replaced.

The location of the office is good, offering convenience to the populace that visits and interacts with the Commission staff and elections officials. One matter of import with respect to the location is that there is no paved parking space for visitors. Some visitors park on the edge of Cass Street (Hwy 41), which is less than desirable because of the risk of an accident being caused by this practice. Ideally, the Commission would fund the paving of a parking lot immediately south of the home, between the office and Montgomery Street.

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#### WEBSTER COUNTY BOARD OF EDUCATION

The office of the Board of Education is in excellent condition and has sufficient space for existing and predicted needs.

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## ROAD DEPARTMENT MAINTENANCE SHOP

The maintenance shop at 75 Montgomery Street is in poor condition. The roof needs to be replaced as soon as possible. However, because the shop is too small to house the larger pieces of equipment in the road department's inventory, Commissioners are desirous of building a large facility.

Ideally, a new maintenance shop would be large enough to accommodate the largest machine the road department operates, to facilitate repair and maintenance work. Although winters are typically mild in south Georgia, frigid weather can and does occur, making it difficult to carry on regular maintenance activities during those times since the machines must be serviced outdoors.

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## SHELTER AT 6397 CASS STREET

This shelter serves its given purpose of providing protection to equipment from direct rainfall and sunshine, and is in good condition. It should remain in useful life for a long period of time.

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## FORMER DOT SHOP AT 6313 CASS STREET

This facility is in excellent condition, but is used only for storage purposes. It is too small to accommodate any of the road department's equipment.

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## FAMILY CONNECTIONS OFFICE

The old home that serves as the office for this organization is inadequate in terms of space and has no effective, efficient heating or cooling system, making it a difficult place to work during the winter and summer months.

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## FORMER ELEMENTARY SCHOOL

This facility has potential use, particularly if renovated. The wing on the north side has a pitched roof and is generally in good condition. The old library and the wing to the southeast have flat roofs. The library roof has leaked in the past, but is not leaking at the time of this report. The roof on the wing to the southeast is a virtual sieve. In order to preserve the stability of both buildings, pitched roofs ought to be added. The gymnasium roof has various features, some of which are flat, but it was not leaking at the time this report was written.

Local county government officials are seeking grant funds with which to renovate the school facilities. If successful, they expect a number of government or quasi-government agencies to occupy space therein. Family Connections, Adult Literacy and West Central Georgia Community Action Council would be among those provided with space.

Parking space is paved and abundant at the school facility.

Assuming funding can be found for this purpose, it is also probable that some recreational features, such as a walking trail, playground equipment, etc., will be installed on the grounds of the former school.

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## **FIRE/EMS STATION**

This facility is in excellent condition, is located in the heart of Preston and will likely be in use for many decades to come. Since it has the benefit of a central heating/air conditioning unit, it also doubles as a polling place for local elections.

The station, which houses two fire trucks and an ambulance, serves to keep those pieces of valuable equipment sheltered from the elements, thereby preserving and extending their useful life.

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## **AGRICULTURAL EDUCATION BUILDING**

This building is in excellent condition and is frequently used for public and private meetings. The facilities are available for private gatherings, such as family reunions, on a rental basis. The enclosed area is all air-conditioned and heated by a central unit. The pavilion attached to the rear of the enclosed space is used for 4-H hog shows and other demonstrations and exhibits.

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## **Education Facilities**

### **WEBSTER ELEMENTARY SCHOOL**

The county's new elementary school is in excellent condition and should continue in use for at least 50 years. With a capacity of 500 students and a current enrollment of just over 400, the school can accommodate growth of nearly 25% before additional space would have to be added. Projected increases in the county's population do not indicate growth of that magnitude will occur in the foreseeable future, so it is not anticipated the county will build additional classroom space for many years to come.

## **Libraries**

The Webster County Library is in a small building located in the center of Preston. The inventory and selection are remarkably good for such a small library. Circulation is quite high for a small community. A large number of customers use the computers and Internet services made available there.

The following information was provided by the Kinchafoonee Regional Library System, of which the local library is a part. The data shows a steady increase in usage of the library by local patrons. Should the trend continue, it may be necessary to relocate the library to a larger building.

Year	2001	2002	2003	2004
# Registered Patrons	316	434	532	611
# Patrons Visiting Library	4316	3640	4888	4472
# Items Checked Out	3844	5414	5594	4860
Children's Materials Checked Out	1076	1820	2764	1997

Data for 2004 is from January 1 through June 4.

## Stormwater

Preston's storm-water drainage system is limited in coverage, but is in need of maintenance. Some parts of the system appear to be clogged with debris, preventing the flow of water through the culverts. Because Preston does not have any equipment to effect these repairs, it may be necessary to hire contractors with the equipment and expertise to perform the work.

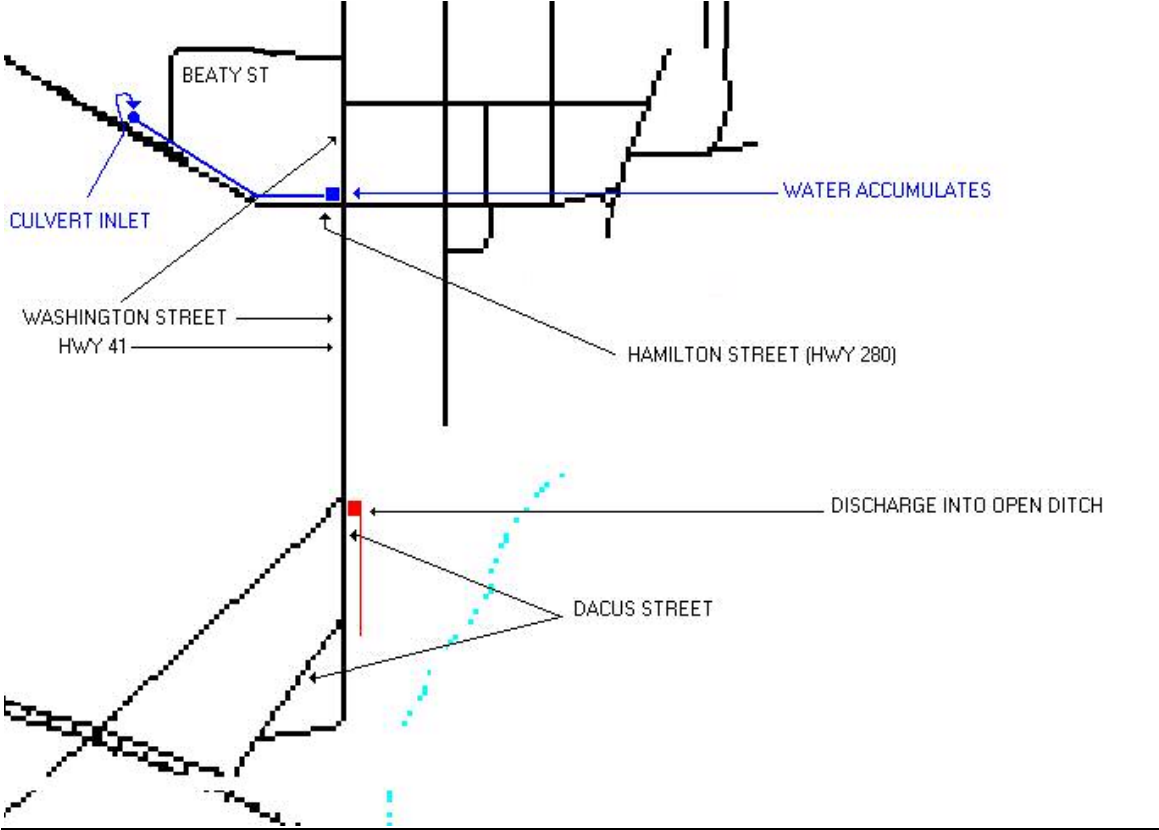
Preston officials note that during heavy rainfall events, a significant amount of water accumulates on the north side of the intersection of Washington Street and Hamilton Street (U. S. Highway 280). This water then flows west along the paved surface of Hamilton Street until it passes Beaty Street, where it then flows to a culvert entrance on the north side of Hamilton Street. During these high rainfall events, water flowing in the manner described creates of hydroplaning for the motoring public using the west bound lane of Hamilton Street.

Preston officials also note that a portion of the storm drain culvert terminates at the northernmost section of Dacus Triangle and Washington Street (Hwy 41). At the termination point, the water from the storm drain flows into an open ditch that runs directly in front of a few homes. The large volume of water that flows in the ditch during heavy rainfall has periodically caused some erosion problems around driveway culverts. The residents of the area would be better served and maintenance costs would be lower if the storm drain were extended beyond the existing homes.

The following map indicates the location of the problems described in the preceding paragraphs.

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Map of Preston showing location of the drainage problems.



## **5.3.0.0: Community Facilities and Services Element**

### **Articulation of Community Goals and an Associated Implementation Program**

110-12-1-.04 (12)( e ) 2. (iii) Articulation of Community Goals and an Associated Implementation Program.

(I) Basic Planning Level Requirements. Pursuant to 110-12-1-.04(6), this step must include public involvement and close coordination with other elements of the plan. The results of the assessment of current and future needs must be considered in the development of goals and an associated implementation program that sets for the local government's policies, plans, and programs for future community facilities and services to be implemented during the planning period.

The Implementation Program must identify major capital improvements or infrastructure expansions proposed over each of the next five years, also identifying the year each project will be initiated and completed, responsible parties, cost estimates and funding sources (estimates of annual operating expenses, once a project is completed, are also recommended). At their option, local governments may address this requirement through a separate Capital Improvements Element.

**GOAL: preserve/improve existing facilities and services; add new facilities and services.**

**Policy: upgrade facilities; manage existing inventory efficiently.**

Strategy: Utilize LARP/County Contracts from GA DOT; renovate public dams; create GIS database; purchase new equipment; continue contractual relationships; support regional facilities; seek grant funding; recruit minorities for Fire/EMS; maintain fiscal capacities.

#### **Transportation Network**

##### **ROADS**

To provide for the transportation needs of Webster County residents, good roads are needed, but the cost of building and maintaining roads is too great for the County Commission or the City Councils of Preston and Weston to bear alone. Therefore it is imperative that the state, through the Georgia Department of Transportation, assist Webster County and other rural communities with the financing of public transportation infrastructure.

The greatest priority for county and city leaders is to encourage state legislators to provide adequate funding for the Local Assistance Road Program, the primary vehicle through which locally owned roads are resurfaced.



The second priority is to encourage state legislators to provide adequate funding for the County Contract and City Contract (or State Aid) programs that provide financial assistance for local communities attempting to pay for the construction of new roads. Absent this assistance, it would be nearly impossible for Webster County, Preston or Weston to pay for the cost of building any new roads.

While it seems unlikely to be put into place, a program of state assistance to pay for the widening of existing roads would be of great benefit to rural motorists since it would improve the margin of safety on local roads. However, considering the current level of commitment by the state to local assistance programs, the only recommendation posited herein is that state leaders should consider such a program if adequate funding can be secured.

To secure the commitment needed to fund these improvements, elected officials from Webster County, Preston and Weston should engage in constant communication with their legislative delegation and with officials at the highest levels of the Georgia Department of Transportation.

With respect to the individual roads within the county that need to be paved, the Webster County Commission should establish an updated priority list of roads to be paved, assuming funding can be secured. The following roads should be in this prioritized list: all of the roads in Wildwood Estates; Deer Camp Road; McDaniel Road; Ponders Mill Road; Kennedy Pond Road from W. Centerpoint Road to Castleberry Pond Road.

As previously mentioned with respect to U. S. 280 within the City of Preston, two intersections are particularly dangerous because of limited sight distance. Since improving the sight distance would primarily involve straightening out curves, necessitating significant encroachment upon private property, including the possibility of removing an existing home, the best alternative solution is to install caution lights that would advise travelers to slow down. The existing speed limit of 35 MPH is often exceeded, and while strict adherence to the speed limit would improve the margin of safety, it is not possible for the Sheriff's Office to have a deputy at these locations at all times to enforce the speed limit.

## BRIDGES

Even though Webster County has only a few bridges that do not meet modern construction standards, it cannot afford to replace the remaining older bridges without GDOT's assistance. Therefore, the Webster County Commission should enlist the financial support of GDOT to replace at least two of the older bridges during the next 10 years. While GDOT is responsible for conducting an inspection of local bridges every two years, and would recommend replacement based upon those inspections, Webster County would prefer to have the two bridges on Churchill Road, over Kinchafoonee Creek, replaced first.

## DAMS

The intent of Webster County is to upgrade the following dams, which serve as public roadways, with state or federal funding for hazard mitigation:

<u>Name</u>	<u>Location</u>
Goodwin Pond	Goodwin Pond Road
Castleberry Pond	Castleberry Road

Although there are several other dams that are also subject to failure, these two of the highest priority for being upgraded. To secure funding, Webster County officials should constantly review grant programs, especially those designated as hazard mitigation programs, and apply at the appropriate time.

## RAILROADS

Webster County and Preston should garner the support of its legislative delegation to push for funding with which to rehabilitate and open the existing rail line through Preston. This should be accomplished through continual communication with these elected state officials.

## SIGNAGE

Webster County, Preston and Weston will seek to jointly create and maintain a Geographic Information System database containing all relevant information about signage, including location, type, date erected, date replaced, date inspected, etc. This should be accomplished through an intergovernmental agreement providing for prorated costs, most probably based upon road mileage. Prior to implementing a GIS program, each jurisdiction should become familiar with the technology by visiting other jurisdictions that currently employ GIS technology.

## SIDEWALKS

Preston should inspect its sidewalks each year and replace any sections that have deteriorated to the extent that they may present a hazard to pedestrians of tripping. The city's water superintendent, who routinely drives along practically every route within the city on a monthly basis, will be charged with visually inspecting the sidewalks and reporting any damage to the City Clerk. That information will, in turn, be reported to the City Council.

## **NEW TRANSPORTATION FACILITIES**

### **ROAD FACILITIES**

Already planned, but not yet constructed, is a new road between U. S. Highway 280 and that portion of Bishop Johnson Circle Road in front of EARTH Products' facility. Webster County should continue its current efforts to secure GDOT's approval for the design and layout of the road. Once their financial commitment is received, the county should proceed with construction as soon as possible.

Webster County also seeks to widen Tolleson Road. In addition, to improve the safety of ingress and egress to and from Tolleson Road from U. S. Highway 280, Webster County seeks to secure the financial commitment of the Georgia Department of Transportation to construct a left turn lane and a right turn/decel lane at the intersection of the two roads. In order to secure the funding for both of these improvements, the Webster County Commission will contact GDOT, requesting financial assistance.

## **Water Supply and Treatment**

### **PRESTON**

Preston, in cooperation with Webster County seeks to expand water service to Tolleson Lumber Company and existing residences along or near the route of the water mains that will have to be installed. In order to achieve this, both jurisdictions will be co-applicants for grant funding with which to pay for the costs of the expansion.

Preston desires to have each component of its water system mapped, using both GPS and GIS technology so that the information is readily available to authorized personnel. To do so, Preston will work with Middle Flint RDC to secure the mapping services, or, if a GIS system has been established within a local jurisdiction such as the county government, will work with that jurisdiction.

Preston will also seek to have an engineering study performed to fully analyze the capacity of the city's water system, to provide data on the amount of water the system can consistently produce, historical usage of water in the system, and potential growth in usage. Preston will provide local funding for this study. However, in the event that an existing industry or new business requests to be added to the water system for reasons of expansion, thereby promising to create new jobs, Preston will seek grant funding for the engineering study.

Preston will also maintain adequate cash reserves to maintain its existing system.

## WESTON

Weston's goal is to maintain its system and potentially expand it to reach any Industrial Park that might be constructed in or near Weston, should Webster County and/or Weston build one. To pay for routine and emergency maintenance expenses, Weston will maintain adequate cash reserves.

### **Sewerage System and Wastewater Treatment**

No jurisdiction within Webster County operates a sewerage or wastewater system.

### **Solid Waste Management**

**Goals established for this section are set forth in the Solid Waste Management Addendum that follows the Community Facilities Element.**

### **Public Safety**

#### SHERIFF'S OFFICE

The Webster County Sheriff's Office will seek to continue the contractual relationship with the City of Preston to ensure adequate financial support for the "third" deputy, and to support the Middle Flint Regional E-911 Center.

Without the financial support provided by Preston, it would be difficult for Webster County to bear the expenses of having a "third" deputy. Therefore it is imperative that the Webster County Commission, the Sheriff's Office and the City Council of Preston maintain a cooperative relationship that provides mutual benefits to all parties and citizens. To maintain this relationship, each respective party will maintain open lines of communication.

As a provision of improved and expanded emergency service dispatch, Webster County has fully supported the creation of the Middle Flint Regional 911 Center currently (July, 2004) being built in Ellaville, Georgia. Webster County will support the Center financially, as agreed upon in the intergovernmental agreements signed between the seven cooperating counties, by budgeting adequate funds to pay for its prorated share of the operational expenses.

The Sheriff's Office will also seek to hire a part-time deputy. This would allow more flexibility in scheduling and permit the full-time officers to have more time off. To achieve this, the Sheriff will need to secure the budgetary approval of the County Commission. In order to do so, the Sheriff will prepare a budget that predicts the cost of the position and the revenue that might be derived from additional enforcement actions.

## FIRE DEPARTMENT

The primary objective for the fire departments based at Weston and Preston is to acquire two new fire engines, one for each station. The greatest need is for a new engine to be placed in the Weston fire station. The Webster County Commission will need to secure grant funding with which to purchase a fire engine.

The County Commission, in 2004, applied for a grant from the U. S. Fire Administration. As this report was written, it was not known if the grant had been or would be approved. If it is not approved, and if the county cannot find other grant funds with which to purchase a fire engine, the County Commission should endeavor to set aside sales tax funds with which to make the purchase.

The County Commission Chairman and staff will conduct a periodic review of available grants and have the County Commission apply to the appropriate grant agencies. Should this approach fail, the County Commission will set aside funds over a period of time (to be determined by the Commission members) to make the purchase.

The City of Preston will also attempt to secure grant funds with which to purchase a new fire engine. If Preston is not successful in this regard, it too, will attempt to set aside funds over a period of time until sufficient monies have been accumulated for the purchase.

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A general idea that would likely be in the best interest of Preston, Weston and the county is to consolidate all the fire departments into a single, unified command. A single chief would be charged with operating the department and would be responsible for reporting to the local governments. To achieve this, it will be necessary for Preston and Webster County to approve an intergovernmental agreement establishing this unified command.

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With respect to the proper conduct of firefighting personnel, each department will encourage all firefighters to fully comply with the Standard Operating Procedures (SOP) that have been established. The fire chief(s) will review the SOPs with firefighters on a frequent basis, monitor training programs, review compliance with SOPs during actual response to fire, and implement any changes that are agreed to by the respective governing bodies.

Each department will also seek to attract, train and retain the voluntary service of minorities for each fire department. Preston and Webster County, as the funding agencies, will set aside funds sufficient to pay the pension plan contribution for up to four minority firemen in each department. Each jurisdiction will place advertisements in the county's legal organ, notifying the public of the opportunity for minorities to join the fire department(s).

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In order to maintain adequate communication between firefighters and the E-911 Center, firefighters will be equipped with walkie talkies having a paging feature. The E-911 Center will notify firefighters via a “toned” page. Walkie talkies will allow firefighters to communicate with each other and the E-911 Center.

To equip each firefighter with a walkie talkie, the Webster County Commission will set aside funds from sales tax collections and Preston will also set aside sales tax funds for the purpose of purchasing the needed equipment.

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## EMERGENCY MEDICAL SERVICES

EMS will seek to maintain a reliable ambulance since it operates only a single ambulance and cannot afford to have significant downtime for repairs. To do so, EMS, in cooperation with the County Commission, will ensure that all necessary maintenance service will be conducted in a timely fashion and that all unforeseen repair issues will be addressed immediately upon discovery.

In this regard, the Webster County Commission should set aside sufficient funds to purchase a new ambulance between 2004 and 2006, and again approximately 6 to 8 years later, depending on the condition of the ambulance. The intent is to replace the ambulance before maintenance becomes too great an issue, possibly resulting in a loss of service for a period of time that would pose a risk to persons needing emergency medical services.

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EMS will seek to attract, train and retain the services of minority citizens. To provide an incentive, the Webster County Commission will set aside funds with which to pay for the training of at least two minority persons, who will, in turn, commit to work for Webster County EMS for at least two years following their certification as EMTs.

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To maintain the fiscal capacity of EMS, the agency will seek to collect all monies due from private insurance, government insurance and private individuals. It is a given in EMS circles that not all billed charges will be collected, but Webster County EMS, working through its billing agent, Hinson Systems of Macon, Georgia, will endeavor to collect whenever possible. Webster County EMS will also adjust its fees periodically to reflect the actual cost of providing services.

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Webster County EMS, in cooperation with the Webster County Commission, will seek to replace existing mutual aid agreements with new ones that provide for each requesting county (EMS) to fully compensate the responding county (EMS). The Chairman of the Webster County Commission will initiate discussions with the Commission Chairman of each affected county, soliciting their cooperation in this respect. Discussions should lead to the creation of a written document that would then be approved by each respective county.

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## EMERGENCY MANAGEMENT AGENCY

The primary purpose of the EMA is to maintain a command structure that will permit for a timely and effective response to any disaster that may occur within the county. Additionally, the EMA will comply with all federal and state mandates to retain the county's eligibility for financial disaster assistance in the event of a "declared" event, meaning a disaster declaration that would allow for financial assistance to public and/or private entities. Specifically, the EMA will, in conjunction with the County Commission, draft, adopt, maintain and implement a "hazard mitigation" plan as required by the federal government.

The EMA Director will conduct no less than one "command and control" training event per year, with more frequent training if the Director believes the same to be necessary. A hazard mitigation plan will be developed by the Middle Flint Regional Development Center, working under contract for the Webster County Commission. Funding, which has already been approved at the time this document was written, has been secured from the Georgia Emergency Management Agency.

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## CORRECTIONS

No changes are anticipated with respect to Correction Facilities. Thus, maintaining the status quo is the goal. No implementation program is required.

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## COURTS

The courts will efficiently manage the current office space so that services are maintained in the current offices for the longest period of time, thereby deferring the cost of building additional space for an indefinite period of time.

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## ANIMAL CONTROL

The current, limited program of animal control will be continued.

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## **Hospitals and Other Public Health Facilities**

Three priorities are established. First, at such time as the current Nurse Practitioner at the Webster County Health Department retires, the county and each city should take all necessary political measures to ensure that a replacement is found and employed at the Health Department by the West Central Georgia Health District. Inasmuch as it is beyond the financial ability of the local governments to pay the salary of a Nurse Practitioner, the only means of maintaining the position is to have the state continue to fund the position.



The success, or lack thereof in this respect, will likely be determined by the status of the state budgetary situation. Therefore, it is imperative that local elected leaders stay in contact with the area's legislative delegation, encouraging them to allocate adequate funding for the West Central Georgia Health District so that the position can be maintained.

The second priority is to support the development of the Stewart-Webster Hospital as a Critical Access Hospital. This designation would indicate that the hospital maintains certain capabilities needed to sustain life until a patient can be transported to a regional critical care hospital for further care. Webster County should support the Region VII EMS Council in any and all efforts to secure grant funding with which to provide the equipment and services needed to upgrade the hospital.

The third priority is to maintain the Family Connections program, but to attract more white children into the program. Because this program is geared towards building strong families and promoting healthy life style choices, such as avoiding drugs and alcohol, its success can produce a society that is less prone to illness and disease that stems from, in whole or in part, poor health habits. The director of the Family Connections program should study Family Connections programs in other communities that have successfully integrated two or more races and adopt those aspects that seem to hold promise for Webster County.

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## **Recreation**

To increase and improve recreational opportunities, two objectives are established. First, through the informal Recreational Committee established by the Webster County Commission, more access to and use of the gymnasium and baseball field should be promoted. To achieve this, the Webster County Commission should consider establishing a small recreation budget from which funds could be paid for a part-time recreation director.

Secondly, Webster County should seek grants with which to develop recreational facilities, such as tennis courts, walking trails, playgrounds and outside basketball courts where participation does not necessitate access to a building and does not require supervision by a Recreational Committee member. Webster County and its incorporated towns should monitor the availability of grants for these purposes and apply each time a grant is open.

## **General Government Facilities**

### **COURTHOUSE**

Three priorities, all equally important, are established for improvements to the courthouse. The upstairs should be accessible to handicapped individuals who are not able to walk up the stairs to the courtroom. The installation of an elevator will be necessary to provide this access. The cost of doing so has not been calculated for this purpose, but local officials expect the cost to be too great for

the county to bear. Thus, federal or state financial assistance will likely be necessary. It will be necessary for the County Commission Chairman and staff to actively seek out specific grant funding that can be used for this purpose.

Secondly, to correct serious acoustical problems within the courtroom itself, acoustical absorption tiles need to be installed on the interior walls. The price for this work has been priced and will likely approach \$15,000 for materials and labor. Commissioners should budget funds from the Special Purpose Local Option Sales Tax (SPLOST) for this purpose.

Finally, central heating and air conditioning should be installed in the courtroom. In addition to being much more efficient than the window units that currently are in place to cool the courtroom, it will be much quieter. Even with the addition of acoustical tiles to make the courtroom quieter, the window units will still generate a significant amount of noise. To heat the courtroom, outdated propane gas space heaters are in use and should be replaced. The cost of installing a central heating and air conditioning system has been estimated at approximately \$20,000. Grant funds should be sought for this purpose, but if unavailable, SPLOST funds should be budgeted to pay for this expense.

A fourth objective, not directly related to the courtroom, but rather to the Probate Judge's office, is to install sliding/rolling shelves in the vault to increase the capacity for storage of records. This system of storage, literally built on a "track," will allow for each shelving unit to be moved across the width of the room. When not being accessed, all shelving units can be pushed together so that there is no "wasted" space in between them.

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#### PRESTON CITY HALL, WESTON CITY HALL

These facilities meet the current and expected needs of their respective jurisdictions.

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#### WEBSTER COUNTY COMMISSIONERS OFFICE

The physical capacity of this office should be used in an efficient manner by reorganizing the interior space, room by room. The staff of the County Commission office, in conjunction with members of the Board of Elections, should investigate various methods of arranging the space and secure funding from the budget for purchasing any needed furnishings.

Parking space is relatively limited at the office, and none of it is paved. Paving a section of the space between the Commissioners' office and Montgomery Street is desirable. Since grant funds will not likely be available for this purpose, it will be necessary for the County Commission to commit funds for this project if this is to be achieved.

Finally, the roof of the office building should be replaced or repaired. The metal roof is of a decorative type and is most likely no longer in production. The

estimated cost of replacing the roof with a high-quality metal roof is in excess of \$20,000. No cost has been estimated for putting a shingle roof on. To fund the repair or replacement, the County Commission will have to budget funds from either SPLOST or the General Fund Account.

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#### WEBSTER COUNTY BOE OFFICE

This facility is in excellent condition.

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#### ROAD DEPARTMENT MAINTENANCE SHOP

The existing facility is in poor condition and should be replaced with a modern shop capable of housing the largest equipment in the county's inventory. The County Commission should allocate SPLOST funds for this purpose. Once the new shop is put into service, the old one should be razed to prevent it from becoming a long-term visual blight on the area.

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#### ROAD DEPARTMENT SHELTER AT 6397 CASS STREET

This shelter is in good condition.

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#### FORMER DOT SHOP AT 6313 CASS STREET

This building is in excellent condition, but is of little use except as a storage facility.

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#### FAMILY CONNECTIONS BUILDING

The existing building is only marginally suitable for occupancy and should be vacated by Family Connections as soon as space is made available either in the old elementary school, once its renovated, or in a new community center, should one be built. The objective, then, is to obtain grant funding for the renovation of the former elementary school, or if that fails, to seek grant funding for the construction of a new community center.

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#### FORMER ELEMENTARY SCHOOL

The intent is to renovate the facilities so that each part of the school complex can be utilized by governmental or quasi-governmental agencies. A Community Development Block Grant is the most likely vehicle of funding the renovation and should be sought by the County Commission on a recurring basis until received.

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## FIRE/EMS STATION

The existing fire stations (joint with EMS at the county facility in Preston) are in excellent condition. If grant funding for the purchase of additional fire engines can be secured, then additional stations should be built, one in the southeastern portion of the county and one in the northwestern portion. If grants are secured for the purchase of the fire engines, the County Commission should utilize SPLOST funding to construct the fire stations.

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## AGRICULTURAL EDUCATION BUILDING

The physical condition of the building should be maintained.

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## Education Facilities

The new elementary school is in excellent condition.

## Libraries

The library building is in good condition. In order to promote increased usage of the Library, the County Commission should coordinate an inexpensive advertising campaign advising area residents of the many assets available at the library.

## Storm Water

Two objectives are established for the storm water system in Preston. First, those parts of the system that are clogged with debris should be cleaned out to allow maximum flow within the system. Secondly, at the termini of the storm water drainage system near the northernmost intersection of Washington Street and Dacus Street, the system should be extended past the existing homes on the east side of the road. At least one drop-inlet may be required. Preston should investigate the availability of grant funding for this small project, but if not available, budget funds from the General Fund to cover the expense.

# **Community Facilities Element**

## **Mapping of Community Facilities**

110-12-1-.04 (12)( e ) 2. (iv) Mapping of Community Facilities.

(I) Basic Planning Level Requirements. Local governments are required to include a map showing where significant public facilities are located and how they are distributed in relationship to each other and to the land uses they serve. The inventory of existing conditions must also include, as appropriate, a map showing the location of facilities and their geographic service area.

No additional maps are included here, but readers are referred to the various maps within Inventory and Assessment. Those maps identify the location of facilities in Preston and Weston. The service area for each facility can generally be construed as the whole of the area that comprises the jurisdiction of the owner of the facility. For instance, the Preston City Hall serves the entire town of Preston. The various fire departments serve the entire county, both incorporated and unincorporated. Webster County EMS serves the whole county. In the case of water distribution, maps have been included within the Inventory component of this section.

# **Addendum to Community Facilities**

## **WEBSTER COUNTY SOLID WASTE MANAGEMENT PLAN**

Prepared by the Webster County Commission,

The City of Preston

And

The City of Weston

August 2004

**CHAPTER 110-4-3-.02**  
**DEFINITIONS**

**110-4-3-.02 Definitions**

**(1) General:** For the purpose of these rules, the following words shall have the meaning as contained herein unless the context does not permit such meaning. Terms not defined in these rules but defined in O.C.G.A. § 12-8-20 *et seq.*, shall have the meanings contained therein. Terms not defined in these rules, or in O.C.G.A § 12-8-20 *et seq.*, shall have ascribed to them the ordinary accepted meanings such as context may imply.

**(2) Definitions:** The following terms and definitions shall be used to guide the implementation of the solid waste management planning process.

**(a)** "Annual Survey" means the survey instrument that is distributed by the Department to local governments on an annual basis in order to compile Georgia solid waste management data. The survey includes the status of local and regional solid waste management activities, the full-cost report, and solid waste reduction practices.

**(b)** "Board" means the Board of the Georgia Department of Community Affairs.

**(c)** "Board of Directors" means the Board of Directors of a Regional Development Center.

**(d)** "Board of Natural Resources" means the Board of the Georgia Department of Natural Resources.

**(e)** "Capital Costs" means any cost for or associated with the purchase of tangible assets such as land, roads, buildings, and equipment, including improvements, modifications, or additions which increase the value, usefulness, or life of these assets.

**(f)** "Comprehensive Plan" means any plan by a county or municipality covering such county or municipality or any plan by a Regional Development Center covering the center's region proposed or prepared pursuant to the minimum standards and procedures for preparation of comprehensive plans and for implementation of comprehensive plans , established by the Department in accordance with the O.C.G.A. § 50-8-7.1(b) and §50-8-7.2.

**(g)** "Comprehensive Solid Waste Management Plan" means any solid waste management plan by a county or municipality, any group of local jurisdictions agreeing to plan together, or any local or regional solid waste authority, or any plan by a Regional Development Center on behalf of a member county or municipality, covering such county or municipality individually or in conjunction with other local governments prepared pursuant to the minimum standards and procedures for comprehensive solid waste management plans and for implementation of comprehensive solid waste management plans, established by the Department in accordance with O.C.G.A. § 12 -8-31.1.

**(h)** "Composting" means the controlled biological decomposition of organic matter into a stable, odor-free humus.

**(i)** "County means any county of the state of Georgia.



**(j)** "Days" means calendar days, unless otherwise specified.

**(k)** "Department" means the Georgia Department of Community Affairs.

**(l)** "Developments of Regional Impact" means any project that requires local government action to proceed and that exceeds the minimum thresholds established by the Department. Such procedures and guidelines to govern developments of regional impact shall be promulgated by the Department pursuant to O.C.G.A. § 50-8-7.1(b)(3).

**(m)** "DNR" means the Georgia Department of Natural Resources.

**(n)** "Eligible Local Government" means a government has adopted and notified the Department of its adoption of a solid waste management plan and short-term work program update that the Department has determined meets the Minimum Standards and Procedures for Solid Waste Management Planning.

**(o)** "Enterprise Fund" means a fund established to account for operations that are financed and operated in a manner similar to private business enterprises:

1. Where it is the intent of the governing body to finance or recover the costs of providing goods or services primarily through user charges; or
2. Where the governing body has decided that periodic determination of revenues earned, expenses incurred, and net income are appropriated for capital maintenance, public policy, management control, accountability, or other related purposes.

**(p)** "EPD" means the Environmental Protection Division of the Georgia Department of Natural Resources.

**(q)** "Fee Schedule" means a detailed schedule listing the goods or services provided by a government and any fees, rates, or special taxes assessed or charged for these goods or services.

**(r)** "Full-Cost Report" means the use of an accounting system that isolates, and then consolidates for reporting purposes, the direct and indirect costs that relate to the operation of the solid waste management system.

**(s)** "Georgia Comprehensive Solid Waste Management Act" means the Georgia Comprehensive Solid Waste Management Act of 1990, O.C.G.A. § 12-8-20 *et seq.*, which establishes the statutory authority for local governments to develop solid waste management plans. The Act also requires local governments to report annually to the Department and to the public the amount of solid waste generated and the cost of disposing of that waste.

**(t)** "Georgia Planning Act" means the Georgia Planning Act of 1989, O.C.G.A. § 50 -8-1 *et seq.*, which establishes the statutory authority for local governments to under take comprehensive plans which comply with the Minimum Planning Standards and Procedures as established by the Department.

**(u)** "Governing Body" or "Governing Authority" means the board of commissioners of a county, sole commissioner of a county, council, commissioners, or other governing authority of a county, municipality, or solid waste authority.

**(v)** "Household Hazardous Waste" (HHW) means unwanted household products that are labeled as flammable, toxic, corrosive, or reactive.

**(w)** "Implementation Strategy" means the narrative and year-specific description that each county and municipality must submit as an element of a comprehensive solid waste management plan. An implementation strategy describes how each local government intends to implement its comprehensive solid waste management plan through a ten-year period, including a listing of public actions to be undertaken by the community toward implementation of the comprehensive solid waste management plan and the related costs of such actions. For regional plans, the implementation strategy must also detail solid waste management activities to be undertaken by any regional entity, or by any local government on behalf of other local governments through contracts or other formal arrangements.

**(x)** "Local Government" means any county, municipality, or other political subdivision of the state.

**(y)** "Local Plan" means the solid waste management plan for any county or municipality.

**(z)** "Mediation" means the process to be employed by the Department and/or Regional Development Centers for resolving conflicts which may arise from time to time in the coordinated and comprehensive planning process. Such procedures and guidelines to govern mediation shall be promulgated by the department pursuant to O.C.G.A. § 50-8-7.1(d).

**(aa)** "Minimum Standards and Procedures" means the minimum standards and procedures, including the minimum elements which shall be addressed and included for preparation of local, multi-jurisdictional, and regional solid waste management plans, for implementation of local comprehensive plans, and for participation in the coordinated and comprehensive planning process. Minimum standards and procedures may include any elements, standards, and procedures for such purposes prescribed by a Regional Development Center for counties and municipalities within its region and approved in advance by the department, in accordance with O.C.G.A. § 50-8-1 *et seq.* and the rules and guidelines developed by the Department.

**(bb)** "Mulch" a byproduct typically comprised of materials from land clearing and yard trimmings that have been size-reduced by grinding, chipping, or shredding and used *on top of the soil* to retain moisture around vegetation or for aesthetic purposes.

**(cc)** "Multi-Jurisdictional Plan" means a solid waste management plan adopted pursuant to O.C.G.A. § 12-8-31.1 covering one or more counties, municipality or municipalities, or solid waste authority or solid waste authorities.

**(dd)** "Municipal Solid Waste" means any solid waste derived from households, including garbage, trash, and sanitary waste in septic tanks and means solid waste from single family and multifamily residences, hotels and motels, bunkhouses, campgrounds, picnic grounds, and day use recreation areas. The term includes yard trimmings and commercial solid waste but does not include recovered materials, or solid waste from mining, agricultural, or silvicultural operations or industrial processes or operations.

**(ee)** "Municipality" means any municipal corporation of the state and any consolidated city-county government of the state.

**(ff)** "Operating Costs" means any costs incurred during the normal course of the operation of a business, government, or organization, including expenditures for items such as salaries, wages, and benefits; supplies and utilities; and gas, oil, and maintenance.

**(gg)** "Plan Amendment" means a significant action by a local government to change its currently approved solid waste management plan. Amendments shall be deemed necessary when the local government feels conditions have changed dramatically so as to alter the basic tenets of its approved solid waste plan.

**(hh)** "Plan Approval" means the certification conferred by the Department acknowledging that a local government has prepared, submitted to the regional development center for review, and has received written approval from the Department that their plan, plan amendment, or short-term work program update meets the minimum standards and procedures and may be adopted.

**(ii)** "Recovered materials" means those materials which have known use, reuse, or recycling potential; can be feasibly used, reused, or recycled; and have been diverted or removed from the solid waste stream for sale, use, reuse, or recycling, whether or not requiring subsequent separation and processing.

**(jj)** "Recycling" means any process by which materials that would otherwise become solid waste are collected, separated, or processed and reused or returned to use in the form of raw materials or products.

**(kk)** "Regional Authority" means a group of jurisdictions that have joined together for a single purpose as a legally constituted entity. Regional authorities:

1. Are governed by a Board of Directors which represents the interests of the member jurisdictions;
2. Can incur bonded indebtedness without a public referendum; and
3. Can enter into contracts for the development and operation of facilities.

**(ll)** "Regional Development Center" means a Regional Development Center established under O.C.G.A. § 50-8-32.

**(mm)** "Regional Plan" means a solid waste management plan that addresses one or more of the planning elements on a regional basis. A regional plan shall cover two or more counties and may include one or more municipality within those counties.

**(nn)** "Short Term Work Program" means that portion of the Implementation Strategy that lists the specific actions to be undertaken annually by the local government over the upcoming five years to implement the approved comprehensive solid waste management plan.

**(oo)** "Solid Waste" means any garbage or refuse; sludge from a wastewater treatment plant, water supply treatment plant, or air pollution control facility; and other discarded material including solid, semisolid, or contained gaseous material resulting from industrial, commercial, mining, and agricultural operations and community activities, but does not include recovered materials; solid or dissolved materials in domestic sewage; solid or dissolved materials in irrigation return flows or industrial discharges that are point sources subject to permit under 33 U.S.C. § 1342; or source, special nuclear, or by product material as defined by the Federal Atomic Energy Act of 1954, as amended (68 Stat. 923).

**(pp)** "Solid waste disposal and landfill capacity reports" means reports required by DNR Rule 391-3-4-.17 to be filed with the Director of DNR by holders of municipal solid waste disposal and landfill permits showing quarterly amount disposed and remaining landfill capacity.

**(qq)** "Solid Waste Handling" means the storage, collection, transportation, treatment, utilization, processing, or disposal of solid waste, or any combination of such activities.

**(rr)** "Solid Waste Handling Facility" means any facility, the primary purpose of which is the storage, collection, transportation, treatment, utilization, processing, or disposal, or any combination thereof, of solid waste.

**(ss)** "Solid Waste Handling Permit" means written authorization granted to a person by the Director of the Georgia Environmental Protection Division to engage in solid waste handling.

**(tt)** "Source Reduction" means actions taken to prevent the generation of waste in the first place.

**(uu)** "Subtitle D" means the 1991 amendments to Subtitle D of the Resource Conservation and Recovery Act, 40 CFR Part 257 and 258. These amendments, adopted by the State of Georgia in DNR Rule 391-3-4, require, among other things, specific design standards for solid waste landfills, such as synthetic liners, leachate collection and treatment, groundwater monitoring, and methane collection systems, intended to extend an extra measure of protection to air and water quality.

**(vv)** "State Agency" means any department, agency, commission, or other institution of the executive branch of the government of the State of Georgia.

**(ww)** "State Plan" means the State Solid Waste Management Plan prepared by the Georgia Department of Community Affairs and the Georgia Department of Natural Resources, including any revisions or amendments thereto.

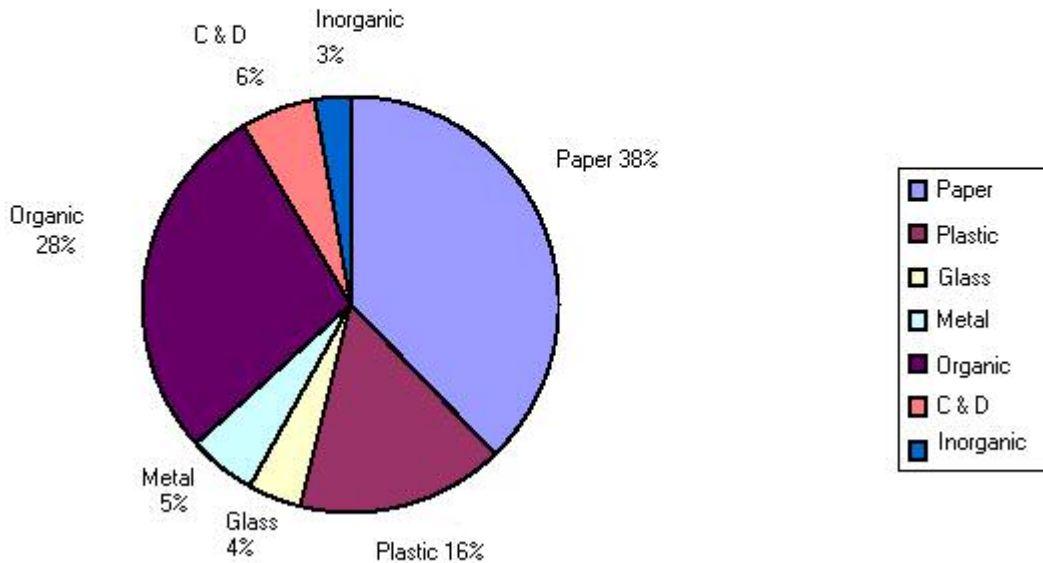
**(xx)** "Waste Stream Analysis" means an inventory and analysis of the solid waste stream, including amounts of waste being generated and/or disposed, the source of the waste (i.e., residential, commercial), and a characterization of the waste by composition (i.e., paper, food, yard trimmings). A waste stream analysis also includes a percentage accounting of the waste stream by source and by composition.

**(yy)** "Waste to energy facility" or WTE means a solid waste handling facility that provides for the extraction and utilization of energy from municipal solid waste through a process of combustion.

# WASTE DISPOSAL STREAM ANALYSIS

A waste stream characterization study has not been conducted by Preston, Weston or Webster County. Instead, the analysis contained within this section relies upon the state-wide waste characterization study performed by R. W. Beck, for the Department of Community Affairs. The results of that study are presented in the following chart.

Non-weighted Average Aggregate Composition, First Three Seasonal Sorts (433 Samples)



## INVENTORY OF WASTE STREAM GENERATORS

The overwhelming majority of solid waste generated within the unincorporated portion of Webster County comes from residential customers. There are only two or three commercial businesses within the unincorporated county and they do not account for a significant part of the waste stream. Webster County bills approximately 650 customers for solid waste collection and disposal services each month, with less than one-half of one percent being commercial customers.

Preston, the population of which comprises nearly 19% of the county's total population, has eight commercial customers. They have 234 residential customers, by whom the majority of solid waste is generated within the city. The

largest commercial entity, generating the largest volume of solid waste, is the Webster County Elementary School.

Weston, the smallest jurisdiction, comprising only 3% of the county's total population, bills 42 customers for solid waste services, all but two of which are residential.

During 2003, Webster County, including its municipal jurisdictions, disposed of 1577.40 tons of solid waste at Southern States' (Allied Services) landfill in Taylor County. Based upon the averages computed in the study by R. W. Beck, 38%, or 599 tons of this total would have been paper. Plastics would have comprised 16%, or 252 tons. Glass would have accounted for 4%, or 63 tons. Metal would have accounted for 5%, or 79 tons. Organic materials would have comprised 28%, or 442 tons. Construction and Demolition materials would have made up 6%, or 95 tons of the total. Inorganic materials accounted for the remaining 3%, or 47 tons.

According to reports provided by the City of Preston for 2003, they disposed of 306.89 tons of solid waste in a landfill during that year. Referenced against the total tonnage disposed of by the entire county during 2003, Preston's contribution to the waste stream is equal to its pro rata share of the total population.

According to reports provided by the City of Weston for 2003, they disposed of 62.72 tons of solid waste in a landfill during that year. Referenced against the total tonnage disposed of by the entire county during 2003, Weston's contribution to the waste stream was more than 30% above its pro rata share of the total waste generated.

In addition to the tonnage disposed of at Southern States' landfill in Taylor County in 2003, Webster County collected and recycled 44.53 tons of metal and 41.77 tons of tires. Within Preston, 46.84 tons of corrugated boxes were collected and recycled.

The per capita solid waste disposal rate in Webster County, based upon the figures from 2003, equals 3.61 pounds per day. This amount is 43% lower than the state average of 6.38 pounds per capita, per day. If the tonnage of tires, metals and corrugated boxes recycled are included, the total per capita, per day disposal rate rises to 3.92 pounds.

The projected population for Webster County in the year 2020 is 2526 people. The projected increase, if realized, would represent an increase of 136 people, or 5.7% above the population of 2390 people counted in the 2000 census. Multiplying the increase of 136 people times the per capita daily disposal rate would add a total of nearly 90 tons of solid waste to the county's total waste stream by 2020, an amount that can easily be handled within the existing solid waste management system.

Despite the fact that the county's per capita daily disposal rate is far below the state average, local officials are concerned about the trend, since 2000, of rapid increases in the total tonnage of solid waste being generated in Webster County and delivered to the landfill in Taylor County. The following tonnage report was provided to Webster County by the Georgia Department of Natural Resources. The format of the report has been changed to show total tonnage and the increases that are represented therein.

WEBSTER COUNTY SOLID WASTE TONNAGE REPORT

Year	Tonnage	Increase	Percentage	Cumulative %
2000	1021.49	0	0	
2001	1291.72	270.23	26.45	26.45
2002	1389.98	98.26	7.61	36.07
2003	1577.4	187.42	13.48	54.42

Webster County officials believe that the primary reason for the increase in the amount of solid waste tonnage being collected and disposed of is the increased use of dumpsters throughout the county. Officials know that before the dumpsters were placed into service, a significant quantity of atypical solid waste was disposed of in gullies, along dirt roads and upon private lands where the owner had not granted permission for the dumping to occur. The availability of dumpsters has virtually eliminated illegal dumping as described above.

The following chart indicates projected waste amounts for the life of this plan.

Year	Projected Population	Increase	Projected SW tonnage
2004	2390	0	1577
2005	2421	8	1595
2006	2424	3	1597
2007	2436	12	1605
2008	2435	-1	1605
2009	2448	13	1613
2010	2454	6	1617
2011	2464	10	1623
2012	2474	10	1630
2013	2484	10	1636
2014	2494	10	1643
2015	2497	3	1645

These projections are based on a static disposal rate of 3.61 pounds per person, per day. If the trend from 2000 - 2003 continues, the tonnage would be significantly higher. Population projections from 2004 - 2010, and for 2015, were made by Woods & Poole Economics, Inc. Projections for 2011 - 2014 were made by Webster County.

### PROJECTIONS FOR CATEGORIES OF WASTE

Year	Tonnage	Paper .38	Organic .28	Plastic .16	C & D .06	Metal .05	Glass .04	Inorganic .03
2004	1577	599.26	441.56	252.32	94.62	78.85	63.08	47.31
2005	1595	606.1	446.6	255.20	95.70	79.75	63.80	47.85
2006	1597	606.86	447.16	255.52	95.82	79.85	63.88	47.91
2007	1605	609.9	449.4	256.80	96.30	80.25	64.20	48.15
2008	1605	609.9	449.4	256.80	96.30	80.25	64.20	48.15
2009	1613	612.94	451.64	258.08	96.78	80.65	64.52	48.39
2010	1617	614.46	452.76	258.72	97.02	80.85	64.68	48.51
2011	1623	616.74	454.44	259.68	97.38	81.15	64.92	48.69
2012	1630	619.4	456.4	260.80	97.80	81.50	65.20	48.90
2013	1636	621.68	458.08	261.76	98.16	81.80	65.44	49.08
2014	1643	624.34	460.04	262.88	98.58	82.15	65.72	49.29
2015	1645	625.1	460.6	263.20	98.70	82.25	65.80	49.35

The projections assume that Webster County's waste stream, which will not be characterized by a local study, will contain the same percentages of materials revealed in the study performed by R. W. Beck.



# WASTE REDUCTION ELEMENT

## INVENTORY

Webster County, Preston and Weston encourage waste reduction and recycling by providing an unstaffed drop off station for corrugated boxes, newspapers, metals and white goods, such as washing machines and dryers. Within Preston and Weston, commercial firms, such as grocery and hardware stores, that routinely dispose of corrugated boxes, set them aside to be recycled. Jones Sanitation, a private firm contracted by Preston, Weston and Webster County to provide solid waste collection and disposal services, collects the corrugated boxes on a weekly basis.

The primary method of collecting recyclable materials is the recovery of those items from greenboxes located throughout the county. Citizens are encouraged to bring their white goods, metals and other recyclable products to the recycling building at 7601 Washington Street, but often these items are discarded at the greenboxes (dumpsters). Jones Sanitation usually collects these items and brings them to the recycling center. County employees occasionally assist in this effort.

Corrugated boxes and newspapers are baled and sold by Jones Sanitation. Webster County contracts with a private firm, Whitfield Recycling to bale and remove metal products, including white goods.

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Tires are also recycled, but at an additional cost to taxpayers inasmuch as the Webster County Commission has established a policy of paying, from the Special Purpose Local Option Sales Tax fund, for the removal of tires. The county does not routinely accept tires from the public for disposal, but rather, collects tires illegally discarded at greenboxes. During 2003, the county paid for the disposal, at a tire recycling facility in Jackson, Georgia, of nearly 42 tons of tires. At the time of this report in August, the county had already disposed of approximately 27 tons of tires during 2004.

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Yard trimmings are not collected by any jurisdiction in Webster County. Georgia law, the Webster County Code and the Preston City Code all prohibit yard trimmings from being mixed with solid waste. The Webster County Code states:

Sec. 42-78. Yard trimmings.

Yard trimmings shall not be placed in or mixed with solid waste. Yard trimmings shall not be disposed at any solid waste disposal facility having liners and leachate collection systems or requiring vertical expansion within the county. Yard trimmings shall be sorted and stockpiled or chipped, composted, used as mulch, or otherwise beneficially reused or recycled to the maximum extent feasible. Any yard trimmings to be collected by an entity

other than the property owner shall be sorted and stored in such a manner as to facilitate collection, composting, or other handling.

## ASSESSMENT

According to the Georgia Department of Community Affairs, Georgians disposed of 6.38 pounds of solid waste per person from in-state sources during 2003. During 2003, Webster County residents disposed of 1577 tons of solid waste, for an average disposal rate of 3.61 pounds per person, per day, significantly below the state average. Since the per capita rate of disposal in Webster County is already very low compared to the state average, it is unlikely that any further reductions can be made.

## NEEDS/GOALS

The Webster County Commission, Preston City Council and Weston City Council would like to expand the scope of recycling activities within the county. The goal established is to build and staff a facility, similar to the one that exists in Chattahoochee County, where a wide range of materials is accepted for disposal or recycling.

The proposed facility, if built, would be equipped to receive used motor oil, tires, construction and demolition (C & D) materials, white goods and metals, newspapers, corrugated boxes, furniture, plastics, glass, inert materials such as blocks, bricks, yard trimmings etc., and normal solid waste. Those items that could be recycled would be assimilated for that purpose and shipped to an appropriate facility. Those things that could not be recycled would be sent to a landfill.

No local governing authority has sufficient funds with which to build and staff the proposed facility. It is imperative therefore, for this goal to be met, that the county and city governments jointly apply for a grant and/or loan for the funds necessary to build the facility. Operational costs should be prorated among the respective jurisdictions.

The other goal established is to generate an annual newsletter through which all Webster County citizens would be advised of active and proposed programs related to solid waste collection, disposal and recycling. Mailed to each household, the newsletter would advise residents of where to take recyclable materials, what may be deposited in dumpsters, proper ways to dispose of yard trimmings, etc. The cost should be prorated between Preston, Weston and Webster County based upon population.

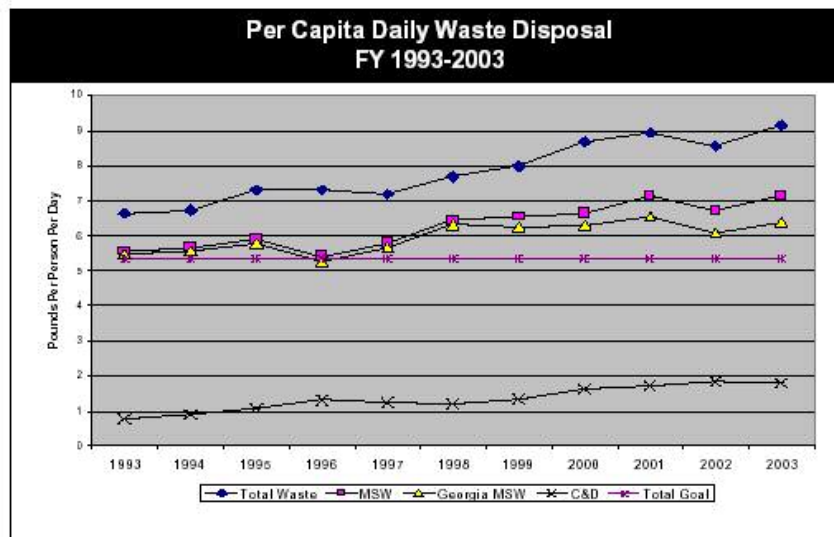


## Per Capita Disposal 2003 Solid Waste Management Update

The amount of garbage entering Georgia's Municipal Solid Waste landfills climbed during Fiscal Year 2003, taking Georgia farther from its waste reduction goal. With only two exceptions, during the past decade the per capita disposal rate in Georgia has either climbed gradually or remained nearly flat. In 1996, the same year the yard trimmings ban and MSW 25% per capita waste reduction goal went into effect, the MSW per capita disposal rate fell to 5.4 lbs/person/day. In 2002, the MSW disposal rate dipped again, due in part to the increased disposal of construction materials at C&D designated landfills and a sluggish economy.

Since FY 1993, the per capita municipal solid waste disposal rate has climbed from 5.56 lbs/person/day to 7.14 lbs/person/day. Looking at records that exclude the amount of waste disposed from out-of-state sources, the per capita MSW disposal rate has been marginally lower, climbing from 5.48 lbs/person/day in FY 1993 to 6.38 lbs/person/day in FY 2003. It should be noted that the state's 25% waste disposal reduction goal is a per capita reduction goal based upon all MSW disposed within the state. It does not exclude waste generated from out-of-state sources and disposed in landfills located within the state.

As can be seen in the *Per Capita Daily Waste Disposal* graph, there is more than one way to track per-capita disposal rates. In FY 2003, the Department of Natural Resources Environmental Protection Division (EPD) reported a total of 14,247,133 tons of waste disposed in the state. When looking at the reported total volumes of waste disposed, the per capita waste disposal rate rose to 9.14 lbs/person/day in FY 2003, up from 8.52 lbs/person/day in FY 2002. This figure represents all waste entering MSW and C&D landfills. It includes residential waste, sludge from municipal wastewater treatment plants, some industrial waste, construction debris, commercial and business waste, and waste brought here from other states.





## Per Capita Disposal 2003 Update

Looking at the disposal rate at MSW landfills only, including waste disposed from out-of-state sources, the per capita disposal rate returns to the FY 2001 level of 7.15 pounds per person per day. When excluding out-of-state waste imports, the daily per capita MSW disposal rate drops to 6.38 lbs/person/day. It should be noted that these rates reflect all waste entering a MSW landfill as reported to the EPD, not just MSW. According to a 2001 study conducted by R.W. Beck for the Department of Community Affairs, about two-thirds of the waste disposed in MSW landfills is actually Municipal Solid Waste. Based upon this estimate, the FY 2003 per capita MSW disposal rate, excluding waste imported into the state, is approximately 4.2 lbs/person/day.

The impact of out-of-state waste imports plays a role in the state achieving its 25% waste disposal reduction goal. Imported MSW is not exempt from the waste reduction disposal goal and must be factored into the overall equation. Waste disposed from out-of-state sources accounted for 10.8% of the MSW stream and 8.4% of the total waste stream disposed in the state. Imported waste has grown from representing 0.1 lb/person/day in 1998 to 0.8 lb/person/day in FY 2003.

Georgia Waste Disposal and Population FY 1992-2003							
Fiscal Year	Population	Total Waste Landfilled (Millions of tons <sup>1</sup> )	Total Waste Landfilled (Pounds/person/day)	Total Waste Disposed in MSW Landfills (Tons)	Out of State Waste <sup>2</sup> (Tons)	Total MSW (Pounds/person/day)	GA MSW (Pounds/person/day)
1992	6,649,005	8.60	7.09	N/A	N/A	N/A	N/A
1993	6,819,832	8.25	6.63	6,926,022	107,656	5.56	5.48
1994	6,990,658	8.58	6.73	7,222,291	138,946	5.66	5.55
1995	7,161,485	9.54	7.30	7,684,271	149,481	5.88	5.77
1996	7,332,311	9.78	7.31	7,222,499	160,000	5.40	5.28
1997	7,503,138	9.86	7.20	7,925,222	172,150	5.79	5.66
1998	7,673,965	10.75	7.68	9,026,078	193,819	6.44	6.31
1999	7,844,792	11.43	7.98	9,382,622	453,875	6.55	6.24
2000	8,015,626	12.71	8.69	9,724,736	511,472	6.65	6.30
2001	8,186,453	13.36	8.94	10,678,980	893,651	7.15	6.55
2002	8,383,915	13.04	8.52	10,233,692	950,779	6.68	6.05
2003	8,544,005	14.25	9.14	11,135,473	1,197,686	7.14	6.38

<sup>1</sup> Does not include MSW incinerated or composted. EPD reported 101,284 tons of MSW incinerated and 91,390 tons MSW composted during FY 2003.

<sup>2</sup> Virtually all out-of-state waste is MSW.



For more information regarding Georgia's solid waste management or for a glossary of terms used in this report, contact the Georgia Department of Community Affairs, Office of Environmental Management at 404-679-4940, or online at [www.dca.state.ga.us/environmental/swar.html](http://www.dca.state.ga.us/environmental/swar.html).

[http://www.dca.state.ga.us/environmental/SWAR\\_2003\\_update/SWAR\\_2003\\_Per\\_Capita\\_Disposal.pdf](http://www.dca.state.ga.us/environmental/SWAR_2003_update/SWAR_2003_Per_Capita_Disposal.pdf).

# COLLECTION ELEMENT

## INVENTORY

Webster County, Preston and Weston each contract separately with a local company, Jones Sanitation, to collect and dispose of solid waste. The terms of the contracts provide for the continuation of service unless the respective parties terminate the contract(s). Notification of the intent to terminate the agreement(s) must be made in writing within the time period specified in the contract(s).

Jones Sanitation provides curbside collection of solid waste once each week within the city limits of Preston and Weston. In addition, certain commercial businesses are provided with greenboxes (dumpsters), which are serviced either weekly or daily, depending on the need. For instance, the greenboxes at the elementary school are serviced daily while school is in session.

Within the unincorporated county, Jones Sanitation has placed greenboxes in more than 30 locations. Residents travel to the greenboxes to dispose of their garbage. The boxes are usually emptied once each week, but are serviced more often during certain times of the year when the disposal of solid waste increases (ex. Christmas and Thanksgiving).

In addition to curbside and greenbox collection of solid waste, Preston and Webster County jointly own and make available to the public, an area known as Sellews Quarters. Located on this site is the Recycling building where corrugated boxes and newspapers can be dropped off. Adjacent to the building is an area where metal products and tires are collected and stored for shipment to recycling processors.

The management process is a collective effort between each jurisdiction and Jones Sanitation. For instance, each jurisdiction bills its customers directly. Jones Sanitation is not involved in the collection of any payments made by customers within Webster County.

Jones Sanitation is responsible for keeping the areas around the dumpsters in an orderly, clean condition. From time to time, however, county forces are used in this regard, depending on their availability. At no time, though, does the county or any of its employees become involved in the actual collection of solid waste. Preston and Weston do not engage in the collection of solid waste either.

As was stated in the Waste Reduction Element, no jurisdiction engages in the collection and disposal of yard trimmings. This does not imply that a need for collection and disposal does not exist. In fact, local officials recognize that the need does exist. It has not, however, been addressed heretofore.

## ASSESSMENT

The method and frequency of solid waste collection within Preston and Weston is excellent, but neither city provides adequate service for the collection of other materials, such as yard trimmings.

The system of collecting solid waste via dumpsters within the unincorporated county is adequate, but not excellent. Jones Sanitation and the county routinely field complaints about illegal dumping at the greenboxes, including some committed by residents of other counties. The Webster County Sheriff's Office and the Department of Natural Resources have made several cases against residents of other counties for illegally using the dumpsters in Webster County.

Overall, the use of dumpsters within the unincorporated county is a good method of solid waste collection because the relatively low population densities make it more economical than door-to-door service. There are however, some areas where it would be practical to operate collection services on a door-to-door, or curbside basis. Three areas of the unincorporated county could be serviced in this manner.

North of the city limits of Preston, for approximately 1.8 miles up Georgia Highway 41, the population density is great enough to warrant curbside pickup of garbage. The service could also extend approximately 1.1 miles out Georgia Highway 153, towards Ellaville. South of town, the service could extend approximately 2.1 miles past the city limits on Georgia Highway 41, to include Jordan Road, McDaniel Road, Deer Camp Road, Crimes Circle, Ida Lowery Road, and a portion of Merritt Road, Poplar Springs Road and Ben Williams Road. Each area is already served with municipal water, an indication of the population density that makes curbside garbage collection practical to implement. These areas comprise only two of three areas where this approach is practical.

Just outside of Richland, Georgia, which lies in Stewart County, is a small subdivision containing several dozen homes. The residents live in close proximity to each other and are served by municipal water from the City of Richland. The density of population would allow for economical door-to-door, or curbside garbage collection. Several short roads run through this subdivision known as Wildwood Estates.

With respect to the issue of illegal dumping, it is not as prevalent in the county as it was before dumpsters were placed in the unincorporated county in 1998. Prior to that time, the County Commissioners' office frequently fielded calls from irate private landowners, complaining of illegal dumping on their lands adjacent to county roads. Since the dumpsters were put in place, the problem has become one of cleaning up around dumpsters since most of the materials that were formerly being deposited on private lands are now being placed at dumpsters.

The current collection programs will continue to meet only that portion of the waste disposal needs that are currently being met. To improve services and meet the needs of residents with respect to disposal of materials other than standard household garbage, all local jurisdictions will have to cooperate in the development of an effective collection and disposal program. It is not anticipated, however, that any of these plans will significantly decrease the per capita disposal rate within the county.

## NEEDS/GOALS

The most important goal established herein for all three jurisdictions is for a multi-purpose recycling and solid waste collection system to be implemented, centered around a new facility as proposed in the Waste Reduction Element. The language from that element is repeated here:

The proposed facility, if built, would be equipped to receive used motor oil, tires, construction and demolition (C & D) materials, white goods and metals, newspapers, corrugated boxes, furniture, plastics, glass, inert materials such as blocks, bricks, yard trimmings etc., and normal solid waste. Those items that could be recycled would be assimilated for that purpose and shipped to the appropriate facility. Those things that could not be recycled would be sent to a landfill.

No local governing authority has sufficient funds with which to build and staff the proposed facility. It is imperative therefore, for this goal to be met, that the county and city governments jointly apply for a grant and/or loan for the funds necessary to build the facility. Operational costs should be prorated among the respective jurisdictions.

Another goal for the unincorporated county is to consolidate the number of dumpster locations to about one-half of the existing number of sites. The sites would be made larger, with more dumpsters at each site and would be enclosed by a 10' – 12' tall wooden fence to help reduce the chance of garbage being blown out of the enclosure and onto adjacent property. Assuming that the new recycling facility mentioned in the preceding paragraphs has been built, most of the dumpsters located within two to three miles of Preston's city limits would be eliminated.

In conjunction with the goal just stated, Webster County establishes the goal of providing curbside garbage pickup to all residents living in the unincorporated county who are served by a municipal water supply. This includes those residents served by Preston, Weston (though there are only a handful of

residents outside of the city limits who are served by Weston's water system) and Richland. Providing curbside service to these customers will eliminate the need for several dumpsters.

The last goal, which applies to all three jurisdictions, is to provide solid waste collection services at an affordable cost. At the time this report was written, Webster County charged \$10.00 per month, Preston charged \$8.50 per month and Weston charged \$10.00 per month. Webster County and Weston have charged the same rate since 1998. Preston has increased its rate periodically during the same period of time.

No one involved in the writing of this plan can predict how much the costs may increase during the next 10 years, but local officials believe that the charges to the customer will be set at a level no higher than that necessary to pay for the full cost of collection and disposal of solid waste and the administrative expense of billing customers and collecting receipts.

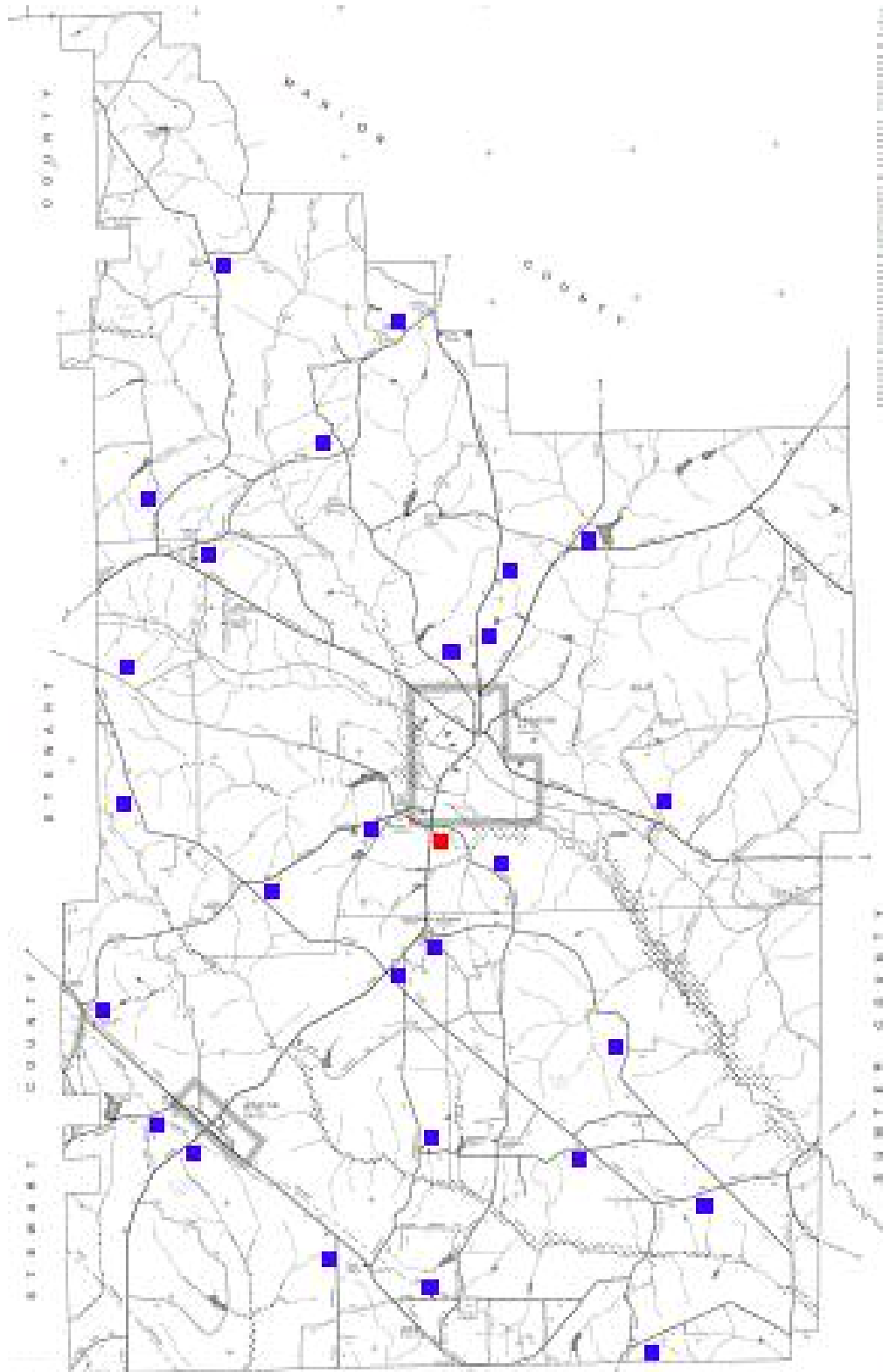
## INTERIM STRATEGY FOR COLLECTION

As stated, the primary collection option for each jurisdiction is exercised through a contractual obligation with Jones Sanitation, who is responsible for collecting and disposing of all solid waste within the county on a weekly basis. In the event that Jones Sanitation cannot fulfill its responsibilities, it is agreed by all jurisdictions that Webster County will assume responsibility for collection in Preston, Weston and the unincorporated county on an interim basis until further arrangements can be made. The county still owns a garbage truck that could quickly be put into service.

In addition to a garbage truck, the county owns three single-axle dump trucks, a Mack tractor-trailer, a 22' dump trailer and a 45' van trailer. In the event that it became necessary, the county could pick up and transport trash in any of these vehicles or trailers.

Because the county owns the equipment necessary to be able to handle solid waste collection and disposal on an interim basis, it would likely take less than one week to begin collection of solid waste. Webster County does not, however, have an existing contract with any landfill that would automatically permit the county to dispose of solid waste on an interim basis should the need arise. Local officials believe though, that Southern States Landfill in Taylor County would accept Webster County's solid waste since the county contracted with them prior to relinquishing its solid waste handling responsibilities to Jones Sanitation. Since the solid waste collected within the county is already being disposed of at that landfill, the garbage would not constitute additional volume going into the facility.





The blue squares on the map above indicate the location of dumpsters throughout Webster County. Although the map is not very legible, the distribution of the blue squares clearly indicates that dumpsters are distributed throughout the county. In approximate terms, no one is more than three miles from a dumpster. The red square marks the closed landfill.

## **DISPOSAL ELEMENT**

### **INVENTORY**

All of the solid waste collected in Webster County, Preston and Weston by Jones Sanitation is transported to Southern States Landfill in Taylor County, Georgia. The landfill accepts standard municipal solid waste. According to the Georgia Department of Community Affairs, the landfill has remaining permitted capacity sufficient to accept nearly 40 million tons of waste and should be in operation until January of 2029.

No municipal solid waste has been landfilled in Webster County since its local landfill was closed in 1993. A geo-technical firm retained by Webster County monitors the landfill. Methane tests are conducted one each calendar quarter and groundwater tests are performed twice each year. Results of these tests are provided to the Webster County Commission and the Georgia Environmental Protection Division.

### **ASSESSMENT**

The Southern States Landfill in Taylor County has sufficient capacity to accept all of the solid waste that will be generated by Webster County, Preston and Weston during the 10-year life of this plan.

Webster County has the financial and legal obligation to continually monitor the closed landfill and will do so. The location of the closed landfill is shown in the map contained within the Collection Element.

### **NEEDS/GOALS**

The primary goal for Webster County, Preston and Weston is to maintain their contractual relationship with Jones Sanitation or another vendor so that it does not become necessary for any or all of the jurisdictions to enter into the business of collecting and disposing of solid waste.

Webster County, acting for all jurisdictions, should maintain a list of municipal solid waste landfills that would be willing to accept garbage from the entire county in the event that Southern States Landfill ceased to do so. A list of operating landfills is included within this section.

As evidence of the assurance of sufficient disposal capacity at the Southern States Landfill in Taylor County, a letter from the company is incorporated within this section. Additionally, a copy of the contract between Southern States Environmental Services, Inc., and Jones Sanitation is incorporated.

## INTERIM STRATEGY FOR DISPOSAL

It is highly unlikely that Southern States Landfill in Taylor County will cease to accept solid waste from Webster County or its municipalities during the life of this plan, but if it does, the county will immediately contact other private and public landfills requesting permission to dispose of the waste. It is expected that permission could be gained from a private facility located in Barnesville, Georgia or possibly other landfills. If permission could not be gained within a few days, Webster County officials would request the assistance of the Georgia Environmental Protection Division in its efforts to secure a landfill facility willing to accept the waste on an interim basis.



**SOUTHERN STATES ENVIRONMENTAL SERVICES**

TAYLOR COUNTY LANDFILL  
P.O. BOX 199 • MAUIK, GEORGIA 31058  
PHONE 478-862-2504 • FAX 478-862-2888

July 28, 2004  
Commissioners Office  
Webster County  
P.O. Box 29  
Preston, GA 31824

Re: Solid waste management plan

Dear Mr. Dave Wills,  
Southern States Environmental Services is happy to inform you we can provide you with the disposal capacity of your solid waste for the next twenty-three years. I believe your requirements are the next ten, but we have capacity for your solid for the next twenty-three years.

Sincerely,

Wes Mahaney  
General Manager  
Southern States Environmental Services  
Taylor County Landfill



**SOUTHERN STATES ENVIRONMENTAL SERVICES**


TAYLOR COUNTY LANDFILL  
P.O. BOX 199 • MAUK, GEORGIA 31058  
PHONE 478-862-2504 • FAX 478-862-2888

REC'D JUL 29 2004

July 28, 2004  
Commissioners Office  
Webster County  
P.O. Box 29  
Preston, GA 31824  
Attn: Dave Willis

Dear Mr. Willis,  
Enclosed you will find a remaining capacity report that has just been completed. This should be sufficient for your records, section I shows the remaining capacity of 38,524,149 CY, section IV shows the day, 6566, and years, 23 of life remaining. The landfill can accept MSW, special waste, and very little asbestos. If I can be of any assistance please call me at 1-800-611-4710.

Sincerely,

  
Wes Mahaney

General Manager  
Southern States Environmental Services  
Taylor County Landfill

### **WASTE DISPOSAL AGREEMENT**

This Agreement is made as of the 24 day of March, 1997 by and between *Southern States Environmental Services, Inc.*, a Georgia Corporation with offices located at 4696 South Cobb Drive 30080 (hereinafter referred to as the "Operator"), and Jones Sanitation, a Georgia Corporation with offices located in Preston, Georgia (hereinafter referred to as "Jones Sanitation").

In consideration of the mutual promises herein contained, the parties hereto agree as follows:

**Item 1. Solid Waste Disposal.**

Jones Sanitation grants to Operator the exclusive right to disposal of all of the acceptable Municipal Solid Waste ("MSW" as defined in item 6(a) below) collected by Jones Sanitation. Jones Sanitation will deliver and deposit to Operator's Landfill located at Mauck, Georgia known as the Taylor County Landfill (the "Landfill") all of the MSW generated and collected by Jones Sanitation.

**Item 2. Term.**

The initial term of this Agreement shall be three years from the effective date. This Agreement shall be automatically renewed for a three year period thereafter unless either party shall give written notice of termination by certified mail to the other at least 60 days prior to the termination of the initial term.

**Item 3. Consideration.**

From the acceptance date of this Agreement, Jones Sanitation shall pay Operator for its services at the rate of \$22.00 per ton.

**Item 4. Changes and Cost Increases.**

The Schedule of Charges itemized in item 3 shall be adjusted on an annual basis to reflect increases or decreases on operating costs resulting from compliance with any Federal, state, or local statute, rule or regulation. The Schedule of Charges shall also be adjusted on an annual basis to reflect increases in operating costs resulting from inflation as measured by the Consumer Price Index applicable to the Atlanta Region, available from the Bureau of Labor Statistics (the "CPI"). The first adjustment to the Schedule of Charges will be made effective on the first day of the thirteenth month following the effective date of this Agreement, and on each anniversary thereafter.

**Item 5. Billing and Payment.**

The Operator shall invoice Jones Sanitation at the end of each two weeks and payment shall be made by Jones Sanitation within 30 days after receipt of such invoice. Operator will impose and Jones Sanitation agrees to pay a late fee of 1.5% for all payments past due 30 days.

**Item 6. Acceptable Waste.**

(a) Jones Sanitation's waste materials disposed of pursuant to this Agreement shall consist of Municipal Solids Waste the disposal of which is permitted by the permits and licenses held by the Operator. For purposes of this Agreement, MSW shall be defined as: "any solid waste resulting from the operation of residential, commercial, government, or institutional establishments except such solid waste disposed of in a private industry solid waste disposal facility. The term does not include yard trash, solid waste from mining, agricultural, or silvicultural operations," in accordance with 391-3-4-.01(28) of the regulations of the State of Georgia Department of Natural Resources, as such may be amended from time to time (the Regulations"). Jones Sanitation warrants that the waste materials delivered to Operator will not contain any lead acid batteries, hazardous, toxic or radioactive waste or substances are defined by applicable federal, state, local laws or regulations. Operator, at its sole discretion, shall have the right to refuse to accept for disposal any material including but not limited to hazardous waste or toxic waste, flammable materials, special waste, or biomedical waste.

(b) In the event that Operator, at its sole discretion, elects to accept for disposal any special waste, such waste will be properly containerized, labeled, accompanied by manifest, or will otherwise comply with all Regulations. No liquids will be accepted hereunder unless they pass a paint filter test, and any liquids not passing such test are rejected by Operator before disposal. These wastes must have prior written approval and will be priced on a job to job basis.

**Item 7. Compliance with Laws.**

Jones Sanitation and Operator represent and agree that, in all matters relating to the disposal of waste hereunder, each party is presently in compliance and will, during the term of this Agreement and any renewals thereof, comply with all applicable federal, state and local laws, regulations, rules, and orders relating to such activities, and that each has and will maintain all required permits and licenses necessary to perform hereunder, and will immediately notify the other, and provide copies of all future citations, notices of violations, or other similar notifications during the term of this Agreement.

**Item 8. Indemnification.**

(a) Jones Sanitation shall indemnify and hold harmless Operator from and against any and all losses, damage, suits, liabilities, fines, penalties and expenses, including reasonable attorney's fees, arising out of any claim for loss of, or damage to, property or injuries or death of persons resulting from or arising out of waste received from Jones Sanitation resulting from or arising out of Jones Sanitation's failure to comply with all applicable federal, state, and local laws and regulations. Jones Sanitation shall be responsible for all cost of removing any material which is not acceptable MSW and which is thereby rejected by the Operator before disposal. The indemnification and other obligations included in this item 8 shall survive the termination of the Agreement.

(b) Operator shall indemnify and hold harmless Jones Sanitation against any and all losses, damage, suits, liabilities, fines, penalties or expenses arising out of any claim for damage to property arising out of Operator's failure to comply with Regulations regarding operation of the landfill, provided, however, that Operator shall not be responsible for such expenses resulting from the sole negligence of Jones Sanitation, and provided further, that Jones Sanitation will be responsible for all costs of removing any material which is not acceptable MSW and which is thereby rejected by Operator before disposal.



**Item 9. Termination and Right to Compete.**

(a) In the event that Jones Sanitation terminates this Agreement prior to the end of its term or any renewal thereof, or in the event that Jones Sanitation fails to make payments as required in Item 5 above, Jones Sanitation shall pay the Operator as liquidated damages a sum equal to two times its most recent monthly charge. In the event the operator terminates this Agreement or fails to perform the services described in this agreement, Jones Sanitation shall pay Operator only for services rendered to the date of such termination or failure to perform.

(b) Jones Sanitation grants to Operator the right to compete with any offer which Jones Sanitation receives relating to the provision of nonhazardous waste disposal services upon the termination of this Agreement for any reason, and agrees to give operator written notice of any such offer and a reasonable opportunity to respond to it.

(c) In the event that Jones Sanitation elects to sell any of the stock, property, or assets including the waste stream generated relating to this Agreement, Jones Sanitation hereby grants Operator a right of first refusal to acquire same at a price no higher than the price offered to other prospective buyers. Should Operator elect not to acquire the stock, property, or assets of the Jones Sanitation, and should Jones Sanitation enter into an agreement to sell or transfer all of or substantially all of its stock, property, or assets to a third party, the buyer under said Agreement shall be required to assume all of Jones Sanitation's rights and obligations thereunder.

**Item 10. Assignment.**

Except as may otherwise be provided herein, this Agreement may not be assigned by either party without the prior written consent of the other party. Written consent may not be unduly withheld.

**Item 11. Insurance**

Each party shall at all times during the term of this Agreement maintain comprehensive general public liability insurance and automotive liability insurance, each in an occurrence policy in the minimum amount of \$1,000,000.

**Item 12. Force Majeure**

Any delay in or failure of performance of either party hereto shall not constitute a default hereunder or give rise to any claims for damages if and to the extent that such delay or failure is caused by occurrences beyond the control of the party affected, including, but not limited to, acts of God, act of war, rebellion, riot, civil disturbances or sabotage, or damage resulting therefrom; fires, floods, explosions, accidents or mechanical breakdowns; strikes or other labor disputes; or any other like or unlike causes which are beyond the control of the party affected and which, by the exercise of reasonable diligence, said party is unable to prevent or provide against. A party whose performance is affected by any of the above causes shall give written notice thereof to the other party as soon as is reasonably practicable, and shall proceed with due diligence to remove such cause.

**Item 13. Binding Effect.**

This Agreement constitutes the entire understanding between the parties and shall be binding upon all parties hereto, their successors, heirs, representatives and assigns.



*Item 14. Modification.*

Except for modifications to this Agreement in accordance with Item 4 hereof, or modifications to this Agreement caused or necessitated by any change in federal, state or local laws and regulations or the interpretation of same, this Agreement can only be modified by a writing signed by all of the parties or their duly authorized agents.

*Item 15. Waiver.*

No waiver by either party of any default shall be deemed a waiver of any subsequent default.

*Item 16. Applicable Law*

This Agreement shall be construed in accordance with the laws of the State of Georgia.

*IN WITNESS WHEREOF*, The parties hereto have caused their respective names and seals to be affixed to this Agreement by their duly authorized officers as of the day and year written above.

*OPERATOR*

BY: Chris Jones

TITLE: Owner

*ATTEST:*  
BY: Adrian Lopez  
TITLE: Admin. Asst.

*JONES SANITATION*

BY: Chris Jones

TITLE: Owner

*ATTEST:*

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_



## Disposal and Remaining Landfill Capacity 2003 Solid Waste Management Report

During Fiscal Year 2003 the amount of waste sent to Municipal Solid Waste (MSW) landfills in Georgia increased and the amount of waste entering Construction and Demolition (C&D) landfills remained approximately the same, with the state having 13.6 years of remaining permitted C&D landfill space and 25.4 years of remaining permitted MSW landfill space. As in past years, recycling and other waste reduction efforts are reducing the amount of garbage that could be buried in the state. Increasingly, the private sector controls most of the disposal capacity in the state, and receives most of the waste disposed. Larger landfills continue to replace smaller, older landfills, and the amount of waste entering older, unlined landfills continues to fall. The amount of waste we import from other states for disposal continues to climb, undercutting local and statewide waste disposal reduction efforts designed to meet the state's MSW disposal reduction goal. (See Per Capita Disposal section for more information.)

### Where Does the Waste Go?

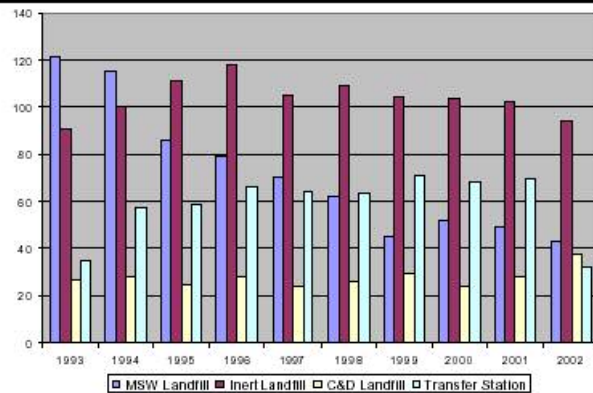
The vast majority of waste disposed of in Georgia enters lined, monitored Municipal Solid Waste Landfills. Of the 14.2 million tons of waste disposed in permitted Georgia disposal facilities during FY 2003, 11.1 million tons, or 78.2%, entered lined, monitored landfills meeting federal Subtitle D requirements. Approximately 2.8 million tons, or 19.6%, entered Construction and Demolition landfills. The remainder was divided among unlined Municipal Solid Waste landfills (1.3%), the state's only MSW incinerator (0.7%), and the state's only large-scale MSW composting facility (0.6%).

Most of the waste disposed in Georgia enters private facilities, as shown in the table entitled 'Landfill Quick Facts.' In FY 2003, landfill owners/operators reported 7,646,577 tons of waste entering 14 private MSW landfills, compared with 7,042,273 tons entering 15 private MSW landfills in FY 2002. In FY 2003, 3,444,383 tons of waste entered 45 publicly owned MSW facilities in the state, compared with 3,191,420 tons entering 45 public MSW landfills the previous year.

From FY 1993-2003, the number of MSW landfills operated by cities, counties, and solid waste authorities dropped by nearly two-thirds, from 121 to 44. According to the Department of Natural Resources, Environmental Protection Division (EPD), 11,135,473 tons of waste entered MSW landfills in Georgia during FY 2003. This is up 8.1% from FY 2002, when 10.2 million tons of waste entered Georgia MSW facilities.

Landfill Quick Facts FY 2003		
	Private	Public
<b>MSW</b>		
Disposal	7.6 million tons	3.4 million tons
Landfill Ownership	14 facilities	45 facilities
Remaining Capacity		
Years	25.1	25.9
Cubic Yards (Millions)	241.1	143.8
<b>C&amp;D</b>		
Disposal	2.3 million tons	590,000 tons
Landfill Ownership	13 facilities	31 facilities
Remaining Capacity		
Years	11.6	22.8
Cubic Yards (Millions)	33.8	14.4

### Local Government Operated Solid Waste Facilities FY 1993 – FY 2002





## Disposal and Capacity 2003 Report

### C&D Landfills

Construction and Demolition landfills are permitted disposal facilities that can only accept waste building materials and rubble resulting from construction, remodeling, repair, and demolition operations on pavements, houses, commercial buildings and other structures. Such wastes include, but are not limited to asbestos-containing waste, wood, bricks, metal, concrete, wall board, paper, cardboard, inert waste landfill material, and other nonputrescible wastes which have a low potential for groundwater contamination.

The public sector owns and operates a greater number of C&D facilities in the state, but it manages only 30% of the statewide C&D disposal capacity. In FY 2003, landfill operators reported 2,301,779 tons of waste entering 13 private C&D facilities, while 593,802 tons of waste entered 31 publicly owned facilities.

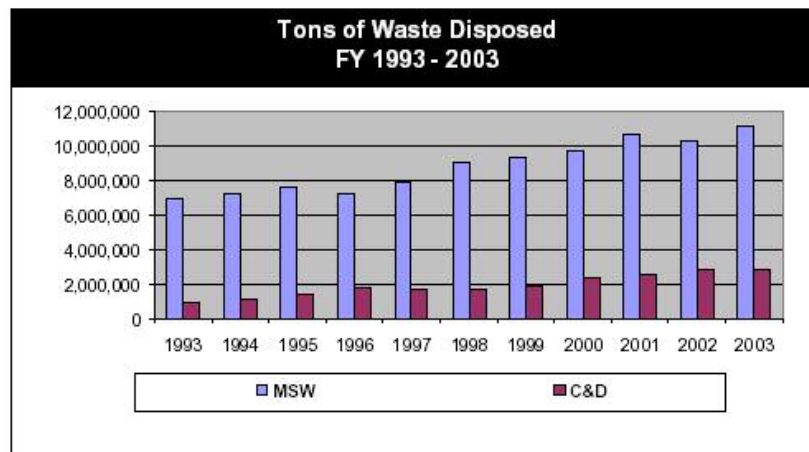
Permitted Solid Waste Management Facilities FY 1997 – 2003 <sup>1</sup>							
	1997	1998	1999	2000	2001	2002	2003
Inert Landfills	1,990	2,101	2,167	2,304	2,399	2,424	2,354
Collection Operations <sup>2</sup>	398	469	538	610	708	775	798
Transfer Stations	127	139	161	176	202	230	233
On-Site Thermal Treatment Facilities	77	79	79	83	88	89	99
On-site Processing Facilities	54	54	75	84	92	95	90
Municipal Solid Waste Landfills	95	76	70	69	62	60	58
Construction and Demolition Landfills	33	34	32	34	33	46	51
Recovered Materials Processing Facilities	3	3	5	5	5	3	0
Composting Facilities	2	2	4	3	3	3	3
Waste-to-Energy Facility	1	1	1	1	1	1	1
Air Curtain Destructors	0	0	1	3	1	3	0
Commercial Industrial Waste Landfill	1	1	1	1	1	1	1

<sup>1</sup>Operating as of July 1 of the indicated fiscal year.  
<sup>2</sup>Collection operations are any entity that collects waste from residential or commercial locations.

### Unlined Landfills

During FY 2003, 183,049 tons of waste were disposed in six unlined MSW landfills. This represents approximately 1.6% of the

total waste entering MSW landfills in Georgia. As of July 2003, five unlined MSW facilities were still operating under their original EPD-approved permits, and had not reached their closure capacity. Until they do, they must adhere to the same operating procedures and methane monitoring requirements as their more modern counterparts. When the unlined facilities close, they will be capped and monitored under





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federal Subtitle D regulations.

There is no time limit for these landfills to meet Subtitle D regulations, but they will not be granted expansion permits. It is likely that a very small percentage of MSW generated in Georgia will continue to be disposed in unlined landfills for years to come.

### MSW Incinerator

There is one incinerator operating in Georgia accepting MSW. Located in Chatham County, the operation is also known as a waste-to-energy facility. The City of Savannah sends approximately 250 tons of waste to the incinerator every day. During FY 2003, 101,284 of waste were incinerated at this facility. There are several other types of incinerators in public and private use that accept only specialized waste, such as wood waste.

Unlined Landfills Accepting MSW FY 2003					
County	Facility Name	Avg. Daily Tons	Remaining Capacity (CY)	Total Tons Disposed 2003	Remaining Capacity (Years)
Bibb	Macon-Walker Road Phase 2 (SL)	309	2,634,113	95,573	13.8
Decatur	Decatur Co.-S.R. 309 Bainbridge Phase 2 (SL)	90	185,042	28,225	3.0
Franklin*	Franklin Co.-Harrison Bridge Road Phase 1 (SL)	N/A	N/A	1,731	N/A
Grady	Cairo-6 <sup>th</sup> Ave. (SL)	92	425,923	22,924	9.0
Liberty	U.S. Army-Ft. Stewart Main Cantonment (SL)	53	862,832	15,875	26.3
McIntosh	McIntosh County-King Road (SL)	52	728,493	18,721	0.3
<b>Total</b>		<b>596</b>	<b>3,973,571</b>	<b>183,049</b>	<b>25.6</b>

\*Ceased accepting waste 12/26/02

### Municipal Waste Composting

Another unique waste disposal operation in Georgia is Cobb County's MSW composting facility. The facility accepts approximately 360 tons per day of MSW collected in Cobb County. The composting process results in a clean, beneficial soil amendment given to Cobb residents free of charge. During FY 2003, 91,390 tons of MSW entered the Cobb Composting facility.

### Waste Exports

During FY 2003, 17 local governments reported exporting waste to another state. It is difficult to track border waste exchange, and it is suspected that in most cases, it travels relatively short distances across the state borders.

How Local Governments Dispose of their Waste FY 1995 - 2002								
	1995	1996	1997	1998	1999	2000	2001	2002
Government-owned landfill	483 (72%)	478 (72%)	415 (68%)	371 (62%)	360 (59%)	343 (58%)	326 (49%)	320 (48%)
Privately owned landfill	187 (28%)	186 (28%)	195 (32%)	225 (38%)	255 (41%)	252 (42%)	260 (39%)	261 (39%)
<b>Total number using landfills</b>	<b>670</b>	<b>664</b>	<b>610</b>	<b>596</b>	<b>615</b>	<b>595</b>	<b>586</b>	<b>587</b>
Government-owned incinerator	10	12	8	7	5	3	6	6
Privately owned incinerator	3	6	5	4	7	4	3	4
<b>Total number using incinerators</b>	<b>13</b>	<b>18</b>	<b>13</b>	<b>11</b>	<b>12</b>	<b>7</b>	<b>9</b>	<b>10</b>
Out of State	14	13	10	6	14	19	20	16
Unknown	54	48	41	64	48	61	N/A	NA





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Georgia Counties Receiving Out-Of-State Waste FY 2003									
County	Facility Name	Total FY 2003 Tons Disposed from out-of-state	Domain	Facility Type	Remaining Capacity (CY)	Avg. Daily Tons	Rate of Fill (CYD)	Estimated Fill Date	Remaining Permitted Capacity (Years)
Taylor	Allied Services, LLC - S.R. 90/ S.R. 137	506,558	Private	MSWL	39,674,923	4,000	5,333	1/24/2029	28.6
Charlton	Chesser Island Road Landfill, Inc.	215,781	Private	MSWL	10,799,220	801	1,001	7/8/2041	41.5
Wayne	Wayne Co. - S.R. 23 Broadhurst	161,163	Public	MSWL	11,896,932	1,547	2,063	6/13/2023	22.2
Lowndes	Pecan Row MSWL	143,487	Private	MSWL	3,045,138	1,345	1,203	1/31/2012	9.7
Banks	Chambers R&B Landfill Site #2	42,818	Private	MSWL	22,789,228	1,400	2,154	5/21/2040	40.7
Camden	Camden Co.-S.R. 110 MSWL	39,512	Public	MSWL	2,311,373	298	592	6/24/2013	15.0
Cherokee	Cherokee Co.-Pine Bluff Landfill, Inc.	13,572	Private	MSWL	53,349,603	2,274	3,354	1/1/2059	61.2
Chatham	Montenay Savannah Ltd. Partnership Superior Landfill and Recycling Center	11,058	Private	Incinerator	N/A	250	N/A	N/A	N/A
		1,222	Private	MSWL	5,277,407	982	1,511	12/27/2015	13.4
Gwinnett	BFF-Richland Creek Rd (SL)	3,522	Private	MSWL	23,138,149	3,007	4,542	10/24/2018	19.6
DeKalb	WMI-Live Oak #2 (SL)	3,030	Private	MSWL	6,178,430	3,604	3,918	9/26/2007	0.0
	BFI-Hickory Ridge	10	Private	MSWL	1,935,510	1,987	2,741	6/29/2005	2.7
Walker	Marble Top Rd. Site 2 MSWL	2,528	Public	C&D	Data unavailable for FY 2003				
Thomas	Thomasville/Sunset Dr.	2,298	Public	MSWL	3,143,115	343	591	11/29/2022	20.5
	Thomasville/Sunset Dr.	112	Public	C&D	538,541	77	147	11/29/2016	14.1
Coffee	TransWaste Services Inc.	621	Private	C&D	47,050	70	140	10/10/2004	1.3
Atkinson	Atkinson Co.-SR 50 MSWL	364	Public	MSWL	26,780	60	120	2/9/2004	0.9
Butts	Butts Co.-Pine Ridge Recycling	31	Private	MSWL	38,938,766	1,879	3,004	6/29/2049	49.9
Fulton	Chadwick Rd Landfill, Inc.	3	Private	C&D	2,122,463	1,228	1,913	4/9/2007	4.3
<b>Total</b>		<b>1,147,685</b>			<b>225,212,268</b>	<b>24,900</b>	<b>34,327</b>		<b>25.2</b>

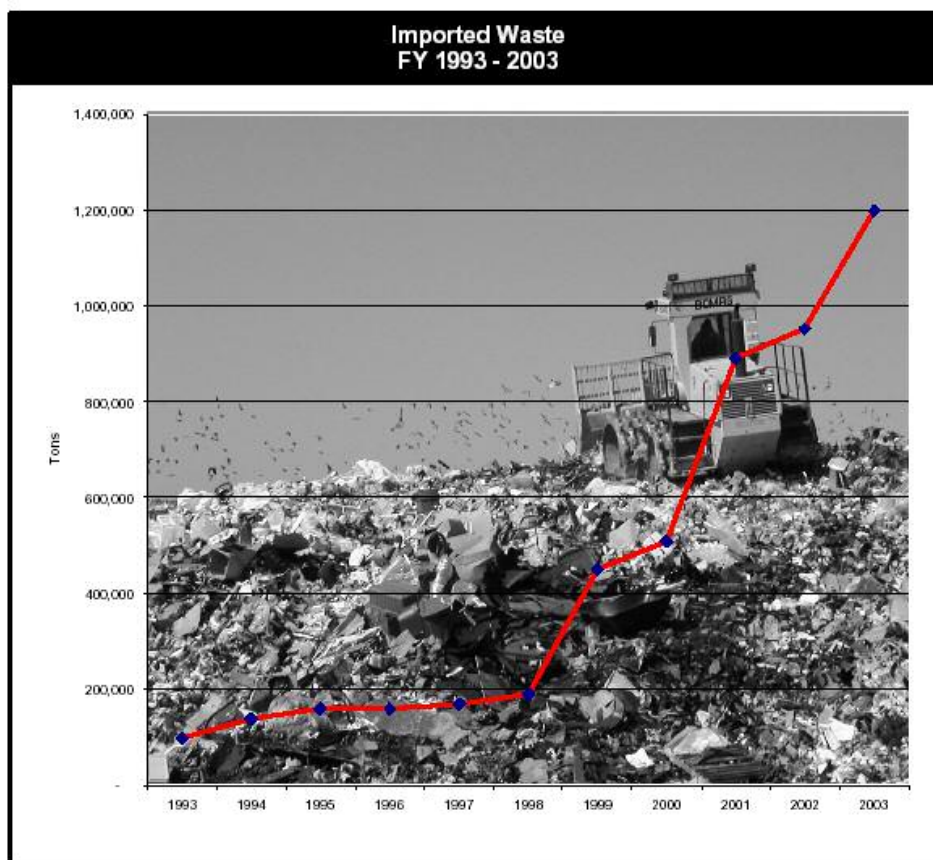
Top 10 Landfills in Georgia Waste Disposed FY 2003									
County	Facility Name	Total FY 2003 Tons Disposed	Domain	Facility Type	Remaining Capacity (CY)	Avg. Daily Tons	Rate of Fill (CYD)	Estimated Fill Date	Remaining Permitted Capacity (Years)
DeKalb	WMI-Live Oak #2 (SL)	1,345,293	Private	MSWL	6,178,430	3,604	3,918	9/26/2007	0.0
Taylor	Allied Services, LLC - S.R. 90/ S.R. 137	1,077,376	Private	MSWL	39,674,923	4,000	5,333	1/24/2029	28.6
Gwinnett	BFF-Richland Creek Rd (SL)	800,104	Private	MSWL	23,138,149	3,007	4,542	10/24/2018	19.6
Barrow	Republic Waste-Oak Grove S.R. 324	743,138	Private	MSWL	6,699,606	2,740	4,127	11/1/2008	6.2
DeKalb	BFI-Hickory Ridge (MSWL)	620,071	Private	MSWL	1,935,510	1,987	2,741	6/29/2005	2.7
DeKalb	BFI-East DeKalb Landfill	603,437	Private	C&D	1,680,500	2,294	2,873	2/28/2005	5.9
Cherokee	Cherokee Co.-Pine Bluff Landfill, Inc.	552,664	Private	MSWL	53,349,603	2,274	3,354	1/1/2059	61.2
Butts	Butts Co.-Pine Ridge Recycling	537,713	Private	MSWL	38,938,766	1,879	3,004	6/29/2049	49.9
Wayne	Wayne Co. - S.R. 23 Broadhurst	472,023	Public	MSWL	11,896,932	1,547	2,063	6/13/2023	22.2
DeKalb	APAC-Donzi Lane	434,272	Private	C&D	3,166,593	1,479	924	8/31/2014	13.2
<b>Total</b>		<b>7,186,093</b>			<b>186,659,014</b>	<b>24,811</b>	<b>32,899</b>		<b>21.8</b>



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### Imported Waste

The amount of waste brought to Georgia from other states and disposed is six times greater than it was in FY 1998. Waste imports rose from 950,779 tons in FY 2002 to 1,197,686 tons in FY 2003. Nearly all of the waste brought to Georgia from other states is MSW. The amount of out-of-state waste amounts to 8.4% of the total amount of waste disposed in the state or 10.8% of the waste entering MSW landfills in Georgia. (See Imported Waste FY 1993-2003)





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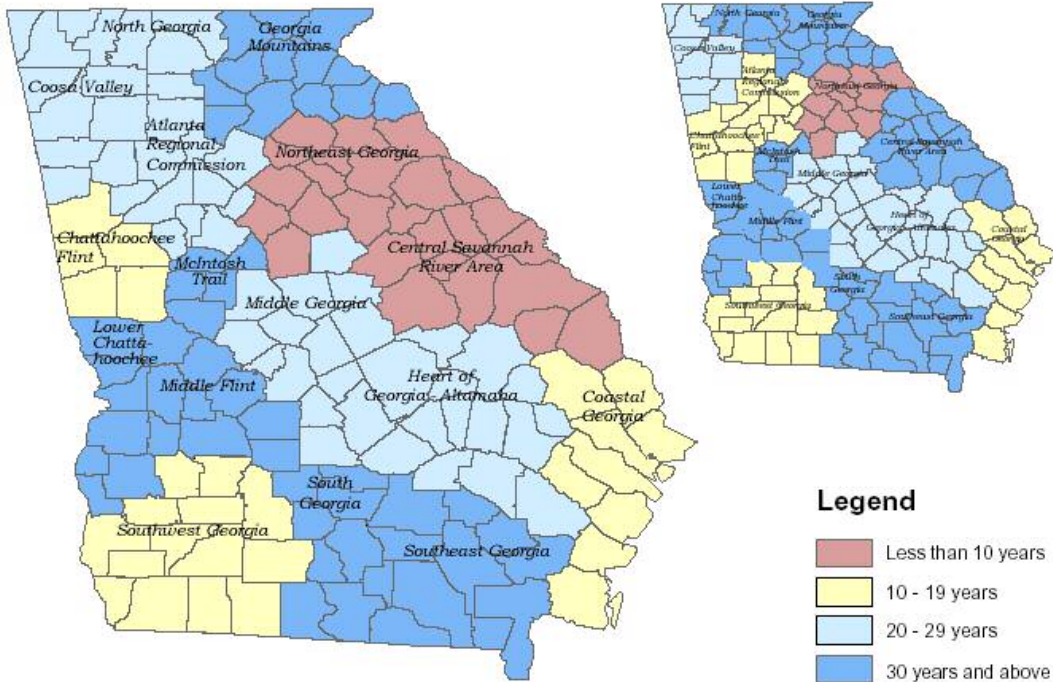
Remaining Landfill Disposal Capacity

On a statewide basis, Georgia continues to have an adequate supply of permitted landfill disposal capacity. At the close of FY 2003 the state had 25.4 years of remaining permitted MSW landfill space and more than 13 years of permitted C&D landfill space. The maps below highlight the change in the amount of permitted MSW landfill capacity in the state from the previous year. The Central Savannah River Area region lost significant disposal capacity because two large landfills that had been permitted were never built and their permits have lapsed according to EPD.

***Remaining MSW Landfill Capacity***

***FY 2003***

***FY 2002***



Map prepared by: Georgia Department of Community Affairs. Source: Years of remaining capacity by Regional Development Center was calculated using EPD-supplied average daily tons and cubic yards of remaining capacity, based on 260 operating days per year.





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As can be seen in the Remaining Permitted Landfill Disposal Capacity graph, the challenge of insufficient landfill space that faced Georgia during the early 1990s has largely been met, with new permitted landfill space more than tripling since FY 1994.

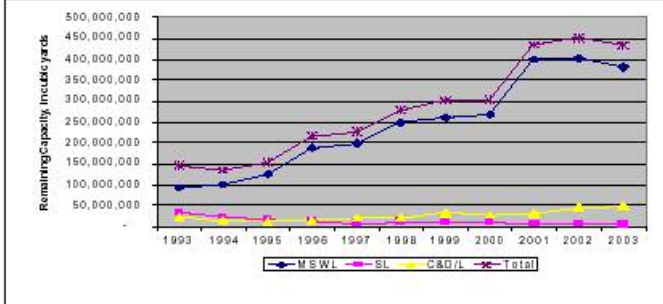
Capacity, or the amount of available space in landfills to dispose of tightly compacted waste, grew from 139 million cubic yards in FY 1994 to 433 million cubic yards in FY 2003. To help visualize 433 million cubic yards, it would be enough space to pile 38 football fields a mile high in tightly compacted garbage.

On average, there is enough waste disposed every year in Georgia to fill

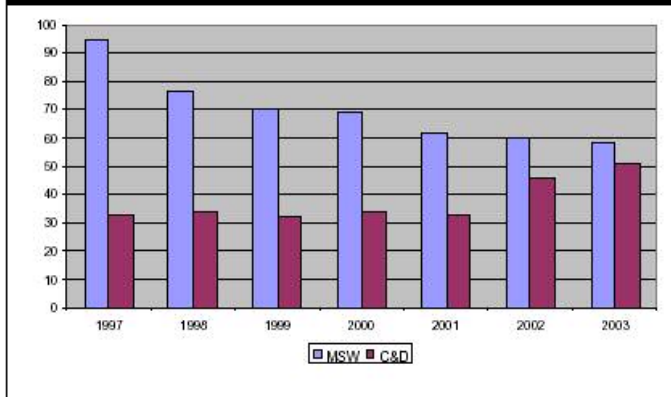
about two football fields one mile high. Georgia has an estimated 23.2 years of remaining landfill capacity statewide. A regional breakdown, by Regional Development Center, can be found on pages A-8 and A-9. The projection of remaining capacity is based upon current disposal rates and disposal capacity permitted by the Georgia EPD.

The increases in landfill disposal capacity are the result of a solid waste management trend that emerged in the mid-1990s, a trend that is largely driven by the economics of landfill design and operation. While the state has more disposal capacity today than it had in the past decade, this capacity is contained in fewer landfills. The number of MSW landfills in Georgia has fallen since tighter federal regulations were adopted in the mid-1990s, but the number of C&D landfills remained fairly static before rising to 51 in FY 2003. In FY 1993, there were 187 public and private landfills in Georgia, and 75% of these were small facilities that only accepted waste generated within the host county. In FY 1999, nearly half of the state's total disposal capacity could be found in eight landfills. For FY 2003, more than half of the state's total remaining capacity sits in just five facilities, although there are 103 active landfills in Georgia. And one-third of Georgia's total remaining capacity sits in just three facilities. These gains in remaining disposal capacity have occurred while smaller or older landfills are closed and enter lengthy post-closure care monitoring periods. The table entitled 'Georgia Landfills with Most Remaining Disposal Capacity FY 2003' on page A-8 ranks the top ten landfills in the state by remaining disposal capacity.

### Remaining Permitted Landfill Disposal Capacity by Type FY 1993 - 2003



### Total Number of Permitted Landfills FY 1997 - 2003







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Georgia Landfills with Most Remaining Capacity FY 2003									
County	Facility Name	Total Tons Disposed FY 2003	Domain	Facility Type	Remaining Capacity (CY)	Avg. Daily Tons	Rate of Fill (CYD)	Estimated Fill Date	Remaining Permitted Capacity (Years)
Cherokee	Cherokee Co.-Pine Bluff Landfill, Inc.	552,664	Private	MSWL	53,349,603	2,274	3,354	1/1/2059	61.2
Taylor	Allied Services, LLC -S.R. 90/ S.R. 137	1,077,376	Private	MSWL	39,674,923	4,000	5,333	11/24/2029	28.6
Butts	Butts Co.-Pine Ridge Recycling	537,713	Private	MSWL	38,938,766	1,879	3,004	6/29/2049	49.9
Forsyth	Eagle Point Landfill	362,254	Private	MSWL	26,562,714	963	1,605	11/1/2060	63.7
Gwinnett	BFI-Richland Creek Rd (SL)	800,104	Private	MSWL	23,138,149	3,007	4,542	10/24/2016	19.6
Banks	Chambers H&B Landfill Site #2	358,530	Private	MSWL	22,789,228	1,400	2,154	5/21/2040	40.7
Walton	U.S. 78 C&D Landfill	48,165	Private	C&D	14,266,115	327	546	6/3/2049	100.7
Gordon	Gordon Co.-Redbone Ridge Rd.	48,712	Public	MSWL	14,068,605	154	233	8/28/2217	232.2
Lowndes	Lowndes Co.-Deep South Regional	N/A*	Public	MSWL	13,501,301	0	0	N/A	N/A
Wayne	Wayne Co. - S.R. 23 Broadhurst	472,023	Private	MSWL	11,896,932	1,547	2,063	6/13/2023	22.2

\*The Lowndes County landfill was under construction, and received no waste during FY 2003.

During FY 2003, an additional seven MSW landfills and one C&D landfill were issued closure certificates, and one unlined landfill ceased accepting MSW. As of July 1, 2003, 299 solid waste disposal facilities were in post-closure care. (Remaining capacity measured in cubic yards is EPD data; remaining capacity in years are DCA figures, calculated based on 260 operating days per year for each facility and average daily tons disposed in FY 2003.)

Disposal Capacity by RDC C&D and MSW Landfills Combined FY 2003			
Regional Development Center	Total Tons Disposed FY 2003	Remaining Capacity (CY)	Remaining Permitted Capacity (Years)
Atlanta Regional Commission	6,093,941	114,526,638	15.9
Central Savannah River Area	392,631	6,243,976	11.3
Chattahoochee Flint	117,406	3,194,612	16.6
Coastal Georgia	454,627	9,755,356	13.4
Coosa Valley	558,916	22,480,563	21.8
Georgia Mountains	986,106	59,172,928	44.9
Heart of Georgia-Altamaha	617,449	20,139,889	25.2
Lower Chattahoochee	82,778	5,830,255	35.0
McIntosh Trail	610,024	40,815,410	45.5
Middle Flint	1,129,315	51,704,539	34.0
Middle Georgia	617,777	23,993,915	23.8
North Georgia	211,914	11,052,768	29.8
Northeast Georgia	949,134	24,281,112	16.6
South Georgia	438,033	19,134,754	39.5
Southeast Georgia	318,270	11,438,304	27.9
Southwest Georgia	446,185	9,275,878	17.9
<b>Statewide Total</b>	<b>14,025,086</b>	<b>433,040,899</b>	<b>23.2</b>



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Disposal Capacity by RDC Construction and Demolition Waste Landfills			
Regional Development Center	Total Tons Disposed FY 2003	Remaining Permitted Capacity (Cubic Yards)	Remaining Permitted Capacity (Years)
Atlanta Regional Commission	2,099,765	16,354,023	6.5
Central Savannah River Area	106,753	2,631,252	17.5
Chattahoochee Flint	28,984	581,555	14.2
Coastal Georgia	38	2,482	9.5
Coosa Valley	57,506	489,195	5.6
Georgia Mountains	173,337	2,553,571	15.1
Heart of Georgia-Altamaha	32,049	5,039,789	123.5
Lower Chattahoochee	5,713	N/A	N/A
McIntosh Trail	22,024	1,373,601	37.5
Middle Flint	0	0	0
Middle Georgia	84,830	4,062,627	21.1
North Georgia	0	0	0
Northeast Georgia	101,167	14,376,525	65.3
South Georgia	13,637	132,375	5.1
Southeast Georgia	30,455	47,050	1.3
Southwest Georgia	172,172	538,541	14.1
<b>Statewide C&amp;D Total</b>	<b>2,934,126</b>	<b>48,182,589</b>	<b>13.6</b>

Disposal Capacity by RDC Municipal Solid Waste Landfills			
Regional Development Center	Total Tons Disposed FY 2003	Remaining Permitted Capacity (Cubic Yards)	Remaining Permitted Capacity (Years)
Atlanta Regional Commission	3,994,176	98,172,612	20.8
Central Savannah River Area	285,878	3,612,724	8.9
Chattahoochee Flint	88,422	2,613,057	17.2
Coastal Georgia	454,589	9,752,874	13.4
Coosa Valley	501,410	21,991,370	23.3
Georgia Mountains	812,769	56,619,357	49.3
Heart of Georgia-Altamaha	579,704	15,100,100	19.9
Lower Chattahoochee	77,065	5,830,255	39.5
McIntosh Trail	588,580	39,441,809	45.9
Middle Flint	1,129,315	51,704,539	34.0
Middle Georgia	532,947	19,931,288	24.4
North Georgia	211,914	11,052,788	29.8
Northeast Georgia	847,967	9,904,587	8.0
South Georgia	424,396	19,002,379	41.5
Southeast Georgia	287,815	11,391,254	30.5
Southwest Georgia	274,013	8,737,337	18.2
<b>Statewide MSW Total</b>	<b>11,090,960</b>	<b>384,858,310</b>	<b>25.4</b>



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County	Facility Name	Total Tons Disposed FY 2003	Domain	Facility Type	Remaining Capacity (CY)	Average Daily Tons	Rate of Fill (CYD)	Estimated Fill Date	Remaining Permitted Capacity (Years)
<b>Atlanta Regional Commission</b>									
<b>C&amp;D</b>									
Cherokee	Cherokee Construction And Demolition Landfill	50,536	Private	C&D	3,238,339	179	298	10/25/2041	41.8
Cherokee	Cherokee Co.-Swims-SR 92 Ph 4	47,629	Private	C&D	195,500	182	38	1/1/2007	19.8
DeKalb	Philips-Scales Rd C&D (L)	55,961	Private	C&D	90,000	150	256	4/2/2004	13.2
DeKalb	BF-East DeKalb Landfill	603,437	Private	C&D	1,680,500	2,294	2,873	2/28/2005	5.9
DeKalb	APAC/Ga-Donz Ln Ph 5a (L)	434,272	Private	C&D	3,166,595	1,479	924	8/31/2014	13.2
DeKalb	Rogers Lake Road C&D Landfill	266,335	Private	C&D	2,520,800	1,075	1,654	4/10/2008	5.9
DeKalb	DeKalb Co.-Seminole Rd Ph 2 (SL)	70,900	Public	C&D	513,005	222	222	11/20/2010	8.9
Douglas	Douglas Co.-Cedar Mt/Worhan Rd Ph 1 (SL)	26,494	Public	C&D	540,468	85	226	2/21/2011	9.2
Fulton	Safeguard Landfill Management C & D	203,618	Private	C&D	2,286,356	600	1,200	4/22/2010	7.3
Fulton	Chadwick Rd Landfill, Inc.	340,583	Private	C&D	2,122,463	1,228	1,913	4/9/2007	4.3
<b>MSW</b>									
Cherokee	Cherokee Co. - Pine Bluff Landfill, Inc.	552,664	Private	MSWL	53,349,603	2,274	3,354	1/1/2059	61.2
Clayton	Clayton Co. - SR 3 Lovejoy Site # 3	71,469	Public	MSWL	3,620,172	231	463	6/17/2027	30.1
DeKalb	DeKalb Co. - Seminole Rd Ph 2a, 3, & 4 (SL)	428,499	Public	MSWL	9,767,140	1,333	2,051	10/21/2018	18.3
DeKalb	WMI-Live Oak #2 (SL)	1,345,295	Private	MSWL	6,178,430	3,604	3,918	9/26/2007	0.0
DeKalb	BF-Hickory Ridge (MSWL)	620,071	Private	MSWL	1,935,510	1,987	2,741	6/29/2005	2.7
Fulton	Chambers-Bolton Rd (SL)	176,074	Private	MSWL	183,608	661	1,115	1/13/2004	0.6
Gwinnett	BF-Richland Creek Rd (SL)	900,104	Private	MSWL	23,138,149	3,007	4,542	10/24/2016	19.6
<b>Central Savannah River Area</b>									
<b>C&amp;D</b>									
Burke	Burke Co.-Clarke Rd.	9,027	Public	C&D	78,413	13	74	2/15/2007	4.1
Columbia	Columbia Co.-Sample & Son (C&D)	66,271	Private	C&D	1,567,104	215	326	8/27/2018	18.5
Jenkins	Jenkins Co.-CR 54	15,361	Public	C&D	811,824	66	102	4/7/2034	30.6
Richmond	US Army-Ft. Gordon/Gibson Rd.	2,250	Public	C&D	173,911	38	76	5/27/2018	8.8
Washington	Washington Co.-Kaolin Rd.	14,844	Public	MSWL	92,822	32	93	3/20/2007	3.8
<b>MSW</b>									
Columbia	Columbia Co. - Baker Place Rd (SL), Ph 2	75,693	Public	MSWL	110,755	200	286	9/4/2004	1.5
Jefferson	Jefferson Co. - CR138	8,836	Public	MSWL	1,466,280	52	103	4/26/2055	54.8
Richmond	Richmond Co.-Deans Bridge Rd.	188,106	Public	MSWL	781,863	609	812	7/7/2006	3.7
Washington	Washington Co.-Kaolin Rd.	13,243	Public	MSWL	1,181,004	58	262	6/3/2020	17.0
<b>Chattahoochee Flint</b>									
<b>C&amp;D</b>									
Coweta	Coweta Co.-Ishman Ballard Rd. Landfill	6,838	Public	C&D	232,519	21	41	9/8/2021	21.8
Troup	Troup Co.-S.R. 109 Mountville	11,832	Public	C&D	119,377	23	45	4/15/2012	10.2
Troup	LaGrange-1 85/ S.R. 109	10,314	Public	C&D	229,659	50	71	10/13/2013	12.4
<b>MSW</b>									
Troup	LaGrange-1 85/ S.R. 109	85,422	Public	MSWL	2,613,057	350	583	11/2/2017	18.0





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County	Facility Name	Total Tons Disposed FY 2003	Domain	Facility Type	Remaining Capacity (CY)	Average Daily Tons	Rate of Fill (CYD)	Estimated Fill Date	Remaining Permitted Capacity (Years)
<b>Coastal Georgia</b>									
<b>C&amp;D</b>									
Camden	Camden Co.-S.R. 110 C/D/L Landfill	Data unavailable for FY 2003	Public	C&D	Data unavailable for FY 2003				
Liberty	U. S. Army Ft. Stewart Main Cantonment	38	Public	C&D	2,482	1	1	9/5/2033	9.5
<b>MSW</b>									
Camden	Camden Co.- S.R. 110	45,828	Public	MSWL	2,311,373	298	592	6/24/2015	15.0
Chatham	Savannah-Dean Forest Rd.	113,762	Public	MSWL	572,459	248	496	2/11/2007	4.4
Chatham	Superior Landfill & Recycling Center	260,403	Private	MSWL	5,277,407	982	1,511	12/27/2015	13.4
Liberty	U. S. Army Ft. Stewart Main Cantonment	15,875	Public	Unlined MSW Landfill	862,832	53	106	9/5/2029	31.3
McIntosh	McIntosh Co.-King Rd.	18,721	Public	Unlined MSW Landfill	728,763	52	104	12/25/2003	27.0
<b>Coosa Valley</b>									
<b>C&amp;D</b>									
Bartow	Bartow Co.-S.R. 294 Emerson	28,220	Public	C&D	88,000	99	198	3/28/2005	1.7
Floyd	Floyd Co. -Rome Walker Mtn. Rd.	23,604	Public	C&D	295,509	75	136	8/6/2010	8.4
Paulding	Paulding Co.-Gulledge Rd.	65	Public	C&D	3,199	0	0	7/18/2011	N/A
Walker	Lafayette-Coffman Springs Rd.	93	Public	C&D	102,487	0.37	1	Exempted	Exempted
Walker	Walker Co.-Marble Top Rd.	5,524	Public	C&D	Data unavailable for FY 2003				
<b>MSW</b>									
Bartow	Bartow Co.-S.R. 294 Emerson	77,656	Public	MSWL	1,157,000	272	544	2/28/2011	8.2
Catoosa	Catoosa Co.-S.R. 151.	80,667	Public	MSWL	232,350	300	600	9/6/2004	1.5
Floyd	Rome Walker Mtn. Rd.,	83,122	Public	MSWL	5,986,953	344	688	1/5/2032	33.5
Gordon	Gordon Co.-Redbone Ridge Rd.	48,712	Public	MSWL	14,068,805	154	233	8/28/2217	232.2
Polk	Polk Co.-Grady Rd.	211,253	Public	MSWL	546,462	780	1,562	9/18/2004	1.3
<b>Georgia Mountains</b>									
<b>C&amp;D</b>									
Hall	Reliable Tire Service, Monroe Dr.	164,138	Private	C&D	2,262,681	446	593	10/24/2016	14.7
Habersham	Habersham Co.- S.R.13	2,803	Public	MSWL	102,433	21	58	4/13/2009	6.8
Rabun	Rabun Co.-Boggs Mountain Rd.	4,184	Public	C&D	275,100	16	44	10/10/2026	24.0
Stephens	Stephens Co.-S.R. 145	2,212	Public	C&D	15,790	7	15	7/2/2006	4.0
<b>MSW</b>									
Banks	Chambers R&B Landfill Site #2	358,530	Private	MSWL	22,789,228	1,400	2,154	5/21/2040	40.7
Forsyth	Eagle Point Landfill	362,254	Private	MSWL	26,562,714	963	1,605	11/1/2060	63.7
Habersham	Habersham Co.- S.R.13	22,503	Public	MSWL	1,051,362	58	141	10/9/2027	28.7
Hall	Hall Co.-Candler Rd. (S.R. 60)	67,751	Public	MSWL	8,113,620	230	460	4/6/2046	51.1
Franklin	Franklin Co.-Harrison Bridge Rd.	1,731 (Ceased accepting waste 12/26/02)	Public	Unlined MSW Landfill	N/A	N/A	N/A	N/A	N/A



## Disposal and Capacity 2003 Report

County	Facility Name	Total Tons Disposed FY 2003	Domain	Facility Type	Remaining Capacity (CY)	Average Daily Tons	Rate of Fill (CYD)	Estimated Fill Date	Remaining Permitted Capacity (Years)
<b>Heart of Georgia-Altamaha</b>									
<b>C&amp;D</b>									
Appling	Appling Co.-Roaring Creek	5,696	Public	C&D	637,034	17	57	6/24/2042	43.0
Evans	Evans Co.-Little Bull Creek C&D Landfill	Under Construction	Public	C&D	3,210,540				
Evans	Evans Co.-Sikes Branch Claxton	6,383	Public	C&D	0	0	0		
Laurens	Laurens Co.-Old Macon Road	13,889	Public	MSWL	171,928	61	132	7/24/2007	5.0
Jeff Davis	Jeff Davis Co.-CR 20 C&D Landfill	Under Construction	Public	C&D	915,000	0	0	N/A	N/A
Toombs	Toombs Co.-S1898	11,777	Public	C&D	277,215	50	100	5/23/2012	10.7
<b>MSW</b>									
Candler	Candler Co.-S.R. 121	10,993	Public	MSWL	295,068	44	117	2/12/2013	9.7
Laurens	Laurens Co.-Old Macon Road	35,759	Public	MSWL	111,898	96	163	7/24/2005	2.6
Telfair	Telfair Co.-CR 144	19,744	Public	MSWL	669,585	70	140	9/24/2020	18.4
Toombs	Toombs Co.-S 1898	41,185	Public	MSWL	1,954,689	150	300	11/23/2026	25.1
Wayne	Wayne Co.-S.R. 23 Broadhurst	472,023	Public	MSWL	11,896,932	1,547	2,063	6/13/2023	22.2
<b>Lower Chattahoochee</b>									
<b>C&amp;D</b>									
Muscogee	Columbus, Pine Grove	5,713	Public	MSWL	307,201	46	72	7/25/2016	16.4
<b>MSW</b>									
Muscogee	Columbus, Pine Grove	77,065	Public	MSWL	5,523,054	284	568	7/25/2042	37.4
<b>McIntosh Trail</b>									
<b>C&amp;D</b>									
Spalding	Spalding Co.-Griffin/Shoal Creek Rd.	22,024	Public	C&D	109,601	71	141	7/7/2005	3.0
Spalding	Spalding Co.-Griffin/Shoal Creek Rd., Ph. 3	Under Construction	Public	C&D	1,264,000	N/A	N/A	N/A	N/A
<b>MSW</b>									
Butts	Butts Co.-Pine Ridge Recycling	537,713	Private	MSWL	38,938,766	1,879	3,004	6/29/2049	49.9
Lamar	Lamar Co.-Cedar Grove Regional	50,867	Public	MSWL	503,043	175	302	5/12/2009	6.4
<b>Middle Flint</b>									
<b>C&amp;D</b>									
Macon	Macon Co.-Middle Georgia SWMA Regional MSWL	N/A	Public	MSWL	715,899	4	11	9/24/2263	250.3
<b>MSW</b>									
Crisp	Crisp Co.-U.S. 41S	51,939	Public	MSWL	10,597,818	205	489	7/4/2089	83.4
Macon	Macon Co.-Middle Georgia SWMA Regional MSWL	MSW not developed	Public	MSWL	715,899	4	11	9/24/2263	250.3
Taylor	Allied Services, LLC - S.R. 90/S.R. 137	1,077,376	Private	MSWL	39,674,923	4,000	5,333	1/24/2029	28.6
<b>Middle Georgia</b>									
<b>C&amp;D</b>									
Bibb	Swift Creek Landfill	38,584	Private	C&D	370,331	237	412	6/6/2006	3.5
Baldwin	Central State Hospital-Freeman Building	301	Public	C&D	9,599	1	2	5/3/2024	18.5
Houston	Houston Co.-S.R. 247 Klondike	44,649	Public	C&D	3,682,097	164	328	2/26/2039	43.2
Twiggs	Twiggs Co.-U.S. 80	1,296	Public	MSWL	202,058	5	10	7/14/2089	77.7
<b>MSW</b>									
Bibb	Macon-Walker Rd.	95,572	Public	Unlined MSW Landfill	2,634,113	309	618	4/8/2017	16.4



## Disposal and Capacity 2003 Report

County	Facility Name	Total Tons Disposed FY 2003	Domain	Facility Type	Remaining Capacity (CY)	Average Daily Tons	Rate of Fill (CYD)	Estimated Fill Date	Remaining Permitted Capacity (Years)
<b>Middle Georgia (cont'd)</b>									
Bibb	Swift Creek MSW Landfill	230,174	Private	MSWL	2,500,669	973	1342	10/19/2009	7.2
Baldwin	Baldwin Co.-Union Hill Church Rd.	34,191	Public	MSWL	2,637,304	96	192	7/2/2047	52.8
Houston	Houston Co. - S.R. 247 Klondike	149,015	Public	MSWL	5,036,815	494	823	9/3/2022	23.5
Monroe	Monroe Co.-Strickland Loop Rd.	12,025	Public	MSWL	2,416,006	40	81	7/26/2097	114.7
Twiggs	Twiggs Co.-U.S. 80	11,970	Public	MSWL	4,504,323	38	75	7/16/2195	231.0
<b>North Georgia</b>									
<b>MSW</b>									
Murray	Murray Co. -U.S. 411 Westside	49,458	Public	MSWL	1,650,620	200	400	12/11/2017	15.9
Whitfield	Whitfield Co.-Dalton, Old Dixie Hwy.	162,456	Public	MSWL	9,402,148	564	1,025	4/20/2033	35.3
<b>Northeast Georgia</b>									
<b>C&amp;D</b>									
Jasper	Jasper Co.-S.R. 212 Monticello	1,864	Public	C&D	2,591	3	6	1/21/2002	1.7
Newton	Newton Co.-Forest Tower/Lower River Rd.	21,569	Public	C&D	80,765	63	126	4/25/2005	2.5
Oglethorpe	Oglethorpe Co.-U.S. 78	29,569	Public	C&D	27,054	85	170	1/25/2004	0.6
Walton	U.S. 78 C&D Landfill	48,165	Private	C&D	14,266,115	327	545	6/3/2049	100.7
<b>MSW</b>									
Barrow	Republic Waste-Oak Grove S.R. 324	743,138	Private	MSWL	6,699,606	2,740	4,127	11/1/2008	6.2
Clarke	Clarke Co. -Athens Dunlap Rd.	65,195	Public	MSWL	1,701,845	213	427	7/29/2016	15.3
Newton	Newton Co. -Lower River Rd.	39,634	Public	MSWL	1,503,136	107	214	1/25/2004	27.0
<b>South Georgia</b>									
<b>C&amp;D</b>									
Ben Hill	Fitzgerald, Kiochee Church Rd.	4,360	Public	MSWL	116,166	32	58	8/10/2009	7.7
Cook	Cook Co.-Taylor Rd. Adel	9,277	Public	C&D	132,375	50	100	2/23/2008	5.1
<b>MSW</b>									
Ben Hill	Fitzgerald, Kiochee Church Rd.	19,153	Public	MSWL	640,567	45	75	2/10/2031	32.8
Cook	Cook Co. -Taylor Rd.	8,941	Public	MSWL	687,675	50	100	2/23/2028	26.4
Lowndes	Lowndes Co.-Deep South Regional MSWL	Under construction	Public	MSWL	13,501,301	0	0	N/A	N/A
Lowndes	Pecan How	360,581	Private	MSWL	3,045,138	1,345	1,203	1/31/2012	9.7
Tift	Tifton-Omega/Eldorado Rd.	35,721	Public	MSWL	1,011,532	167	325	6/13/2015	12.0
<b>Southeast Georgia</b>									
<b>C&amp;D</b>									
Alkinson	Alkinson Co.-S.R. 50	9,660	Public	MSWL	26,780	60	120	2/9/2004	0.9
Coffee	Transwaste Services, Inc. C.R. 129/17	20,795	Private	C&D	47,050	70	140	10/10/2004	1.3
<b>MSW</b>									
Alkinson	Alkinson Co.-S.R. 50	65,615	Public	MSWL	38,364	158	316	11/9/2003	0.5
Charlton	Chesser Island Road Landfill, Inc.	222,200	Private	MSWL	10,799,220	801	1,001	7/8/2041	41.5
Ware	Tricounty MSWL	Under Construction	Public	MSWL	526,890	0	0	N/A	N/A





## Disposal and Capacity 2003 Report

County	Facility Name	Total Tons Disposed FY 2003	Domain	Facility Type	Remaining Capacity (CY)	Average Daily Tons	Rate of Fill (CYD)	Estimated Fill Date	Remaining Permitted Capacity (Years)
<b>Southwest Georgia</b>									
<b>C&amp;D</b>									
Dougherty	Dougherty Co.-Fleming/Gaissert Rd.	150,985	Public	MSWL	425,419	122	160	3/13/2012	10.2
Thomas	Thomasville/Sunset Dr.	21,187	Public	C&D	538,541	77	147	11/29/2016	14.1
<b>MSW</b>									
Decatur	Decatur Co.-S.R. 309 Bainbridge	28,225	Public	Unlined MSW Landfill	185,042	90	181	9/14/2008	3.9
Dougherty	Dougherty Co.-Fleming/Gaissert Rd.	128,497	Public	MSWL	4,557,838	371	733	10/26/2023	23.9
Grady	Cairo-Sixth Ave	22,924	Public	Unlined MSW Landfill	425,923	92	184	8/6/2012	8.9
Thomas	Thomasville/Sunset Dr.	94,367	Public	MSWL	3,143,115	343	591	11/29/2022	20.5

All information pertaining to annual tonnage, remaining landfill capacity and estimated closure dates was supplied by EPD. Both (C&D) and (L) designations include construction and demolition landfills, while (MSWL) and (SL) designate municipal solid waste landfills. Estimated fill rates by region are cumulative, using average daily fill rates based on 260 operating days per year and remaining capacity reported to EPD.

### MSW Facilities receiving C&D Waste

County	Facility Name	Total Tons Disposed FY 2003	Domain	Facility Type	Remaining Capacity (CY)	Avg. Daily Tons	Rate of Fill (CYD)	Estimated Fill Date	Remaining Permitted Capacity (Years)
Washington	Washington Co.-Kaolin Rd.	14,844	Public	MSWL	92,822	32	93	3/20/2007	3.8
Habersham	Habersham Co.-S.R. 13	2,803	Public	MSWL	102,433	21	58	4/13/2009	6.8
Muscogee	Columbus, Pine Grove	5,713	Public	MSWL	307,201	46	72	7/25/2016	16.4
Ben Hill	Fitzgerald, Kiochee Church Rd.	4,360	Public	MSWL	116,166	32	58	8/10/2009	7.7
Atkinson	Atkinson Co.-S.R. 50	9,660	Public	MSWL	26,780	60	120	2/9/2004	0.9
Dougherty	Dougherty Co.-Fleming/Gaissert Rd.	150,985	Public	MSWL	425,419	122	160	3/13/2012	10.2

### Other Permitted Solid Waste Management Facilities

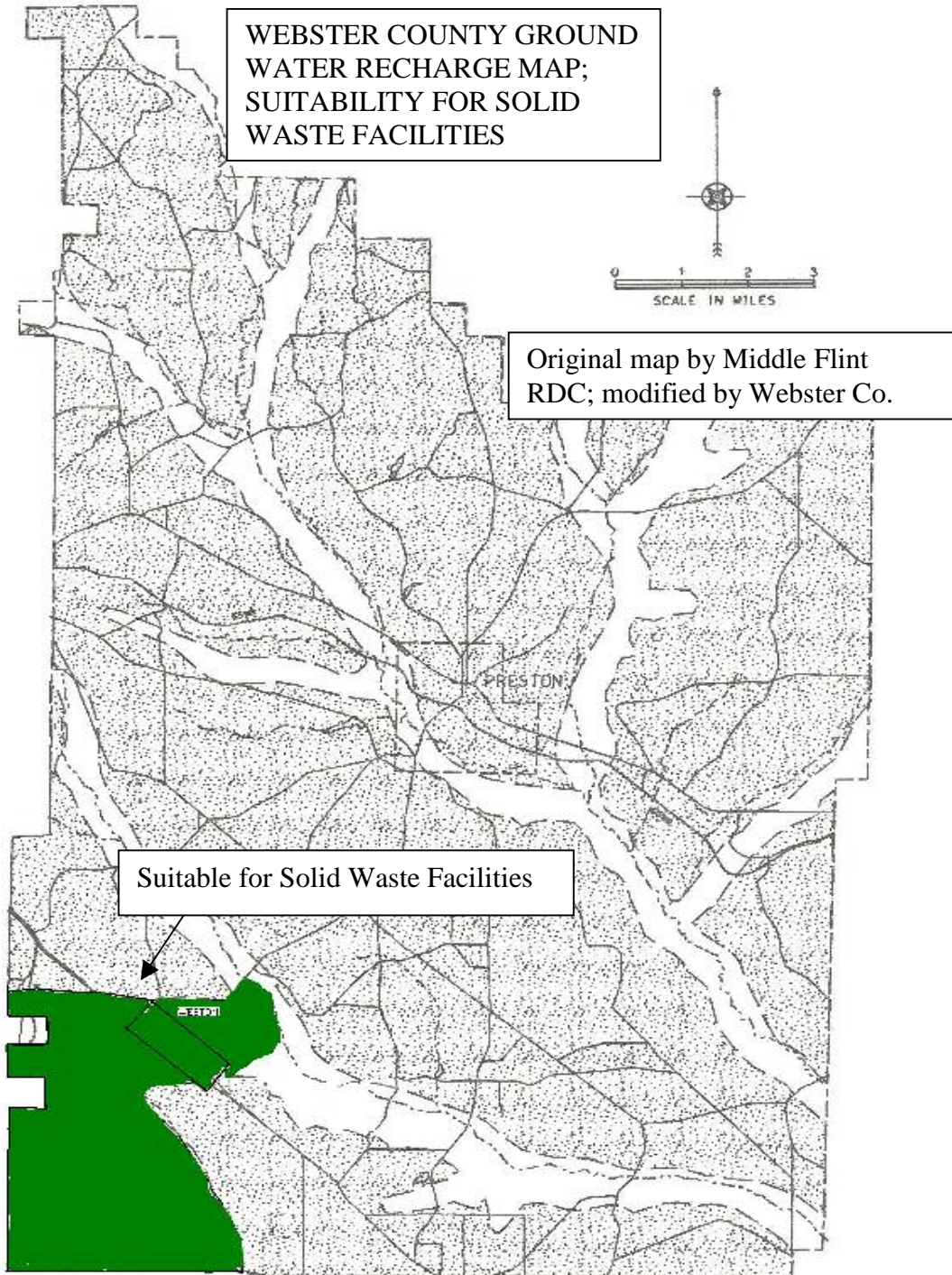
County	Facility Name	Total Tons Disposed FY 2003	Domain	Facility Type	Remaining Capacity (CY)	Avg. Daily Tons	Rate of Fill (CYD)	Estimated Fill Date	Remaining Permitted Capacity (Years)
Chatham	Savannah Regional Industrial Landfill	168,585	Private	Industrial Landfill	4,333,021	525	778	10/1/2022	19.25
Whitefield	DWRSWMA Old Dixie Hwy Baled Carpet	49,309	Public	Baled Carpet Waste Monofill	1,768,253	160	557	10/20/2013	
Cobb	North County Farm Road Composting Facility	91,390	Public	Municipal Composting	N/A	366	N/A	N/A	N/A
Chatham	Moneray Savannah Limited Partnership	101,284	Private	Incinerator	N/A	250	N/A	N/A	N/A



For more information regarding Georgia's solid waste management or for a glossary of terms used in this report, contact the Georgia Department of Community Affairs, Office of Environmental Management at 404-679-4940, or online at [www.dca.state.ga.us/environmental/swar.html](http://www.dca.state.ga.us/environmental/swar.html)

# LAND LIMITATION ELEMENT

INVENTORY Only a very small percentage of Webster County's landmass is suitable for the construction of a landfill.





The preceding map, which was originally labeled as a ground water recharge map, is almost identical to a map presented in Webster County's Solid Waste Management Plan (1993). The relationship is logical since landfills ought not be located in significant ground water recharge areas. The gray scale areas indicate significant ground water recharge capability. The green shaded area indicates areas that are not conducive to ground water recharge and are therefore more likely to be suitable for the location of solid waste handling facilities.

## ASSESSMENT

Local officials believe that it is highly unlikely that a municipal solid waste landfill will be developed within Webster County during the life of this plan. The cost of doing so is prohibitively expensive for local government, and because only a very small portion of the county is deemed to be suitable for construction of a landfill, it seems unlikely that private industry would be interested in building a landfill in Webster County.

Local officials do believe that it is likely that an expanded recycling facility, an inert landfill and a solid waste transfer station will be built. In light of existing law and regulation, these facilities should not be built in areas designated as wetlands.

An expanded recycling facility and inert landfill, if constructed, will most likely be done at the direction of local government. Webster County, Preston and Weston will retain a professional geo-technical firm to advise them of all current regulations concerning the permitting and location of such a facility.

If a transfer station is built within the county, Jones Sanitation most likely will do it since the company is responsible for solid waste collection and disposal for every jurisdiction in the county. Jones Sanitation is also responsible for garbage collection in Plains and Richland, Georgia.

## STRATEGY

Since all of the land area within the corporate limits of Preston is deemed to be a significant ground water recharge zone, and because the corporate limits are geographically small, it is highly unlikely that a landfill will be built within its limits. Quite literally, there simply is not enough space to build a modern landfill within Preston. Therefore, Preston City Council will not establish a decision-making process for the selection of sites for a new solid waste landfill.

Weston lies within that part of the county deemed to be an insignificant ground water recharge area. Weston, though, is much smaller than Preston and there is quite literally not enough area within its corporate limits to build a landfill facility. Therefore, Weston City Council will not establish a decision-making process for the selection of sites for a new solid waste landfill.

Although the Webster County Commission does not foresee the possibility of building a municipal solid waste landfill within the county, the following decision making process for the selection of sites for a recycling center and an inert landfill are established:

- Upon a decision to build a recycling center or inert landfill, the Webster County Commission will advertise that fact for a minimum of four consecutive weeks in the county's legal organ. The advertisement shall state that a public hearing will be held on a specific date to fall within seven days of the final advertisement.
- The county will retain the professional services of a geo-technical firm to aid and advise the Commission in the site selection process and in regard to all applicable legal and regulatory guidelines that must be adhered to.
- The county will ensure that no facility will be built within a wetland area or any other area prohibited by applicable law.
- Although Webster County does not have a zoning ordinance at the time of this report, if a zoning ordinance has been adopted prior to the site selection process, the Commission will seek all appropriate action to have the proper site, as determined by the geo-technical firm, zoned accordingly.
- No site shall be selected that lies within a 100-year flood plain.
- All applicable testing requirements as set forth in state or federal law or regulations, if any, shall be conducted prior to a final decision of the Commission to build the facility.
- At least two public hearings will be conducted by the County Commission. One shall be within seven days following the fourth advertisement as required in the first step in this process. The second shall follow the final recommendation of the geo-technical firm with respect to the proper location of the facility, and shall be advertised in the county's legal organ for at least two consecutive weeks prior to being held.
- Following all of the steps listed above, the County Commission shall vote on the site selection recommendation during the next Commission meeting that follows the final public hearing.

In the unlikely event that the County Commission decides to build a municipal solid waste landfill, the same process will be followed.

If Webster County and Preston or Weston cooperates in the siting of a solid waste facility that may potentially be located within the corporate limits of either city, the process required above shall be followed and conducted as a joint process. If the recommendation of the geo-technical firm is to construct the facility within the corporate limits of Preston or Weston, but the respective city council votes against the recommendation, the facility shall not be built within their jurisdiction.

## NEEDS/GOALS

Webster County officials, including those in Preston and Weston, realize that their respective jurisdictions are unprotected by local code against any private entrepreneur who might decide to build a municipal solid waste landfill within the county. All members of the County Commission, Preston City Council and Weston City Council agree that Webster County should not be host to a privately-owned municipal solid waste landfill. They do, therefore, establish the goal of adopting such local codes as are necessary to prevent a landfill from being built within their jurisdictions. To meet this goal, the Webster County Commission will retain legal counsel for the purpose of researching this matter and drafting a code section that can be adopted by each jurisdiction to achieve the goal.

## PLAN CONSISTENCY

In order for the Environmental Protection Division to issue or renew a permit for a solid waste handling facility, the facility or facility expansion must be consistent with the local government's solid waste management plan. To ensure that the plans for a facility or an expansion are consistent with the plan, the following process is established:

- When a local government or a private company notifies the local governing authority of its intention to seek a permit for a solid waste handling facility, the governing authority shall notify the public of the same by advertising the fact in the county's legal organ for a period of four consecutive weeks, wherein it shall be stated that a public hearing will be held on a specific date within seven days of the final advertisement.
- Within seven days of the fourth advertisement as previously stated, the governing authority shall conduct a public hearing to solicit input from the public concerning the proposed facility.
- The governing authority shall retain the services of a professional consultant to advise them of the impact of the proposed facility upon current solid waste management practices and how it will affect the collection and disposal capabilities within the existing system.

- The consultant shall further advise the governing authority how the proposed or expanded facility is likely to contribute to or detract from the state goal of reducing solid waste disposal by 25% per capita and whether or not the facility is consistent with the jurisdiction's solid waste management plan.
- The governing authority, upon receipt of the consultant's report, shall set a date for a public hearing to reveal the consultant's findings to the public. Said hearing shall be advertised for at least two consecutive weeks in the county's legal organ prior to being held
- At the next meeting of the governing authority following the final public hearing, the governing authority shall vote to approve or disapprove of the consultant's finding of consistency with the jurisdiction's solid waste management plan.

## ADDENDUM

The Minimum Planning Standards and Procedures for Solid Waste Management, Chapter 110-4-3 do not specifically mention anything about municipal solid waste landfills that have been closed, and that must be monitored by local governments, as required by the Environmental Protection Division. The Webster County Commission, however, wishes to include pertinent information concerning its closed landfill lying just south of Georgia Highway 41, just outside of the southernmost city limits of Preston.

The landfill facility lies just off of Macedonia Church Road and may be accessed by a driveway at 226 Macedonia Church Road. Access to the landfill site is restricted by a locked gate, the key to which is kept within the County Commissioners' office.

The landfill, which ceased to accept solid waste in the autumn of 1993, was permanently closed in 1994/95 and has been consistently monitored since that time. Webster County maintains a contract with Geosciences of Albany, Georgia to collect air samples four times each calendar year, testing for methane gas. Two times each calendar year, water samples are collected from wells at the site. The water is tested for various constituents. Results of the tests on the water and air samples are reported to the Webster County Commission and the Georgia Environmental Protection Division.

County Commissioners are cognizant of the relatively "clean" test results, but are committed to further monitoring of the landfill until such time as the Georgia Environmental Protection Division releases the closed facility from further monitoring requirements.

# **EDUCATION AND PUBLIC INVOLVEMENT ELEMENT**

## **INVENTORY**

No governing authority within Webster County has an ongoing educational program or an initiative to involve the public in waste reduction efforts. Webster County did though, in 2004, participate in Georgia's Keep America Beautiful Campaign. Nearly 150 volunteers spent three hours each, picking up litter from right-of-ways on May 8.

## **ASSESSMENT**

Since there has not heretofore been any effort by local governing authorities to educate the public about waste reduction efforts or solid waste management in general, an assessment can only state the obvious, that no effort has been made. With respect to public involvement, participation in the litter clean up effort was spectacular, with nearly 150 people donating their time to do so. The key to promoting the event was the direct involvement of area churches, through which the vast majority of volunteers were garnered.

## **ADEQUACY OF CURRENT PROGRAMS**

Inasmuch as there is not a program of education in place, the efforts, or lack thereof, must be deemed inadequate. Local officials do believe, however, that three approaches to educational programs can be effective. They will be explained in the NEEDS/GOALS section.

## **NEEDS/GOALS**

The most likely method of reducing the amount of solid waste disposed of by residents of Webster County is to target specific waste generators. Commercial entities that have significant quantities of corrugated boxes should be required to separate that material for collection and recycling. Similar efforts, where practical, should be employed.

A second method, which is mentioned in the NEEDS/GOALS section of the Waste Reduction Element, is to publish and distribute to every household, on an annual basis, a pamphlet concerning the availability of solid waste services within the county. For further information, please refer to the Waste Reduction Element.

The final method that can and should be employed, is to formulate a short program of instruction that could be taught to either fourth or fifth grade students at the Webster County Elementary School. With the permission of the Board of Education and the school's faculty and staff, each student in the selected grade should be given a packet of information encouraging them to be responsible in generating, handling, disposing or and recycling solid waste. A short instructional

period could be conducted during science or social studies classes. The instruction would occur just one day each school year, but would be repeated each successive year so that all students receive the information.

Outside of the realm of education, but involving direct public participation, the County Commission should continue to sponsor participation in the Keep American Beautiful Campaign. During the 2004 event, nearly 150 people picked up approximately 10,000 pounds of litter, including bottles, cans, paper, plastics, metal products, such as a bicycle and a car axle, and other assorted items. The event promoted pride in the community and should be continued on an annual basis.





To achieve the goals, the following implementation strategy is presented.

1. Secure a grant to build the recycling center: all three jurisdictions should file a joint application for grant funding. If a grant cannot be secured, the respective governing authorities should consider jointly securing a low-interest loan from the Georgia Environmental Facilities Authority. The Webster County Commission will be the lead applicant.
2. Build the recycling center. Webster County, as lead applicant for the grant, should assume responsibility for ensuring the construction of the facility, albeit in close consultation with Preston and Weston.
3. Publish and distribute newsletter. All three jurisdictions should appoint one person to serve on a committee that would decide what information to include in the newsletter, or pamphlet. Each respective council or commission should ratify the committee's recommendations before the information is printed or distributed. The cost of the publication should be prorated among the jurisdictions based upon population and paid for from General Funds unless designated funds are available for this purpose.
4. Consolidate dumpsters into fewer locations. The Webster County Commission should study the distribution of dumpsters and the population they serve. Following the study and a decision about where to place dumpsters, public lands should be used where possible to place dumpsters. When public land is not available, the county should either purchase private property or secure an easement for this purpose. Funding should be derived from Special Purpose Local Option Sales Tax (SPLOST) revenues.
5. Provide curbside garbage collection within the unincorporated county to customers of municipal water systems. The Webster County Commission should seek the cooperation of Preston, Weston and Richland, asking that each extend curbside garbage collection to unincorporated residents who are on their respective water systems. Each city would be responsible for billing the customer and collecting the revenue.
6. Maintaining affordable service. Each jurisdiction should periodically review its cost of providing solid waste services and set fees accordingly. No jurisdiction should attempt to earn a profit on the service.
7. Maintain contract with private vendor. Webster County, Preston and Weston have no intention of resuming collection and disposal efforts via public employees. It is imperative, then, that each one maintains a contractual relationship with a private vendor for these services.

8. Adopt local codes that will prohibit the construction of a privately-owned landfill in Webster County. The Webster County Commission will secure the services of an attorney to research this matter and draft a code section that can be adopted by each jurisdiction. The county will be solely responsible for attorney's fees in this respect. The cost will be paid for from General Funds.
9. Target businesses for recycling. Since most commercial businesses that generate significant quantities of recyclable materials (primarily corrugated boxes) are in the towns of Preston and Weston, the city councils of each will work in consultation with Jones Sanitation to identify and require the appropriate businesses to segregate those materials. Jones Sanitation will pick up those materials or the businesses may be required to deliver them to a specific location for recycling. Administrative costs for implementing this goal should be paid for from General Funds.
10. Educate grade school children. The Webster County Commission will develop or secure a program of educational instruction that can be taught to fourth or fifth grade students at Webster County Elementary School. The county will be responsible for the financial cost of this program and will pay for it from General Funds.
11. Maintain the Keep America Beautiful (KAB) campaign in Webster County. The County Commission will continue to sponsor this event on an annual basis. During 2004, the Commission purchased a tee-shirt emblazoned with the KAB logo on it for every participant. An incentive of this type will be utilized to attract volunteers in future events. Costs will be paid for from SPLOST revenue.

## 6.0.0.0: Land Use – Basic Planning Level

### Introduction

110-12-1-.04 (5) (e) **Land Use Goal:** To ensure that land resources are allocated for uses that will accommodate and enhance the state's economic development, natural and historic resources, community facilities, and housing and to protect and improve the quality of life of Georgia's residents.

**1. Traditional Neighborhood Objective:** Traditional neighborhood development patterns should be encouraged, including use of more human scale development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.

**2. Infill Development Objective:** 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.

**3. Sense of Place Objective:** 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.

### 1. Purpose

110-12-1-.04(12)(f) Land Use Element. **Purpose.** The Land Use Element provides local governments the opportunity to inventory existing land use patterns and trends; to guide/direct future patterns of growth, based on community needs and desires; and to develop goals, policies and strategies for future land use that support and reflect the economic, housing, community service and natural and cultural goals and policies of the plan. Each local government must address existing and future land uses that are located within the jurisdiction of the local government. The land use element must include consideration of any designated or nominated Regionally Important Resource wholly or partially within the local government jurisdiction. The local government must also address areas that are likely to undergo any jurisdictional boundary changes within the planning period, if any.

Municipalities are strongly encouraged to plan land uses for areas that are or may be reasonably expected to become part of the municipal limits during the next ten years.

## 2. Minimum Requirements

**110-12-1-.04 (12)( c )2. Minimum Requirements.** This element must follow the three-step process as follows:

- (i) Inventory of Existing Conditions.
- (ii) Assessment of Current and Future Needs.
- (iii) Articulation of Community Goals and Associated Implementation Program.

## Land Use Definitions

**Blighted area:** A section of the community where structures, either residential or other, are in a noticeable state of disrepair and deterioration.

**Development patterns:** The way in which land has been or will be physically altered for particular and varied purposes. This includes the construction or alteration of structures, the provision of roads, utilities and other facilities and the changing of the use of land from one purpose to another.

**Existing land use:** How land is currently occupied or utilized.

**Future land use:** The way in which land is needed or desired as to its utilization in the future, to accommodate both projected population and economic growth as well as to protect natural and cultural resources.

**Infill development:** Development of land that has remained vacant or skipped over in otherwise built-up areas and where public services and facilities already exist. This type of development is oftentimes considered a more desirable alternative instead of building in more outlying areas, where there would be significant costs of providing new public services and facilities.

**Infrastructure:** Those man-made structures which serve the common needs of the population, such as: sewage disposal systems; potable water systems; potable water wells serving a system; solid waste disposal sites or retention areas; stormwater systems; utilities; piers; docks; wharves; breakwaters; bulkheads; seawalls; bulwarks; revetments; causeways; marinas; navigation channels; bridges; and roadways.

**Land use intensity:** The magnitude or level of activity taking place on a particular piece of land.

**Multi-family dwelling:** A building containing three or more individual dwelling units.

**Mixed use sites:** A particular parcel of land containing two or more different types of uses, e.g., residences, stores and offices all on one site.

**Mixed land use category:** A category of land use indicating that there are two or more types of land use on one parcel of land, e.g., residential and retail.

**Net density:** The measurement, usually used for residential land uses, obtained by dividing the total number of dwelling units by the area of the actual tract of land upon which the dwelling units are located, excluding public streets.

**Planned unit development (PUD):** An area planned, and approved by the local government, as a single development but containing a variety of land uses. The property is usually built in phases. Flexibility in design is permitted with this type of development.

**Regionally Important Resource (RIR):** A Regionally Important Resource is a natural or historic resource, designated by the Department of Community Affairs, that extends beyond a single government's jurisdiction or has value to the broad public and is vulnerable to the actions and activities of people.

**Single-family dwelling:** A building designed for and occupied by one family.

**Strategies:** Methods for carrying out activities that address the goals and objectives of the plan and result in plan implementation.

**Traditional Neighborhood Development (TND):** A development that includes mixed uses within easy walking distance of one another, compactness, that has a visual appearance on a more human scale and allows for the more efficient provision of public services and facilities.

**Transitional area:** An area in the process of changing from one kind of predominant land use to another, e.g., from residential to commercial.

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Land use within Webster County, Preston and Weston has heretofore been essentially unregulated. This is because the local governments within Webster County, namely the Webster County Commission, Preston City Council and Weston City Council, have been reluctant to exercise the full power of land use control that is available to them. That power is available in the form of a zoning ordinance, but no jurisdiction has heretofore chosen to adopt an ordinance whereby that power is assumed.

The reasons why none of the local governments have drafted and passed a zoning ordinance are probably many, but essentially come down to one basic point: no one, not even elected officials, wants to be told what they can or cannot do with their own property. Yet, many people, including most local elected officials, realize that without a zoning ordinance, a governing authority is limited in its ability to control growth in general, or specific land use developments that may be planned.

## 6.1.0.0: Land Use Element

### Inventory of Existing Conditions

110-12-1-.04 (12)(c) 2. (i) Inventory of Existing Conditions.

**Basic Planning Level Requirements.** The inventory of existing land uses must be presented in textual and map form, including a description and depiction of the amount, type, intensity and/or net density of existing land uses; estimates of current acreage dedicated to each of the land use categories listed below, and an existing land use map, showing the community's existing land uses using the standard categories established below.

A. Standard Land Use Categories Land use categories used in local plans must be consistent with either the standard system established by the Department, below, or with the alternative system outlined in 110-12-1-.04(13)(f)2.(i)(I)B., below. Additional guidelines on application of the standard categories below (e.g., typical net density ranges for residential land uses) are available from the Department. For multi-use sites or Planned Unit Developments (PUDs), the predominant land use may be used to classify the entire site. For a detailed, fine-grained mixed land use, or one in which land uses are more evenly balanced, additional Mixed Land Use categories may be created and applied at the discretion of the local government. If used, Mixed Land Use categories must be clearly defined, including the types of land uses allowed, the percentage distribution among the mix of uses (or other objective measure of the combination), and the density or intensity of each use. Local governments with an interest in very detailed mixed land use planning should consider using the alternate system described in 110-12-1-.04(13)(f)2.(i)(I)B., below, which provides more flexibility than the standard system. More detailed categories used by local governments must be able to be grouped into one of the following eight (nine) standard categories: (NOTE: this correction will be made in the official minimum standards.)

(A) Residential. The predominant use of land within the residential category is for single-family and multi-family dwelling unit organized into general categories of net densities;

(B) Commercial. This category is for land dedicated to non-industrial business uses, including retail sales, office, service and entertainment facilities, organized into general categories of intensities. Commercial uses may be located as a single use in one building or grouped together in a shopping center or office building. Local governments may elect to separate office uses from other commercial uses, such as retail, service or entertainment facilities;

(C) Industrial. This category is for land dedicated to manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, mining or mineral extraction activities, or other similar uses, organized into general categories of intensity;



(D) Public/Institutional. This category includes certain state, federal or local government uses, and institutional land uses. Government uses include city halls and government building complexes, police and fire stations, libraries, prisons, post offices, schools, military installations, etc. Examples of institutional land uses include colleges, churches, cemeteries, hospitals, etc. Facilities that are publicly owned, but would be classified more accurately in another land use category, should not be included in this category. For example, publicly owned parks and/or recreational facilities should be placed in the Park/Recreation/Conservation category; landfills should fall under the Industrial category; and general office buildings containing government offices should be placed in the commercial category;

(E) Transportation/Communication/Utilities. This category includes such uses as major transportation routes, public transit stations, power generation plants, railroad facilities, radio towers, telephone switching stations, airports, port facilities or other similar uses;

(F) Park/Recreation/Conservation. This category is for land dedicated to active or passive recreational uses. These areas may be either publicly or privately owned and may include playgrounds, public parks, nature preserves, wildlife management areas, national forests, golf courses, recreation centers or similar uses;

(G) Agriculture. This category is for land dedicated to agriculture, farming (fields, lots, pastures, farmsteads, specialty farms, livestock production, etc.) or other similar rural uses such as pasture land not in commercial use;

(H) Forestry. This category is for land dedicated to commercial timber or pulpwood harvesting or other similar rural uses such as woodlands not in commercial use; and

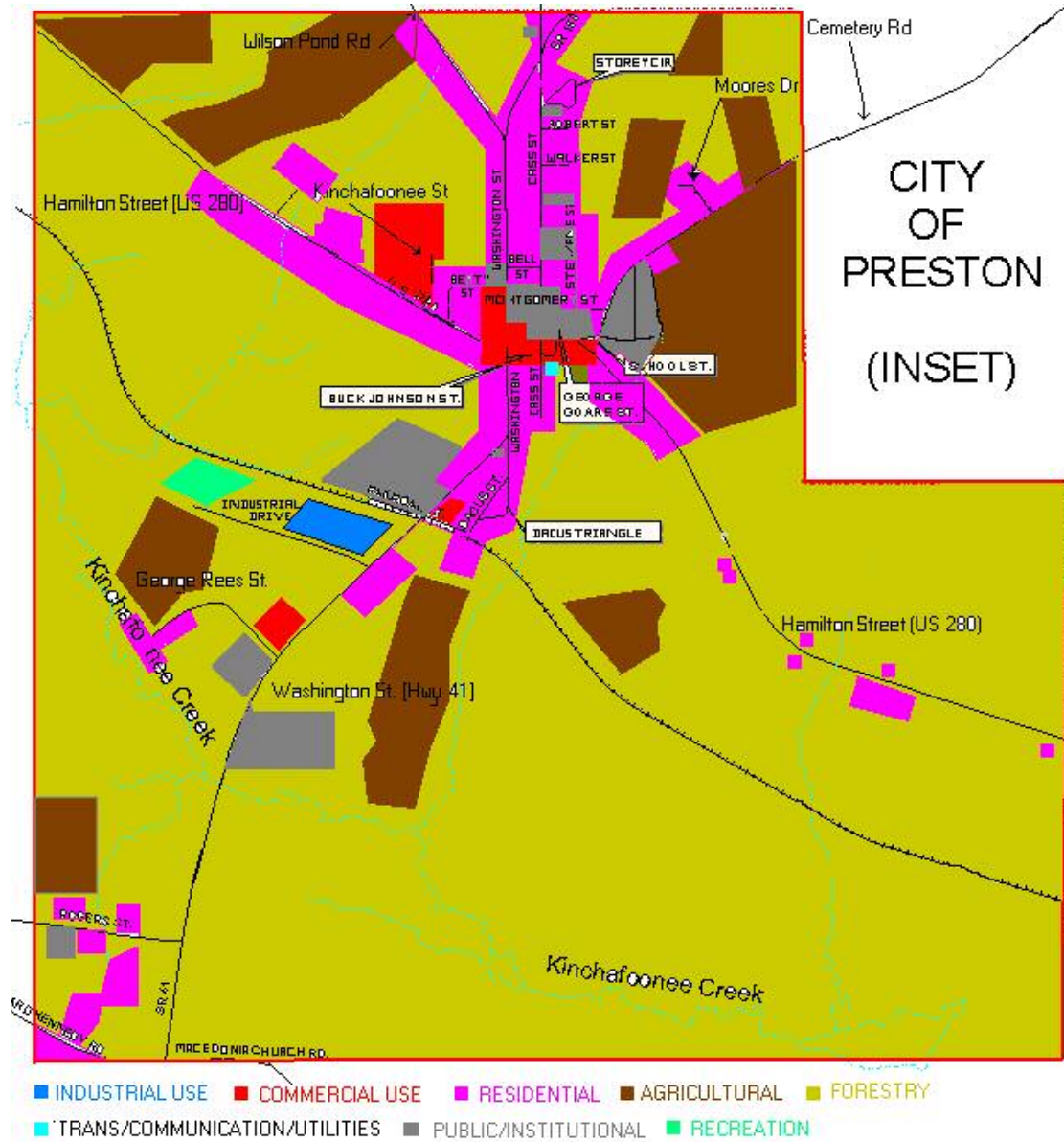
**Land Based Classification Standards (LBCS).** As an alternative to the standard classification system, local governments may, at their discretion, utilize the LBCS developed by the American Planning Association. The full implementation of this alternative system includes five dimensions to describe land uses, including Activity, Function, Site Development Character, Structural character, and Ownership. Local governments electing to employ this system must at a minimum identify the Function dimension of land uses in the analyses, assessments, mapping, and other land use requirements of this section.

**Existing Land Use Map.** The existing land use map must be of sufficient scale and accuracy to provide a clear understanding of the general distribution of land uses and their spatial relationships to one another.

### **Existing Land Use Inventory**

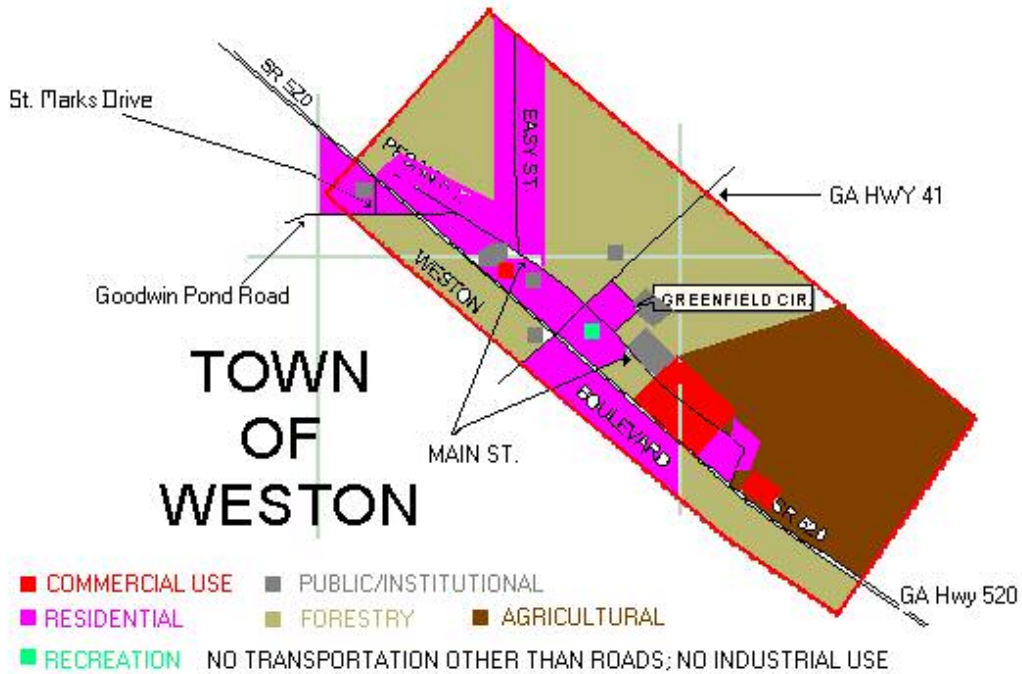
The following maps depict land uses within the incorporated and unincorporated areas of Webster County.

**EXISTING LAND USE IN PRESTON 2004**



EXISTING LAND USE IN PRESTON 2004		
LAND USE	ACREAGE	% OF TOTAL AREA
Residential	115	4.27
Commercial	6	0.22
Industrial	12	0.44
Public/Institutional	68	2.52
Trans/Comm/Utilities	92	3.41
Park/Rec/Conserve	8	0.29
Agricultural	100	3.71
Forest	2299	85.14
Total	2700	100

## EXISTING LAND USES WITHIN THE CITY OF WESTON



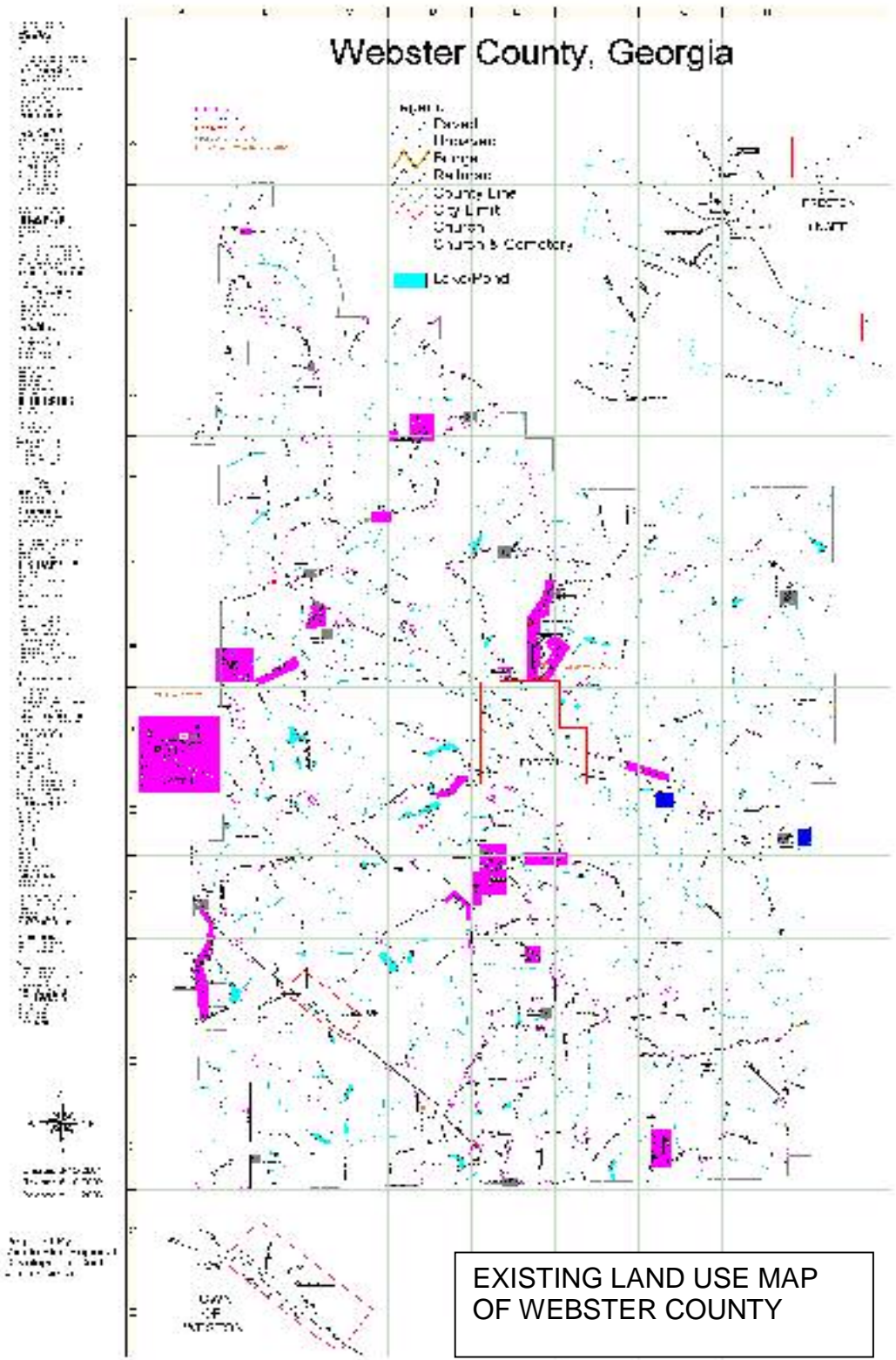
EXISTING LAND USE IN WESTON 2004		
LAND USE	ACREAGE	% OF TOTAL AREA
Residential	60	9.63
Commercial	10	1.61
Industrial	0	0
Public/Institutional	15	2.41
Trans/Comm/Utilities	76	12.19
Park/Rec/Conserve	1	0.16
Agricultural	200	32.11
Forest	261	41.89
Total	623	100



The map above is a composite image, made from approximately 30 quadrangle aerial photos. The boundary lines of Webster County have been superimposed on the image. It is easy to see that the vast majority of the lands in cultivation or in pasture are in the southern one-half of the county. Most of the northern one-half of the county is covered in forests, though some lands are in agricultural production. A 22" x 34" map identical to the one shown above is included in the hard copy of this plan.

EXISTING LAND USE IN WEBSTER COUNTY		
LAND USE	ACREAGE	% OF TOTAL AREA
Residential	1050	0.81
Commercial	20	0.02
Industrial	75	0.05
Public/Institutional	125	0.09
Trans/Comm/Utilities	1600	1.22
Park/Rec/Conserve	0	0
Agricultural	31000	23.65
Forest	97207	74.16
Total	131077	100





A 22" x 34" map identical to the one shown above, is included in the "hard" copy of this plan.

## **6.2.0.0: Land Use Element**

### **Assessment of Current and Future Needs**

**110-12-1-.04 (12)( f ) 2. (ii) Assessment of Current and Future Needs.** This step includes an existing land use assessment and a projection of future land use needs.

#### **(1) Existing Land Use Assessment.**

**A. Basic Planning Level Requirements.** Items to be addressed are listed below:

(A) Historical factors that have led to current development patterns, to the extent they can be identified such as the construction of major public transportation facilities, water and sewer facilities, and other community facilities; annexations; large-scale private land developments, and purchases of land for open space, parks, and recreation purposes;

(B) Land use patterns and densities as they relate to the provision of infrastructure improvements, including identification of any areas where rapid development threatens to outpace infrastructure capacity; or areas where existing infrastructure capacity exists;

(C) Blighted areas, areas in need of redevelopment, and transitional areas undergoing shifts in predominant land use, including: (1) business districts that are experiencing loss of retail, office and related residential activity; (2) residential areas where dwelling units are in a marked state of deterioration or dilapidation; and (3) industrial areas where plants and facilities are abandoned, idled, or underused and the sites themselves are environmentally contaminated and must be remediated before they can be reused;

(D) Environmentally sensitive or locally valued land and resources identified in the natural and cultural resources element as being unsuitable for development or in need of special protection or management practices.

**(2) Projection of Future Land Use Needs.** A projection of future land use needs, by land use category, must include an analysis of the amount of land needed to accommodate the projected population and economic growth of the community and the continuing need for protection of natural and cultural resource uses, including the estimated gross acreage needed for each standard category, as follows:

**A. Residential.** Future needs for residential land uses must be estimated on the basis of the population projections developed within the Population element. The

residential land use projections must include a statement of the assumptions of net densities that have been applied;

**B. Commercial and Industrial.** Future needs for commercial and industrial land uses must be estimated on the basis of projections of economic activity developed within the Economic Development Element. The commercial and industrial land-use projections must include a statement of land use intensities (e.g., employees per acre or floor area ratios) or other spatial requirements that have been applied; and

**C. Land Uses Other than Residential, Commercial and Industrial.** Projections for uses such as recreation/conservation, transportation, etc. should include a statement of the level of service standards (e.g., acres of parkland per 1,000 persons), other ratios of land absorption or intensity, or other spatial requirements or physical determinants that have been applied. For environmentally sensitive areas such as threatened or endangered wildlife habitats or valuable ecosystems, ecological principles may suggest minimum acreage for certain wildlife and plant communities or in connected patterns of open space, such as arranging the space in corridors to allow movement or migration of wildlife between protected areas. For open space that is intended to protect natural processes, avoid exposing development to natural hazards, or shape urban form, the amount of space needed is primarily dictated by physical determinants.

## Existing Land Use Assessment

### HISTORICAL FACTORS

The availability of land for purchase, or the lack thereof, has been the predominate factor in determining what land is used for in Webster County. For many years, it was difficult for anyone to find small parcels of land for sale. However, in the past three to four years (2000-2004), several investors have purchased large tracts of land, subdivided it into smaller tracts suitable for the construction of homes, and put it back on the market. As a result, the number of small parcels of land being sold in Webster County has increased substantially.

The increase in sales of small parcels is reflected in the growth in the number of parcels of property on the county's tax digest. During the past 10 years (approximately), the digest has grown from about 1100 parcels to nearly 1700 parcels.

A review of the County's previous Comprehensive Plan (1995-2015) indicates that nearly 98% of the lands within the county were used in forestry or agricultural production. That amount has changed only slightly during the past 10 years, with the predominant change being in the amount of land retired from agricultural production and planted in pine trees. The Conservation Reserve Program and other factors (see Economic Development element for more details) greatly influenced this shift of usage.



To a much lesser degree, land has been converted from use by agriculture and forestry to residential usage. Approximately 200 acres has been converted for this purpose, but that amount is liberally construed to mean not just the location of housing units, but lands contiguous with those units, being used in direct association with the housing units (lawns, gardens, driveways etc.).

The trend of more small parcels being available has led to an increase in the price of land in Webster County. In the 1980's and early 1990's, land prices were generally in the few hundred dollars per acre for "bare dirt." Small parcels were seldom available, but if a tract could be found, it could be purchased for about the same value paid for larger tracts, meaning just a few hundred dollars per acre. Today, the price is much greater. The following information is taken from actual land sales in 2002.

<u>Date Sold</u>	<u>Acreage</u>	<u>\$ Sale Price</u>	<u>\$ Per Acre</u>
03/06/02	3.54	13,410	3,788.14
02/14/02	0.99	6,800	6,868.68
12/05/02	0.87	4,500	5,172.41
07/10/02	0.50	2,500	5,000.00
05/17/02	4.00	12,000	3,000.00
11/14/02	3.00	9,000	3,000.00
02/07/02	5.19	20,650	3,978.81
01/25/02	5.00	12,000	2,400.00
09/03/02	3.00	14,000	4,666.67
09/06/02	0.99	6,800	6,868.68
01/28/02	0.99	4,200	4,242.42
09/27/02	1.15	3,500	3,043.47
02/25/02	13.83	28,900	2,089.66
09/27/02	2.00	6,000	3,000.00

Of the actual land sales listed above from 2002, none were within the corporate limits of Preston or Weston. Overall, there has been very little development within either town.

Although no actual sales are recorded herein, the price of land selling in large tracts has increased as well. During the past 12 months, several tracts of 50 acres or more have been sold for approximately \$1500 to more than \$2,000 per acre.

## LAND USE PATTERNS AND DENSITIES

Population density is not an issue in Webster County. With only 2390 people, per the 2000 Census, the population density of 11.38 persons per square mile is lower than the density of deer at approximately 35 to 40 per square mile.

With respect to infrastructure, two primary issues are in play: roads and water. Preston and Weston have adequate municipal water to supply projected population growth well beyond the life of this plan both inside and outside of their incorporated limits.

Within the unincorporated county, the most significant issue is roads. Much of the land that has been subdivided and sold or is on the market for housing, is located along dirt roads. Invariably, if the prospective buyer visits the site during dry weather, they find a road that is passable, though perhaps not perfectly smooth. If that road happens to be one of the many “red clay” roads, a return visit to the area during wet weather reveals a road that is slick at best and impassable at worst. In many instances, individuals have purchased land along these dirt roads, only to request, and in some cases demand, that the County Commission pave the road.

As explained in Natural and Cultural Resources, Webster County does not have the fiscal ability to pave roads without the largess of the Georgia Department of Transportation. Even with GDOT’s assistance, the county cannot pave roads on a consistent basis because it cannot afford the matching funds that must be paid by the county. The most likely scenario is that one, two or three miles of roadways might be paved during any five-year period.

## BLIGHTED AREAS; REDEVELOPMENT AREAS

As is the case in most any community, there are dilapidated buildings that need to be repaired or demolished. Within the unincorporated county, however, there are no “communities” or large-scale areas where this condition exists. Rather, the buildings that are in this condition are generally lone structures that have been left to deteriorate.

Within Preston, there are not many buildings that meet the definition of being blighted, but there are some that city leaders would like to see renovated, at least to the extent that the façade is improved. The primary area of concern is on the south side of Hamilton Street, in front of the Courthouse. The area used to host a gas station and other small businesses, but has been converted to other business uses. While the area is not in disrepair, the aesthetics do not fit well with the characteristics of the courthouse square.

In Weston, most of the buildings that comprised its economic base many decades ago are in serious disrepair and should be razed. Adjacent to the property of city hall, one building has literally fallen in. Despite the condition of the buildings, it is not expected that any significant changes will occur.

## ENVIRONMENTALLY SENSITIVE / LOCALLY VALUED AREAS

As recognized in the Natural and Cultural Resources element, wetlands need to be protected from development activities that degrade these sensitive lands. Webster County's local code, federal and state law, and numerous administrative regulations seek to protect wetlands. Enforcement is the key to protecting these areas. Inasmuch as many of the county's wetlands are on tracts of lands belonging to large timber companies, who have a history of responsible management of these areas, a significant portion of the wetlands are safeguarded.

It is also true that many wetlands are owned by private individuals, but many of them own additional land in agricultural production that qualifies for certain government subsidies. To remain eligible for this financial assistance, each landowner has to abide by the regulations generally known as "sodbuster, swampbuster" rules. Failure to protect wetlands can result in forfeiture of federal subsidies. In this respect, wetlands on these farms are also relatively well protected.

Also mentioned in the Natural and Cultural Resources element, was the issue of land use preservation along routes that have particular scenic value. Absent a zoning ordinance or some code section written for the explicit purpose of protecting these lands from further development, it is doubtful that these routes will remain undeveloped over an extended period of time.

## Projection of Future Land Use Needs

Land use in Webster County, Preston and Weston will not likely change in any significant way during the period from 2004 – 2025. Assuming that population projections are borne out by actual results, the county will gain 199 people by 2025. This would represent an increase of 8.3% over the course of 20 years. Land use needs as a result of population increases will be minimal.

The most likely changes with respect to land use, is not use itself, but ownership. A recent trend in the state and in Webster County is for large timber companies to divest themselves of land holdings. Within Webster County, more than 10,000 acres of timberland was on the market in 2003. Some of those lands were purchased by investors who are subdividing and reselling the land in smaller tracts of as little as 25 acres, to tracts in excess of 100 acres.

## Land Use Allocation Estimates

The "per capita use rate" method, which is explained later in this section, has been used to calculate future land use allocations necessary to accommodate growth within Webster County, Preston and Weston.

In 1990, there were 1801 residents living in the unincorporated county, utilizing 855 acres for residential purposes, or .47 acres/person. In Preston there were

388 people using 105 acres, or .27 acres/person. In Weston there were 74 (this number contravenes the U. S. Census figure which was incorrect; the figure used is based upon the determination of the Middle Flint RDC and was used in the 1995 Comprehensive Plan) people living on 60 acres, or .81 acres/person.

In 2000, there were 1862 people living in the unincorporated county, utilizing an estimated 1050 acres for residential purposes, or .56 acres/person. In Preston, the population increased to 453 people, but residential land increased only slightly, to 115 acres, producing a ratio of .25 acres/person. In Weston there were 75 people living on 60 acres, virtually unchanged from 1990.

## **The Per Capita Use Rate Method for Estimating Future Land Use Acreages**

To determine the amount of new acreage needed to accommodate projected growth of your community for each land use category, simply:

- 1) Find the number of acres currently dedicated to the land use type (from the existing land use acreage estimates).
- 2) Find the current population of your community (for the same year the existing land use inventory was conducted).
- 3) Divide the existing acreage by the total current population to yield the per capita use rate for the land use type.
- 4) Find the projected population of your community for the end of the planning period.
- 5) Subtract the current population of your community from the projected population to yield the projected increase in population.
- 6) Multiply the projected population increase by the per capita use rate to yield the estimate of new acreage needed to accommodate growth.
- 7) Repeat steps 1 through 6 for each land use type to be represented on the future land use map.

The following charts indicate the amount of land that is projected to be converted from agricultural and forestry uses to residential, commercial, industrial and other uses.

**FUTURE LAND USE IN WEBSTER COUNTY (INCREASED ACREAGE) UNINCORPORATED AREA**

Land Use	Acreage (2004)	Population (2000)	Ratio	Population Increase (2010)	Acreage Increase	Population Increase (2015)	Acreage Increase	Population Increase (2020)	Acreage Increase	Population Increase (2025)	Acreage Increase
Residential	1050	1862	0.564	50	28	33	19	23	13	49	28
Commercial	20	1862	0.011	50	1	33	0	23	0	49	1
Industrial	75	1862	0.04	50	2	33	1	23	1	49	2
Public/Institutional	125	1862	0.067	50	3	33	2	23	2	49	3
Trans/Comm/Utilities	1600	1862	0.859	50	43	33	28	23	20	49	42
Park/Rec/Conserve	0	1862	0	50	0	33	0	23	0	49	0
<b>Total</b>					<b>78</b>		<b>50</b>		<b>36</b>		<b>76</b>

The increased land uses as projected above, will likely come from agricultural and forest lands. The numbers projected below represent prorated decreases to those categories of usage.

Agricultural	31000		N/A		-19		-12		-8		-18
Forest	97207		N/A		-59		-38		-28		-58
<b>Total</b>	<b>131077</b>		<b>N/A</b>								

**FUTURE LAND USE IN PRESTON (INCREASED ACREAGE)**

Land Use	Acreage (2004)	Population (2000)	Ratio	Population Increase (2010)	Acreage Increase	Population Increase (2015)	Acreage Increase	Population Increase (2020)	Acreage Increase	Population Increase (2025)	Acreage Increase
Residential	105	453	0.232	12	3	8	2	6	1	12	3
Commercial	6	453	0.013	12	0	8	0	6	0	12	0
Industrial	12	453	0.026	12	0	8	0	6	0	12	0
Public/Institutional	68	453	0.15	12	2	8	1	6	1	12	2
Trans/Comm/Utilities	92	453	0.203	12	2	8	2	6	1	12	2
Park/Rec/Conservation	8	453	0.018	12	0	8	0	6	0	12	0
<b>Total</b>					<b>7</b>		<b>5</b>		<b>3</b>		<b>8</b>

The increased land uses as projected above will likely come from agricultural and forest lands. The numbers projected represent prorated decreases to those categories of usage.

Agricultural	100				0		0		0		
Forest	2309				-7		-5		-3		-8

The projections made in all three land-use charts are based on the assumption that population growth will occur in each respective jurisdiction in proportion to the existing percentage of population in each. Local officials concede that this may not occur, but in the absence of any reliable way of predicting where the growth will occur, have elected to use this methodology.

Local knowledge indicates that the overwhelming majority of population and housing growth in the county is occurring in the unincorporated portions of the county. Very little growth has occurred within Preston and Weston during the past five years.

FUTURE LAND USE IN WESTON (INCREASED ACREAGE)											
Land Use	Acreage (2004)	Population (2000)	Ratio	Population Increase (2010)	Acreage Increase	Population Increase (2015)	Acreage Increase	Population Increase (2020)	Acreage Increase	Population Increase (2025)	Acreage Increase
Residential	60	75	0.800	2	2	2	2	0	0	2	0
Commercial	10	75	0.133	2	0	2	0	0	0	2	0
Industrial	0	75	0.000	2	0	2	0	0	0	2	0
Public/Institutional	15	75	0.200	2	0	2	0	0	0	2	0
Trans/Comm/Utilities	76	75	1.013	2	2	2	2	0	0	2	2
Park/Rec/Conservation	1	75	0.013	2	0	2	0	0	0	2	0
<b>Total</b>					4		4		0		2
The increased land uses as projected above will likely come from agricultural and forest lands.											
The numbers projected represent prorated decreases to those categories of usage.											
Agricultural	200				0		0		0		0
Forest	261				-4		-4		-4		-2

If the projections put forth in the three preceding charts are borne out in actuality, only two-tenths of one percent of Webster County's land will be converted from one use to another through 2025.

In closing the assessment of land use, local officials, as previously noted, recognize that little they do short of zoning their respective jurisdictions will allow them to direct land use changes in an effective manner. Until a zoning ordinance is established in each jurisdiction, growth will be unchecked and unmanaged by local government.

#### SPECIAL NOTE

Land use in the unincorporated areas of Webster County is projected to remain relatively unchanged, with only 60 acres being converted to residential use, 1 to commercial use, 4 to industrial use, 7 to public use and 91 to transportation/communications/utilities uses. The latter use may be overstated since it is unlikely that the per capita method used to calculate this amount is

accurate in this respect. It is highly unlikely that 91 acres will be consumed by new roads or utilities, unless U. S. Highway 280 is four-laned through the county.

Highway 280 has been added to the Governor's Road Improvement Program (GRIP) and has been designated as "Power Alley," a term denoting a long-term plan to add key infrastructure along the route, including a large diameter natural gas pipeline, fiber optic cable to improve communications, electrical transmission lines, the restoration of rail service along the entire route across the state, and other features that would spur economic development.

The implication on land use in Webster County is significant. U. S Highway 280 traverses the county from east to west, a distance of 13.47 miles. If it is four-laned, the right of way on the project would increase by a factor of at least two, and perhaps more. If the additional right-of-way were 100' wide, the project would require over 163 acres of land ( $100' \times \{13.47 \times 5280'\} / 43,560 \text{ sq. ft per acre}$ ).

It is also certain that a number of existing homes would be impacted. Along the existing road, within the unincorporated county, there are at least 28 homes and two businesses that lie directly along the highway. Within Preston, there are at least 28 homes, seven businesses and one church that lie directly along the highway.

The Georgia Department of Transportation Fact Sheet that follows indicates that the only portion of the Power Alley route that is actively being engineered is that segment from Americus to Cordele. Considering that it usually takes many years, sometimes even a couple of decades to engineer a major highway, secure all environmental clearances, purchase right-of-way, let contracts and construct the highway and bridges, it seems unlikely that U. S. Highway 280 through Webster County will be expanded to four lanes in the short term, perhaps not even within the parameters of this plan. It is likely, though, that the expansion will occur within the next 20 years.

Local officials should be actively considering various potential routes that the road might take, especially if Preston is bypassed, so that land use decisions allow for future growth relative to the location of the highway.





# Georgia Department of Transportation Fact Sheet

## Power Alley, US 280

### CORRIDOR FACTS

- ◆ The US 280 corridor is proposed to traverse entire state from Columbus to Savannah
- ◆ Completed projects provide **4-lanes** of roadway, usually divided with a 44' wide grass median
- ◆ The US 280 corridor is approximately **204 miles** in length
- ◆ Currently **26.6 miles** of this corridor are in **active project development**, from Americus in Sumter County to Cordele in Crisp County
- ◆ Design and engineering for the US 280 corridor from Americus to Cordele began in 2003
- ◆ The current estimated cost to complete the four-lane construction of the US 280 corridor is **\$423,200,000** (\$51,400,000 to complete the 26.6 miles in active engineering, \$371,800,000 for the remaining 177.4 miles)

### PREPARING A HIGHWAY PROJECT FOR CONSTRUCTION

Highway construction demands adherence to an exact project development process, as specified in federal and state laws. This process incorporates a number of key stages that are vital to the development of a highway construction project:

- ◆ Concept Development: Data analysis, conceptual studies and alternatives analysis
- ◆ Environmental Approval: Surveys for environmental resources, public meetings and environmental document approval
- ◆ Preliminary Design Plans: Design and preparation of preliminary roadway plans and utility coordination
- ◆ Right of Way Acquisition: Property title research, right of way plans, property appraisal, purchase of right of way
- ◆ Final Design Plans: Design and preparation of final construction plans and contract documents
- ◆ Let to Contract: Advertise for bids, award to construction contract and begin construction

### US 280 STATUS FROM AMERICUS IN SUMTER COUNTY TO CORDELE IN CRISP COUNTY



This report provides the status of the projects on the US 280 corridor that have active engineering underway from Americus to Cordele.

The US 280 corridor begins in Americus at Felder Street and extends 26.6 miles to the existing multi-lane section at I-75 in Cordele in Crisp County. The four projects underway between Americus and Cordele are all in the early stages of concept development. (Project ID Nos. 322760-, 322770-, 322775-, 422470-)

All remaining projects on the US 280 corridor from Columbus to Savannah do not have active engineering or construction underway at this time.

## **6.3.0.0: Land Use Element**

### **Articulation of Community Goals and Associated Implementation Program**

110-12-1-.04 (12)( f ) 2.(iii) Articulation of Community Goals and Associated Implementation Program.

(I) Basic Planning Level Requirements. Pursuant to 110-12-1-.04(6), this step must include public involvement and close coordination with other elements of the plan. The results of the existing land use assessment and projection of future land use needs must be considered in the development of community goals and policies and an associated implementation program that sets forth any regulations, fiscal tools, incentives, growth management tools, programs and/or infrastructure the community intends to use or put in place to guide or direct patterns of land development throughout the planning period.

Land use policies must implement the community's land use goals, establish meaningful and predictable standards for the use and development of land, and meaningful guidelines for the content of more detailed land development and use regulations. Land use policies must express the local government's intent with regard to the future locations of land uses. Land use goals and policies must be reflected in and consistent with the Future land Use Map and Future Land Use Narrative, described below.

This step includes preparation of a Future Land Use Map and Future Land Use Narrative as described below.

A. Future Land Use Map. The future land use map must reflect careful consideration of the results of the assessment of current and future needs above and the community's land use goals and policies. The map must depict the general location, distribution and characteristics of future land uses within the local government jurisdiction using the Department's standard categories (including net density and intensity). The map should also depict areas likely to undergo boundary changes during the planning period. Municipalities must consider the future land use designation of areas being considered for annexation.

B. Future Land Use Narrative. In conjunction with the Future Land Use Map, a narrative statement summarizing the overall reasoning behind the land use patterns shown on the map must be prepared.

(A) Basic Planning Level Requirements. The Future land Use narrative statement must provide a general description of:

- a. Geographic areas within the community proposed to receive particular types of growth;
- b. Areas likely to be annexed by the local government within the planning period;
- c. The timing or sequencing of any infrastructure improvements needed to support desired growth patterns;

d. Areas identified by the local government as critical and sensitive areas and areas subject to natural hazards, such as flooding, high winds, unstable soils, or wildfires, etc.; and

e . Areas containing sites, buildings or areas of local architectural, cultural, historic, or archaeological interest.

## **Future Land Use**

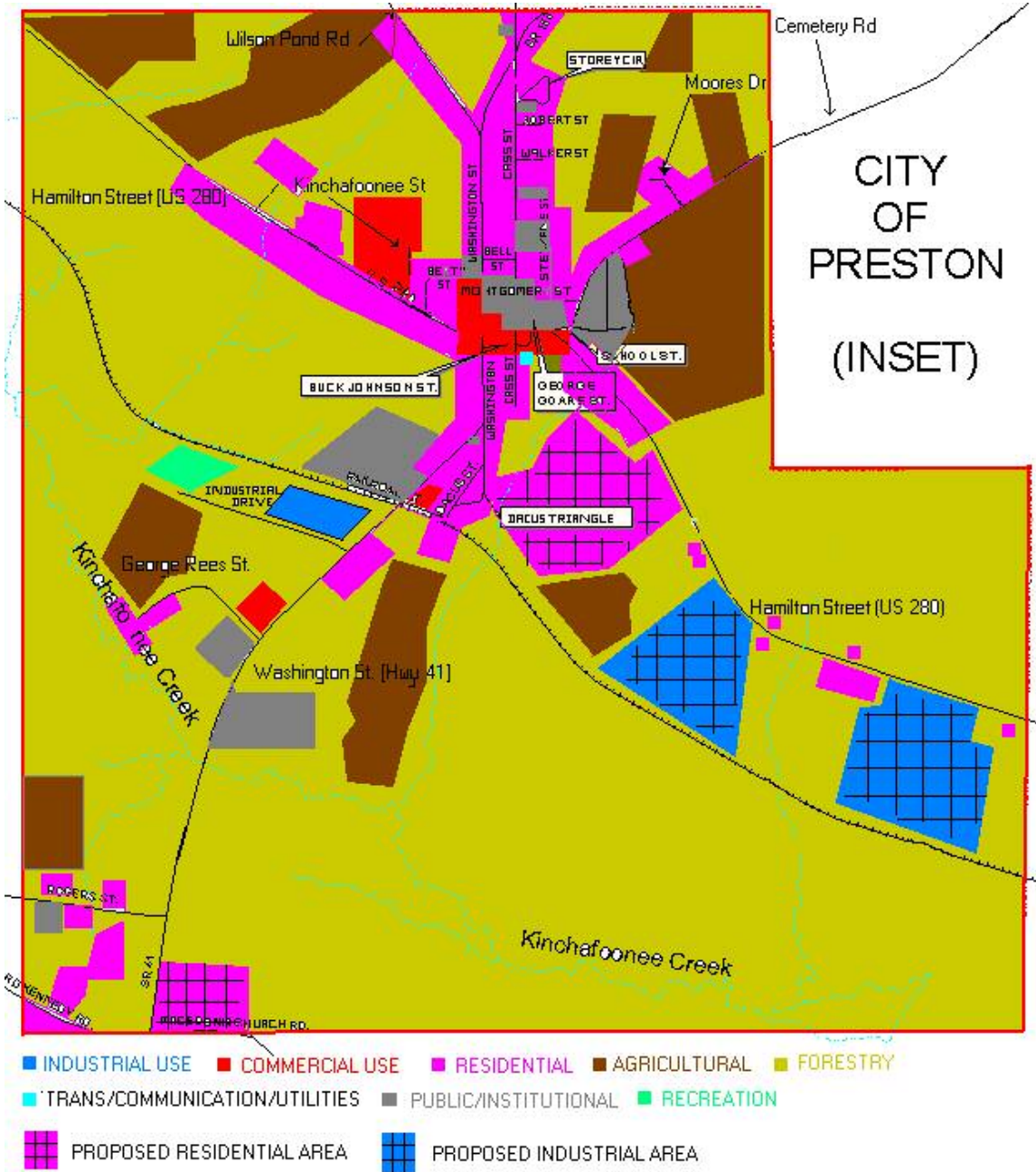
Future land use in Preston, Weston and Webster County will likely change only slightly during the life of this plan, unless unforeseen developments occur that dramatically change the economic outlook for the county. As stated within the Assessment of land use, if predicted changes occur, less than two tenths of one percent of land will be converted from one use to another.

### **Future Land Use Map**

In Preston, if projected land use change occurs as predicted, only one-half of one percent of the land will be converted from one use to another by 2020. This low rate of change is primarily because the population of Preston is predicted to grow only very slowly. The future land use map for Preston does not include any significant changes to existing land uses, but does outline certain areas that might be more suitable for a particular type of growth.

The map that follows shows all existing land uses and outlines areas that would be suitable for residential, industrial and commercial development. No areas for recreational or other uses have been identified because population trends do not indicate the need for these other uses. That said, Preston officials recognize that the areas designated as being suitable for certain types of development may not be needed based upon trends, but are desirous of growth in this respect.

**FUTURE LAND USE MAP OF PRESTON  
(SHOWS EXISTING USES AND PROPOSED FUTURE USES)**

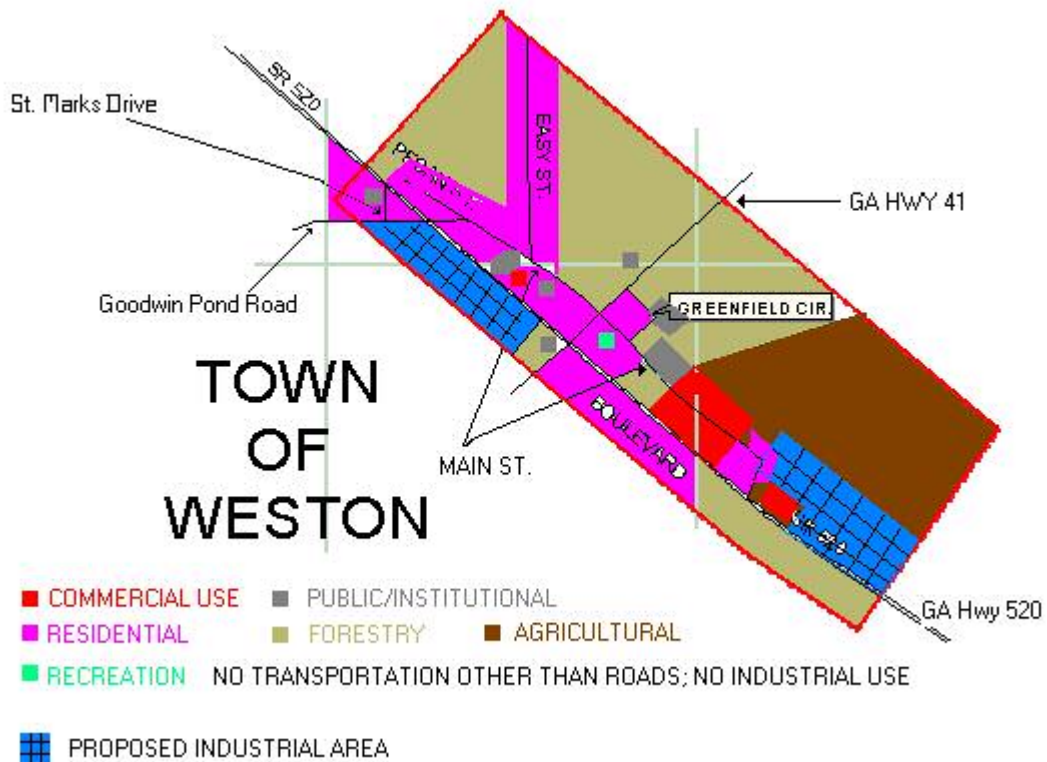


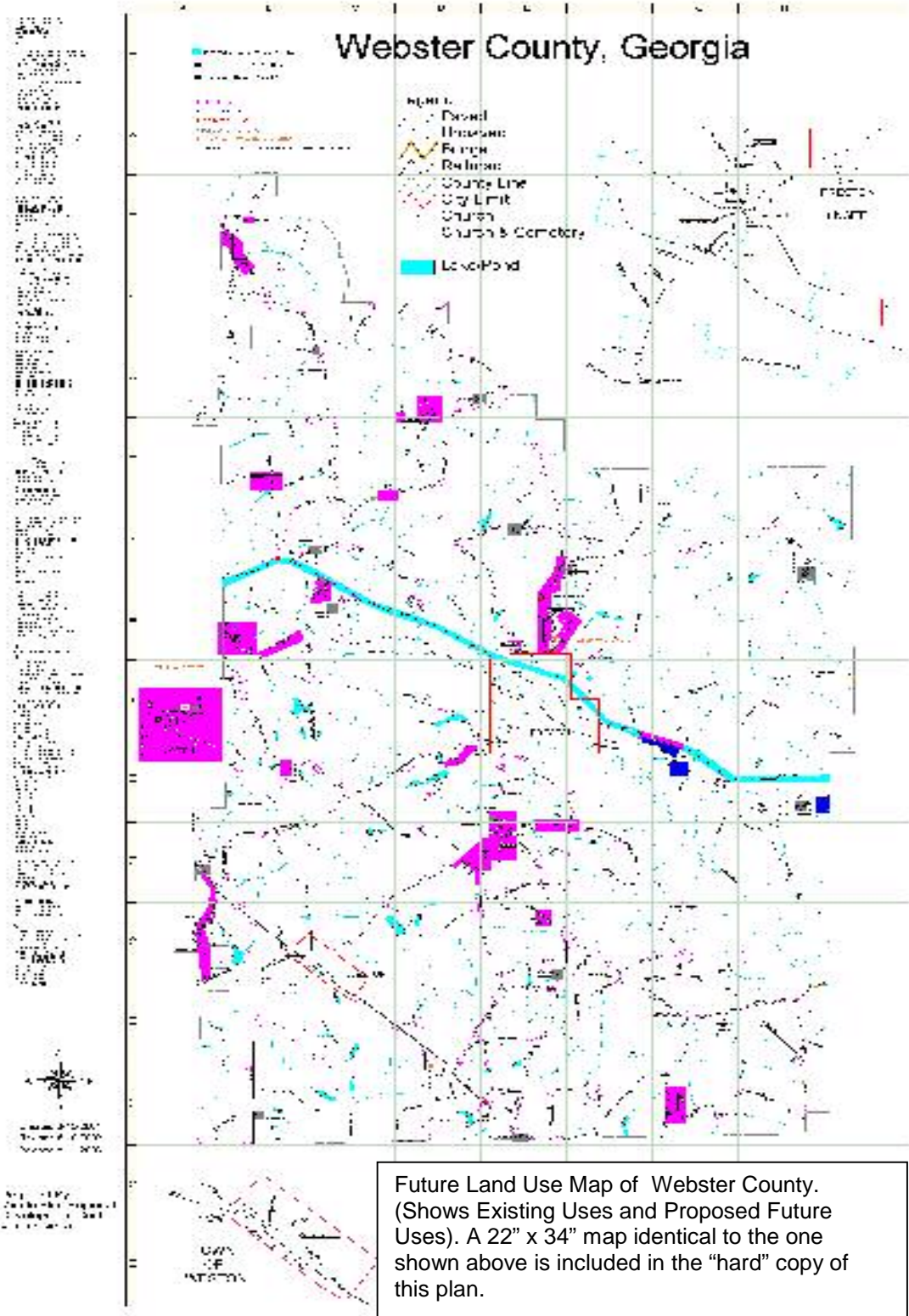


Very little growth is expected in Weston during the next 10 years, but the map shown below designates land that could be used for industrial development. Any industrial entities that might build facilities in Weston would likely do so to take advantage of the transportation advantage of being on Georgia Highway 520, the only four-lane highway in the county.

No other changes to land use are proposed or shown because the trends indicate almost no land use conversion will be necessary to accommodate the needs of Weston's future population.

**FUTURE LAND USE MAP OF WESTON  
(SHOWS EXISTING USES AND PROPOSED FUTURE USES)**





Future Land Use Map of Webster County. (Shows Existing Uses and Proposed Future Uses). A 22" x 34" map identical to the one shown above is included in the "hard" copy of this plan.

The map of Webster County does not indicate any new land uses for anything other than residential, commercial, industrial and transportation. With the exception of transportation, as addressed in the Assessment phase, little to no changes are expected in the other categories.

## **Future Land Use Narrative**

### **PRESTON**

As previously stated, Preston is expected to grow very little in population or economically during the life of this plan. However, Preston city officials would like to see moderate growth occur.

On the future land use map, two areas of proposed residential development and one area of proposed industrial development are designated. If growth does not surpass projections, it is doubtful that these areas will be developed, but they are proposed as being potential sites.

Residential development is needed to spur overall growth in the county. As noted in the Population and Housing Elements, more housing units are needed in the county. The two areas designated within Preston as future, potential residential communities would be easily served with municipal water, though new roads would need to be built to serve each of these areas.

The first area discussed is that area lying between Dacus Triangle and Hamilton Street (Figure 1). This area is currently used for forestry purposes, but has a relatively flat topography as indicated on the topographical map. The land was purchased in 2004 by a private individual that has indicated that he may sell the majority of the land for residential house lots. The area is approximately 50 acres in size. The primary access to the property is likely to be from U. S. Highway 280. To fully access all of the property, a new road or a series of roads would have to be built within the property.

The second area discussed lies at the southern boundary of the Preston City limits on the east side of Georgia Highway 41 (Figure 2). The area was formerly in cultivation, but was set out in pine trees in the early to mid-90's. The property is not currently on the market for sale, but Preston officials recognize this site as one with good potential for a small residential development. Having good topographical features, access to city water and being "in the country" should make this an attractive location.

The third area is designated for possible future development as an industrial tract. The land is relatively flat, is easily accessible from U. S. Highway 280 and is within easy reach of the municipal water system of Preston. The site also has access to rail service, though the track would have to be rehabilitated before it could be used in a cost-effective manner.



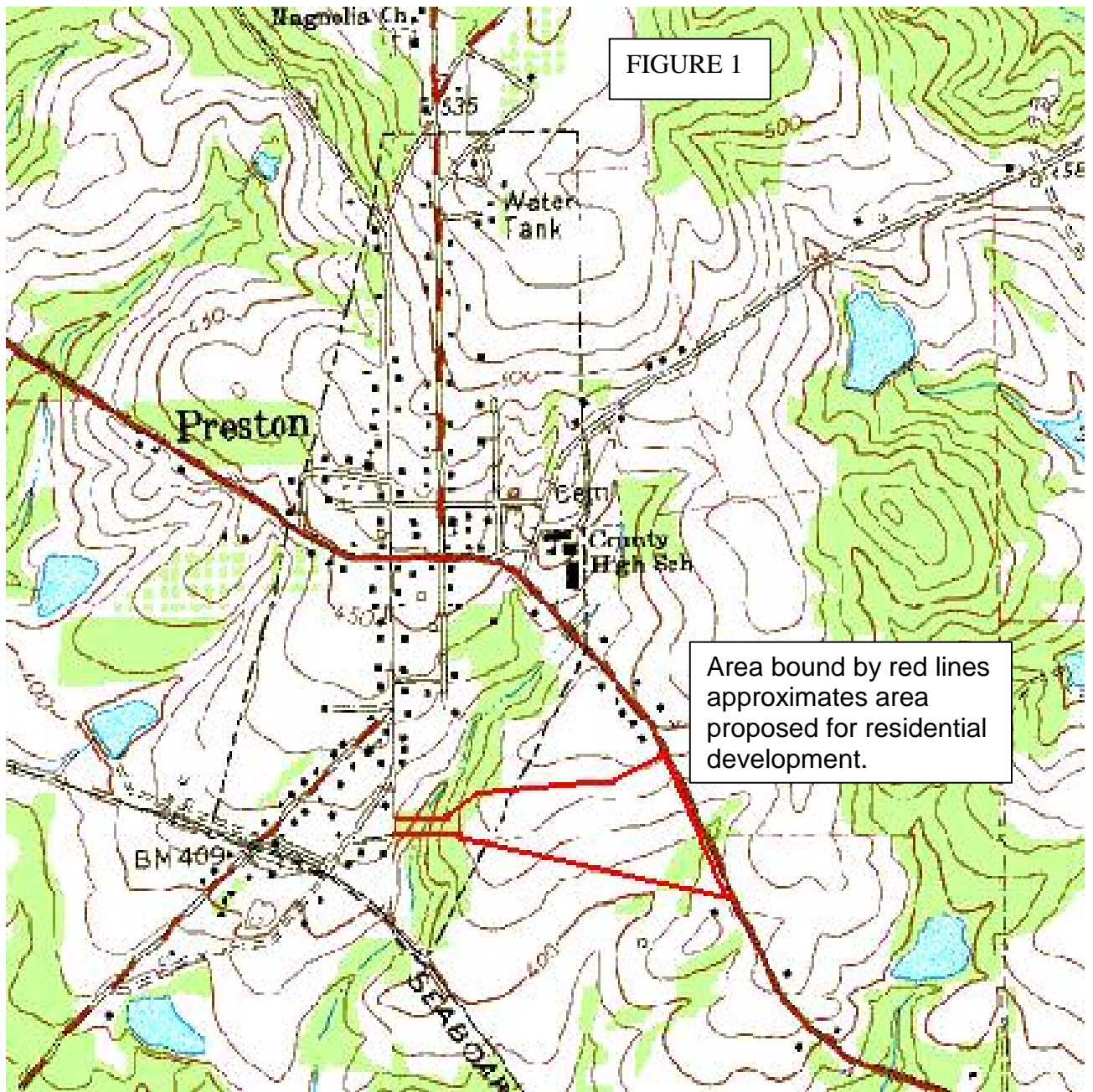
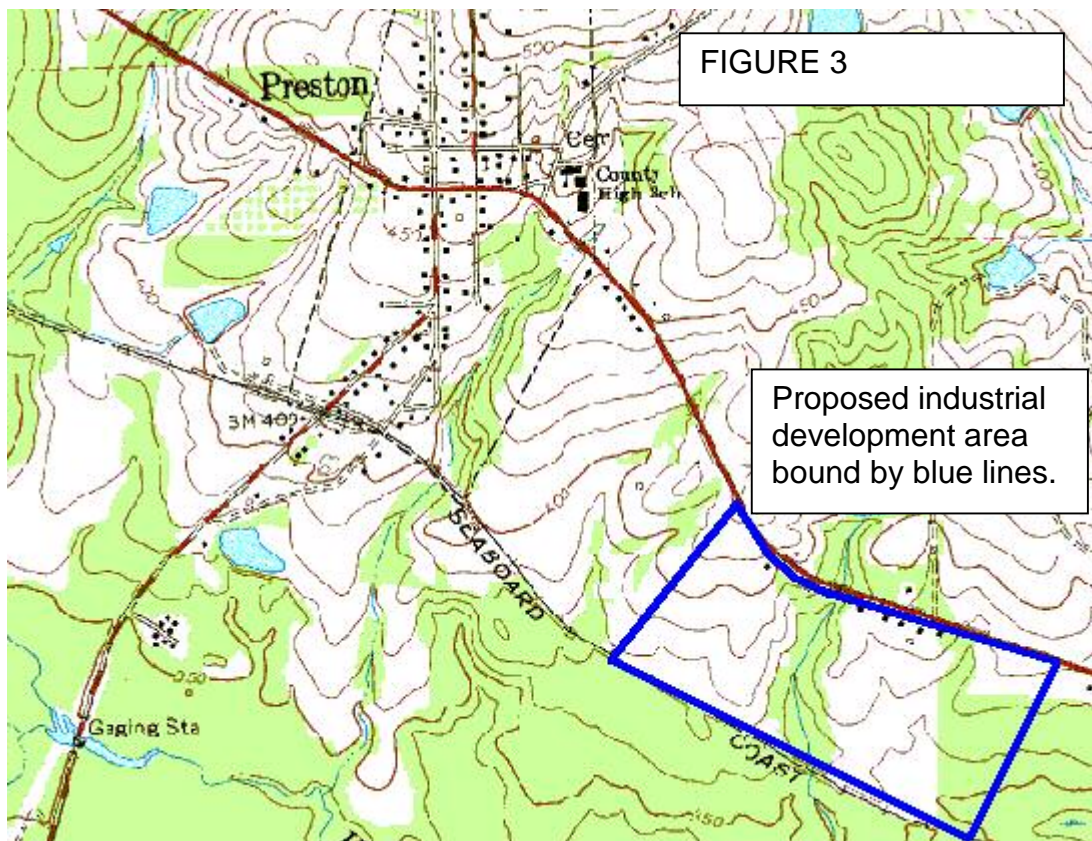
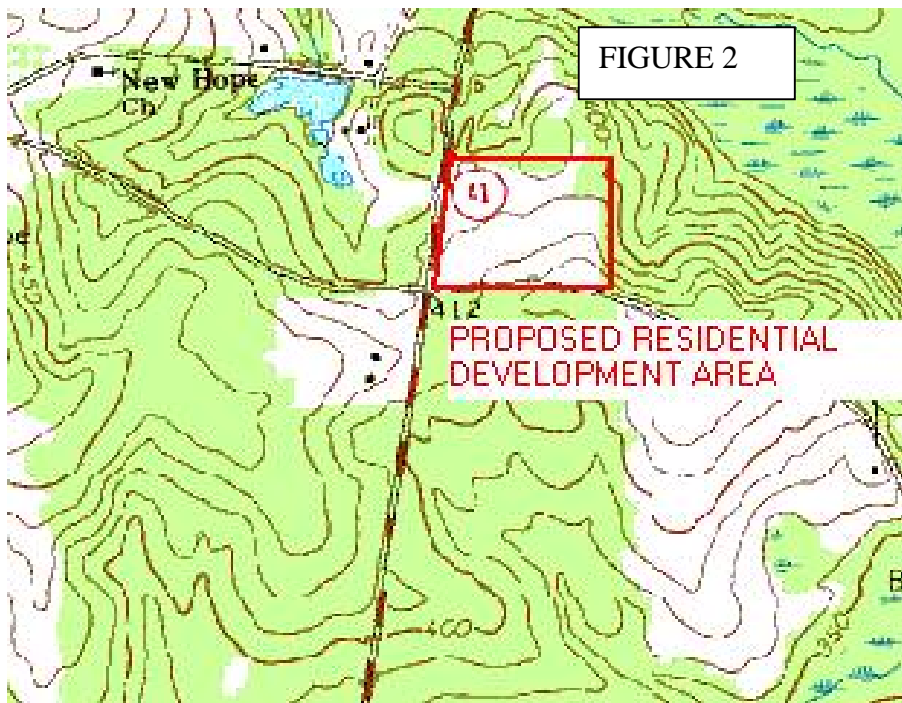


FIGURE 1

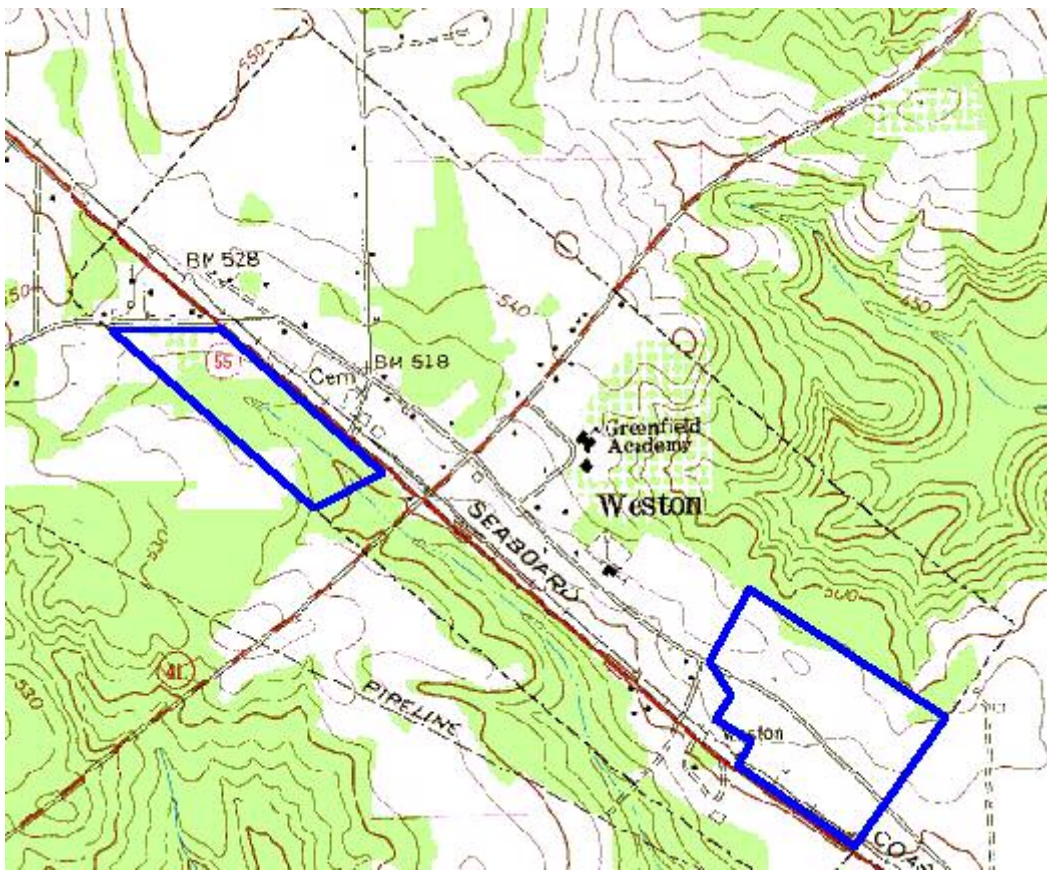
Area bound by red lines approximates area proposed for residential development.



## WESTON

Land use conversion in Weston is projected to increase very slowly during the life of this plan, with only 8 of its 623 acres being changed from one use to another. None of the projections contemplate increased industrial acreage, but Weston city officials are interested in promoting industrial development in Weston. The map below shows the topographical features that make the two identified areas conducive to development, both being relatively flat.

Both sites lie immediately adjacent to Georgia Highway 520 and have easy access to the highway. They can also be provided with municipal water.



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Despite the desires of Preston and Weston to attract residential and industrial growth, neither is able to finance the construction of infrastructure improvements that would facilitate that growth. It is, therefore, likely that city leaders will not pursue the addition of infrastructure improvements until they believe that growth is imminent or until a particular prospect for growth lends itself to the acquisition of grant funds that can be used for that purpose.



The areas identified for growth in each city lie within their corporate limits. Neither Preston nor Weston has expressed any intention to annex additional lands into their respective jurisdiction.

Within Weston there are few, if any wetlands. In Preston, however, there are significant areas of wetlands, primarily those along Kinchafoonee Creek. These wetlands must be protected and preserved. A map delineating the wetlands within Preston is not included within this section. Rather, the reader is referred to the Wetlands Map within the Natural and Cultural Resources Element of the Comprehensive Plan. There are no other critical or sensitive natural sites worthy of mention within either jurisdiction.

None of the areas of proposed, future development have existing buildings of architectural, cultural or historic interest. Each site, however, because of the county's long history as a home to Native Americans, is potentially important from an archaeological perspective.

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## WEBSTER COUNTY

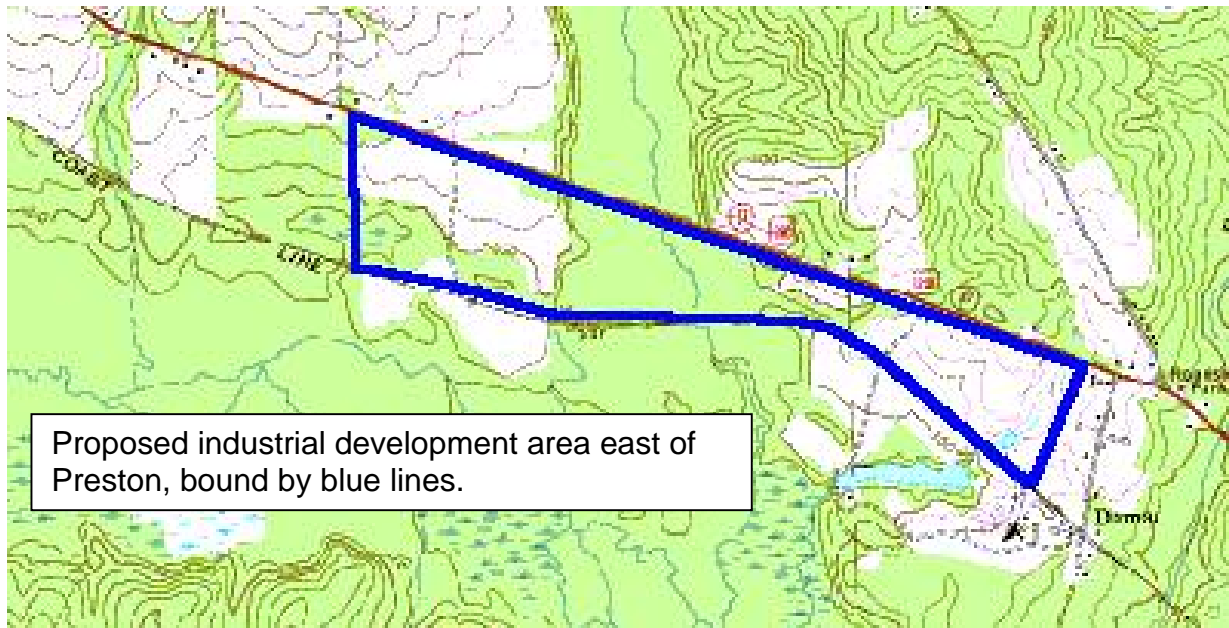
The future land use of map of Webster County shows three areas of proposed development within the unincorporated county. First, along Seminole Road, in the very northwest corner of the county, an area has been marked that is likely to become a residential area in future years, assuming that the land can be purchased and divided into small tracts of 2 to 10 acres. Although there is little development in the area at the time this plan is written, its proximity to Columbus makes it potentially attractive to "city" dwellers that want to move to the country.

The second location proposed for residential development is along Pine Valley and Gill Pond Roads. The area was purchased in 2004 by investors who are subdividing the property into small tracts of 2 to 10 acres and selling it for housing development. The roads mentioned are dirt, but the area is less than one mile from paved roads, one of which leads to Georgia Highway 520, providing good access to Columbus.

With respect to the infrastructure that would be needed to accommodate these residential developments, the Seminole Road area, if it were to be adequately protected, would need a fire station closer than the one in Preston. From Preston to that area is a distance of 15 miles, too far to respond to a fire in a timely manner. The cost of a fire station and a fire engine is too great for the county to bear without benefit of grant funding, which is unlikely to be secured since so few people would benefit.

Gill Pond Road and Pine Valley Road are, as mentioned, dirt. Invariably, as development occurs, residents will request or even demand that the roads are paved. Again, as previously stated, Webster County does not have the financial wherewithal to do so without state assistance, but will undoubtedly be faced with the need to improve the condition of these roads.

The third proposed area of development, for industrial purposes, lies east of Preston, along U. S. Highway 280, between the city limits and Tolleson Road. Some of this area is relatively flat, while the remainder is gently rolling.



The proposed area of development does not have the benefit of being served by the municipal water supply from Preston, but city and county officials are interested in securing grant funds with which to run water mains to the area. From Tolleson Road to the end of the easternmost water main along Highway 280 is a distance of 1.6 miles.

The final land use conversion that was discussed in the Assessment phase was that related to the widening of Highway 280 to four lanes. This expansion is not likely to occur within the life of this plan, but whenever it happens, will likely require at least 163 acres of land.

Just as posited about Preston and Weston, the governing authority of Webster County will not likely attempt to provide the infrastructure improvements that would facilitate the residential or industrial growth until it believes that growth is imminent or until a particular prospect for growth lends itself to the acquisition of grant funds that can be used for that purpose.

With respect to annexation, counties have no authority to change their boundaries. Only the Georgia General Assembly has the power to alter the boundaries of a county. That fact notwithstanding, Webster County officials are interested in a land swap with Stewart County to straighten up the boundary lines between them.

The map that follows shows two areas outlined in red. In the southern portion of the county, two "indentions" are cut into "Webster County", allowing a portion of Stewart County to "jut into" Webster County. The reverse is true in the northern portion of the county where Webster County "juts into" "Stewart County". In that same section, Stewart County makes one additional "jog" into "Webster County."

Of the five blocks of property that make for such an irregular boundary between the two counties, only one is home to any citizens of either county. In the southern area, the block on the northern end of that highlighted area contains about 15 homes with approximately 45 residents. Many of these people are oriented towards Webster County,

sending their children to school in Preston or otherwise being involved in activities within Webster County. In fact, many of these residents thought they were purchasing land in Webster County when they settled there.

Kimbrough Road, which begins in Webster County at Georgia Highway 520 and terminates in Webster County at Goodwin Pond Road, runs through this block of land where there are so many homes. All of these residents have 911-style addresses assigned by Webster County. Stewart County granted permission to assign the addresses when Webster County was having a 911-style address system created.

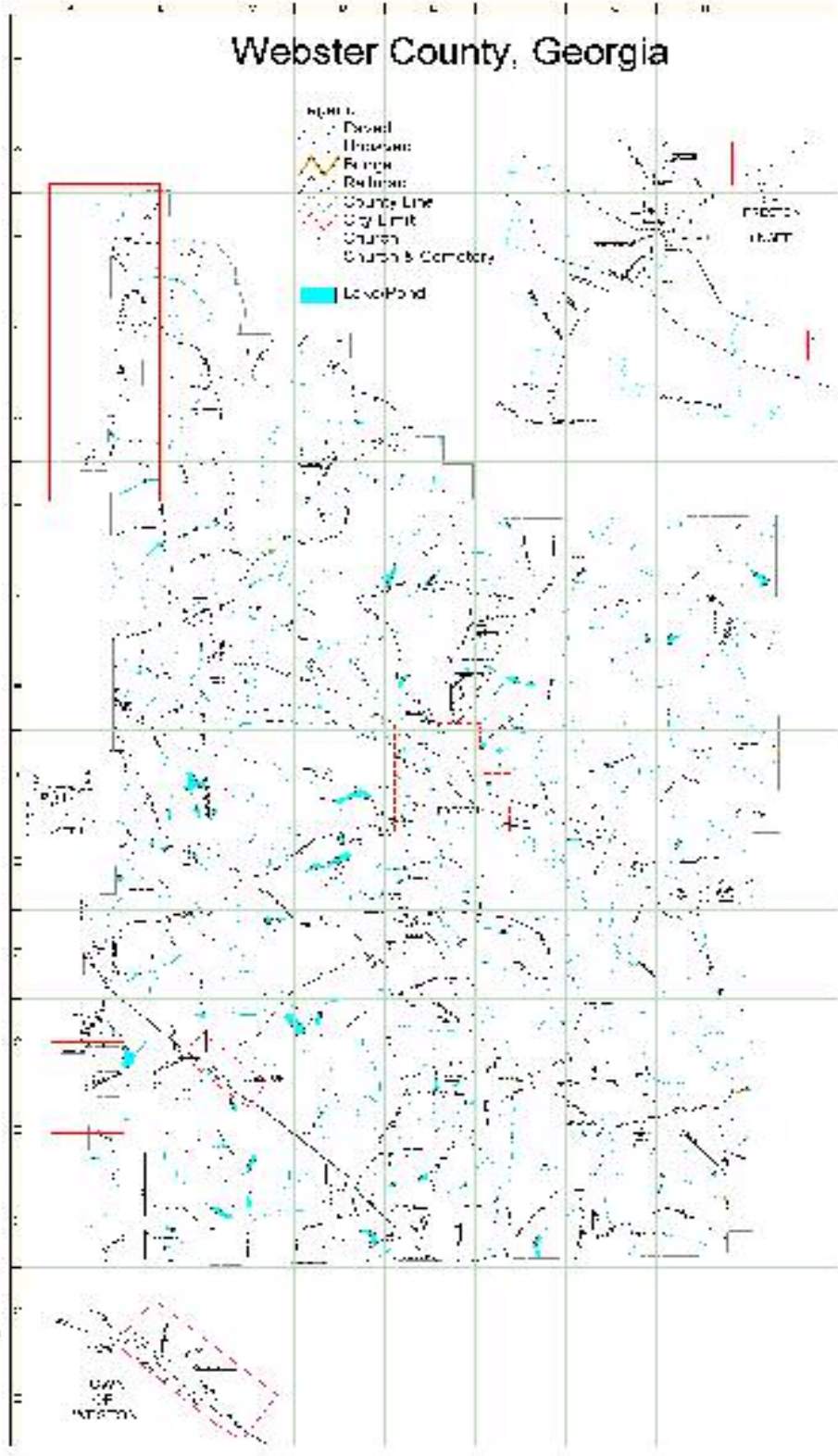
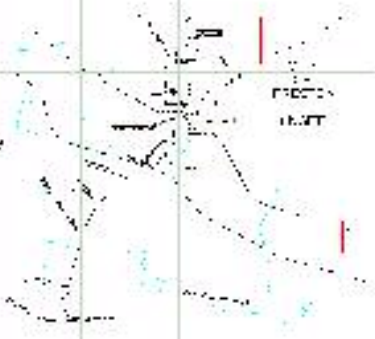
If the boundary were "straightened up," Webster County would give up two of these blocks to Stewart County and receive three in exchange. Since this is not an equitable trade, some compensation might need to be offered to Stewart County for its willingness to cooperate. Whether that compensation would come from Webster County or from the state would have to be decided.

Other than wetlands within the unincorporated county, there are no identified areas that are classified as critical or sensitive and that should be avoided for development, with the exception of those lands mentioned in the Natural and Cultural Resources Element as scenic routes.

None of the areas of proposed, future development have existing buildings of architectural, cultural or historic interest. Each site, however, because of the county's long history as a home to Native Americans, is potentially important from an archaeological perspective.

# Webster County, Georgia

- Point
- House
- Range
- Balance
- County Line
- City Limit
- Church
- Church & Cemetery
- Lake/Pond



1840  
1850  
1860  
1870  
1880  
1890  
1900  
1910  
1920  
1930  
1940  
1950  
1960  
1970  
1980  
1990  
2000  
2010  
2020



Scale 1:50,000  
1 inch = 0.833 miles  
1 inch = 1.321 kilometers

Map 1994  
Geographic Information System  
Digitized by ESRI





# Implementation Program

## **GOAL: develop/guide residential and industrial uses to specific areas**

Policy: utilize grant funding for industrial parks; improve/pave selected roads; build infrastructure.

Strategy: apply for funds to build a speculative building for industrial prospects; purchase ROW and pave select roads; extend water mains.

## PRESTON – WESTON

Neither town has an effective way to encourage residential development within their jurisdictions. Without zoning to steer growth to these areas, and without an incentive of some type to induce development, both communities will simply have to wait for the development to occur at the hands of private investors.

The same is not necessarily true though with respect to industrial development. Sometimes grant funds can be secured for the development of “speculative” industrial parks, including the purchase of real estate and the construction of buildings. Both cities should actively seek grant funding for this purpose.

Webster County has expressed its desire to work with each community in seeking grant funds for the development of an industrial park, but believes that Weston should have priority because it lies along a major thoroughfare, Highway 520, that has more than double the amount of traffic that Highway 280 does through Preston.

## WEBSTER COUNTY

It is true of Webster County, just as with Preston and Weston, that it does not have an effective way of guiding residential development to the areas proposed. It is, therefore, likely that private investors and individuals will be responsible for the location of residential developments that may occur.

The most probable way that the county could influence the location of residential development, short of zoning the county, is to pave dirt roads where development seems likely. With respect to Gill Pond and Pine Valley Roads, paving them would likely make the area attractive for development. The intent of Webster County, then, is to pave Gill Pond Road from its intersection with Seminole Road to its intersection with Pine Valley Road, and to pave Pine Valley Road from Gill Pond Road to its junction with the paved road at the Stewart County line. This would be a total distance of 1.94 miles. The right-of-way for the roads should be purchased in 2005 – 2006. Construction should occur in 2007 – 2008.

To encourage the development of an industrial tract to the east of Preston, between the city limits and Tolleson Road, the county, with the cooperation of Preston, should extend water mains to Tolleson Road. Grants to pay for this work should be sought beginning in 2005. Upon approval of the grant, the work should proceed, most likely in 2006 – 2008, depending on how long it takes to secure a grant.

With respect to the expansion of U. S. Highway 280 from two to four lanes, officials from Preston and Webster County should stay in touch with the Georgia Department of Transportation to stay abreast of developments. Since the project is not active, with the exception of the route between Americus and Cordele, no specific action is required at the inception of this plan, other than to monitor GDOT's activity. When the route through Webster County is being planned though, county and city officials need to be constantly involved so that they can potentially help decide where any portion of the road might be shifted, especially through or near Preston.

Whenever the route is decided, local officials should consider any and all appropriate actions to make land available for commercial development near the highway. Considering the likelihood that this decision may not be made during the life of this plan, local officials may have implemented a zoning ordinance in the interim period, a measure that would make it easier to steer development to the areas contiguous with the highway.

The final objective is to approach Stewart County about having the Georgia General Assembly pass legislation to alter the boundary between the two counties. Assuming that the Stewart County Commission is willing to have the boundary changed, the Webster County Commission should request legislation making the changes. The Stewart County Commission should be approached about this matter in 2005 and the General Assembly asked to pass legislation in 2006.

## **7.0.0.0: Intergovernmental Coordination Element**

### **Introduction**

#### **110-12-1-.04(12)( g )Intergovernmental Coordination Element.**

**Purpose.** The Intergovernmental Coordination Element provides local governments an opportunity to inventory existing intergovernmental coordination mechanisms and processes with other local governments and governmental entities that can have profound impacts on the success of implementing the local government's comprehensive plan. The purpose of this element is to assess the adequacy and suitability of existing coordination mechanisms to serve the current and future needs of the community and articulate goals and formulate a strategy for effective implementation of community policies and objectives that, in many cases, involve multiple governmental entities.

### **Minimum Requirements: the Three Step Planning Process**

**110-12-1-.04 (12)( g )2. Minimum Requirements.** The requirements for this element apply to all local governments, regardless of Planning Level designation. This element must follow the three-step planning process, as follows:

- (i) **Inventory of Existing Conditions.**
- (ii) **Assessment of Current and Future Needs.**
- (iii) **Articulation of Community Goals and an Associated Implementation Program.**

(a) **Inventory of Existing Conditions.** The initial step of the comprehensive planning process is intended to provide local governments with a factual basis for making informed decisions about their future by collecting data on existing and past conditions and trends.

(b) **Assessment of Current and Future Needs.** The second step of the planning process is intended to provide both a factual and a conceptual framework for making informed decisions about the future of the community and to ensure that an appropriate range of issues and viewpoints is considered. Public participation and, if possible, a community vision statement process are necessary to provide value-based guidance to this process.

(c) **Articulation of Community Goals and an Associated Implementation Program:** The third step of the process is intended to establish the community's long-range needs, goals and ambitions and how they will be addressed or attained during the planning period.

## **7.1.0.0: Intergovernmental Coordination Element Inventory of Existing Conditions**

### **110-12-1-.04 (12)( g ) 2. (i) Inventory of Existing Conditions.**

#### **(I) Basic Planning Level Requirements.**

A. Where applicable, the local government must inventory, at a minimum, existing coordination mechanisms relating to the following entities and state programs and activities:

(A) Adjacent local governments;

(B) School boards;

(C) Independent special districts, such as Water and Sewer Districts; and

(D) Independent development authorities, such as Industrial Development Authorities, Downtown Development Authorities, etc.

The inventory of each item must address the nature of the entity's relationship to the local government comprehensive plan; existing coordination mechanisms, such as intergovernmental agreements, joint planning and service agreements, special legislation and joint meetings or work groups for the purpose of coordination; and the party(ies) or offices within the local government with primary responsibility for coordination.

B. In addition, the local government must also inventory other applicable related state programs and activities that are interrelated with the provisions of the local government's comprehensive plan. The purpose of such an inventory is to identify existing agreements, policies, initiatives, etc. that may/will have an effect on the options a local government may want to exercise as part of its comprehensive plan. Such programs include, but are not limited to, the Service Delivery Strategy law (H. B. 489), the Governor's Greenspace Program, the state's Coastal Management Program, the state's Appalachian Regional Commission's Program, and sub-state regional Water Supply and/or Water Quality protection plan.

## **Local Entities, Programs and Activities**

Webster County shares its borders with Marion, Randolph, Stewart, Sumter and Terrell Counties. Terrell and Randolph Counties have no significant relation to Webster County in the context of the Joint Comprehensive Plan prepared by Webster County, Preston and Weston. Marion, Stewart and Sumter Counties are, to some extent, involved in the plan's details.

The only city in an adjoining county that is involved in any of the plan's details is Richland. That city provides municipal water to a small portion of Webster County just across the boundary between the two jurisdictions. It should be noted that the length of Richland's eastern boundary is coterminous with the Stewart / Webster County line.

Within Webster County, both Preston and Weston have entered into formal and informal agreements with the county to provide for certain services. Since each respective jurisdiction is autonomous, the coordination with them is included here as "inter-governmental" coordination, though some might suggest that it is "intra-governmental" coordination.

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## **INVENTORY**

### **WEBSTER COUNTY / STEWART COUNTY**

Webster County EMS and Stewart County EMS have a written, mutual aid agreement for the provision of EMS services. A condition of being licensed by the State of Georgia requires that each service have a mutual aid agreement with another EMS. One goal of Webster County's Comprehensive Plan is to negotiate a more acceptable mutual aid agreement with the surrounding counties, so it is imperative that each county continue to work with the other.

The Chief of EMS in each county has been signing the mutual aid agreement, but as discussed in the Community Facilities Element, the Chairman of the Webster County Commission is going to assume responsibility for negotiating an agreement that is equitable. Once an agreement is reached, responsibility for maintenance of the agreement will devolve to the Chief of EMS.

.....

The Webster County Sheriff's Office has an unwritten agreement whereby the Stewart County Sheriff's Office and the Richland Police Department provide backup law enforcement services to Webster County when requested. The agreement is reciprocal. It is a given in local law enforcement that area agencies are going to respond to a call for assistance from another agency, so it is not necessary to have a formal, written agreement. It is essential, however, for the Sheriff of Webster County to maintain good relations with other area agencies.

The provision of backup law enforcement services does not relate directly to any goal established within this Comprehensive Plan, but without this assurance of backup, it is doubtful that the Webster County Sheriff's Office could function at its full capacity. Therefore, local officials believe this component of intergovernmental, interagency cooperation should be mentioned.

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Richland provides municipal water to portions of unincorporated Webster County. To the knowledge of current elected officials, Webster County was not consulted about the provision of water services, but county officials do not object to this service being provided to its residents. Further coordination in this regard is the responsibility of the Webster County Commission and the City Council of Richland and has been agreed to in the previously adopted Service Delivery Strategy.

This area of coordination is mentioned because the residential growth in that area has contributed to the increase in population in Webster County over the past few years and will likely continue to add to the county's population during the life of this plan. The areas in question are shown on maps in the Land Use Element as existing residential areas, but the area is not filled to capacity, still having room to add many homes and residents.

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#### WEBSTER COUNTY / MARION COUNTY

Webster County EMS and Marion County EMS have a written, mutual aid agreement for the provision of EMS services. The agreement is renewed annually. No further discussion of this item will be made, but the reader is referred to the comments concerning Webster County EMS and Stewart County EMS.

.....

The Webster County Board of Education and the Marion County Board of Education have a formal contract whereby Webster County's public high school students, grades 9 through 12, attend Tri-County High School in Marion County. The 25-year contract is set to expire on June 30,2025.

Responsibility for maintenance of the coordination between the two school systems rests with the superintendents of each system and with the Chair of each Board of Education. Webster County's Chairperson attends the meetings of the Marion County Board of Education and is permitted to discuss matters related to the operation of Tri-County High School, but has no vote on any matter coming before the Marion County BOE.

Although no goals were established in the Community Facilities Element with respect to Tri-County High School, primarily because the life of this plan will expire before the contract between Marion and Webster Counties does, it is nonetheless important that the cooperation between the counties continue, perhaps beyond the life of the current contract. In this respect, it is important that each superintendent and chair remain in communication about the issues concerning Tri-County High School.

.....

Webster County and Marion County are participants in the development and operation of the Middle Flint Regional E-911 Center in Ellaville (Schley County). This matter will be discussed within the “Regional” element.

WEBSTER COUNTY / SUMTER COUNTY

Webster County and Sumter County are participants in the development and operation of the Middle Flint Regional E-911 Center in Ellaville (Schley County). This matter will be discussed within the “Regional” element.

WEBSTER COUNTY / SCHLEY COUNTY

Webster County and Schley County are participants in the development and operation of the Middle Flint Regional E-911 Center in Ellaville (Schley County). This matter will be discussed within the “Regional” element.

Webster County EMS and Schley County EMS have a written, mutual aid agreement for the provision of EMS services. The agreement is renewed annually. No further discussion of this item will be made, but the reader is referred to the comments concerning Webster County EMS and Stewart County EMS.

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WEBSTER COUNTY / PRESTON / WESTON

Obviously, Webster County, Preston and Weston have an existing Service Delivery Strategy agreement in place. The provisions of that agreement will be updated within the context of this element. Because the update will provide extensive details on each area of cooperation, no further information will be provided here except to say that the primary responsibility for maintaining intergovernmental coordination rests with the Chairman of the Webster County Commission, the Mayor of Preston and the Mayor of Weston.

.....

The Webster County Industrial Development Authority is a constitutional authority whose members are appointed as follows: the Webster County Commission appoints four members, the Mayor of Preston appoints two members and the Mayor of Weston appoints one member. The terms of office are staggered. The constitutional amendment that established the Industrial Development Authority is the overriding coordinating document between the three governments with respect to industrial development.

.....

There are no special service districts within Webster County.



## **State and Regional Programs and Activities**

Webster County is one of seven counties participating in the construction and operation of an Enhanced 911 Center in Ellaville, Georgia, which is scheduled to open late in 2004 or early in 2005. The other six counties are Dooly, Macon, Marion, Schley, Sumter and Taylor.

The idea for a multi-jurisdictional 911 center was born within the Board of Directors of the Middle Flint Regional Development Center. Those members recognized that their home counties could not afford the expense of building and operating their own 911 centers, but by pooling their population and resources, would be able to do so.

The idea for the project was eventually brought before each respective county commission for consideration. A separate meeting of six of the seven county commission chairmen and one vice-chairman was held to work out details of the committee that would be formed to oversee the creation and operation of the center. Each county subsequently signed an intergovernmental agreement in the autumn of 2002, committing to a prorated share of the cost to build and operate the center. Each county also imposed a 911 surcharge on telephone customers to pay for a portion of the costs.

The resolution that created the Middle Flint Regional E-911 Authority, established an 8-member board, with Sumter County having two appointees and all other counties having one appointee. Appointments are made by each respective County Commission. Appointments are staggered so that the membership cannot be replaced in its entirety at any given time.

The Middle Flint Regional E-911 Authority is empowered with all powers necessary or convenient to carry out and effectuate the purposes and provisions of OCGA 46-5-138.

The Authority is, in effect, the coordinating mechanism to maintain communications between the seven counties involved in the project. In addition, each county has created its own 911 Advisory committee as required by law. The purpose of the committee is to periodically review information related to the provision of 911 services within the county. The combination of the local committee and the regional authority provides an excellent mechanism for maintaining coordination.

### **SERVICE DELIVERY STRATEGY ACT**

The 1997 Georgia General Assembly enacted legislation that required all counties and their respective cities to negotiate a "Service Delivery Strategy," the primary purpose of which was to reduce or eliminate duplication of services between the jurisdictions. On May 24, 1999, Webster County, Preston and Weston were notified by the Georgia Department of Community Affairs that their Service Delivery Strategy had been approved.

One of the requisite components the Comprehensive Plan is a review of the Service Delivery Strategy, wherein provisions and agreements that have an impact on the plan and its implementation are identified and revised as necessary. Those components of service delivery that have heretofore been affected by changes occurring before the writing of this plan, and those that will be affected by the provisions of this plan, have been renegotiated with the respective jurisdictions, agreed upon and included as follows:

**SERVICE DELIVERY STRATEGY**  
**SUMMARY OF SERVICE DELIVERY ARRANGEMENTS**      **PAGE 2**

**Instructions:**

**Make copies of this form and complete one for each service listed on page 1, Section III.** Use exactly the same service names listed on page 1. Answer each question below, attaching additional pages as necessary. If the contact person for this service (listed at the bottom of the page) changes, this should be reported to the Department of Community Affairs.

---

**County:** Webster County      **Service:** Cooperative Extension Service, Agent

1. Check the box that best describes the agreed upon delivery arrangement for this service:

Service will be provided countywide (i.e., including all cities and unincorporated areas) by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.): \_\_\_\_\_

Service will be provided only in the unincorporated portion of the county by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.): \_\_\_\_\_

One or more cities will provide this service only within their incorporated boundaries, and the service will not be provided in the unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.): \_\_\_\_\_

One or more cities will provide this service only within their incorporated boundaries, and the county will provide the service in the unincorporated areas: (If this box is checked, identify the government(s), authority or organization providing the service.): \_\_\_\_\_

Other (If this box is checked, **attach a legible map delineating the service area of each service provider**, and identify the government, authority, or other organization that will provide service within each service area.):

Webster County will seek to contract with Stewart County so that one cooperative extension agent serves both counties.

2. In developing the strategy, were overlapping service areas, unnecessary competition and/or duplication of this service identified?

Yes  No

If these conditions will continue under the strategy, **attach an explanation for continuing the arrangement** (i.e., overlapping but higher levels of service (See O.C.G.A. 36-70-24(1)), overriding benefits of the duplication, or reasons that overlapping service areas or competition cannot be eliminated).

If these conditions will be eliminated under the strategy, **attach an implementation schedule** listing each step or action that will be taken to eliminate them, the responsible party and the agreed upon deadline for completing it.

3. List each government or authority that will help to pay for this service and indicate how the service will be funded (e.g., enterprise funds, user fees, general funds, special service district revenues, hotel/motel taxes, franchise taxes, impact fees, bonded indebtedness, etc.).

<i>Local Government or Authority:</i>	<i>Funding Method:</i>
Webster County Commission	General Funds
Stewart County Commission	General Funds
University of Georgia	General Funds

4. How will the strategy change the previous arrangements for providing and/or funding this service within the county?

Webster County has previously paid a salary supplement to attract and retain a Cooperative Extension Agent. However, to make it more likely that an agent can be retained for an extended period of time, Webster County is interested in contracting with Stewart County so that a “joint” agent is retained for both counties, with each paying a salary supplement high enough to entice that agent to remain with the counties. Stewart County has expressed an interest in this matter, but no formal contract has been made. Until a contract is negotiated, Webster County will continue to offer a salary supplement for its own county extension agent’s position. The University of Georgia provides the majority of an agent’s salary.

5. List any formal service delivery agreements or intergovernmental contracts that will be used to implement the strategy for this service:

<i>Agreement Name:</i>	<i>Contracting Parties:</i>	<i>Effective and Ending Dates:</i>
No contract at this time(pending)	Webster and Stewart Counties	N/A

6. What other mechanisms (if any) will be used to implement the strategy for this service (e.g., ordinances, resolutions, local acts of the General Assembly, rate or fee changes, etc.), and when will they take effect?

7. Person completing form: Dave Wills  
 Phone number: 229-828-5775 Date Completed: August 17,2004

8. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with the service delivery strategy?  Yes  No

If not, provide designated contact person(s) and phone number(s) below:

**SERVICE DELIVERY STRATEGY**  
**SUMMARY OF SERVICE DELIVERY ARRANGEMENTS**      **PAGE 2**

**Instructions:**

**Make copies of this form and complete one for each service listed on page 1, Section III.** Use exactly the same service names listed on page 1. Answer each question below, attaching additional pages as necessary. If the contact person for this service (listed at the bottom of the page) changes, this should be reported to the Department of Community Affairs.

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**County:** Webster County      **Service:** Preston City Court

1. Check the box that best describes the agreed upon delivery arrangement for this service:  
Service will be provided countywide (i.e., including all cities and unincorporated areas) by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.): \_\_\_\_\_

Service will be provided only in the unincorporated portion of the county by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.): \_\_\_\_\_

One or more cities will provide this service only within their incorporated boundaries, and the service will not be provided in the unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.): \_\_\_\_\_

One or more cities will provide this service only within their incorporated boundaries, and the county will provide the service in the unincorporated areas: (If this box is checked, identify the government(s), authority or organization providing the service.): \_\_\_\_\_

Other (If this box is checked, **attach a legible map delineating the service area of each service provider**, and identify the government, authority, or other organization that will provide service within each service area.): Preston and Webster County; for the incorporated area of Preston.

2. In developing the strategy, were overlapping service areas, unnecessary competition and/or duplication of this service identified?  
Yes  No

If these conditions will continue under the strategy, **attach an explanation for continuing the arrangement** (i.e., overlapping but higher levels of service (See O.C.G.A. 36-70-24(1)), overriding benefits of the duplication, or reasons that overlapping service areas or competition cannot be eliminated).

If these conditions will be eliminated under the strategy, **attach an implementation schedule** listing each step or action that will be taken to eliminate them, the responsible party and the agreed upon deadline for completing it.

3. List each government or authority that will help to pay for this service and indicate how the service will be funded (e.g., enterprise funds, user fees, general funds, special service district revenues, hotel/motel taxes, franchise taxes, impact fees, bonded indebtedness, etc.).

<i>Local Government or Authority:</i>	<i>Funding Method:</i>
Webster County Commission	General Fund
Preston City Council	General Fund

4. How will the strategy change the previous arrangements for providing and/or funding this service within the county?

Preston has heretofore provided its own municipal court to dispose of citations and issues arising in the city. Within the Comprehensive Plan, however, Preston and Webster County have established the goal of merging the city court with the county Probate/Magistrate Court. This merger has to be authorized by a Local Act of the Georgia General Assembly, which will be done in 2005. The merger will follow the action of the General Assembly and will occur later in 2005 or early in 2006. Until that time, and in the event that the General Assembly does not authorize the merger, Preston will continue to operate its municipal court without assistance from Webster County.

5. List any formal service delivery agreements or intergovernmental contracts that will be used to implement the strategy for this service:

<i>Agreement Name:</i>	<i>Contracting Parties:</i>	<i>Effective and Ending Dates:</i>
Court Consolidation (pending)	Preston, Webster County	Pending

6. What other mechanisms (if any) will be used to implement the strategy for this service (e.g., ordinances, resolutions, local acts of the General Assembly, rate or fee changes, etc.), and when will they take effect?

7. Person completing form: Dave Wills  
 Phone number: 229-828-5775 Date Completed: August 17, 2004

8. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with the service delivery strategy?  Yes    No

If not, provide designated contact person(s) and phone number(s) below:

**SERVICE DELIVERY STRATEGY**  
**SUMMARY OF SERVICE DELIVERY ARRANGEMENTS**      **PAGE 2**

**Instructions:**

**Make copies of this form and complete one for each service listed on page 1, Section III.** Use exactly the same service names listed on page 1. Answer each question below, attaching additional pages as necessary. If the contact person for this service (listed at the bottom of the page) changes, this should be reported to the Department of Community Affairs.

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**County:** Webster County

**Service:** Recycling

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1. Check the box that best describes the agreed upon delivery arrangement for this service:

Service will be provided countywide (i.e., including all cities and unincorporated areas) by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.): \_\_\_\_\_

Service will be provided only in the unincorporated portion of the county by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.): \_\_\_\_\_

One or more cities will provide this service only within their incorporated boundaries, and the service will not be provided in the unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.): \_\_\_\_\_

One or more cities will provide this service only within their incorporated boundaries, and the county will provide the service in the unincorporated areas: (If this box is checked, identify the government(s), authority or organization providing the service.): \_\_\_\_\_

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Other (If this box is checked, **attach a legible map delineating the service area of each service provider**, and identify the government, authority, or other organization that will provide service within each service area.): Webster County and Preston currently cooperate in the operation of a recycling facility. However, the Comprehensive Plan envisions an expanded operation that will involve Weston as well. Until the expanded operations are initiated, Preston and the County will continue their current operation, but upon the funding of the new facilities, Weston will join the operation.

2. In developing the strategy, were overlapping service areas, unnecessary competition and/or duplication of this service identified?

Yes  No

If these conditions will continue under the strategy, **attach an explanation for continuing the arrangement** (i.e., overlapping but higher levels of service (See O.C.G.A. 36-70-24(1)), overriding benefits of the duplication, or reasons that overlapping service areas or competition cannot be eliminated).

If these conditions will be eliminated under the strategy, **attach an implementation schedule** listing each step or action that will be taken to eliminate them, the responsible party and the agreed upon deadline for completing it.



3. List each government or authority that will help to pay for this service and indicate how the service will be funded (e.g., enterprise funds, user fees, general funds, special service district revenues, hotel/motel taxes, franchise taxes, impact fees, bonded indebtedness, etc.).

<i>Local Government or Authority:</i>	<i>Funding Method:</i>
Webster County Commission	General Fund
Preston City Council	General Fund
Weston City Council	General Fund

4. How will the strategy change the previous arrangements for providing and/or funding this service within the county?

The previous delivery agreement relied primarily upon a private contractor for recycling services. The Comprehensive Plan anticipates more direct involvement by each of the listed local governments, assuming that the funds can be secured to expand the recycling facilities and operations. Until the expansion can be funded, the service delivery will not change. It is expected, however, that funding will be secured during the first five years of the Comprehensive Plan and that the services will be provided as stated within the Comprehensive Plan.

5. List any formal service delivery agreements or intergovernmental contracts that will be used to implement the strategy for this service:

<i>Agreement Name:</i>	<i>Contracting Parties:</i>	<i>Effective and Ending Dates:</i>

6. What other mechanisms (if any) will be used to implement the strategy for this service (e.g., ordinances, resolutions, local acts of the General Assembly, rate or fee changes, etc.), and when will they take effect?

7. Person completing form:   Dave Wills    
 Phone number:   229-828-5775   Date Completed:   August 17, 2004  

8. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with the service delivery strategy?  Yes    No

If not, provide designated contact person(s) and phone number(s) below:

**SERVICE DELIVERY STRATEGY**  
**SUMMARY OF SERVICE DELIVERY ARRANGEMENTS**      **PAGE 2**

**Instructions:**

**Make copies of this form and complete one for each service listed on page 1, Section III.** Use exactly the same service names listed on page 1. Answer each question below, attaching additional pages as necessary. If the contact person for this service (listed at the bottom of the page) changes, this should be reported to the Department of Community Affairs.

---

**County:** Webster County      **Service:** Volunteer Fire Department

1. Check the box that best describes the agreed upon delivery arrangement for this service:

Service will be provided countywide (i.e., including all cities and unincorporated areas) by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.): \_\_\_\_\_

Service will be provided only in the unincorporated portion of the county by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.): \_\_\_\_\_

One or more cities will provide this service only within their incorporated boundaries, and the service will not be provided in the unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.): \_\_\_\_\_

One or more cities will provide this service only within their incorporated boundaries, and the county will provide the service in the unincorporated areas: (If this box is checked, identify the government(s), authority or organization providing the service.): \_\_\_\_\_

Other (If this box is checked, **attach a legible map delineating the service area of each service provider**, and identify the government, authority, or other organization that will provide service within each service area.): Webster County and the Town of Weston have contracted for the provision of firefighting services. The coverage area is all of Weston and all of the unincorporated county.

2. In developing the strategy, were overlapping service areas, unnecessary competition and/or duplication of this service identified?

Yes  No

If these conditions will continue under the strategy, **attach an explanation for continuing the arrangement** (i.e., overlapping but higher levels of service (See O.C.G.A. 36-70-24(1)), overriding benefits of the duplication, or reasons that overlapping service areas or competition cannot be eliminated).

If these conditions will be eliminated under the strategy, **attach an implementation schedule** listing each step or action that will be taken to eliminate them, the responsible party and the agreed upon deadline for completing it.

3. List each government or authority that will help to pay for this service and indicate how the service will be funded (e.g., enterprise funds, user fees, general funds, special service district revenues, hotel/motel taxes, franchise taxes, impact fees, bonded indebtedness, etc.).

<i>Local Government or Authority:</i>	<i>Funding Method:</i>
Webster County Commission	General Funds, SPLOST

4. How will the strategy change the previous arrangements for providing and/or funding this service within the county?

Weston formerly operated its own VFD, but gave its fire truck to Webster County in March of 2003, in exchange for improved service and a pledge to seek grant funds with which to purchase a new fire engine. Therefore, Webster County is directly responsible for providing firefighting services to Weston. A pension plan has been established by the County for the volunteer firemen.

Preston and Webster County each provide firefighting services, but cooperate to assist each other on virtually every fire reported. No formal agreement governs the relationship because local leaders are satisfied with the relationship that currently exists.

5. List any formal service delivery agreements or intergovernmental contracts that will be used to implement the strategy for this service:

<i>Agreement Name:</i>	<i>Contracting Parties:</i>	<i>Effective and Ending Dates:</i>
Fire Dept. Consolidation	Webster County, Weston	3/04/03 - none

6. What other mechanisms (if any) will be used to implement the strategy for this service (e.g., ordinances, resolutions, local acts of the General Assembly, rate or fee changes, etc.), and when will they take effect?

7. Person completing form:   Dave Wills    
 Phone number:   229-828-5775   Date Completed:   August 17, 2004  

8. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with the service delivery strategy?  Yes    No

If not, provide designated contact person(s) and phone number(s) below:



**SERVICE DELIVERY STRATEGY UPDATE  
CERTIFICATIONS**

**Instructions:**

This two page form must, at a minimum, be signed by an authorized representative of the following governments: 1) the county; 2) the city serving as the county seat; 3) all cities having a 2000 population of over 9,000 residing within the county; and 4) no less than 50% of all other cities with a 2000 population of between 500 and 9,000 residing within the county. Cities with a 2000 population below 500 and local authorities providing services under the strategy are not required to sign this form, but are encouraged to do so.

**UPDATED SERVICE DELIVERY STRATEGY FOR WEBSTER COUNTY**

We, the undersigned authorized representatives of the jurisdictions listed below, certify that:

1. We have reviewed our existing Service Delivery Strategy and have determined that:  
(Check only one box for question #1)

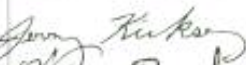
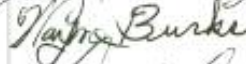

- A. Our Strategy continues to accurately reflect our preferred arrangements for providing local services throughout our county and no changes in our Strategy are needed at this time; or
- B. Our Strategy has been revised to reflect our preferred arrangements for providing local services.

If Option A is selected, only this form, signed by the appropriate local government representatives must be provided to DCA.

If Option B is selected, this form, signed by the appropriate local government representatives, must be submitted to DCA along with:

- an updated "Summary of Service Arrangements" form (page 2) for each local service that has been revised/updated;
  - any supporting local agreements pertaining to each of these services that has been revised/updated; and
  - an updated service area map depicting the agreed upon service area for each provider if there is more than one service provider for each service that has been revised/updated within the county, and if the agreed upon service areas do not coincide with local political boundaries.
2. Each of our governing bodies (County Commission and City Councils) that are a party to this strategy have adopted resolutions agreeing to the Service Delivery arrangements identified in our strategy and have executed agreements for implementation of our service delivery strategy (O.C.G.A. 36-70-21);
3. Our service delivery strategy continues to promote the delivery of local government services in the most efficient, effective, and responsive manner for all residents, individuals and property owners throughout the county (O.C.G.A. 36-70-24(1));
4. Our service delivery strategy continues to provide that water or sewer fees charged to customers located outside the geographic boundaries of a service provider are reasonable and are not arbitrarily higher than the fees charged to customers located within the geographic boundaries of the service provider (O.C.G.A. 36-70-24 (2));
5. Our service delivery strategy continues to ensure that the cost of any services the county government provides (including those jointly funded by the county and one or more municipalities) primarily for the benefit of the unincorporated area of the county are borne by the unincorporated area residents, individuals, and property owners who receive such service (O.C.G.A. 36-70-24 (3));

6. Our Service Delivery Strategy continues to ensure that the officially adopted County and City land use plans of all local governments located in the County are compatible and nonconflicting (O.C.G.A. 36-70-24 (4)(A));
  7. Our Service Delivery Strategy continues to ensure that the provision of extraterritorial water and sewer services by any jurisdiction is consistent with all County and City land use plans and ordinances (O.C.G.A. 36-70-24 (4)(B)); and
  8. Our Service Delivery Strategy continues to contain an agreed upon process between the county government and each city located in the county to resolve land use classification disputes when the county objects to the proposed land use of an area to be annexed into a city within the county (O.C.G.A. 36-70-24 (4)(C))' and;
  9. DCA has been provided a copy of this certification and copies of all forms, maps and supporting agreements needed to accurately depict our agreed upon strategy (O.C.G.A. 36-70-27).
- 'If the County does not have an Annexation/Land Use dispute resolution process with each of its cities, list the cities where no agreed upon process exists: \_\_\_\_\_*

SIGNATURE:	NAME: (Please print or type)	TITLE:	JURISDICTION:	DATE:
	JERRY KIRKSEY	MAYOR	PRESTON	8/17/04
	WAYNE BURKS	MAYOR	WESTON	8/17/04
	DAVE WILLS	CHAIRMAN	WEBSTER COUNTY	8/17/04

# Water Supply and/or Water Quality Protection Plans

## Georgia's 52 Watersheds



Preston and Weston each possess permits, issued by the Georgia Department of Natural Resources, Environmental Protection Division, to operate public water systems.

Preston's "permit conditions" will have to be modified to allow the city to operate a fourth well, as proposed in the Natural and Cultural Resources Element and in the Community Facilities Element. The primary purpose of installing a fourth well is to provide adequate capacity to meet the needs of Tolleson Lumber Company, which has requested, and to whom the city and county would like to extend municipal water. A fourth well must be approved by EPD prior to being used.

Changes to Weston's "permit conditions" are not anticipated since no goals established within the Comprehensive Plan require an increase in the volume of water produced by Weston's water system. In the event that industrial development, or any other type of development occurs that is not anticipated or planned for within this document, local officials will request changes as needed.

### **Watershed Protection Plans**

Most of Webster County lies within the Kinchafoonee – Muckalee Watershed. A very small portion in the southwest corner of the county lies within the Ichawaynochaway Watershed. Webster County officials are not aware of any "downstream" jurisdiction that does now, or plans to in the future, withdraw water from these watersheds for municipal drinking water supply.

### **River Basin Management Plans**

All of Webster County's land mass lies within the Flint River basin. Therefore, Webster County is one of the many jurisdictions included within the Flint River Basin Watershed Protection Plan (Revised 1997), developed by the Georgia Environmental Protection Division. The plan addresses many, if not all of the challenges facing users of surface and groundwater within the basin.

In the context of inventorying coordinating mechanisms, it is best stated that Webster County, Preston and Weston rely upon the Middle Flint Regional Development Center to keep their respective jurisdictions abreast of requirements established by regulatory agencies, including EPD. Webster County, Preston and Weston also have periodic communication with EPD, usually in the form of letters or memorandums sent to each community.

### **Georgia's Drinking Water System Capacity Development Program**

To the knowledge of local officials, there are no non-governmentally owned water systems within the county. Obviously there are a large number of private wells serving individual homes, but there are no "systems" that serve multiple homes in a community.



## **7.2.0.0: Coordination Element**

### **Assessment of Current and Future Needs**

**110-12-1-.04 (12)( g ) 2. (ii) Assessment of Current and Future Needs.** Once the inventory of existing conditions is complete, an assessment must be made to determine whether existing coordination mechanisms and/or agreements are adequate to serve the community's current and future needs, and, if not, what might be done to improve the situation during the planning period.

**(I) Basic Planning Level Requirements.** The assessment must consider whether there are issues or problems with existing coordination mechanisms and/or agreements that could be addressed by the local government, such as:

A. Issues arising from growth and development proposed in comprehensive plans of nearby local governments or other governmental entities that indicate a need for additional planning coordination between local governments, such as:

(A) Land use conflicts at jurisdictional borders;

(B) Lack of information about the plans, policies, etc. of adjacent communities;

(C) Service provision conflicts or overlaps; and

(D) Annexation issues between cities and counties.

B. Specific problems and needs identified within each of the comprehensive plan elements that would benefit from improved or additional intergovernmental coordination, such as: (1) use of consistent population projections by all public entities to plan development and public services within the community; and (2) issues arising from siting of public facilities that are controlled by some other public entity other than the local government (such as new schools, hospitals, industrial parks, etc.).

C. In addition, the local government must also identify and assess the adequacy of its existing coordination mechanisms or agreements related to other applicable related state programs (e. g. Service Delivery, Greenspace, Coastal Management, Appalachian Regional Commission, Water Supply and/or Water Quality Protection, etc.) with the emerging goals and implementation portions of the local government's comprehensive plan. This assessment must focus on the adequacy of these existing coordination mechanisms or agreements in achieving predictable positive results for ensuring efficient and effective delivery of local services, coordinated land use and growth management and protection/conservation of natural resources.

## **Issues Involving Neighboring Local Governments**

### **LAND USE CONFLICTS AT JURISDICTIONAL BORDERS**

Local officials are not aware of any land use conflicts that exists or are predicted to exist between any jurisdictions covered within this Comprehensive Plan. Marion and Stewart Counties stand to be impacted should the proposed lake on Kinchafoonee Creek ever be built, but those counties have known about and supported Webster County's efforts in this regard for many years.

Having stated that there are no known land use conflicts now existing or anticipated, Webster County concedes that there is not adequate communication between its local officials and those of surrounding jurisdictions. This matter will be addressed within the Community Goals and Implementation Program.

### **LACK OF INFORMATION ABOUT PLANS OF ADJACENT COMMUNITIES**

Webster County officials, including those in Preston and Weston, have not heretofore reviewed the Comprehensive Plans of those jurisdictions that surround it. Therefore, it is accurate to say that no local officials have intimate knowledge of the details of those plans. Local officials do, however, receive notification from the area's Regional Development Centers advising them of their review of plans of surrounding counties, and offering the opportunity to comment upon them.

Local officials would be well advised to become knowledgeable with the plans of its surrounding jurisdictions.

### **SERVICE PROVISION OVERLAPS OR CONFLICTS**

Service provision overlaps or conflicts generally do not exist among the three local government jurisdictions in Webster County. This is primarily a result of close cooperation between the county and city governments, which was in effect before the Service Delivery Strategy Act of 1997. In light of the fact that each local government operates on an austere budget, none of them can afford to provide duplicated services.

### **ANNEXATION ISSUES BETWEEN CITIES AND COUNTIES**

Neither Preston nor Weston is actively considering or anticipates considering annexing any land into their respective city limits, though it cannot be ruled out as a possibility, should circumstances warrant doing so. It is expected that should the issue ever arise, city and county officials will communicate with each other in an effort to ensure that each is satisfied with the proposed annexation. It is a given that each party will follow all existing state laws and regulations in this respect.

**ISSUES IDENTIFIED IN INVENTORY BETWEEN WEBSTER AND SURROUNDING COUNTIES**

**WEBSTER – STEWART**

The assessment of the coordination between Webster and Stewart Counties concerning the EMS mutual aid agreements concludes two things: that coordination does exist and is satisfactory between the respective EMS operations; and that coordination does not exist between the respective county commissions which are ultimately responsible for the financial matters of every department of county government, including EMS.

The level of cooperation and coordination could hardly be better between Webster and Stewart County EMS operations. Many of the same EMTs and Paramedics work in both services. Much needs to be done, however, to improve coordination between the Webster and Stewart County Commissions in response to the financial inequity that has burdened Webster County, via the mutual aid agreements. To resolve this matter, Webster County will initiate discussions and negotiations with Stewart County, as will be explained in the Community Goals and Implementation Program.



Local law enforcement personnel are satisfied with an unwritten mutual aid agreement with Richland and Stewart County law enforcement agencies. Coordination and cooperation are very good and need no improvement.



**WEBSTER – MARION**

The coordination between the Webster County Board of Education and the Marion County Board of Education with respect to Tri-County High School, is excellent. The contractual relation between the two systems provides adequate opportunity for Webster County to participate in the discussion of issues related to Tri-County, though it does not permit the Chair of the Webster County BOE to vote on matters brought before the Marion County Board of Education. It would literally require a change in state law to permit Webster County a vote on matters before the Marion County BOE. While this is desirable from Webster County's perspective, the Marion County BOE has previously objected to an earlier attempt to have this change made.



The assessment of coordination between Webster County EMS and Marion County EMS is similar to that between Webster and Stewart Counties, except that few, if any, of Webster County's employees work for Marion County EMS.

Just as stated with respect to Stewart County, Webster County needs to negotiate an equitable mutual aid agreement with Marion County. To achieve this, the Webster County Commission will initiate discussions and negotiations with the Marion County Commission.

.....

Webster and Marion Counties are mutual partners in the construction and operation of the E-911 Center being built (at the time of this report) in Ellaville, Georgia. The coordination between the counties, via the Middle Flint Regional E-911 Authority, is excellent. The same comments will apply to the coordination between Webster, Sumter and Schley Counties.

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#### WEBSTER – SUMTER

The only existing coordination element concerns the E-911 Center. Readers are referred to the comments made above, between Webster and Marion Counties.

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#### WEBSTER – SCHLEY

The comments applicable to Marion and Sumter Counties, with respect to the E-911 Center, apply to the coordination between Webster and Schley Counties. No further elaboration is made.

.....

Webster County has a mutual aid agreement with Schley County EMS, but the services call on each other so infrequently that there is no significant financial impact to Webster County. However, just as stated with respect to Stewart and Marion Counties, an equitable agreement should be established between Schley and Webster County.

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#### WEBSTER COUNTY – PRESTON – WESTON

The coordination between the three local governments is excellent. The elected officials of each have regular personal and telephone communications concerning issues related to their respective governments. In addition, the formal arrangements with respect to the Service Delivery Strategy act as an effective coordinating mechanism.

The other coordinating mechanism mentioned in Inventory, is the constitutional amendment that established the Webster County Industrial Development Authority. That document is sufficient as a coordinating instrument, but the IDA itself is not an active organization because there have been so few economic

development activities over the years in which they could become involved. So an honest assessment must conclude that the coordination is adequate, but the emphasis on economic development is not (the reader is referred to the Economic Development Element for further detail).

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#### ISSUES ARISING FROM CONFLICTING DEVELOPMENT PROJECTIONS AND PUBLIC FACILITY SITING

**There are no existing or proposed developments known to local officials that present conflicts because of the siting of public facilities or from competing or conflicting development patterns. This is not meant to imply, however, that conflicts will not develop during the period of time covered by this plan.**

**To the extent that conflicts can be projected and addressed before they occur, local officials will work to ensure that they do not occur. The close personal communication that exists between them, as explained earlier in this assessment phase, should act as an effective method of avoiding such conflicts.**

#### ISSUES RELATING TO APPLICABLE STATE AND REGIONAL PROGRAMS

##### WATER SUPPLY AND/OR WATER QUALITY PROTECTION PLANS

Preston and Weston, as operators of public water supply systems, must comply with state regulations governing their operations. In this respect, the level of coordination between the cities and the state is adequate. Each city understands its responsibility to report to EPD any changes, or proposed changes in operations that might affect their “permit conditions.”

##### WATER SHED PROTECTION PLANS

The primary concern within this section is the withdrawal of surface waters for use in water treatment facilities. Webster County officials are not aware of any such facilities “downstream” in the Kinchafoonee – Muckalee or the Ichawaynochaway Water Shed area. No coordinating efforts in this matter exist.

##### RIVER BASIN MANAGEMENT PLANS

The Middle Flint RDC has played a primary role in disseminating to its local government constituents, information from various state agencies concerning river basin management. Of particular note, the RDC has been involved in coordinating the local response for the TMDL (Total Maximum Daily Load) issue that has been addressed for Kinchafoonee and Lanahassee Creeks in Webster County. The coordination and communication between the RDC and all governmental jurisdictions in Webster County is excellent.

It would be in the interest of Webster County’s agricultural community for county leaders to remain aware of and interested in the ongoing efforts of state agencies

to study water issues related to agriculture. In this respect, Webster County officials should constantly monitor developments within the realm of collegiate and state agency research so that any data or ideas generated therein are made known to the county's local agricultural community in a timely manner. Legislative efforts concerning water use by agriculture is of paramount importance to the county's economic future. Local officials have done a good job of monitoring these developments, but must remain vigilant in doing so.

## **7.3.0.0: Intergovernmental Coordination Element**

### **Articulation of Community Goals and an Associated Implementation Program**

#### **110-12-1-.04 (12)(g) 2. (iii) Articulation of Community Goals and an Associated Implementation Program.**

**(I) Basic Planning Level Requirements.** Pursuant to 110-12-1-.04(6), this step must include public involvement and close coordination with other elements of the plan.

A. The results of the assessment of current and future needs must be considered in the development of goals and an associated implementation program that sets forth any policies or programs for:

(A) Coordination of the local government comprehensive plan with: (1) the applicable portions of plans of school boards and other public entities related to the siting of new facilities that may/will require local government service support and affect land use patterns; and (2) the comprehensive plans of other potentially affected local governments;

(B) Resolving conflicts with other local governments through established mediation processes or informal means;

(C) Coordination of the impacts of development proposed in the local comprehensive plan upon development in adjacent municipalities, the county, adjacent counties, the region and the state;

(D) Sharing of services and information; and

(E) Identifying and implementing joint planning areas for the purposes of annexation, municipal incorporation, and joint service delivery areas.

B. The local government must ensure that the goals and related implementation program portion of its comprehensive plan are consistent with the relevant portions of the coordination mechanisms and agreements associated with other applicable state programs and requirements. Specific requirements for selected state programs and requirements are as follows:

**(A) Service Delivery Strategy.** In accordance with the Service Delivery Strategy law, a local government's existing Strategy must be updated concurrent with the local government's comprehensive plan update. To ensure consistency between the comprehensive plan and the agreed upon Strategy: (1) the services to be provided by the local government, as identified in the comprehensive plan cannot exceed those identified in the agreed upon strategy and (2) the service areas identified for individual services that will be provided by the local government must be consistent between the plan and Strategy. In order to promote a better understanding of local land use coordination among cities and counties, the local government's comprehensive plan must also include: (1) a



summary of the dispute resolution process that has been agreed upon to resolve land use disputes that arise from annexation; (2) a summary of the agreed upon process to ensure that extraterritorial water and/or sewer extensions/improvements (if applicable) are consistent with the land use plan and ordinances of the "receiving" jurisdiction; and (3) a summary of the process the local government is using to ensure that its land use plan is compatible and non-conflicting with the plans of other local governments in the same county.

**(B) Governor's Greenspace Program.** In accordance with the Department of Natural Resources Greenspace rules, local governments that are participants in the Greenspace Program are required to ensure that their Greenspace Program and comprehensive plan remain consistent. To demonstrate this consistency, these local governments, within their comprehensive plan, must: (1) provide a summary of their local program that identifies the practices/procedures/tools the local government will use to achieve the 20% Greenspace goal in their jurisdiction; (2) identify by category the "Lands to Receive Permanent Protection" from their Greenspace Program; (3) include within their Comprehensive Plan the "Greenspace Program Vision Map" from their Greenspace Program and a narrative indicating the compatibility of the Vision Map with planned land use patterns; and (4) identify all activities the local government intends to undertake to implement their Greenspace Program within the upcoming five years in the Short-Term Work Program portion of their comprehensive plan.

**(C) Coastal Management.** Implementation of local government comprehensive planning initiatives/activities/etc. will affect the success of Georgia's Coastal Management Program. Many of the issues affecting the balance between protection of valuable and vulnerable coastal resources and maintaining a thriving regional economy are interrelated with local government comprehensive plan implementation activities. Evolving land use patterns, the siting of community facilities, and economic development initiatives are but three of many examples where local governments affect the goals and objectives of the state's Coastal Management efforts. To better coordinate these state/local activities, coastal local governments must, within their comprehensive plans, identify relevant coastal management policies and goals and ensure the consistency of local comprehensive plans with these policies and goals.

**(D) Appalachian Regional Commission.** The purpose of Georgia's Appalachian Regional Commission (ARC) program is to create opportunities for self-sustaining economic development and improve the quality of life of the north Georgia residents served by this state program. ARC accomplishes this mission by bringing state and federal resources to bear that assist local governments and other public entities in addressing problems and issues in their jurisdictions. To better coordinate these state/local activities, local governments located in the thirty-five county ARC region must, within their comprehensive plans, identify relevant ARC policies and goals and ensure consistency of local comprehensive plans with these policies and goals.

**(E) Water Planning Districts.** The Metropolitan North Georgia Water Planning District and Coastal Georgia Groundwater Planning/Management Districts are

two examples of state initiatives focused on maintaining a reliable supply of water and ensuring the quality of this water to the regions served by these state initiatives. Local governments, through their land use, economic development and environmental management practices, will also play an important role in the success in achieving these goals. To better coordinate these state/local activities, local governments located in any state designated water planning district must, within their comprehensive plans, identify relevant state water supply and water quality protection policies and goals and ensure consistency of local comprehensive plans with the water planning district policies and goals.

**(F) Transportation Requirements for Non-Attainment Areas.** Local governments located within a nationally designated ambient air quality standards non-attainment area, compliance with the Federal Clean Air Act (Section 4201, et seq., of Title 42, United States Code) is required. For these local governments, the following information must also be included in the Comprehensive Plan as applicable to locally generated mobile sources of air pollutants: (1) A map of the area designated as a non-attainment area for ozone, carbon monoxide, and/or particulate matter (PM-10); (2) A discussion of the severity of any violations contributed by transportation-related sources that are contributing to air quality non-attainment; and (3) Identification of measures, activities, programs, regulations, etc., the local government will implement consistent with the state implementation plan for air quality through the local government's comprehensive plan implementation program.

## **Coordination in Key Areas of Concern**

**GOAL: develop/maintain intergovernmental coordination.**

**Policy: develop/maintain communications with other local governments.**

**Strategy: request copies of Comprehensive plans of adjoining counties; renegotiate EMS mutual aid agreements; maintain participation in MF E-911.**

### **COORDINATION OF PUBLIC FACILITY SITING**

Coordination of the siting of public facilities is sufficient.

### **COORDINATION WITH THE COMPREHENSIVE PLANS OF OTHER LOCAL GOVERNMENTS**

Coordination between Preston, Weston and Webster County is sufficient with respect to the Comprehensive Plan. No or little coordination exists with respect to the Comprehensive Plans of Webster and its surrounding counties though. In order to ensure that there are no conflicts between the plans of area jurisdictions, Webster County officials should review the plans of its neighbors. It should also

consult with local government officials in those jurisdictions. The method of achieving this goal will be stated under COORDINATION OF DEVELOPMENT IMPACTS.

It should be said though, that because area governments have different deadlines by which they must update their comprehensive plan, it may not be possible to avoid all conflicts that arise from the planning process. In other words, if one community has established goals that have been set forth in an adopted Comprehensive Plan, and an adjoining community is drafting a Comprehensive Plan that contains proposed goals that are in conflict with those of the adjoining community, it seems unlikely that one or the other would alter or amend their goals if doing so does not seem to be in the best interest of their respective jurisdiction.

Webster County officials have not reviewed the Comprehensive Plan of any surrounding jurisdiction, but have reviewed the goals set forth in the Middle Flint Regional Agenda, 2004 – 2008, and do not believe that any goals set forth herein conflict with any goals established by adjoining jurisdictions.

#### COORDINATION OF DEVELOPMENT IMPACTS

No specific land use, service provision (within the county) or annexation conflicts were identified or addressed within Inventory or Assessment. It was admitted though, that Webster County officials have not had adequate communication with officials in adjoining jurisdictions. Therefore, the objective established herein is to create and maintain an adequate system of communication with the surrounding counties (to include the City of Richland, since it borders Webster County) so that potential conflicts are addressed and hopefully avoided. To achieve this, the Chairman of the Webster County Commission will contact the County Commission of each adjoining county and request a copy of its Comprehensive Plan. The Chairman will review each plan to assess the potential for conflict between the jurisdictions. If such conflicts, or potential conflicts are identified, the Chairman will confer with the Chairman of the adjoining county's Commission to see what can be done to avoid the conflict. Any subsequent coordination and communication will be determined by the response and interaction between the two Chairmen. The same process will be followed with respect to Richland.

#### SHARING OF SERVICES AND INFORMATION

As stated within the Assessment section, the sharing of information between Preston, Weston and Webster County is excellent. Not explicitly stated therein, however, is that the three also share services. Since many other elements of this Comprehensive Plan have detailed the sharing of services between the three, no further explanation should be necessary here.

## JOINT PLANNING FOR ANNEXATION, MUNICIPAL INCORPORATION AND SERVICE DELIVERY

Because neither municipal jurisdiction is now, or anticipates, contemplating annexation during the life of this plan, no coordinating mechanism or plans have been formed other than to continue routine communication between the local government jurisdictions and to follow the existing process outlined in the Service Delivery Strategy, as previously adopted.

### LOCALLY IDENTIFIED COORDINATION ISSUES / GOALS

The Webster County Commission, acting through its Chairman, will initiate discussions and negotiations with Stewart, Marion and Schley Counties concerning the adoption of equitable mutual aid agreements for EMS backup services. A short explanation is in order since the matter was not fully discussed in Inventory or Assessment.

Webster County EMS serves as the primary backup for Stewart County EMS, responding to approximately 50 calls per year for Stewart County. Conversely, Stewart County EMS serves as the primary backup for Webster County EMS, responding to approximately 12 calls per year. Webster EMS also responds to about 15 calls per year in Marion County, while they reciprocate with about 3 responses per year to Webster County. Schley County requests assistance only on a rare occasion.

EMS has become an expensive service to operate. Correspondingly, the charges billed to patients by Webster County EMS have increased in an effort to cover the full costs. Yet, EMS generally collects only one-half or less of the charges billed, in significant part because Medicaid or Medicare, which pays only a small fraction of the charges incurred, covers many EMS patients. Those patients covered under Medicaid cannot be billed by Webster County for any balance not paid by the insurance. In addition, some patients have no insurance coverage and little to no ability to pay the charges. While EMS makes every effort to collect these debts, in reality, there is little that can be done to collect a significant portion of the charges levied.

With respect to Webster EMS providing services to Stewart or other counties, each call made to another county is literally a drain on Webster County's financial resources since the operations do not pay for themselves through fees imposed. In other words, each patient picked up by Webster County EMS in Stewart or another county is a potential financial liability since the odds are high that he or she will not pay the full amount of charges levied for the services provided. Webster County's taxpayers make up the difference between the cost of providing the service and the fees collected for that service.

The average charges levied now exceed \$680 per patient transported. If only one-half of the charges billed are paid, and if Webster EMS transports a "net" volume of 50 patients for other counties, then Webster County taxpayers are

subsidizing the EMS operations of other counties to the tune of \$17,000, or about 11.5% of the EMS expense budget.

Providing emergency medical services to residents of other counties is NOT the responsibility of Webster County taxpayers.

The achievement of signing an equitable mutual aid agreement for EMS backup services will be reached by negotiation and discussion. The Chairman of the Webster County Commission will be responsible for this effort and will implement action immediately upon the adoption of this plan.

Webster County also does endeavor to maintain its participation in the Middle Flint E-911 Authority. Since the intergovernmental agreement that formed the Authority is the coordinating mechanism, and it is sufficient for the task of continuing coordination through the membership of the Authority, no additional goals are established in this respect.

## **Consistency Requirements for State and Regional Programs**

### **SERVICE DELIVERY STRATEGY**

Webster County's Service Delivery Strategy has been updated within the Inventory component of this section. In addition, the rules require that a summary of certain processes be included herein.

Annexation Dispute Resolution – Preston and Weston agreed in the original Service Delivery Strategy to notify the Webster County Commission of any proposed annexation and within 25 working days the county would respond with a statement indicating that the county had no objection or describing its objections. If the county objected, the city would have 25 working days to resolve the issues. A mediation process was also established.

Land Use Plans and Extra-Territorial Compatibility Process – Preston, Weston, Richland and Webster County agreed in the original Service Delivery Strategy to notify the adjacent/affected government of any proposed new service or development that would affect or impact the “receiving” government. Within 30 days, the “receiving” government will respond with a statement of compatibility or an explanation of why the proposal is inconsistent with the land use plan or ordinances. The government proposing the extension has 10 days to respond to the notice. If the two governments cannot reach agreement, a mediation process will be followed.

Webster County, Preston and Weston are not included within the parameters of the Governor's Greenspace Program, Coastal Management, the Appalachian

Regional Commission, Water Planning Districts or the Transportation Requirements for Non-Attainment Areas.

#### RIVER BASIN MANAGEMENT

Although no governmental jurisdiction is directly involved with any management scheme for the Flint River Basin, goals concerning water management are set for the benefit of the county's agricultural producers. First, Webster County will endeavor to maintain the current or a higher state of coordination with the Middle Flint RDC since it has been a primary conduit for the flow of information from state agencies to the county, particularly with respect to the issue of TMDL. Secondly, county officials will endeavor to monitor legal and regulatory developments that might affect the rights of the county's agricultural producers to irrigate crops. To achieve this, the Chairman of the Webster County Commission will attend educational seminars on the subjects, receive publications concerning the issues and generally review any and all available written materials such as time will allow.

**8.0.0.0**

**There is no Chapter 8. Please continue to Chapter 9.**



## **9.0.0.0: Optional Element – Basic Planning**

### **Forming a Consolidated Government**

#### **Introduction**

The Webster County Commission and the City Councils of Preston and Weston are interested in pursuing the idea of forming a consolidated government. To more fully explain this idea, the same format that has been followed throughout the Comprehensive Plan (Inventory, Assessment, Goals and Implementation), will be utilized.

Within the State of Georgia, there are four consolidated, or unified, governments: Athens – Clarke County; Augusta – Richmond County; Columbus – Muscogee County; and Cusseta – Chattahoochee County. Athens – Clarke County has a population of over 100,000. Augusta – Richmond County has a population of approximately 200,000 and Columbus – Muscogee County has nearly 200,000 people. Cusseta – Chattahoochee County, by contrast, has less than 15,000, the vast majority of whom live on Fort Benning, a U. S. Army installation.

Cusseta – Chattahoochee County's consolidated government is the most recently formed within the state and is the smallest. Historically, the communities that have formed consolidated governments have been urban/suburban in character, and have seemed to have significant commonality of interests. The benefits of consolidation, however, are not restricted to urban/suburban communities, as Cusseta and Chattahoochee County recognized. Webster County officials, including those of the city councils, also believe that certain benefits can be derived from consolidation.

#### **9.1.0.0: Inventory of Existing Conditions**

##### **COMPOSITION / FORM OF GOVERNMENT**

The Webster County Commission is the governing authority of Webster County. It is composed of five members, four of whom are elected from districts and one, the Chairman, who is elected countywide. The members serve four-year, staggered terms.

The Chairman of the Webster County Commission serves as a full-time employee of the county and essentially functions as the administrator of county

affairs. He employs a clerk and bookkeeper, but has no other staff to assist in the administration of county government business.

The members of the County Commission elected from districts serve part-time. Their primary responsibility is to set policy and budgets. They meet at least once each month, and more often when required.

The Preston City Council is the governing authority of the city. It is composed of five members, four who serve in "posts" and one of whom serves as Mayor. They are elected for four-year terms, all of which run concurrently. One of the members elected in a "post" position, is selected by the council members to serve as Mayor Pro-tem. All are elected citywide, meaning there are no defined geographical districts within the city.

The Mayor and city council members serve part-time. They are responsible for establishing policy and setting the budget. The city employs a full-time Clerk who is responsible for administrative matters. A part-time employee assists the Clerk.

The Preston City Council meets once each month, and more often if needed. The Mayor is in regular contact with the Clerk to handle matters that arise between the regular monthly meetings.

The Weston City Council is the governing authority of the city. It is composed of five members, four who serve in "posts" and one of whom serves as Mayor. They are elected for four-year terms, and the terms are staggered. One of the members elected in a "post" position, is selected by the council members to serve as Mayor Pro-tem. All are elected citywide, meaning there are no defined geographical districts within the city.

The Mayor and city council members serve part-time. They are responsible for establishing policy and setting the budget. The city has no full or part-time employees. Instead, one city council member is appointed to handle administrative business, including generating water and solid waste bills, and receiving payments for the same.

The Weston City Council meets once each month, and more often if needed.

## SERVICES PROVIDED BY EACH GOVERNMENT

The services indicated are either provided in whole or in part by the government checked. This includes programs that are funded in whole or in part by the government indicated.

Service	Webster County	Preston	Weston
Road Maintenance	X		
City Court		X	
Probate Court	X		
Magistrate Court	X		
Juvenile Court	X		
Superior Court	X		
Law Enforcement	X	X (contract*)	
Fire Department	X	X	X (contract*)
EMS	X		
Library	X	X	
Municipal Water			X
Solid Waste	X	X	X
Elections	X		
Tax Assessment	X		
Indigent Defense	X		
Coroner	X		
EMA	X		
Health Department	X		
DFACS	X		
Meals on Wheels	X		
Family Connections	X		
Cooperative Ext. Agt	X		
RDC	X	X	
Adult Education	X		
Cemetery		X	
Street lights		X	
Recycling	X	X	

\* Contract – means with Webster County

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## EMPLOYEES

The Webster County Commission has approximately 20 - 22 full-time employees and 30 part-time employees. The Road Department has 5 to 6 full-time members and one position that is filled on a temporary basis during the summer months.

The EMS operation has three full-time staff members and approximately 10 – 12 part-time members.

The Sheriff's office has four full-time law enforcement officers and three full-time staff members, including radio dispatchers. Approximately four additional part-time radio dispatchers are employed.

Three people are employed full-time at the Commissioners' office. One person works full-time and works part-time in the Clerk of Superior Court's office. Two people are employed full-time in the Probate Court. One employee works full-time and one works part-time in the Tax Commissioners office.

The balance of part-time employees work in various offices and positions, including on appointed boards that serve with pay, such as the Board of Elections and Registration, and the Board of Tax Assessors.

Preston has two full-time employees, the City Clerk and the Water Superintendent. One part-time employee assists the City Clerk.

Weston has no employees.

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## **9.2.0.0: Assessment of Current and Future Needs**

### COMPOSITION / FORM OF GOVERNMENT

Without the benefit of public input that will be necessary to comply with the requirements of the process for considering the formation of a consolidated government, it is not possible to definitively state what form the governing authority would take, but it seems likely that the form would be identical to or very similar to that of the current county commission. Although the process would be much more involved than this language will indicate, essentially, if the voters of the respective jurisdictions approved of a merger, the city councils of Preston and Weston would cease to exist.

The current form of the county's governing authority would be adequate to the task of assuming responsibility for managing those affairs now managed by Preston and Weston. The composition of the Board of Commissioners is reflective of the racial composition of the county, though that is not the case with respect to gender. At the time this is being written (August 2004), Webster County has never had a female county commissioner.

One matter that ought to be debated at great length during the discussions of the committee established to create a Charter for consolidation, is the issue of how a

chief administrative official will be selected. The current system provides that the county commission chairman be elected countywide and that he serves as the chief elected official and administrator. The committee should consider alternatives, such as appointing a County Manager, to see if a different method of selection offers any advantages.

The work of the committee should also consider how the interests of Preston and Weston, as they now exist, would be promoted within a consolidated government. This may be a matter of creating election districts that drawn in such a manner as to ensure that the population of the cities has a significant voice in the election of their representatives, though that would be nearly impossible with respect to Weston because its population is so low.

Whatever form the consolidated government would take, it should be responsive to all of the constituents of the community, regardless of where they live or by which local government they were formerly served by.

## SERVICES

The Webster County Commission provides most of the local governmental services that are offered in the county. Preston and Weston's primary contribution to services is in the form of municipal water.

An honest assessment finds that each respective government can now and will likely be able to continue to provide the same basic level of service that is required. Consolidation would, though, offer some potential for increased efficiency and better service.

Four examples are offered for consideration:

Fire Department – Webster County and Weston have already signed a formal agreement for the services of a VFD. Preston and Webster County cooperate very closely, but there have been and remain some challenges with respect to leadership and overall command of the departments because the two jurisdictions do not have a formal agreement on how they will work together. This is especially important because firemen who are covered by Preston's retirement plan and worker's compensation insurance routinely use the county's fire trucks, but some have not always followed the county's Standard Operating Procedures. Consolidation would merge the departments into one, allowing the governing authority to create a management program that would meet the needs of the department and community.

Courts – Preston operates its own City Court, but is very interested in giving up that responsibility to the County. City and county officials have been discussing this matter and expect to reach an agreement to consolidate the

courts, but a complete county government consolidation would effectively solve the matter.

Water System – Preston and Weston operate water systems to provide drinking water to residents. The county does not. If, however, the county and both cities were to consolidate, the consolidated government would assume responsibility for the water system. Keeping in mind that Weston does not have any employees, the consolidation would likely make that community's operations more responsive since the consolidated government would undoubtedly hire a full-time water superintendent, most likely the one that Preston now employs. Because Weston's system is so small, this additional responsibility should not be too much of an additional burden for one employee.

It is also worth noting that relatively new (2004) regulations require that each water system report its monthly usage of water to the state's Environmental Protection Division. Charging a consolidated government employee with this responsibility would most likely achieve compliance with the requirement, especially as it relates to Weston.

Although forming a consolidated government would not in and of itself achieve the linking of Preston and Weston's water system together, it would undoubtedly be a high priority for the newly formed government (please see Goals within Natural and Cultural Resources). Additionally, the GIS system envisioned in the Goals of Natural and Cultural Resources would be more practical to implement within a consolidated government.

Collection of Solid Waste – All three jurisdictions contract with Jones Sanitation for collection of solid waste. Preston and Weston receive curbside service, while residents of unincorporated Webster County rely upon greenboxes (dumpsters). If a consolidated government were formed, curbside service would most likely be extended to all customers of the municipal water system, and perhaps to others. This would offer more convenient service for many people and eliminate some greenboxes within close proximity to the more heavily populated areas.

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## EMPLOYEES

One of the most significant challenges to the governments of Preston and Webster County is the hiring and retention of qualified employees within the administrative offices. Preston relies almost exclusively upon a single employee, the City Clerk, to operate and manage the city's business on a day-to-day basis. If she is ill or has to be away from the office for training or other purposes, such as vacation, the office is literally closed until such time as the part-time employee can come in. This presents two forms of difficulty: the public is inconvenienced by the closure of the office; and the City Clerk is

overwhelmed by the backlog of work when she returns from an absence of more than just a day or so.

Webster County relies heavily upon two individuals, the County Commission Chairman and the Bookkeeper, who, when this plan was written, was also acting as Clerk. The Commission formerly employed a full-time Clerk, but she resigned to take another job. The position was vacant at the time this report was completed. The County Commissioners' office can operate with two employees, though it is usually difficult to keep up with the workload. Since the former Clerk resigned, both the Chairman and the bookkeeper have worked significant overtime to keep pace with the demands of the job.

Of particular note with respect to the County Commissioners' office is the fact that if the bookkeeper were to be out of work due to illness or for any other reason, there is not a third party who can step in and effectively assume her responsibilities. The County Commission Chairman is generally knowledgeable with the bookkeeping software, but has no routine responsibilities for entering bills or making payments, instead being charged with reviewing and approving those items. An extended absence by the bookkeeper, or her resignation would present great difficulty for the remaining staff.

A consolidated government would offer great benefit with respect to office staffing. It is likely that two full-time staff members, in addition to a full-time Commission Chairman, could perform all necessary administrative work that would be assumed as a result of the consolidation. If a part-time position was needed, it could be utilized to handle the workload at particular times. Vacations, sick leave or other occasions of absence would not present the great difficulty that is now the case when a staff member is out of work.

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### **9.3.0.0: Articulation of Community Goals and an Associated Implementation Program**

**GOAL: form a consolidated government.**

**Policy: set into motion the requisite steps to create a consolidated government.**

**Strategy: request legislation from the Georgia General Assembly; conduct referendum to decide matter.**

Preston, Weston and Webster County will pursue the issue of **consolidation of the three local governments** by following the legal requirement for consolidation.

The first step in that process is for the cooperating governments to adopt resolutions requesting that the Georgia General Assembly establish a Charter and Unification Commission, which would be charged with preparing a proposed Charter for the consolidated government. The legislation forming the Charter and Unification Commission would establish the number of members, the method of appointment and their terms.

After the Commission prepares a proposed Charter, an election would be called and a special election held to vote on the matter. The Charter would only take effect and the consolidated government formed if the voters of the respective jurisdictions approved of it. There is, though, a potential outcome that would be somewhat odd.

The laws that govern the formation of consolidated governments say that a majority of the voters in each respective jurisdiction must vote in favor of the Charter for it to take effect, except that if a jurisdiction has less than ten percent of the county's total population, their refusal to approve of the Charter shall not prevent it from being adopted. So the potential exists for three results of any vote that might be taken to form a consolidated government.

The first possibility is that the voters of each respective jurisdiction, Preston, Weston and the unincorporated county, all approve of the Charter and a consolidated government is formed.

The second possibility is that a majority of voters in either Preston or the unincorporated county vote against the Charter. In that case, the consolidated government would not be formed.

The third outcome is that a majority of the voters in Preston and the unincorporated county support the Charter, but a majority of the voters in Weston cast ballots against the measure. In that case, a consolidated government would be formed between Preston and Webster County, but Weston would retain its own local government.

In order to let the voters of Webster County decide if they want a consolidated government, the Preston City Council, Weston City Council and the Webster County Commission will adopt and transmit to their representatives in the Georgia General Assembly, resolutions asking that a Charter and Unification Committee be established. This will be done no later than the legislative session to be held in 2005. After the General Assembly has created the Committee, each respective local government will proceed with its responsibilities as stated within the legislation.



# **10.0.0.0: Implementation Program – Basic Planning Level**

## **Implementation Program**

### **Introduction**

110-12-1-.04 (6)(c)1(ii) An associated Implementation Program for achieving the Community Goals, including an overall strategy for plan implementation that merges and coordinates the goals and policies arising from the separate plan elements. The implementation program includes long-range objectives and short-range action items, including:

(I) Significant objectives, initiatives, etc., the local government intends to take over the planning period which will further the major goals of the plan and be supported and implemented through specific public policies, programs and actions as well as actions proposed by non-profit and for-profit organizations to be taken in connection with required or optional elements;

(II) Any policies the local government will adopt to support community values and to define priorities regarding specific issues and resources addressed in the plan, for the purpose of providing guidance and direction to local government officials in implementing the plan;

(III) Community and economic development, environmental protection, or community investment initiatives or programs, public or private, to be put in place, including: responsible parties, cost estimates and funding sources, where applicable;

(IV) Administrative systems (site plan review, coordinated or design review processes for development approvals); land development regulations (such as building codes, subdivision regulations, zoning ordinances, performance standards, etc.); fiscal or financing tools and regulations (such as local option sales taxes, current use taxation, impact fees, and transfer or purchase of development rights); or other growth management tools (e.g., urban growth or service boundaries, land development monitoring programs, phasing or timing of land development in conjunction with extension of local government services, etc.); to be created or amended during the planning period; and

(V) A Short-Term Work Program setting out the specific actions the local government intends to take during each of the next five years to further the Community Goals or to operationalize policies set forth pursuant to (1) above.

## Public Participation Requirements

**(1) Public Participation Program.** Each local government must implement a program to provide for and encourage public participation during the preparation of: (1) the comprehensive plan; (2) amendments to the comprehensive plan; and (3) updates to the Short-Term Work Program portion of the plan. The purpose of this program is to insure that citizens and other stakeholders are aware of the planning process, are provided opportunities to comment on the local plan, element(s) or amendments, and have adequate access to the process of defining the community's vision, values, goals, policies, priorities, and implementation strategies.

**(a) Basic Planning Level Requirements.** The public participation program must provide for: adequate notice to keep the general public informed of the emerging plan or plan amendment; opportunities for the public to provide written comments on the emerging plan; the holding of required public hearings or other forums; and consideration of and response to public comments. The local government should also provide notice to real property owners, through advertisement in a newspaper of general circulation in the area or other method adopted by the local government, of any official actions that will affect the use of their property.

**1. Schedule and Procedures for Public Involvement.** Prior to commencing plan preparation, each local government must develop and publish a schedule for completion of the comprehensive plan, identifying time frames for completion of the various steps of the local planning process, and describing procedures for actively involving residents, businesses, private sector interests, other special interest groups, and the general public throughout the community in all phases of the planning process.

**2. Required Public Hearings.** All local governments must hold a minimum of two public hearings prior to the submittal of their draft comprehensive plan to the regional development center for review. Local governments should follow the public hearing notification procedures they normally use in announcing and conducting public hearings.

(i) At least one public hearing must be held prior to the development of the plan to inform the public about the purpose of the plan and the planning process, schedule, and public participation program to be followed during the preparation of the plan.

(ii) At least one additional hearing must be held once the draft plan has been completed, but prior to the submittal of the draft plan to the regional development center for review. The purpose of this hearing is to brief the community on the contents of the draft plan; to provide an opportunity for residents to make

suggestions, additions or revisions; and to notify the community of when the draft plan will be submitted to the regional development center for review.

Local governments are encouraged to make executive summaries of comprehensive plans available to the general public and should, while the planning process is ongoing, release information at regular intervals to keep its citizenry apprised of planning activities. In addition, local governments should also solicit the involvement of other local entities (such as those identified in the Intergovernmental Coordination Element) in the comprehensive planning process, provide the drafts and any revised drafts of the planning element(s) to interested parties within the community and region and allow adequate time for review and comment by these entities.

Webster County, the City of Preston and the City of Weston have complied with the requirements to notify the public, offering citizens the opportunity to provide input into the drafting of the comprehensive plan. A total of four public hearings were conducted during the course of the creation of the comprehensive plan.

On January 22, 2004, the following advertisement was published in the Stewart-Webster Journal, the legal organ of Webster County:

### **NOTICE OF PUBLIC HEARING**

*A public hearing will be held on January 27, 2004 at 7:00 PM for the purpose of informing Webster County residents about the pending development of a joint Comprehensive Plan, a Short Term Work Update, a Solid Waste Management Plan and other required elements of planning as required by the State of Georgia for Webster County, the Town of Preston and the Town of Weston to retain their status as Qualified Local Governments. The hearing will offer citizens the opportunity to provide input concerning the schedule of the development of the plans, will set forth the required elements of the plans, and will solicit input from citizens concerning their ideas about what projects, activities or other related functions that ought to be considered for development during the next 10 years.*

*Subjects that will be addressed include: economic development, natural and historic resources, community facilities and services, housing, and land use. For each subject, the plans must inventory existing conditions and assess both current and future needs.*

*A tentative schedule is as follows:*

- |               |                              |
|---------------|------------------------------|
| <i>1 – 27</i> | <i>First Public Hearing</i>  |
| <i>5 – 20</i> | <i>Second Public Hearing</i> |

- 6 – 17                      *Final Public Hearing*
- 6 – 30                      *Submission of final draft plans to Middle Flint  
Regional Development Commission.*
- 10 – 31                     *No later than this date, adoption of plans by Preston,  
Weston and Webster County.*

*Periodic press releases will inform the public of the progress in developing the plans. Public input will be accepted throughout the process and may be made in person or in writing.*

*The meeting will be held in the offices of the Webster County Commission at 6622 Cass Street in Preston and is sponsored by Webster County, Preston and Weston. For further information, please contact Dave Wills, Chairman of the Webster County Commission, at 828 – 5775.*

The hearing on January 27, 2004 was poorly attended, with only three county commissioners present. Prior to the meeting, every commissioner and city council member was provided with a memorandum reminding him or her of the meeting.

On July 1<sup>st</sup> and 8<sup>th</sup>, 2004, the following advertisement was published in the Stewart-Webster Journal, the legal organ of Webster County:

### **PUBLIC HEARING**

*The Webster County Commission will conduct two public hearings on Thursday, July 8, 2004 at the Commissioners' office at 6622 Cass Street in Preston. The first hearing will be held at 10:30 AM. The second hearing will be held at 7:00 PM. Both hearings will be to receive public comment on the development of the County's Comprehensive Plan, which is currently being written. Approximately one-half of the plan has been completed in draft form and will be available for review. Members of the public are requested to attend either or both of the meetings and provide comments about the plan.*

*For further information, please contact Dave Wills, Chairman, Webster County Commission.*

In addition to the advertisement stated above, the Chairman of the County Commission composed and mailed a questionnaire to 115 households throughout the county, soliciting input. A copy of the questionnaire follows:

## **QUESTIONS TO CONSIDER BEFORE COMMENTING ON DRAFT COMPREHENSIVE PLAN:**

### **Population Element of Plan:**

1. What can be done to spur population growth in the county?
2. What can be done to improve educational opportunities and increase the graduation rate?
3. What can be done to increase the number of people attending and graduating from college?
4. What can be done to increase the number of available housing units within the county?
5. Should the county seek to attract another subsidized housing complex similar to Hamilton Village?
6. What should be done to prepare for providing care to elderly citizens as the county population's average age grows significantly older?

### **Economic Development Element of Plan:**

7. How should the local governments support existing businesses?
8. Should the county's Freeport Exemption, which grants a tax exemption on property, be increased from 60% to 100%?
9. Should the county or cities actively promote economic development by offering tax breaks or subsidies to businesses?
10. Should the county provide public transportation services to citizens without a means of getting to work, to institutions of higher education, to doctor's visits, etc.?
11. Should the county's farmers grow alternative crops? Should they or others within the county engage in value-added processing of farm products?
12. Should the county do more to promote the area to tourists? To hunters?
13. Should the county promote the new school as a means of attracting growth? If so, how should this be done?
14. Should the county provide financial incentives to promote value-added processing of lumber products cut by Tolleson Lumber Company?
15. How can Webster County encourage more local citizens to become trained in machine tool technology so that they can be employed locally at Prestec?
16. Should the county, perhaps in conjunction with Weston, develop an industrial tract on Hwy 520?
17. Highway 280 has been added to the list of roads to be four-laned? Although it may take 15-20 years for that to occur, should it come right through Preston or be rerouted outside of town? If rerouted, where should it go?
18. Should the county or cities create a business incubator to encourage the development of small businesses? Should a portion of the old school be used for this purpose?
19. Should the county continue to push for the construction of a large lake on Kinchafoonee Creek, as proposed 30 years ago, knowing that the likelihood of getting all of the environmental clearances and the funding is highly unlikely? If not, should the county seek to build one or more smaller impoundments that could be turned over for private development?
20. Should the county be zoned so that existing land values are protected from undesirable development on neighboring property?

### **Housing Element**

21. Mobile homes make up an unusually large part of the housing mix within the county? What can or should be done to encourage the building of more traditional homes?
22. Should the county form a Habitat for Humanity chapter to be affiliated with Sumter County's organization, recognizing that this would be the simplest way to move forward with building Habitat homes in Webster County?
23. There is a lack of high-quality rental homes in the county? What can or should be done to increase the availability?

24. What should be done to preserve the older homes in the county, some of which date back into the mid-1800s?
25. Is there a need for specialized housing, such as may be required by people with chronic care needs?
26. Should the county or cities consider actually buying land, building houses on it and selling it as a means of attracting new population and economic growth?
27. Should the county, either in cooperation with the cities, or by itself, create a county-wide water system, knowing that the availability of public water is a primary factor in stimulating growth?
28. Building new paved roads can easily cost over \$125,000 per mile? Considering that Webster County's ability to raise the money necessary to build roads is very limited, should the county be focused on building new paved roads or paving existing dirt roads as a means to spur housing development?
29. The county has made significant improvements in its firefighting capabilities. Should the county invest more money to purchase more and/or newer equipment to improve capabilities even further, knowing that local cash resources are limited?

## **Natural and Cultural Resources**

30. Should Kinchafoonee Creek be developed for tourism or recreation, and if so, how and for what purpose?
31. Several endangered species can be found in Webster County. What should be done by local government to preserve habitat or otherwise protect these species?
32. Some areas of the county are relatively undeveloped and are very pretty to drive through and enjoy the scenery. Should restrictions on development be implemented to preserve this scenery?
33. Are you aware of any activity that might create the potential for pollution or contamination of the county's groundwater, thereby endangering the health of residents?
34. Some of Webster County's prime farm and forest lands are being developed for housing? What can or should be done to protect our best farm lands from development?
35. There are no publically owned and operated parks or recreation areas within the county? Should local governments build and operate parks or recreational areas? If so, what types and where should they be located?
36. Webster County owns two jails, one built in 1855, the other in 1906. Both are on the register of historic places. Should they be renovated and opened for tourism, perhaps in conjunction with a museum (see next question)?
37. Should the county seek to build a museum to house Indian artifacts, antique tractors, antique tools, etc., that depict the historical cultural of Webster County and the rural south?
38. Should the county attempt to create attractions that would lead to the extension of the SAM short-line railroad to Preston?
39. Four historical markers are in place on the courthouse square, commemorating the 1) creation of the county, 2) the settlement of Lannahasee, which became Preston, 3) the life of U. S. Senator Walter F. George, who was born in Webster County and 4) the raising of the first Confederate flag in Georgia in 1861. But another "first" occurred in the county. The first woman ever executed by hanging in Georgia was hung in Webster County. Should the county seek to create and have placed on the courthouse square a historical marker telling this story?
40. Old cemeteries are numerous in the county. Many of them have been overgrown by grass, weeds, brush and trees. Because these cemeteries have historical value, should the county be involved in reclaiming and maintaining them?

## **Community Facilities**

41. Are the communities facilities adequate or should they be improved; schools, fire and EMS station, Sheriff's office, library, city halls, health department, water system, etc.?

## Land Use

42. The state recommends that the county and cities inventory and map all existing and planned land uses. Should the maps use Geographic Information Systems technology to show the exact location of things like road signs, fire hydrants, water lines, etc., in addition to land uses such as residential, commercial, agricultural, forestry, etc.?
43. Should the county or cities require minimum lot sizes that exceed the state requirement of ½ acre for homes that require a septic tank, which in Webster County, means all homes? If a minimum lot size of 1 or 2 acres were required, would this create too much of a burden on some low income citizens?
44. Should the county or cities adopt restrictions that would prohibit old mobile homes, perhaps those older than 7 or 8 years, from being brought into the county? Should the county or city prohibit dilapidated mobile homes from being brought into the county?
45. Webster County requires that a building permit be issued for all construction or placement of any building or addition valued at \$300 or more? Should this level be increased to \$1000?
46. Building permits are issued free of charge. Should there be a fee charged for a permit?

## Intergovernmental Coordination

47. The county and its two cities have experienced several years of good cooperation. Various contracts have been signed to formalize a working relationship. Should the county and the cities examine the merits of forming a consolidated government, meaning one government instead of the three that we now have?
48. If a consolidated government were formed (which requires approval of voters in each respective jurisdiction), should it have a commission like now exists for the county, or should it have a different form, such as elected membership, but an appointed administrator?
49. Should the county commission and the cities be more active in supporting the school system?

## Transportation

50. Are there any transportation issues that ought to be addressed by the county or cities?

## Optional Elements

51. Are there any regionally important resources that you believe the county or cities should be interested in from the perspective of cooperating with our neighboring counties?

## Implementation

52. The state requires that the county and cities establish a work program for the next five years. Of all the possible things that the county and cities could work on, what are the most important and practical ones that ought to be done during this period of time?

**If you chose to respond to any of these questions in writing, please put the number of the question, followed by your answer. This will allow me to easily consolidate various answers.**

Thank you for reading and considering these questions.

The hearing on July 8<sup>th</sup> was well attended, with a total of 10 public officials or employees and 10 private citizens attending the two hearings. One written response was received.

On August 5<sup>th</sup> and 12<sup>th</sup>, 2004, the following advertisement was published in the Stewart-Webster Journal, the legal organ of Webster County:

### **NOTICE OF PUBLIC HEARING**

*A public hearing will be held on behalf of the Weston City Council, Preston City Council and the Webster County Commission at 10 AM on August 17, 2004 for the purpose of receiving public comment on the draft Joint Comprehensive Plan, Short Term Work Plan and Solid Waste Management Plan and other required elements of planning as required by the State of Georgia for each jurisdiction to maintain their status as Qualified Local Governments. The hearing will offer citizens the opportunity to comment upon the draft plan, which will be available for review. The draft plan will be submitted to the Middle Flint Regional Development Center on or about August 17, 2004, following the adoption by each local governing authority of a resolution authorizing the submittal of the plan. The hearing will be held at the Webster County Commissioners' office at 6622 Cass Street, Preston.*

*For further information, please contact Dave Wills, Chairman of the Webster County Commission at 828-5775.*

This hearing was conducted as advertised, with little additional input provided by the public.



<b>Schedule &amp; Item</b>	<b>COSTS</b>	<b>PRESTON</b>	<b>WESTON</b>	<b>WEBSTER CO.</b>	<b>FUNDING SOURCE</b>
<b>2005</b>					
Contact Tri-County HS and GA Dept of Education; ask them to develop machine tool technology class w/ S. GA Tech.	None	X	X	X	NA
Establish committee to study sites for an industrial park in or near Weston	\$500 – county pays		X	X	General Funds
Draft, adopt ordinances to govern specific development activities	\$1,000 - prorated	X	X	X	General Funds
Retain legal counsel, initiate study on using public funds to leverage private financing for construction of new homes	\$500			X	General Funds
Hold public hearings, study imposing age limit on mobile homes brought into county, cities. Implement restrictions if approved	\$200 – for advertisement	X	X	X	General Funds
Form Habitat for Humanity chapter	\$200			X	General Funds
Request U. S. Dept. of Agriculture to complete soils mapping and prime farm lands inventory	None			X	NA
Hold public hearings on protecting scenic routes, vistas within county	\$200 –for advertisement			X	General Funds
Hold public hearings on creating historical housing districts/ zones to protect historic homes. Adopt ordinances.	\$800 – to include legal fees; prorated	X	X	X	General Funds
Create a new, prioritized list of roads to be paved under GDOT County Contract	None			X	NA
Widen Tolleson Road to 3 lanes	125,000			X	Grant Funds

<b>Schedule &amp; Item</b>	<b>COSTS</b>	<b>PRESTON</b>	<b>WESTON</b>	<b>WEBSTER CO.</b>	<b>FUNDING SOURCE</b>
Extend water mains to Tolleson Road	126,000	X		X	Grant Funds
Purchase walkie-talkie with paging feature, for each fireman	\$7,200 – 50% each	X		X	General Funds and/or SPLOST
Purchase new ambulance for EMS	\$77,000			X	General Funds – 3 payments over 3 yrs
Negotiate, sign equitable EMS mutual aid agreements	None			X	NA
Write Hazard Mitigation Plan (contract with Middle Flint RDC)	\$10,000			X	GEMA Grant
Have state hire Nurse Practitioner for Health Dept to replace retiring NP	None to local governments	X	X	X	NA
Support development of Stewart-Webster Hospital as Critical Access facility	None to local governments	X	X	X	NA
Install acoustical absorption panels in courtroom	\$20,000			X	SPLOST
Install central heat and air in courtroom	\$20,000			X	SPLOST
Reorganize interior space in Commissioners' office	\$1,000			X	General Funds
Repair roof of Commissioners' office	\$3,000			X	General Funds
Renovate former elementary school for use as Community Center	\$400,000			X	CDBG of \$372,750; remainder paid by county and Preston
Clean debris out of storm water culverts in Preston	\$5,000	X			General Funds
Consolidation of dumpsters into fewer locations; fence in	\$5,000			X	General Funds
Have legal counsel draft ordinances to prohibit siting of MSW landfills	\$750			X	General Funds

<b>Schedule &amp; Item</b>	<b>COSTS</b>	<b>PRESTON</b>	<b>WESTON</b>	<b>WEBSTER CO.</b>	<b>FUNDING SOURCE</b>
Have GA General Assembly establish Charter and Unification Committee to study county, city consolidation	None	X	X	X	NA
Request that Stewart County agree to swap land to "straighten county boundary.	None			X	NA
<b>2006</b>					
Establish citizens' committee to study zoning as a means of directing growth	\$2500 – county pays	X	X	X	General Funds
Seek firm to build a subsidized rent housing complex in Preston	None	X		X	NA
Install GIS system for tracking, identifying road maintenance, sign placement, culverts, etc.	\$6,000			X	SPLOST
Erect new historical marker; first woman hanged in Georgia	\$1,250			X	SPLOST
GA Dept of Transportation install caution lights on Hwy 280 in Preston	Unknown	X			State DOT pays
Build new alignment of Bishop Johnson Circle between Hwy 280 and ERTH	\$400,000 – county pays 50%; DOT 50%			X	State DOT County pays from SPLOST
Hire part-time deputy for Sheriff's Dept	\$10,000			X	General Fund
Purchase new fire truck for Weston	\$180,000* or \$50,000			X	*New truck w/ Grant funds; or the lower amount for a used truck w/ SPLOST
Purchase new fire truck for Preston	\$180,000	X			Grant Funds

<b>Schedule &amp; Item</b>	<b>COSTS</b>	<b>PRESTON</b>	<b>WESTON</b>	<b>WEBSTER CO.</b>	<b>FUNDING SOURCE</b>
Consolidate all fire departments under county umbrella	None	X	X	X	NA
Extend storm drainage down Dacus Street in Preston	\$5,000	X			General Funds
Build expanded recycling facility	\$150,000	X	X	X	Grant funds; or loan from GEFA
Extend curbside garbage service to all residents of unincorporated county receiving municipal water service	None	X	X	X	Intergovernmental Agreement
Begin annual solid waste/recycling education program for 4 <sup>th</sup> or 5 <sup>th</sup> graders	\$1,000 annually			X	General Funds
Ask GA General Assembly to change boundary between Webster/Stewart Co	None			X	NA
Purchase right-of-way for Gill Pond Road and Pine Valley Road	\$24,000			X	SPLOST or grant funds from DOT
Conduct election on county, city consolidation ( hold in conjunction with other regular elections)	None	X	X	X	NA
<b>2007</b>					
Include construction of Kinchafoonee Lake in GA Statewide Water Mgmt Plan	\$54 Million			X	State of Georgia
Map water systems with GIS, GPS	\$3,000 prorated	X	X		Enterprise Funds
Join Preston and Weston water systems together to make Weston's more reliable	225,000	X	X	X	State or federal grant funds
Build new maintenance shop for Road Department	\$100,000			X	SPLOST

<b>Schedule &amp; Item</b>	<b>COSTS</b>	<b>PRESTON</b>	<b>WESTON</b>	<b>WEBSTER CO.</b>	<b>FUNDING SOURCE</b>
<b>2008</b>					
Install elevator to courtroom	\$150,000			X	Grant Funds
Restore both historic jails	\$ 75,000			X	Grant Funds
Pave parking lot at Commissioners' office	\$10,000			X	SPLOST
Seek grant for Industrial Park development on Hwy 280 east of Preston	None			X	NA
Pave Gill Pond Road from Seminole Road to Pine Valley Road and Pine Valley Road to Stewart County line.	\$242,500			X	Georgia DOT pay 50%; SPLOST pay 50%
<b>2009</b>					
Build Indian culture museum (depends entirely on gift of a private artifact collection)	\$100,000			X	Grant Funds
GA Dept of Transportation replaces two bridges over Kinchafoonee Creek on Churchill Road	Unknown			X	State DOT pays

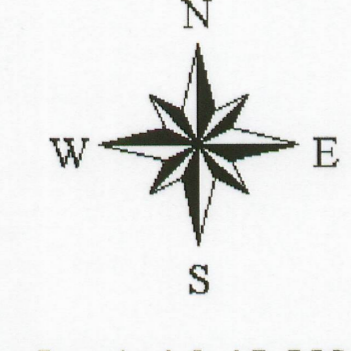
<b>Schedule &amp; Item</b>	<b>COSTS</b>	<b>PRESTON</b>	<b>WESTON</b>	<b>WEBSTER CO.</b>	<b>FUNDING SOURCE</b>
<b>Each year of short term work program</b>					
Enlist support of realtors, developers to encourage residential growth	None	X	X	X	NA
Expand municipal water to new areas of residential growth, as needed	Undetermined	X	X		Grants, general funds, enterprise funds.
Apply for Community Home Improvement Grant	None			X	NA
Monitor and enforce compliance with stream buffer protection regulations	None	X	X	X	NA
Monitor and enforce compliance with groundwater recharge protection regulations	None	X	X	X	NA
Maintain Courthouse	\$10,000			X	General Funds
Ask GA General Assembly to fund LARP and County Contract Program at adequate levels	None	X	X	X	NA
Inspect, repair sidewalks as needed	Undetermined	X			General Funds
Maintain contract between Preston and Webster County for law enforcement	\$30,000 approximate	X		X – no cost to county	Preston General Funds
Maintain support for E-911 Center	\$20,000			X	General Funds
Maintain compliance by volunteer firemen with all Standard Operating Procedures	None	X	X	X	NA
Work to recruit minorities for VFD	\$200 county pays – for ads	X		X	General Funds
Work to recruit minorities for EMS; pay for training	\$6,000			X	General Funds

<b>Schedule &amp; Item</b>	<b>COSTS</b>	<b>PRESTON</b>	<b>WESTON</b>	<b>WEBSTER CO.</b>	<b>FUNDING SOURCE</b>
Collect EMS fees owed, via billing srvc	\$1,000			X	General Funds
Conduct annual "command and control" seminar for emergency personnel	\$500			X	General Funds
Support maintenance of Family Connections program for wellness benefits	\$2,000			X	General Funds
Establish budget for recreation	\$3,000			X	General Funds
Seek grants for recreational facilities	None	X	X	X	NA
Advertise on behalf of library to increase circulation and usage	\$200			X	General Funds
Annual newsletter about solid waste and recycling efforts	\$1,500	X	X	X	General Funds
Maintain affordable service for solid waste service	None	X	X	X	NA
Maintain contract with private vendor for solid waste services	None	X	X	X	Contractual costs for services are not included
Maintain list of alternative landfills	None			X	NA
Work with selected waste generators to promote recycling, esp. corrugated boxes	None	X	X		NA
Maintain Keep America Beautiful efforts to clean up litter	\$1,000			X	General Fund



# Webster County, Georgia

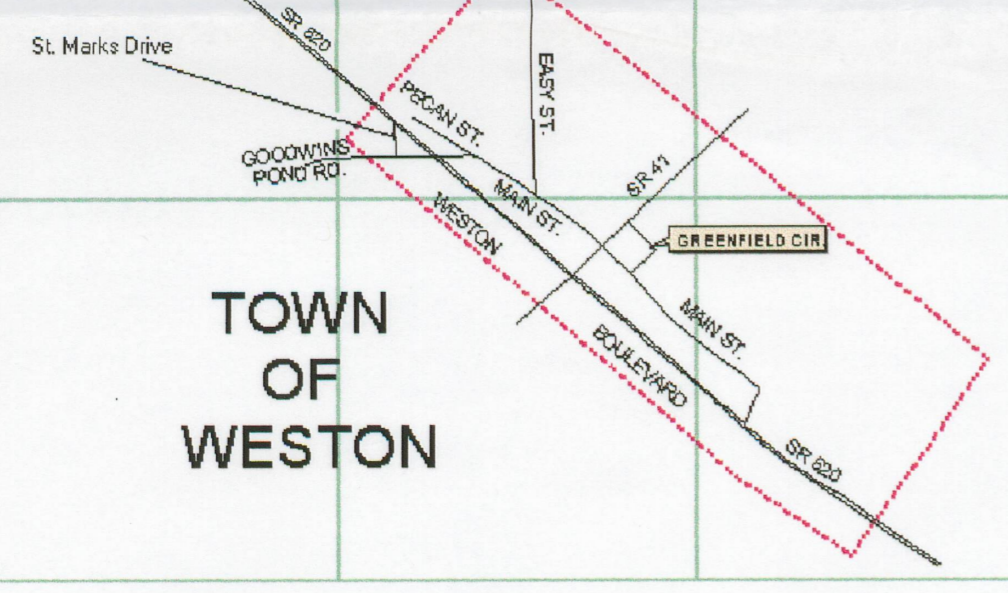
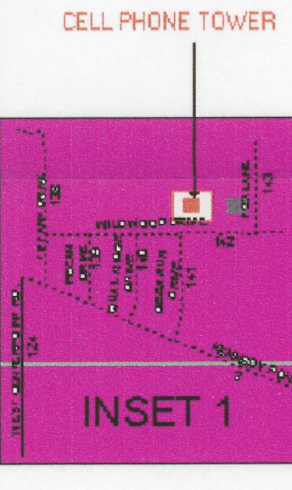
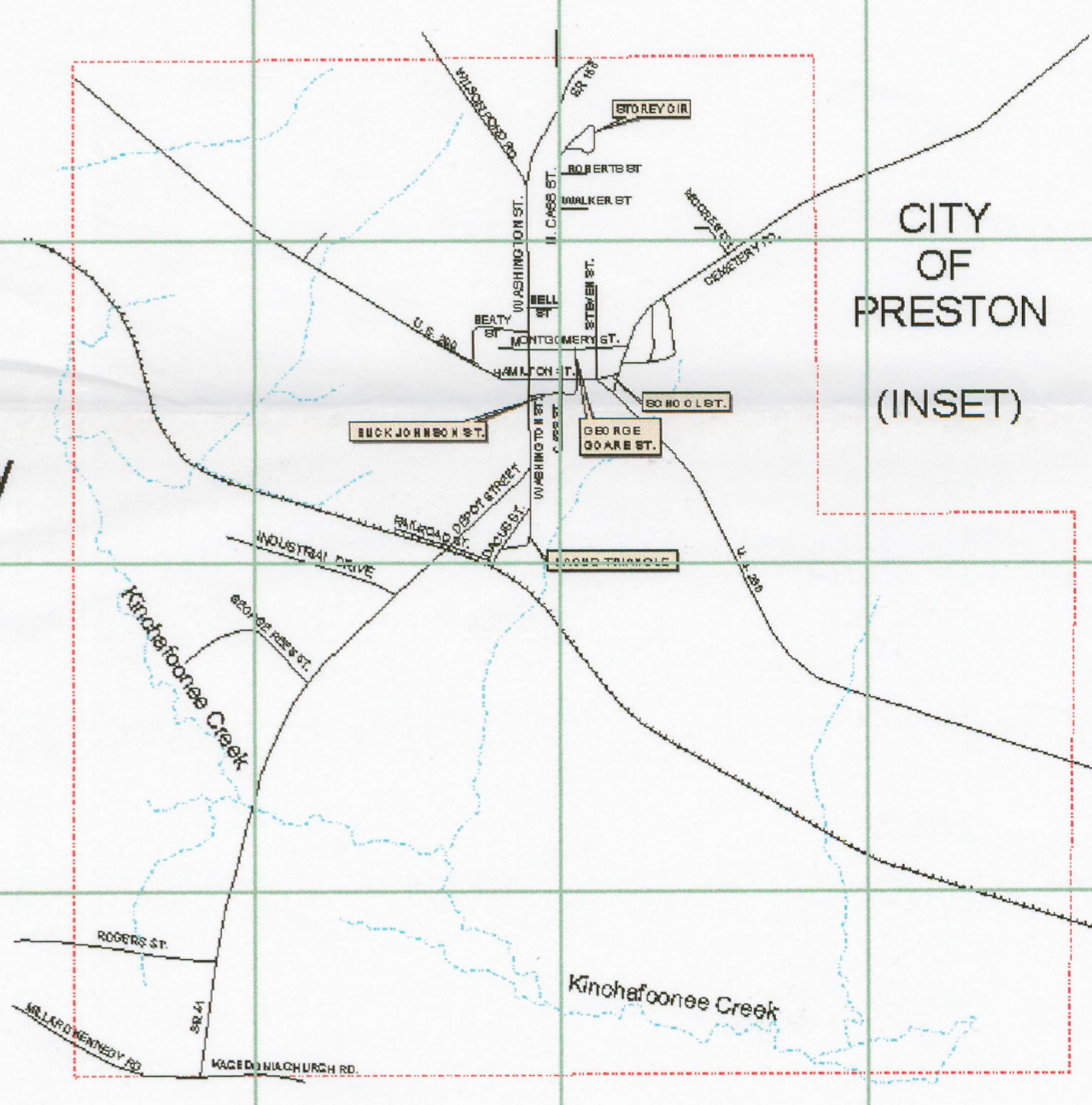
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ADDY'S DAIRY RD., #1  
ADDY'S DAIRY RD., #9  
ALSTON RD., #14  
ARMONG RD., #11  
APFLE LN., #8  
B  
BALD HILL RD., #12  
BANKSTON GOOD HOPE RD., #7  
BANKSTON GOOD HOPE RD., #7  
BARGE MILL ROAD, #14  
BEN WILLIAMS RD., #13  
BETHLEHEM CHURCH RD., #C6  
BILLY WILSON RD., #10  
BRICK LN., #11  
BIGHOP FJG NRGON CIRCLE, #10  
BLANKENSHIP RD., #12  
BLUESH LN., #13  
BOITTS FORD RD., #11  
BOHNS RD., #13  
BROMN CIRCLE, #12  
BUD JORDAN RD., #8  
C  
C.A. MCG LAUN RD., #C4  
CALES LN., #8  
CARTER FARM RD., #9  
CASTLEBERRY FOND RD., #10  
CASTLEBERRY FOND RD., #9  
CATTLE FARM RD., #5  
CEMENTARY RD., #10  
CHURCHILL RD., #C6  
CHURCHILL RD., #C1  
CHURCHILL RD., #C6  
CHURCHILL RD., #C6  
COTE RD., #C6  
COTE RD., #C6  
CRAWFORD RD., #14  
CRIBBS CR., #11  
D  
D.A. ANDERSON RD., #7  
DEER CAMP RD., #11  
DEER RUN DRIVE, #8  
DENNIS ROBERTS LN., #7  
DREW DR., #11  
DUVLIN RD., #5  
E  
EAST CENTER POINT RD., #11  
EAST CENTER POINT RD., #12  
EAST CENTER POINT RD., #13  
EAST CENTER POINT RD., #14  
ELLINGTON RD., #14  
ENTERPRISE CONNECTOR, #1  
ENTERPRISE CHURCH RD., #1  
F  
FAUST RD., #13  
FENCEPOST RD., #13  
FLANNIGAN HILL RD., #A3  
FLANNIGAN HILL RD., #B3  
FOOTS RD., #12  
FOREMAN RD., #13  
FOREST RD., #11  
FOX CREEK ANNEX, #5  
FOX CREEK RD., #14  
FOX LAKE, #8  
FUGSELL RD., #12  
G  
G.E. GOARR RD., #13  
GARRETT RD., #12  
GILL FOND RD., #8  
GODDOWNS FOND RD., #12  
GODDOWNS FOND RD., #13  
H  
HARDEN RD., #12  
HARRIS RD., #11  
HARRY CIR., #12  
HARRY RD., #5  
HARRY RD., #5  
HEMLOCK DR., #13  
HIGHTOWER RD., #5  
HOLCOMB DODD RD., #11  
HOLCOMB DODD RD., #11  
HOLLOWAY RD., #10  
HOSPITAL RD., #11  
I  
IDA LOWERY RD., #11  
INGRAM RD., #8  
IRVING RD., #11  
J  
J.L. SLACK RD., #13  
J.L. SLACK RD., #14  
JOHNSON RD., #8  
JOHNSON RD., #10  
JONES FARM RD., #11  
JORDAN RD., #11  
K  
KELLEY LN., #12  
KENNEDY FOND RD., #8  
KILLFORD RD., #8  
KIMROUSH RD., #12  
KIMSEY RD., #14  
KINGSLEY RD., #11  
L  
LAKE DUMBS RD., #10  
LEVERETTE RD., #14  
LONGRUN DR., #5  
LOVE-WELES RD., #7  
M  
MACEDONIA CHURCH RD., #10  
MACEDONIA CHURCH RD., #14  
MADANIEL RD., #11  
MERRITT RD., #11  
MERRITT RD., #12  
MILLARD KENNEY RD., #10  
MILLWOOD LN., #12  
MONKUS LN., #12  
MORRIS DR., #8  
MT. ZION CHURCH RD., #1  
MUFF LN., #8  
N  
NICHOLSON RD., #10  
O  
OAK LAKE, #8  
P  
FAYNE FOND RD., #13  
FAYNE FOND RD., #14  
FENCEPOST LN., #9  
PEANUT MILL RD., #13  
PEAR ORCHARD RD., #11  
PEAS DUNE, #8  
PINE VALLEY RD., #6  
POWERS ST. RD., #1  
POWERS MILL RD., #8  
POWERS MILL RD., #11  
PRIDGEN RD., #13  
Q  
QUAL RIDGE DRIVE, #8  
R  
RED ROCK ROAD, #14  
REBECK RD., #14  
ROBERTS RD., #14  
ROBERTS ST., #11  
RODERS RD., #10  
RUNNING CREEK RD., #5  
RURAL HILL CHURCH RD., #10  
RURAL HILL CHURCH RD., #10  
S  
SARAH OWEN RD., #6  
SEARS RD., #C1  
SEARS RD., #C1  
SEM NOLE RD., #A3  
SEM NOLE RD., #A4  
SEM NOLE RD., #A4  
SEM NOLE RD., #A7  
SEM NOLE RD., #A7  
SERENITY DR., #12  
SLAUGHTER CREEK RD., #8  
SLAUGHTER CREEK RD., #4  
SLAUGHTER CREEK RD., #11  
SPANNS HILL RD., #11  
SPANNS HILL RD., #13  
SPRING LN., #11  
GR 153, #5  
GR 153, #7  
GR 153, #6  
SR 11, #13  
SR 11, #14  
SR 11, #11  
SR 11, #5  
SR 11, #6  
SR 11, #6  
SR 15, #13  
SR 15, #13  
STARLETON RD., #12  
SULLIVAN RD., #10  
SULLIVAN RD., #9  
GUNDOON RD., #9  
GUNRISE RD., #12  
T  
THO MAGE PETERS RD., #14  
THORNTON RD., #3  
TIFFANY DRIVE, #8  
TOLLESON ROAD, #10  
TRACY RD., #13  
TWYLER RD., #11  
TWIN TOWERS ROAD, #8  
U  
U.S. 280 / SR 21, #7  
U.S. 280 / SR 21, #8  
U.S. 280 / SR 21, #9  
U.S. 280 / SR 21, #10  
V  
W  
WATER TANK RD., #5  
WEST CENTER POINT RD., #10  
WEST CENTER POINT RD., #11  
WEST RD., #8  
WILSON FOND LN., #C6  
WILSON DRIVE, #8  
WILLARD REEP RD., #7  
WILLIAMS HENRY LN., #5  
WILLS RD., #13  
WILLS RD., #13  
WILSON FOND RD., #7  
WILSON FOND RD., #8  
WITT RD., #11



Created 8-15-2001  
Revised 6-18-2003  
Revised 8-11-2003

Prepared By:  
Middle Flint Regional  
Development Center  
Created By: Buddy Kidd

**Legend**  
 Residential Use  
 Industrial Use  
 Commercial Use  
 Public/Institutional  
 Trans/Communications/Utilities  
 THE BALANCE OF LANDS ARE IN AGRICULTURE AND FOREST  
 Paved  
 Unpaved  
 Bridge  
 Railroad  
 County Line  
 City Limit  
 Church  
 Church & Cemetery  
 Lake/Pond
















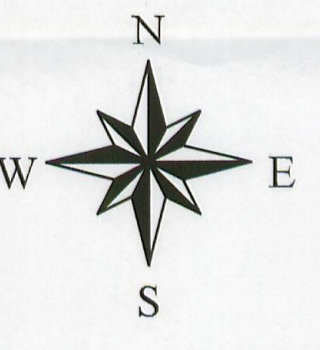
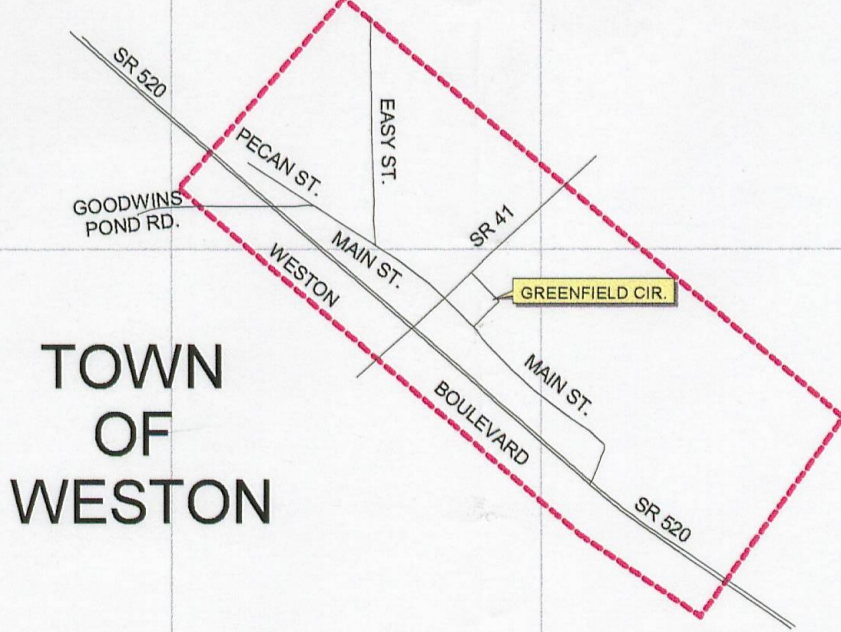
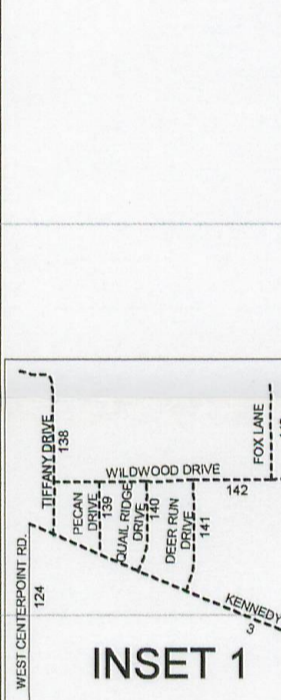
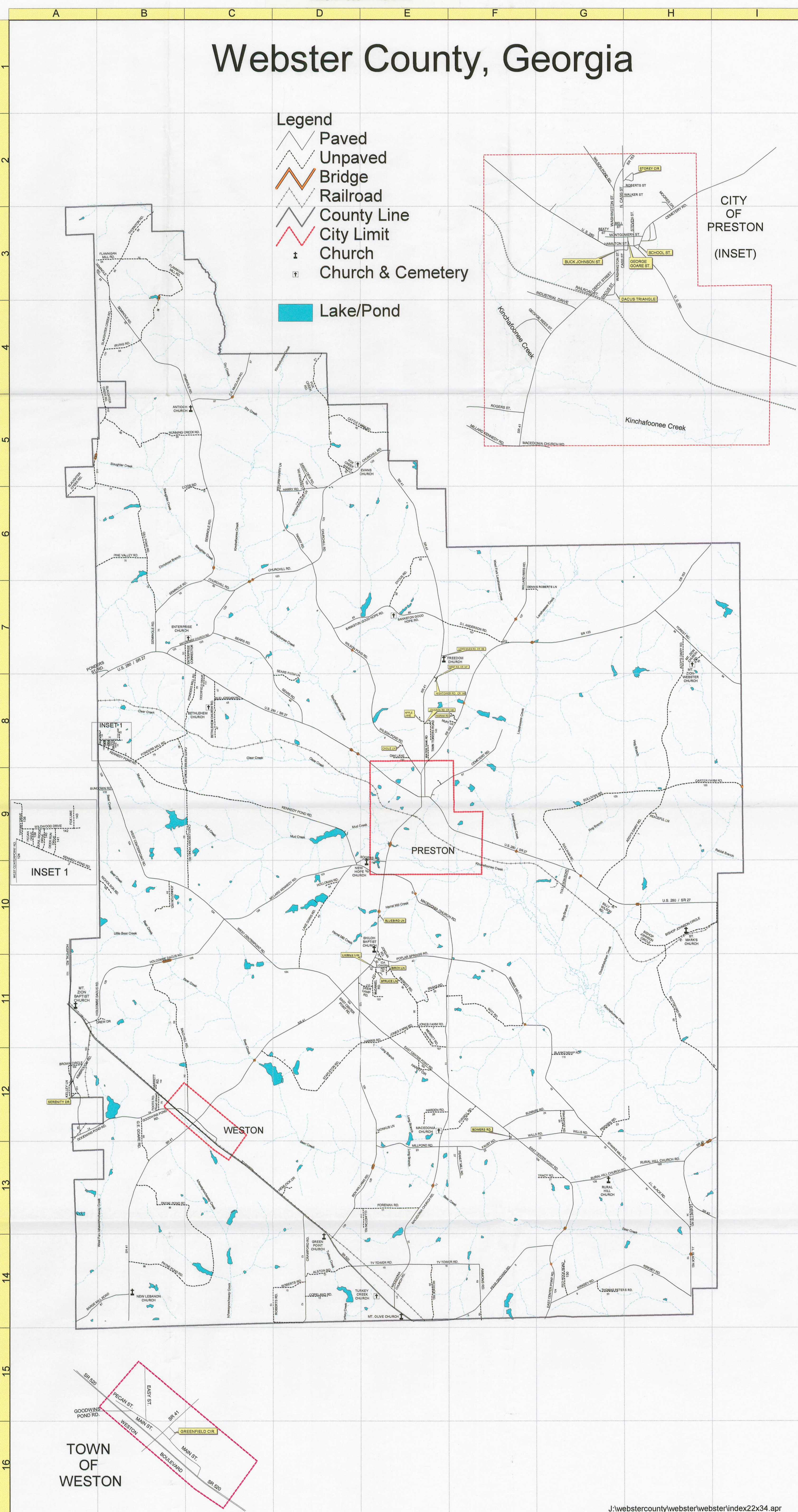
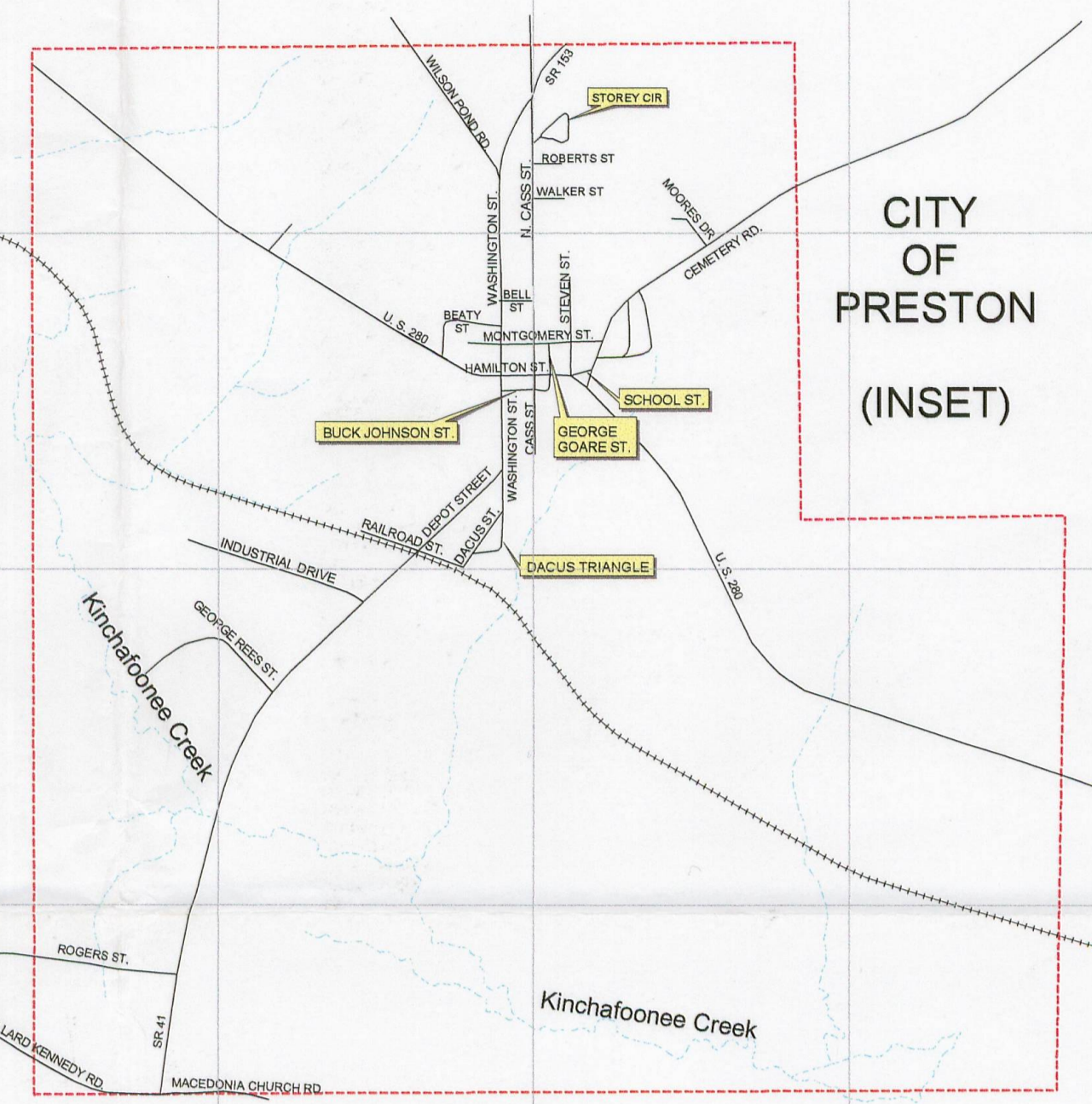


# Webster County, Georgia

- A
- ADDY'S DAIRY RD., H7
- ADDY'S DAIRY RD., H9
- ALSTON RD., D14
- AMMONS RD., F14
- APPLE LN., E8
- B
- BALD HILL RD., B12
- BANKSTON GOOD HOPE RD., E7
- BANKSTON GOOD HOPE RD., D7
- BARGE MILL ROAD, A14
- BEN WILLIAMS RD., D13
- BETHLEHEM CHURCH RD., C8
- BILLY WILSON RD., G10
- BIRCH LN., E11
- BISHOP JOHNSON CIRCLE, H10
- BLANKENSHIP CIRCLE, G12
- BLUEBIRD LN., E10
- BOTTSFORD RD., H11
- BOWERS RD., F13
- BROWN CIRCLE, A12
- BUD JORDAN RD., C8
- C
- C.E. McCLAIN RD., C4
- CIRCLE LN., E8
- CARTER FARM RD., H9
- CASTLEBERRY POND RD., B10
- CASTLEBERRY POND RD., B9
- CATTLE FARM RD., D5
- CEMETERY RD., F8
- CHURCHILL RD., C6
- CHURCHILL RD., C7
- CHURCHILL RD., D5
- CHURCHILL RD., D6
- COBB RD., C8
- COPELAND RD., D14
- CRAWFORD RD., D14
- CRIMES CIR., E11
- D
- D.J. ANDERSON RD., F7
- DEER CAMP RD., D11
- DEER RUN DRIVE, B8
- DEERFIELD DRIVE, C8
- DENNIS ROBERTS LN, F7
- DREW RD., B11
- DYOUS RD., E6
- E
- EAST CENTER POINT RD., D11
- EAST CENTER POINT RD., E12
- EAST CENTER POINT RD., F13
- EAST CENTER POINT RD., G15
- ELLINGTON RD., E14
- ENTERPRISE CONNECTOR, B7
- ENTERPRISE CHURCH RD., B7
- F
- FAUST RD., F13
- FENCEPOST RD., G13
- FLANNIGAN MILL RD., A3
- FLANNIGAN MILL RD., B3
- FOOTS RD., B12
- FOREMAN RD., E13
- FOREST RD., H1
- FOX CREEK ANNEX, D5
- FOX CREEK RD., D4
- FOX LANE, B8
- FUSSELL RD., F12
- G
- G.E. GOARE RD., B13
- GARRETT RD., B12
- GILL POND RD., B6
- GOODWINS POND RD., B12
- GOODWINS POND RD., A13
- H
- HARDEN RD., E12
- HARRIS RD., E11
- HARRY CIR., E12
- HARRY RD., D5
- HARRY RD., D3
- HAWKWOOD DR., D13
- HIGHTOWER RD., E8
- HOLCOMBE DACUS RD., A11
- HOLCOMBE DACUS RD., B11
- HOLLOMAN RD., D10
- HOSPITAL RD., A11
- I
- IDA LOWERY RD., E11
- INGRAM RD., F8
- IRVING RD., B4
- J
- J.L. BLACK RD., H13
- J.L. BLACK RD., H14
- JOHNSON RD., E8
- JOHNSTON RD., B10
- JONES FARM RD., E11
- JORDAN RD., E11
- K
- KELLEY LN., A12
- KENNEDY POND RD., B8
- KENNEDY POND RD., D9
- KIMBROUGH RD., A12
- KIRKSEY RD., G14
- KIRKSEY RD., H14
- L
- LAKE DORIS RD., D10
- LEVERETTE RD., H14
- LONGRUN DR., D5
- LOWE-MILES RD., E7
- M
- MACEDONIA CHURCH RD., E10
- MACEDONIA CHURCH RD., E14
- MADANIEL RD., E11
- MERRITT RD., E11
- MERRITT RD., E12
- MILLARD KENNEDY RD., C10
- MILLPOND RD., E13
- MONKUS LN., E12
- MOORE DR., E9
- MT. ZION CHURCH RD., H7
- MUFF LN., F6
- N
- NICHOLSON RD., A10
- O
- OK LAKE, E8
- P
- PAYNE POND RD., B13
- PAYNE POND RD., B14
- PEACEFUL LN., H9
- PEANUT MILL RD., F13
- PEAR ORCHARD RD., F14
- PECAN DRIVE, A8
- PINE VALLEY RD., B6
- PONDERS MILL RD., B8
- POPULAR SPRINGS RD., E11
- PRIDGEN RD., G13
- Q
- QUAIL RIDGE DRIVE, A8
- R
- RED ROCK ROAD, G14
- REDDOCK RD., E14
- ROBERTS RD., D14
- ROBERTS ST., PRESTON INSET
- ROGERS RD., D10
- RUNNING CREEK RD., B5
- RURAL HILL CHURCH RD., G13
- RURAL HILL CHURCH RD., H13
- S
- SARAH DEW RD., D5
- SEARS FARM LN., D8
- SEARS RD., C7
- SEARS RD., D8
- SEMINOLE RD., A3
- SEMINOLE RD., B4
- SEMINOLE RD., B4
- SEMINOLE RD., B7
- SEMINOLE RD., C5
- SERENITY DR., A12
- SLAUGHTER CREEK RD., A5
- SLAUGHTER CREEK RD., A4
- SLAUGHTER CREEK RD., E11
- SPANNS MILL RD., F11
- SPANNS MILL RD., G13
- SPRUCE LN., E11
- SR 153, E8
- SR 153, G7
- SR 153, H6
- SR 41, B13
- SR 41, B14
- SR 41, D11
- SR 41, E5
- SR 41, E6
- SR 41, E8
- SR 45, H13
- SR 45, H13
- SR 520, D14
- STARLETON RD., D12
- SULLIVAN RD., G10
- SULLIVAN RD., G9
- SUNSHINE RD., A9
- SUNRISE RD., F12
- T
- THOMAS PETERS RD., G14
- THORNTON RD., B3
- TIFFANY DRIVE, A8
- TOLLESON ROAD, G10
- TRACY RD., G13
- TV TOWER RD., E14
- TWIN TOWERS ROAD, E8
- U
- U.S. 280 / SR 27, B7
- U.S. 280 / SR 27, C8
- U.S. 280 / SR 27, F9
- U.S. 280 / SR 27, H10
- V
- W
- WATER TANK RD., E8
- WEST CENTERPOINT RD., B10
- WEST CENTERPOINT RD., C11
- WEST RD., E8
- WHISPERWOOD LN., D6
- WILLOWOOD DRIVE, A8
- WILLARD REES RD., F7
- WILLIAM HARRY LN., D6
- WILLS RD., F13
- WILLS RD., G13
- WILSON POND RD., D7
- WILSON POND RD., E8
- WITT RD., F11

**Legend**

-  Paved
-  Unpaved
-  Bridge
-  Railroad
-  County Line
-  City Limit
-  Church
-  Church & Cemetery
-  Lake/Pond



Created 8-15-2001  
 Revised 6-18-2003  
 Revised 8-11-2003  
 Revised 5-05-2004

Prepared By:  
 Middle Flint Regional  
 Development Center  
 Created By: Buddy Kidd



