

THE JOINT WHEELER COUNTY COMPREHENSIVE PLAN:

Wheeler County, Alamo
and Glenwood 2025



August, 2004

The Joint Wheeler County Comprehensive Plan Wheeler County, Alamo, and Glenwood 2025

A Joint Comprehensive Plan for Wheeler County, the City of Alamo,
and the City of Glenwood, Georgia in accordance with the
Georgia Planning Act of 1989

Prepared By:

The Wheeler County Comprehensive Plan Executive
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Heart of Georgia Altamaha Regional Development Center

August, 2004

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INTRODUCTION

Purpose

The Joint Wheeler County Comprehensive Plan is a comprehensive plan prepared under the Minimum Planning Standards and Procedures of the Georgia Planning Act of 1989. It is a joint plan for Wheeler County and its municipalities -- the City of Alamo and the City of Glenwood. The plan was designed to meet the legislation's requirements for each local government to have a plan for its future growth and development in accordance with the state standards. It is a full update of the previously joint comprehensive plan first adopted in 1994, but is basically a new plan.

As a comprehensive plan, *The Joint Wheeler County Comprehensive Plan* is a critical self-examination of Wheeler County and these two cities in the areas of population, economic development, natural and cultural resources, community facilities and services, housing, land use, intergovernmental cooperation, solid waste, and service delivery; and a path for the community's future growth and development. The plan is truly a reflection of the community's concerns and desires for the future.

Wheeler County is a small, rural county in south Georgia. Its current population is only about 6,800 persons, including nearly 1,500 prison inmates. The county was in a long period of decline since the early 20th century until the 1990s and still has not recovered to its 1930 population level. While this decline has been reversed in the last 10 years because of the location of the Wheeler Correctional Facility, growth has remained modest, and the County faces many hurdles for its future growth. The county developed in its past because of its fields and forests and an agrarian economy and the arrival of the railroad. These abundant natural resources remain and to a large extent, Wheeler County's fields and forests and transportation are again keys to its future growth and development, although through different means. The county has potential for bedroom community growth and other development because of its location and quality of life. This plan focuses on strategies to take advantage of these assets and opportunities to prepare for and attract future growth and development compatible with the existing rural character and quality of life.

The Joint Wheeler County Comprehensive Plan was developed in the true spirit and intent of the Georgia Planning Act in that it was prepared by the community with the assistance of planners and not vice versa. The Wheeler County Local Plan Coordination Committee, which oversaw the plan's development, was comprised of elected and appointed officials and interested public and private citizen leaders appointed by all governments involved. The resulting plan delineates the goals, objectives, programs and projects the county government and the two municipalities wish to pursue to continue the progress, growth, and development of the county as an attractive community in which to live and work.

The Joint Wheeler County Comprehensive Plan has principal goals of guiding the county's growth and seeking continued economic diversity, while maintaining its forestry and agricultural heritage, and protecting important natural and historic resources. The principal means to accomplish the desired community of the future include continued community unity and cooperation; further transportation, infrastructure, and community facilities development and enhancement; commitment to tourism promotion, broad-based economic development, and labor force improvement; bedroom community development; enhanced agricultural interests; improvement and promotion of Little Ocmulgee State Park; protection and utilization of the county's rivers and other natural and cultural resources; and establishment of appropriate land use and environmental controls. All of these strategies have an underlying purpose of bringing sound growth and development and more prosperity to the county while maintaining its rural character and protecting its natural and cultural resources. The two municipalities would similarly continue their growth and development, while encouraging continuing residential and supporting development. Intense commercial and industrial development is encouraged and expected to locate in Alamo and Glenwood.

The Joint Wheeler County Comprehensive Plan is in and of itself just a plan, a written document of community consensus and desires for its future. It is a general policy guide for community improvement and should be used to measure and shape local decision-making in each government and the private sector which affects the community's future growth and development. It is a call to action for the community. The plan cannot accomplish anything, but it can be used as a management framework for a committed, united, and involved community concerned about the quality of life in Wheeler County. The plan itself is testament to what can be accomplished when many people, local officials and their constituents alike, work together with a common purpose and much dedication and involvement to get the job done.

Format

The plan is organized by the elements required by the Georgia Planning Act and Minimum Planning Standards and Procedures: Population; Economic Development; Natural and Cultural Resources; Community Facilities and Services; Housing; Land Use; and Intergovernmental Coordination. Under each element of the plan, the three basic steps of the planning process required by the Minimum Planning Standards and Procedures were utilized to inventory, assess, and articulate goals and implementation strategies for Wheeler County, Alamo, and Glenwood, and develop the plan.

The final sections of *The Joint Wheeler County Comprehensive Plan* are “Short-Term Work Programs” for each local government -- Wheeler County, the City of Alamo, and the City of Glenwood. These are the required five-year work programs which detail specific actions, programs, and projects for each local government to undertake to implement this plan. These Short Term Work Programs are included as appendices. Other appendices include *The Joint Wheeler County Solid Waste Management Plan* which addresses the solid waste management activities of the three local governments. This plan could stand on its own, but was prepared concurrently with the comprehensive plan under the requirements of the Georgia Solid Waste Management Act of 1990 and its Minimum Planning Standards. A copy of the recertification form for the Wheeler County Service Delivery Strategy is included as another appendix since it was revisited and recertified concurrently with the comprehensive plan preparation to ensure consistency and meet state requirements.

Plan Development

As stated, *The Joint Wheeler County Comprehensive Plan* was developed in accordance with the guidelines of the Minimum Planning Standards and Procedures. It was prepared with considerable community and public involvement. The Wheeler County Joint Comprehensive Plan Executive Committee was comprised of elected and appointed members appointed by the Wheeler County Board of Commissioners, the City of Alamo, and the City of Glenwood. This Executive Committee was responsible for policy direction and direct local government input and supervision. The Local Plan Coordination Committee was comprised of the Executive Committee members and other representatives from public and private agencies and entities important to the planning process. This process involved even more citizens. Representatives included those from the Chamber of Commerce/Development Authority, school system,

Cooperative Extension, Correction's Corporation of America, Del Monte, the Glenwood Telephone Company, and other business and community leaders. This allowed for better coordination and a wider range of community input, both public and private.

The public hearing required prior to plan preparation was held on a joint basis January 8, 2004 at the Wheeler County Service Center. A community survey was distributed beginning at this public hearing, but did not garner significant return. The Local Plan Coordination Committee met monthly on each element. A synopsis of the inventory and assessment of each element was presented both in printed and PowerPoint presentation format for more efficient draft review. The goal, objectives, and implementation policies/actions developed as a result of Committee input were presented at the following meeting for further review and comment. A final meeting to review the entire plan in draft was also held. The required public hearing on the draft plan prior to finalization and review was held July 1, 2004, again at the Wheeler County Service Center.

Staff from the Heart of Georgia Altamaha Regional Development Center provided general technical assistance, guidance, synthesis, analysis, mapping, writing, and editing assistance in development of this plan. However, *The Joint Wheeler County Comprehensive Plan* is a plan prepared by and for the people of Wheeler County and its municipalities of Alamo and Glenwood, in the true spirit and intent of the Georgia Planning Act of 1989. Ownership of this plan rests with the citizens and governments of Wheeler County. The overriding concern throughout the plan's development was the idea, "What can be done to make our community a better place to live and work in the future?" It is the local citizenry who will benefit from plan implementation, and whose actions are necessary to carry out the plan and bring about their desired future. A willingness to work diligently and cooperatively to implement designated actions will truly bring about plan implementation and help make Wheeler County, Alamo, and Glenwood better places to live and work.

Acknowledgements

Although *The Joint Wheeler County Comprehensive Plan* is the end product resulting from the countless contributions of time, efforts, and ideas from a truly large number of persons, special thanks are due to the following members of the Wheeler County Joint Comprehensive Local Plan Coordination Committee and staff.

Wheeler County Joint Comprehensive Plan Local Plan Coordination Committee

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WHEELER COUNTY COMMUNITY VISION

Wheeler County views itself as a small rural county, but one which is a progressive, growing community with appealing attractions for growth. The community has abundant natural resources, scenic pastoral landscapes, and an excellent quality of life and slower-paced living opportunities. It is an excellent place to live and work, raise children, or enjoy retirement. The community is located relatively close to the smaller rural economic growth centers of Vidalia and Dublin and metro areas beyond, and enjoys excellent transportation access which will get even better as the state completes its developmental highways in the next few years.

Despite being small and rural, the community is not isolated as it has a scenic state park with conference center, lodge, and 18-hole golf course and a sportsmen's paradise in the beautiful blackwaters of the Little Ocmulgee, Oconee, and Ocmulgee rivers and in the abundant fields and verdant forests teeming with wildlife. The local telephone company offers broadband service and a state-of-the-art community computer lab.

The community is committed to making itself an even better place to live and work. It continues to develop community facilities supportive of and conducive to growth, such as a new library recently constructed in Alamo. A new community recreation park and industrial park with improved infrastructure are in the final pre-construction stages and will shortly be fully developed.

The future of Wheeler County is a larger community of new residents, workers, and retirees enjoying a continuing high quality of life as the community maintains its rural character and preserves its natural beauty and resources. The agricultural base and farming uses would be maintained and utilized for further economic development while compatible new facilities, shops, and industries would be developed to meet the growing needs of residents. The historic downtowns of Alamo and Glenwood would be revitalized, teeming commercial areas utilizing beautiful, rehabilitated historic buildings with charm and character.

POPULATION

Introduction

Population is the initial element identified in the Minimum Standards as required in a local comprehensive plan. Planning would be quite different for a rapidly expanding population than for a declining or stable one. Early identification of existing trends can stimulate and bring forward strategies to reverse directions and direct changes. The Population Element provides local governments with the framework to inventory the numbers and characteristics of their population, to determine trends, and to assess problems and opportunities. Such information serves as a foundation for decision-making in other elements of the plan to determine the community service and infrastructure needs, economic development strategies, and housing necessary to support the existing and future population. Determination of needed lands to accommodate expected population and growth are also made possible. Local desires, environmental, and other constraints, of course, further factor into this decision-making.

Data is presented in this section on population and demographics for Wheeler County and the cities of Alamo and Glenwood. Although estimates of future populations are necessary and vital to the planning process, many demographers are reluctant to involve themselves in forecasts of small areas. This reluctance is the result of projection inaccuracies due to scale and the many variables involved. Considering the distance that many of today's workers commute, an increase in job opportunities would not necessarily result in a proportionate increase in the number of people residing in the county. Therefore, any projection technique utilized for small areas is at best an "educated guess" of what population levels might actually be in the future. This is especially true for information regarding the two municipalities. When analyzing and assessing population data, it is more important to note general size, scale, and trends rather than get caught up in specific numbers and slight discrepancies.

Total Population

Tables P-1 through P-4 provide information on current, historic, and projected population levels for Wheeler County, Alamo, and Glenwood in accordance with the Minimum Standards. Comparable information for Georgia and the United States is shown on Table P-1. Table P-1 also provides percentage of population change for comparison purposes, including those of Georgia and the U.S. Table P-5 provides daytime population information for Wheeler County so as to gain a glimpse into local commuting patterns. Wheeler County has two municipalities within its borders: Alamo, the county seat, and Glenwood. Wheeler County is a rural, non-metropolitan area with planted pine plantations predominating its landscape. The county's pine forests, along with its location along U.S. 280 and the Oconee River, has largely influenced its growth patterns over the years, and quite possibly holds the keys to potential growth and development. The location of the Wheeler Correctional Facility in Alamo by the Corrections Corporation of America in the late 1990s has helped stabilize and reverse population growth trends.

Table P-1 is included to demonstrate the historic and current population trends within Wheeler County and how county and city population changes compare at state and national levels. This table uses 1980, 1990, 2000, and 2002 (estimate) figures, as compiled by the U.S. Bureau of the Census for Wheeler County, Alamo, and Glenwood. It also shows the percent change in population for each period. The information in this table for Wheeler County shows that from the period between 1980 and 2000, the County (19.9%) fell short of the national growth average of 25.2 percent. However, the county's growth rate over this time was significantly less than one-half of Georgia, which grew at a more rapid rate of 50.1 percent. Much of the county's shortfall, compared to state and national growth, can be attributed to the fact that the county actually lost population during the 1980s. In the period of 1980-1990, the County actually declined in population at a -4.9 percent rate, while the state (18.6%) grew at a rate that was double that of the nation (10.3 percent) for the same period. A different result occurred from the period of 1990-2000, where County growth (26.0%) was more than the national growth (13.5) and slightly less than state growth (26.5) shows improvement from a population that decreased from 1980-1990 (-4.9%). Over the last two decades, the County has

TABLE P-1
HISTORIC POPULATION AND PERCENT CHANGE
Wheeler County, Alamo, Glenwood, Georgia, and U.S.
1980-2002

	1980	1990	1980-1990 % Change	2000	1990-2000 % Change	2002	2000-2002 % Change	1980-2000 % Change
Wheeler County	5,155	4,903	-4.9	6,179	26.0	6,183	.06	19.9
Alamo	1,197	857	-28.4	1,943	126.7	1,931	-0.6	62.3
Glenwood	815	930	14.1	884	-5.0	885	0.1	8.5
Georgia	5,484,440	6,506,530	18.6	8,229,820	26.5	8,449,130	2.7	50.1
United States	224,810,192	248,032,624	10.3	281,421,906	13.5	287,973,924	2.3	25.2

Source: US Bureau of the Census, Census of Population, 1980, 1990, and 2000; www.census.gov (2002 estimate)

TABLE P-2
HISTORIC POPULATION AND PERCENT CHANGE
Wheeler County and Surrounding Counties
1980-2002

	1980	1990	1980-1990 % Change	2000	1990-2000 % Change	2002	2000-2002 % Change	1980-2000 % Change
Wheeler County	5,155	4,903	-4.9	6,179	26.0	6,183	.06	19.9
Dodge County	16,957	17,607	3.8	19,171	8.9	19,047	-0.7	13.1
Jeff Davis County	11,473	12,032	4.9	12,684	5.4	12,910	1.8	10.6
Laurens County	36,990	39,988	8.1	44,874	12.2	45,890	2.3	21.3
Montgomery County	6,988	7,163	2.5	8,270	15.5	8,397	1.5	18.4
Telfair County	11,444	11,000	-3.9	11,794	7.2	11,780	-0.1	3.1
Treutlen County	6,086	5,994	-1.5	6,837	14.4	6,837	-0.3	12.6

Source: US Bureau of the Census, Census of Population, 1980, 1990, and 2000; www.census.gov (2002 estimate)

**TABLE P-3
POPULATION PROJECTIONS
Wheeler County and Georgia
2004-2025**

	2004	2005	2006	2007	2008	2009	2010	2015	2020	2025
Wheeler County (Woods & Poole INC.)	6,287	6,310	6,345	6,373	6,406	6,433	6,463	6,621	6,805	6,979
Georgia (Woods & Poole INC.)	8,670,510	8,784,650	8,895,580	9,008,670	9,122,070	9,235,630	9,349,660	9,940,380	10,550,700	11,185,100
Wheeler County (Woods & Poole INC. Adjusted¹)	6,378	6,401	6,436	6,464	6,497	6,524	6,554	6,715	6,901	7,077
Georgia (Woods & Poole INC. Adjusted¹)	8,796,000	8,911,000	9,023,000	9,137,000	9,252,000	9,367,000	9,482,000	10,081,000	10,699,000	11,342,000
Wheeler County (HOGA RDC)	6,792	6,815	6,850	6,878	6,911	6,938	6,968	7,234	7,550	7,879
GA Office Planning and Budget							6,682			
Note: ¹ Adjusted numbers are due to the Woods and Poole Inc. estimate of 2004 being lower than the 2003 US Bureau of the Census estimate. Adjusted by HOGARDC Staff proportionately to retain individual methodologies										

Sources: www.census.gov, www.georgiaplanning.com, Georgia Office of Planning and Budget, Heart of Georgia Altamaha Staff

**TABLE P-4
POPULATION PROJECTIONS
Wheeler County, Alamo, and Glenwood
2004-2025**

	2004	2005	2006	2007	2008	2009	2010	2015	2020	2025
Wheeler County	6,792	6,815	6,850	6,878	6,911	6,938	6,968	7,234	7,550	7,879
Alamo	2,473	2,478	2,484	2,489	2,496	2,501	2,506	2,556	2,615	2,677
Glenwood	922	927	933	938	944	948	954	1,000	1,056	1,114

Note: ¹Adjusted numbers are due to the Woods and Poole Inc. estimate of 2004 being lower than the 2003 US Bureau of the Census estimate.
Adjusted by HOGARDC Staff proportionately to retain individual methodologies

Sources: www.georgiaplanning.com, Heart of Georgia Altamaha RDC Staff; 2004.

**TABLE P-5
DAYTIME COUNTY POPULATION
WHEELER COUNTY
1990 and 2000**

Wheeler County		
Category	1990	2000
Daytime Population Inside County	4,271	5,431
Number of People Leaving the County During the Day to Work	990	1,205
Number of People Coming Into the County During the Day to Work	358	457
Total Number of Workers During the Day	1,241	1,285

Source: www.georgiaplanning.com, 2004.

experienced an increasing population, which compares favorably to the nation as a whole. Also, due to what can be presumed to be high metropolitan growth for Georgia, the County falls below state growth for all time periods listed within this table. The growth in North Georgia tends to skew the data somewhat for the state as a whole, which has experienced population growth at twice the rate of the U.S.

Table P-2 lists historic and current populations for Wheeler County and its surrounding counties between 1980 and 2002. From 1980-1990, Wheeler County ranked last (-4.9%) in comparison to the growth rate of its six surrounding counties. Growth during this period ranged from a high of 8.1 percent in the regional growth center of Laurens County (Dublin) to a low of minus 4.9 percent in Wheeler County. Wheeler County achieved the highest growth from 1990-2000 in comparison to its surrounding counties with a 26.0 percent increase. However, much of this growth can be traced to the opening of the Wheeler Correctional Facility in the late 1990s with its inmate population of almost 1,500, as opposed to actual population growth. Montgomery County is the closest to Wheeler County for this period with 15.5% growth. Overall, from the period of 1980-2000 Wheeler County ranked second out of the seven listed counties with a 19.9 percent growth rate, with much of this growth again attributed to the prison's opening. During the 2000-2002 period, Wheeler County ranked fourth in terms of growth when compared to its surrounding counties, with a minimal 0.06% increase. Dodge, Telfair, and Treutlen counties are estimated to have lost population since 2000. Over the last two decades, both Telfair and Treutlen counties were the only counties to lose population during the entire period.

Table P-3 gives the population projections for Wheeler County and Georgia for the years of 2004-2010, 2015, 2020, and 2025. The projections are from the econometrics firm Woods and Poole, Inc., as of 2004, and are adjusted by the HOGA RDC staff due to the fact that their 2004 estimate is lower than the 2003 Census estimate. Also, included in this table are the 2010 population projections from the Georgia Office of Planning and Budget for Wheeler County to offer yet another perspective. The HOGA RDC staff projections using an exponential growth formula provided by Microsoft Excel show that Wheeler County will increase its population from 6,792 in 2004 to 7,879 in 2025, an increase of 1,087 people or 16.0 percent. The State's

adjusted Woods and Poole numbers for the same period show a 28.9 percent increase, over 80 percent higher than Wheeler County during the same period. Much of this disparity between the county and the state is due to the rapidly expanding population of Metro Atlanta and North Georgia as a whole. Again, those projections are simply an “educated guess” as to what the future population might look like so as to identify trends.

Table P-4 deals with population projections for Wheeler County, Alamo, and Glenwood. These are HOGA RDC staff projections due to Woods and Poole’s 2004 population estimates being lower than the 2003 Census estimate. The data in this table is shown in the years 2004-2010, 2015, 2020, and 2025. Wheeler County is projected to see an increase of 1,087 persons, or 16 percent, from 2004-2025. This is roughly double the percentage increase that is projected for the City of Alamo, which is projected to increase by 204 persons, or 8.2 percent, during the same period. However, the City of Glenwood (192 persons, or 20.8 percent) is projected to experience the largest population growth among the local governments in Wheeler County in terms of percentages, a rate that would be roughly one-fourth higher than the county as a whole and nearly four times that of Alamo.

There are no known spikes in seasonal population in Wheeler County, and therefore seasonal population is not applicable as a major factor in the county. There were only 148 seasonal units identified by the 2000 Census for Wheeler County, including 3 in Alamo and 1 in Glenwood. This was only about 7 percent of total housing units and 33 percent of vacant units. These seasonal units are considered to be primarily hunting or fishing cabins, or family houses kept as old homeplaces for reunions or other occasional use. There could be a small spike in population during the fall hunting season, but is not large enough for measurement or major impact.

Table P-5 shows the commuting patterns and daytime population for Wheeler County for the years of 1990 and 2000. The categories listed in this table are daytime population inside the County, the number of people leaving the County during the day to work, the number of people entering the County during the day to work, and the total number of workers during the day. The numbers for all of the categories increased from 1990 to 2000. In 2000, there was a population

of 5,431 during the daytime, which was up from the 4,271 of 1990. This is an increase of 1,160 people, or 27.2 percent, in Wheeler County during the day. Rather than a real increase in the total population, this growth is largely the result of the additional prison population mentioned earlier. The number of people leaving the County during the day to go to work increased from 990 in 1990 to 1,205 in 2000, which was an increase of 21.7 percent. This will be discussed further in the Economic Development element, but it indicates a larger segment of the population having to leave the county each day to work elsewhere due to the lack of employment availability locally. Also, the number of people coming into the County to work during the day saw an increase during the same period, rising from 358 in 1990 to 457 in 2000, which was an increase of 27.7 percent. However, the gain in actual numbers was significantly less than the gain in those having to commute elsewhere. The total number of workers during the day saw a slight increase of 44 persons, or 3.6 percent, in Wheeler County, again indicating the lack of substantial job growth. This is again discussed in greater detail under “Commuting Patterns” in the Economic Development element, but these numbers do not indicate the lack of abundant jobs in the community.

Alamo and Glenwood. Tables P-1 and P-4 show the historic, current, and projected populations for the two cities of Wheeler County. The population growth of these cities can be described as fluctuating at best. From 1980 to 1990, Alamo experienced a decrease of 28.4% of its total population, only to reverse itself and gain 126.7% from 1990 to 2000 due to the opening of the Wheeler Correctional Facility. However, from 2000-02, Alamo fell -0.6 % as the prison population that drove much of the growth in the 1990s stabilized. From 1980 to 2000, Alamo saw an increase of 62.3%, again skewed by the addition of the prison population. The future projections through 2025 for the City of Alamo show that, although at a minimal rate, the population will increase during each period from 2004-2010, 2015, 2020 and 2025 as shown in Table P-4. Alamo is projected to experience a growth of 8.2% from 2004-2025, as mentioned earlier.

Glenwood was as inconsistent as Alamo in Wheeler County during the 1980-2002 period, never seeing two periods of continual increase in population as shown in Table P-1. There was a 14.1% increase from 1980-1990, a 5.0% decrease from 1990-2000, and a 0.1% increase from

2000-2002, all due primarily to natural increase as opposed to net migration. Glenwood had the lowest growth rate of both cities in Wheeler County from 1980-2000, experiencing an increase of 8.5% in population. Glenwood is projected to experience a 20.8% increase in population from 2004-2025 as shown in Table P-4, with much of this growth again likely due to natural increase.

Assessment

From 1980-2000, Wheeler County experienced population growth at a rate that was only about 40 percent that of the state and 80 percent of the nation as a whole. After experiencing a declining population in the 1980s, the county as a whole, and the City of Alamo particularly, bounced back during the 1990s largely due to the opening of the Wheeler Correctional Facility. This event brought some badly needed job stability to the area, but tended to skew the population growth data. What remaining growth occurred was mostly the result of natural increase. Among surrounding counties, Wheeler County ranked second from 1980 to 2000 with a growth rate of 19.9%, again due in large part to the presence of the prison. In real terms, however, the county as a whole is experiencing slow growth at best, but growth nonetheless. Future projections show current trends continuing for the next 20-25 years or so. Wheeler County (16 percent), Alamo (8.2 percent), and Glenwood (20.8 percent) are all projected to continue to see small increases in their population from 2004 to 2025 as shown in Table P-4. These trends should continue, barring major economic development events occurring, be it the closing of a major employer such as the prison, or the location of a new establishment(s) bringing with it abundant jobs.

Households

The historic, current, and projected number of households and average household size for Wheeler County, Alamo, and Glenwood are shown in Tables P-6, P-7. Georgia figures are included for comparison in all three tables, while Table P-7 includes U.S. figures for comparison as well. Table P-8 shows the current and projected number of households, unadjusted and adjusted, through 2025 in Wheeler County and Georgia. Table P-8A details the historic, current, and projected number of households, unadjusted and adjusted, through 2025 for the county's municipalities.

TABLE P-6
TOTAL NUMBER OF HOUSEHOLDS
Wheeler County, Alamo, Glenwood, and Georgia
1980-2000

Total Households	1980	1990	2000
Wheeler County	1,733	1,820	2,011
Alamo	406	323	363
Glenwood	272	349	354
Georgia	1,869,754	2,366,615	3,007,678

Source: U.S. Census Bureau, 1983, www.census.gov, 2004.

TABLE P-7
AVERAGE HOUSEHOLD SIZE
Wheeler County, Georgia, and the U.S.
1980-2025

Persons per Household	1980	1990	2000	2005	2010	2015	2020	2025
Wheeler County	2.94	2.70	2.54	2.48	2.46	2.45	2.47	2.49
Georgia	2.84	2.66	2.65	2.61	2.59	2.59	2.60	2.63
United States	2.74	2.63	2.59	2.56	2.54	2.54	2.55	2.58

Sources: U.S. Census Bureau, 1983, www.census.gov, 2004, Projections by Woods and Poole Economics, Inc., 2004.

**TABLE P-8
CURRENT AND PROJECTED NUMBER OF HOUSEHOLDS
Wheeler County and Georgia
2000-2025**

Total Households	2000	2005	2010	2015	2020	2025
Wheeler County						
Unadj. Households	2,016	2,083	2,144	2,197	2,238	2,269
Persons Per Household	2.520	2.480	2.460	2.450	2.470	2.490
Adj. Population	6,183	6,401	6,554	6,715	6,901	7,077
RDC Population	6,179	6,815	6,968	7,234	7,550	7,879
Adj. Households	2,113	2,175	2,228	2,269	2,301	2,113
RDC Households	2,011	2,250	2,312	2,400	2,483	2,561
Georgia						
Unadj. Households	3,022,410	3,265,030	3,501,380	3,727,580	3,929,140	4,108,410
Persons Per Household	2.650	2.610	2.590	2.590	2.600	2.630
Adj. Households	3,006,409	3,311,408	3,551,311	3,799,902	3,984,730	4,166,789

Source: Woods & Poole Economics, Inc., 2003 (adjusted by HOGARDC, 2004).

NOTE: The number of households and persons per household were adjusted proportionately according to RDC population projections.

TABLE P-8A
HISTORIC, CURRENT, AND PROJECTED NUMBER OF HOUSEHOLDS
AND AVERAGE HOUSEHOLD SIZE
Alamo and Glenwood
1980-2025

	1980	1990	2000	2005	2010	2015	2020	2025
Alamo								
Total Households	365	319	363	387	395	407	415	423
Persons Per Household	2.72	2.67	2.58	2.52	2.50	2.49	2.51	2.53
Glenwood								
Total Households	271	332	354	379	394	415	434	454
Persons Per Household	2.83	2.48	2.32	2.27	2.25	2.24	2.26	2.28

Sources: U.S. Bureau of the Census, www.census.gov (STF-1); Heart of Georgia Altamaha Staff projections, 2004.

As shown in Table P-6, the total number of households in Wheeler County increased by just 278 from 1980 to 2000, which is an increase of 16 percent during that time. This is compared to a 19.9% decrease in total population during the same period. In comparison, the total number of households in Georgia increased by almost 61 (60.9) percent, largely due to the explosive growth around the metro Atlanta area. The greater household than population increase is reflective of the national trend of declining household size. Wheeler County is no exception to this rule, which had its average household size steadily decrease from 2.94 in 1980 to 2.70 in 1990 to 2.54 in 2000. As shown in Table P-7, the County had a higher average household size than the state in both 1980 and 1990. However, by 2000 Georgia's average household size of 2.65 was higher than Wheeler County's (2.54) for the first time. This trend is projected to continue through at least 2025 when Georgia is projected to have an average household size of 2.63 and Wheeler County's is projected to be 2.49, thus slightly widening the gap. Also, Wheeler County's average household size was higher than the national average in both 1980 and 1990. By 2000, however, the county had a smaller number of persons per household than the nation as well as the state. This trend is also expected to continue through 2025. It is interesting to note that with Georgia's booming population, the state's average household size is expected to remain slightly higher than the nation through 2025.

As shown in Table P-8, households are expected to increase about 27 percent in Wheeler County to a total of 2,561 in 2025. This is roughly only about two-thirds of the projected Georgia net increase of roughly 39 percent during the same period. While the County continues to see a slow but steady increase in the number of households and a decrease in average household size, which is expected to go from 2.52 persons per household in 2000 to 2.49 in 2025, it remains below that of the state's 2025 estimate of 2.63. Since households are equivalent to occupied housing units, a minimal amount of net housing units will be needed in the County to accommodate the number of households that are expected (See Housing Element for projected housing figures). The projected increase in population growth is not expected to put any substantial pressure on the local housing market.

Alamo and Glenwood. Total households increased during the period of 1980-2000 in Glenwood, while there was a decrease in total households in Alamo during this period, as shown

in Table P-6. Alamo experienced a net loss of 43 households, or 10.6 percent, between 1980 and 2000. However, most of this decrease occurred during the 1980s, as the number of households in the city began to increase again between 1990 and 2000. The City of Glenwood gained a net total of 82 new households over the last two decades, or an increase of 30.1 percent. This was almost double the percentage increase seen at the county level, although the county's household gain in terms of actual numbers was much larger than Glenwood's. Future projections in Table P-8A show that slow and steady increases in the number of households are anticipated to continue for both Alamo and Glenwood. Alamo is projected to add a net total of 60 new households by 2025, or a gain of 16.5 percent from 2000. Glenwood is forecast to experience a net gain of 100 additional households between 2000 and 2025, or 28.2 percent. This percentage gain would be just higher than the roughly 27 percent gain projected for the county. Average household sizes are expected to continue to decline in both municipalities through 2015, when slight increases are projected to occur through 2025.

Assessment

Because of the trend of population migrating more to the unincorporated areas of Wheeler County, the county was actually the recipient of the largest actual increase in the number of households in the county from 1980-2000. However, the City of Glenwood actually experienced a larger percentage increase in the number of its households, and its percentage growth is projected to remain even with that of the county through 2025. From 1980 through 1990, Wheeler County had a larger average household size than that of the United States and Georgia. This trend began to reverse itself in 2000 with the county having a smaller household size than either the state or nation. The increased numbers of households in Wheeler County can be attributed to smaller household sizes within the County, as opposed to actual population growth. The opening of the Wheeler Correctional Facility in Alamo played a significant role in the smaller household sizes as well. Slow but steady increases in the total number of households are anticipated for the county and both municipalities through 2025, with average household sizes expected to continue to decline until 2015. Together these projections do not reflect a significant increased demand for new housing. The population growth that is expected is not projected to be sufficient enough to warrant additional pressures on the local housing market.

Age Distribution

The current and historic population by age distribution for Wheeler County and the cities of Alamo and Glenwood are shown in Tables P-9 and P-11. Table P-10 shows current population information by age distribution for Wheeler County, Georgia, and the U.S. Tables P-12 through P-15 detail population projections by age distribution for Wheeler County, Alamo, and Glenwood through 2025.

Wheeler County is in some respects like most counties in terms of its age structure. A combination of two categories: the less than 25 and 25-54 categories, represented a combined 78.8 percent of the county's population in 2000. This trend is not just a County trend because these same two combined categories represent 78.9 percent of the U.S. population in 2000 and 82.3 percent of Georgia's population in 2000, as shown in Table P-9. However, all three experienced decreases in the less than 25 age population from 1980-2000 in terms of percentage of overall population. Wheeler County ranks slightly above the U.S. and significantly above Georgia in terms of its elderly percentage of total population at 12.7 percent in 2000, which was actually down from a high of 16.2 percent in 1990. This is above the national number of 12.4 percent and that of the state, which is at 9.6 percent in 2000. The county's population is somewhat older than the state or the nation, which is not uncommon for a rural area.

Table P-12 and P-15 give Wheeler County's projected population distribution by age. In terms of single age categories, the 65 and over group has the highest population in 2000 with 782 persons (12.7 percent), and this trend will continue through 2025, where this group is projected to have a population of 1,318 persons, or 16.7 percent, as shown in Table P-12. From 2000 to 2025, the 25-54 combined age category is projected to see an increase in size of just 13.9 percent, as shown in Table P-15. Its percentage of the total population is likewise expected to decline from nearly 46 percent presently to almost 41 percent by 2025. For the same period, the less than 25 combined age category is projected to see the smallest increase, 13.7 percent. At the same time, the 55-64 age category is projected to nearly double in the county (91.3 percent), and the 65 and older age category is projected to increase by nearly two-thirds (68.5 percent). Overall, the total population is projected to increase 27.5 percent in the county as a whole from

TABLE P-9
HISTORIC POPULATION AGE DISTRIBUTION
Wheeler County, Georgia, and U.S.
1980-2000

	United States			Georgia			Wheeler County					
	1980	1990	2000	1980	1990	2000	Percent			Number		
	1980	1990	2000	1980	1990	2000	1980	1990	2000	1980	1990	2000
Total	100	100	100	100	100	100	100	100	100	5,155	4,903	6,179
Less Than 25	41.4	36.5	35.3	43.5	39.7	36.7	42.5	38.0	32.6	2,192	1,863	2,015
Age 25-54	37.7	42.6	43.6	38.6	46.0	45.6	32.2	37.5	46.2	1,660	1,840	2,856
Age 55-64	9.6	8.4	8.6	8.5	3.8	8.1	10.5	8.3	8.5	542	407	526
Age 65 & Over	11.3	12.5	12.4	9.4	10.5	9.6	14.8	16.2	12.7	761	793	782

Source: US Bureau of the Census, Census of Population, 1980, 1990, and 2000

TABLE P-10
DETAILED AGE DISTRIBUTION
Wheeler County, Georgia, and U.S.
2000

	United States	Georgia	Wheeler County
Total	100	100	6,179 (100)
Age 0 to 4	6.8	7.3	367 (5.9)
Age 5 to 9	7.3	7.6	357 (5.8)
Age 10 to 14	7.3	7.4	404 (6.5)
Age 15 to 19	7.2	7.3	414 (6.7)
Age 20 to 24	6.8	7.2	473 (7.7)
Age 25 to 29	6.9	7.8	468 (7.6)
Age 30 to 34	7.3	8.0	484 (7.8)
Age 35 to 39	8.1	8.5	538 (8.7)
Age 40 to 44	8.0	8.0	464 (7.5)
Age 45 to 49	7.1	7.0	477 (7.7)
Age 50 to 54	6.2	6.2	425 (6.9)
Age 55 to 59	4.8	4.6	307 (5.0)
Age 60 to 64	3.8	3.5	219 (3.5)
Age 65 & Over	12.4	9.6	782 (12.7)

Source: US Bureau of the Census, Census of Population, 2000.

**TABLE P-11
HISTORIC POPULATION BY AGE DISTRIBUTION
Wheeler County, Alamo, and Glenwood
1980-2000**

	Wheeler County			Alamo			Glenwood		
	1980	1990	2000	1980	1990	2000	1980	1990	2000
TOTAL Population	5,155	4,903	6,179	993	857	1,943	824	930	884
0 – 4 Years Old	460	366	367	80	76	71	69	75	75
5 – 13 Years Old	823	687	685	178	124	152	122	96	90
14 – 17 Years Old	426	363	331	87	63	54	71	99	56
18 – 20 Years Old	222	257	258	35	45	97	24	36	38
21 – 24 Years Old	261	190	374	49	50	177	35	46	51
25 – 34 Years Old	720	633	952	134	96	441	104	90	91
35 – 44 Years Old	515	594	1,002	101	110	432	70	117	128
45 – 54 Years Old	426	613	902	72	78	278	56	105	102
55 – 64 Years Old	542	407	526	117	77	98	97	45	87
65 Years and Over	760	793	782	140	138	143	176	221	166

Source: www.georgiaplanning.com (1980 and 1990), U.S. Bureau of the Census, www.census.gov; 2000.

**TABLE P-12
PROJECTED POPULATION BY AGE
Wheeler County
2000-2025**

	2000	2005	2010	2015	2020	2025
Total	6,179	6,815	6,968	7,234	7,550	7,879
Age 0 to 4	367	377	396	418	435	447
Age 5 to 9	367	379	388	413	431	450
Age 10 to 14	404	362	387	394	423	441
Age 15 to 19	414	411	367	386	400	437
Age 20 to 24	473	477	466	431	484	528
Age 25 to 29	468	593	509	511	487	549
Age 30 to 34	484	560	587	511	511	488
Age 35 to 39	538	562	561	602	530	537
Age 40 to 44	464	597	548	560	605	536
Age 45 to 49	477	516	585	546	559	595
Age 50 to 54	425	510	503	579	539	547
Age 55 to 59	307	417	471	468	537	498
Age 60 to 64	219	301	392	444	448	508
Age 65 & Over	782	753	808	971	1,161	1,318

Sources: U.S. Bureau of the Census, www.census.gov, Heart of Georgia Altamaha RDC Staff; 2004.

TABLE P-13
PROJECTED POPULATION BY AGE
Alamo
2000-2025

	2000	2005	2010	2015	2020	2025
Total	1,943	2,478	2,506	2,556	2,615	2,677
0 – 4 Years Old	71	74	78	82	85	86
5 – 13 Years Old	152	158	165	175	185	193
14 – 17 Years Old	54	58	52	55	57	60
18 – 20 Years Old	97	78	78	76	80	84
21 – 24 Years Old	177	282	283	279	300	315
25 – 34 Years Old	441	650	652	655	635	665
35 – 44 Years Old	432	645	650	663	682	651
45 – 54 Years Old	278	318	320	329	315	321
55 – 64 Years Old	98	101	102	101	107	110
65 Years and Over	143	114	126	141	169	192

Sources: U.S. Bureau of the Census, www.census.gov, Heart of Georgia Altamaha RDC Staff; 2004.

TABLE P-14
PROJECTED POPULATION BY AGE
Glenwood
2000-2025

	2000	2005	2010	2015	2020	2025
Total	884	927	954	1,000	1,056	1,114
0 – 4 Years Old	75	77	80	84	87	88
5 – 13 Years Old	90	88	91	97	102	106
14 – 17 Years Old	56	55	51	54	56	59
18 – 20 Years Old	38	40	39	38	40	42
21 – 24 Years Old	51	45	46	46	48	50
25 – 34 Years Old	91	94	94	94	91	96
35 – 44 Years Old	128	140	142	140	134	131
45 – 54 Years Old	102	108	112	117	120	124
55 – 64 Years Old	87	118	125	123	130	135
65 Years and Over	166	162	174	207	248	283

Sources: U.S. Bureau of the Census, www.census.gov, Heart of Georgia Altamaha RDC Staff; 2004.

TABLE P-15
PROJECTED POPULATION AGE DISTRIBUTION
Wheeler County, Alamo, and Glenwood
2000-2025

Wheeler County			
	2000	2025	% Change 2000-2025
Total	6,179	7,879	27.5
Less Than 25	2,025	2,303	13.7
Age 25-54	2,856	3,252	13.9
Age 55-64	526	1,006	91.3
Age 65 & Over	782	1,318	68.5
Alamo			
	2000	2025	% Change 2000-2025
Total	1,943	2,677	37.8
Less Than 25	551	738	33.9
Age 25-54	1,151	1,637	42.2
Age 55-64	98	110	12.2
Age 65 & Over	143	192	34.3
Glenwood			
	2000	2025	% Change 2000-2025
Total	884	1,114	26.0
Less Than 25	310	345	11.3
Age 25-54	321	351	9.3
Age 55-64	87	135	55.2
Age 65 & Over	166	283	70.5

Sources: US Bureau of the Census, www.census.gov; Heart of Georgia Altamaha RDC Staff; 2004.

2000 to 2025. As these projections show, the population in Wheeler County is clearly getting older, which again is typical for a small, rural area.

Alamo and Glenwood The cities of Wheeler County are represented in Tables P-11 and individually in Tables P-13 through P-14. Unlike the County as a whole, Alamo had the 25-34 year old population as their highest age group in 2000, with the 35-44 age group right behind, as shown in Table P-13. These numbers were nearly triple and quadruple, respectively, than their numbers in 1980, indicating the effect the prison has had in keeping Alamo's population generally younger than the county. For Glenwood, the 65 and over population represented 168 out of 884 people, or 19 percent, in 2000, making this group the city's largest single age category. As shown in Table P-13, by the year 2025 the 25-34 and 35-44 age groups are projected to still comprise the largest segment of Alamo's population, with growth in these categories expected to be in the 50 percent range thanks to the prison population. Projections for 2025 for Glenwood, as shown in Table P-14, show the 65 and over category remaining dominant through 2025 (283 persons, or 25.4 percent of the population), as is the case for the county. However, this age category makes up significantly more of Glenwood's population than in the county as a whole. This age group is projected to grow some 70.5 percent in Glenwood between 2000 and 2025, as shown in Table P-15. The 55-64 age category is also expected to increase by 55.2 percent by 2025, with all other age categories projected to show minimal change. Table P-15 shows that both the county and Glenwood are getting noticeably older, while the prison population is contributing to Alamo's population remaining somewhat younger.

Assessment

In what seems to be an inevitable trend in Alamo, Glenwood, and Wheeler County, the projected population of those 65 years old and older increases in each projected year from 2005 through 2025. It is projected that although Wheeler County is currently a place with many young to middle aged residents, it will see those same residents growing older in the County and cities, yielding an increase in the elderly population. However, Alamo's population should remain younger relative to the county and Glenwood due to the presence of a significant prison population, where inmates typically are younger in age. These trends are typical for a poor, rural area. It is also reflective of a stagnant population in which many younger people are leaving the

area seeking better paying jobs elsewhere, leaving behind an older citizenry. Until the population and the number of available jobs increase significantly, this trend will likely continue. This will present a challenge to local governments in that the elderly population requires different service needs than a younger population, particularly in terms of health care.

Racial Composition

Tables P-16 and P-17 deal with the current and historic racial composition of Wheeler County's governments, Georgia, and the United States. Tables P-18 and P-19 show current and future projections for Wheeler County, Georgia, and the U.S. Tables P-20 through P-22 show current and future projections by race for the county and the cities of Alamo and Glenwood. Table P-16 shows that in Wheeler County from 1980-2000, the two races with the smallest overall rate of increase were the White (10.3 percent) and Black (34 percent) races. The White population was the only segment to not match the growth rate of the county's population as a whole (19.9 percent). During this period, the race with the largest absolute increase was that of the Black race, which increased from 1,530 in 1980 to 2,050 in 2000, a 34.0 percent increase. However, the largest percent increase in the County over the same period comes from the other category that increased from 2 to 77, an increase of 3,750% percent. The numbers are skewed due to the fact of increase from such a low beginning figure. Hispanics, which is a burgeoning segment of the state's population, experienced very healthy gains in the county as well, growing some 476 percent over the last two decades. For Georgia and the U.S., the largest percent increase came from the Asian or Pacific Islander group in the U.S. (210.3%) and the Other category for Georgia (956.9%). As of 2000, the largest reported minority in the U.S. was that of Persons of Hispanic Origin, as shown in Table P-17. For Wheeler County, the Black race remained the largest minority in 2000, making up some one-third of the local population. It is interesting to note that although neither category had a comparable percent increase from 1980-2000, the Black and White categories remain the two largest racial categories in both the State and Wheeler County. This is a simple matter of scale, and the lack of other races in Wheeler County until recent years. In Georgia, the two categories (Black and White) combined to make

TABLE P-16
POPULATION BY RACE
Wheeler County Governments, Georgia, and U.S.
1980-2000

Category	United States				Georgia				Wheeler County			
	1980	1990	2000	1980-2000 % Change	1980	1990	2000	1980-2000 % Change	1980	1990	2000	1980-2000 % Change
TOTAL Population	224,810,192	248,032,624	281,421,920	25.2	5,457,566	6,478,216	8,186,453	50.0	5,155	4,903	6,179	19.9
White	186,877,632	199,357,408	211,460,624	13.2	3,944,056	4,600,148	5,327,281	35.1	3,618	3,425	3,989	10.3
Black	26,338,700	29,691,776	34,658,192	31.4	1,462,670	1,746,565	2,349,542	60.6	1,530	1,474	2,050	34.0
American Indian Eskimo or Aleut	1,378,993	1,958,212	2,475,956	79.5	7,400	13,348	21,737	193.7	3	0	8	166.7
Asian or Pacific Islander	3,429,179	7,260,757	10,641,833	210.3	22,911	75,781	177,416	674.4	0	0	6	NA
Other	6,726,155	9,764,458	15,359,073	128.3	18,572	42,374	196,289	956.9	2	4	77	3,750.0
Persons of Hispanic Origin	14,538,182	22,284,938	35,305,816	142.8	61,223	108,922	435,227	611.0	38	59	219	476.3

TABLE P-16 (Cont'd)
POPULATION BY RACE
Wheeler County Governments, Georgia, and U.S.
1980-2000

Category	Alamo				Glenwood			
	1980	1990	2000	1980-2000 % Change	1980	1990	2000	1980-2000 % Change
TOTAL Population	993	855	1,943	95.7	824	881	884	7.3
White	588	503	901	53.2	499	521	511	2.4
Black	385	352	1,022	165.5	325	346	338	4.0
American Indian Eskimo or Aleut	NA	0	0	NA	NA	0	2	NA
Asian or Pacific Islander	NA	0	0	NA	NA	4	4	NA
Other	0	0	11	NA	0	10	18	NA
Persons of Hispanic Origin	20	0	18	-10.0	0	16	23	NA

Source: U.S. Bureau of the Census, www.census.gov; 2004.

TABLE P-17
PERCENT OF POPULATION BY RACE
Wheeler County, Georgia, and U.S.
2000

	United States	Georgia	Wheeler County
TOTAL Population	100	100	100
White	75.1	65.1	64.6
Black	12.3	28.7	33.2
American Indian Eskimo or Aleut	0.9	0.3	0.1
Asian or Pacific Islander	3.8	2.2	0.1
Other	5.5	2.4	1.2
Two or More Races	2.4	1.4	0.8
Persons of Hispanic Origin	12.54	5.31	3.54

Source: U.S. Bureau of the Census, www.census.gov; 2004.

TABLE P-18
PROJECTED PERCENT OF POPULATION BY RACE
Wheeler County, Georgia, and U.S.
2000-2025

	United States						Georgia						Wheeler County					
	2000	2005	2010	2015	2020	2025	2000	2005	2010	2015	2020	2025	2000	2005	2010	2015	2020	2025
Total	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
White Population	75.1	79.5	78.4	77.4	76.3	75.2	65.1	66.0	64.9	63.7	62.5	61.3	64.6	64.8	63.8	63.1	62.3	61.9
Black Population	12.3	14.4	14.8	15.1	15.4	15.6	28.7	30.9	31.5	32.1	32.5	32.9	33.2	35.0	36.0	36.7	37.5	38.0
Native American	0.9	0.9	0.9	0.9	1.0	1.0	0.3	0.2	0.2	0.2	0.2	0.2	0.1	0.1	0.1	0.1	0.08	0.05
Asian & Pacific Islander	3.8	5.2	5.9	6.6	7.4	8.2	2.2	2.8	3.4	4.1	4.8	5.5	0.1	0.08	0.1	0.1	0.1	0.1
Hispanic, any Race	12.54	16.44	18.33	20.13	21.98	23.87	5.31	6.46	7.92	7.92	8.81	9.78	3.54	4.70	5.71	6.28	7.13	8.02
Note: Percentages do not equal 100 because of races of two or more																		

Sources: U.S. Bureau of the Census, www.census.gov; www.georgiaplanning.com; 2004.

TABLE P-19
PROJECTED PERCENT CHANGE IN POPULATION BY RACE
Wheeler County, Georgia, and U.S.
2000-2025

	United States % Change	Georgia % Change	Wheeler County % Change
Total	2.8	24.5	4.6
White Population	2.9	17.3	0.2
Black Population	30.4	42.8	19.6
Native American	13.4	-7.0	-62.5
Asian & Pacific Islander	122.0	218.5	0.0
Hispanic, any Race	95.5	129.0	136.5

Sources: U.S. Bureau of the Census, www.census.gov; www.georgiaplanning.com; 2004.

TABLE P-20
PROJECTED POPULATION BY RACE
Wheeler County
2000-2025

	2000	2005	2010	2015	2020	2025	% Change 2000-2025
Total	6,179	6,815	6,968	7,234	7,550	7,879	27.5
White Population	3,989	4,084	4,078	4,171	4,271	4,394	10.2
Black Population	2,050	2,434	2,526	2,651	2,796	2,926	42.7
Native American	8	8	7	7	7	4	-500.0
Asian & Pacific Islander	6	5	7	7	7	8	33.3
Hispanic, any Race	219	284	350	398	469	547	149.8

Sources: U.S. Bureau of the Census, www.census.gov; www.georgiaplanning.com, as adjusted by HOGARDC Staff proportionately; 2004.

TABLE P-21
PROJECTED POPULATION BY RACE
Alamo
2000-2025

	2000	2005	2010	2015	2020	2025	% Change 2000-2025
Total	1,943	2,478	2,506	2,556	2,615	2,677	37.8
White Population	901	1,028	1,026	1,036	1,056	1,081	20.0
Black Population	1,022	1,411	1,435	1,466	1,496	1,522	48.9
Other	11	14	17	19	22	26	136.4
Hispanic	18	25	31	35	41	48	166.7

Sources: U.S. Bureau of the Census, www.census.gov ; www.georgiaplanning.com, as adjusted by HOGARDC Staff proportionately; 2004.

TABLE P-22
PROJECTED POPULATION BY RACE
Glenwood
2000-2025

	2000	2005	2010	2015	2020	2025	% Change 2000-2025
Total	884	927	954	1,000	1,056	1,114	26.0
White Population	511	514	514	532	548	568	11.2
Black Population	338	352	365	383	408	430	27.2
Other	24	31	38	43	51	59	145.8
Hispanic	23	30	37	42	49	57	147.8

Sources: U.S. Bureau of the Census, www.census.gov ; www.georgiaplanning.com, as adjusted by HOGARDC Staff proportionately; 2004.

up 93.8 percent of the total population in 2000. Despite the rapid gains in the Hispanic population, this group only comprised some 5 percent of the state's total population in 2000. In Wheeler County, the same two categories made up 97.8 percent of the population in 2000. As mentioned previously, the U.S. saw White and Persons of Hispanic Origin as the two largest categories, making up 89.64 percent of the population in 2000.

The future makeup of Wheeler County and Georgia will tend to follow the same historic pattern as the 1980-2000 period, with White and Black making up well over 90 percent of the population in both Wheeler County and Georgia by 2025, as shown in Table P-18. It should also be noted that these groups also include Hispanics of any race. However, the White population is expected to continue to slowly decline as a percentage of both the county's and the state's total populations, while Blacks are expected to increase in terms of its percentage of the total. The White population nationally should remain relatively stable, with Asian and Pacific Islanders and those of Hispanic origin projected to see healthy increases. The same could be said at the state level, while only Hispanics of any race are expected to see significant percentage gains in the county. Its percentage of the county's population is projected to almost double (4.7 percent to 8.02 percent) between 2000 and 2025. From 2000-2025, Hispanics of any race will see the biggest increase in Wheeler County with 136.5 percent as shown in Table P-19. This is unlike Georgia and the U.S., who will see the Asian and Pacific Islander race have the highest increase (218.5 percent and 122 percent, respectively). However, the U.S. will also continue to see the trend of Hispanic being the dominating minority, increasing its percentage of the population from 12.54 percent in 2000 to 23.87 percent in 2025. Wheeler County is projected to follow this trend as well through 2025, where the Hispanic population is expected to increase by 149.8 percent, as shown in Table P-20. All races, with the exception of Whites (10.2 percent), are projected to increase at a faster rate than the county population as a whole (27.5 percent) through 2025.

Alamo and Glenwood Tables P-21 and P-22 deal with the current and projected population by race for Alamo and Glenwood. Like the county, Alamo and Glenwood will experience their highest racial percentage growth in the Hispanic category. Alamo is projected to experience a growth of 30 Hispanic persons, a 166.7 percent increase, from 2000-2025.

Glenwood's increase in the Hispanic population is projected to be 34 persons, or 147.8 percent, during the same period. While Alamo's population is projected to grow at a rate of 37.8 percent between 2000 and 2025, the White population is projected to increase by only 20 percent over the same period. Blacks are expected to more than double Whites in terms of percentage growth, with a projected increase of 48.9 percent. The same is anticipated to hold true in Glenwood, where the total population is projected to grow by 26 percent through 2025, but the white population is projected to only increase by 11.2 percent and blacks by 27.2 percent. Blacks are expected to remain the largest segment of the population in Alamo, increasing from 52.6 percent in 2000 to 56.9 percent by 2025. On the other hand, whites should remain the largest segment of Glenwood's population, though decreasing as a percentage of the total from 57.8 percent in 2000 to 51 percent in 2025.

Assessment

The racial composition of Wheeler County and its municipalities is projected to be more diverse by 2025. From 1980-2000 within the county and its municipalities, the White race saw the smallest increase out of any reported racial category. Although the White race is projected to decrease in terms of its share of the total population in Wheeler County by 2025, it should continue to maintain a higher percentage of the overall population than any other race in Wheeler County through 2025. The City of Alamo is projected to continue to have the Black population as its majority population through 2025. This again is the prison influence. Glenwood is projected to see the White population as its majority through 2025. The County should experience the same trend as the state and nation in terms of a rapidly expanding Hispanic population. The presence of Hispanics locally may be greater than shown since this segment of the population is difficult to accurately count. The Hispanic population is growing exponentially and is forecast to continue to do so both locally and statewide, as many are finding work in agriculture, construction, and other fields. This presents interesting challenges to local governments in terms of language and cultural barriers, education, and other service provisions, although total Hispanic numbers will remain below 600.

Educational Attainment

Tables P-23 through P-25 provide information on current and historic education levels of the adult population in Wheeler County, Alamo, and Glenwood. In Table P-23, Georgia is included for comparisons in educational attainment of the percentage of persons 25 and older. Table P-24 compares the educational attainment of persons 25 and older in Wheeler County to those in surrounding counties and the State of Georgia. Table P-25 again deals with Wheeler County, surrounding counties, and the state in discussing graduation statistics.

Wheeler County has a less educated population in comparison to the state as indicated by Table P-23. In 2000, Wheeler County lagged behind the state in every category, including numbers of residents who have either an Associate's or Bachelor's degree. In terms of surrounding counties, Wheeler County consistently has less college graduates in its population than its surrounding counties, as shown in Table P-24. In terms of residents with a graduate degree, Wheeler County at 2.8 percent ranks last in comparison with its surrounding counties. However, Wheeler County and all of its surrounding counties trail the Georgia rate of those with a graduate degree, 8.3 percent. Wheeler County does have a higher rate of those with only a high school education than the surrounding counties or the state at 41.8 percent. On the other hand, the county also had a higher percentage of its population with less than a ninth grade education (15.4 percent) than either the surrounding counties or the state as of 2000, although was significantly better than the 41.1 percent figure in 1980.. Fortunately, the dropout rate in Wheeler County was at 2.6 percent in 2001, the lowest number among surrounding counties as shown in Table P-25, and down drastically from a rate of 9.8 percent in 1995. Wheeler County has a lower dropout rate than does the State, which was at 6.4% in 2001. As of 2001, Wheeler County was nineteen percentage points behind the state average in high school graduation test scores at 46%, which is down from 84% where the test scores were in 1995. Only Telfair County (44 percent) had a lower overall graduation test score in 2001 than Wheeler County. But another positive development is that those Wheeler County grads attending a Georgia public college nearly doubled from 15.9 percent in 1995 to 31.7 percent in 2001, with only Jeff Davis (35.1 percent) and Telfair (32.4 percent) having a higher percentage. In 2001, 45 percent of Wheeler County's high school graduates were attending either a public college or public

TABLE P-23
EDUCATIONAL ATTAINMENT
Percent of Persons Age 25 and Older
Wheeler County, Alamo, Glenwood, and Georgia
1980-2000

Category	TOTAL Adult Population 25 & Over	Less Than 9 th Grade	9 th to 12 th Grade (No Diploma)	High School Graduate (Includes Equivalency)	Some College (No Degree)	Associate Degree	Bachelor's Degree	Graduate or Professional Degree
Wheeler County								
1980	2,963	1,217	655	628	240*	NA	127	96
1990	3,040	650	665	1,020	356	88	177	84
2000	4,144	638	694	1,733	641	142	181	115
Alamo								
1980	682	NA	NA	NA	NA	NA	NA	NA
1990	389	84	98	195	67	14	24	17
2000	1,299	207	119	667	234	21	22	29
Glenwood								
1980	474	NA	NA	NA	NA	NA	NA	NA
1990	461	179	150	131	61	12	32	13
2000	594	105	155	212	57	28	25	12
Georgia								
1980	3,085,528	23.7	19.9	28.5	13.3*	NA	8.5	6.1
1990	4,023,420	12.0	17.1	29.6	17.0	5.0	12.9	6.4
2000	5,185,965	7.6	13.8	28.7	20.4	5.2	16.0	8.3

Source: U.S. Bureau of the Census, www.census.gov, 2004. * - 1980 Census data did not differentiate between those with Some College (No Degree) and those with an Associate Degree.

TABLE P-24
EDUCATIONAL ATTAINMENT
Percent of Persons Age 25 and Older
Wheeler County, Surrounding Counties, and Georgia
1980-2000

County	TOTAL Adult Population 25 & Over	Less Than 9 th Grade	9 th to 12 th Grade (No Diploma)	High School Graduate (Includes Equivalency)	Some College (No Degree)	Associate Degree	Bachelor's Degree	Graduate or Professional Degree
Wheeler								
1980	2,963	41.1	22.1	21.2	8.1*	NA	4.3	3.2
1990	3,040	21.4	21.9	33.6	11.7	2.9	5.8	2.8
2000	4,144	15.4	16.7	41.8	15.5	3.4	4.4	2.8
Dodge								
1980	9,850	36.8	23.1	24.3	9.4*	NA	3.8	2.7
1990	11,160	19.5	23.7	34.3	10.1	4.5	5.2	2.8
2000	12,501	12.6	21.1	36.6	14.0	4.1	6.8	4.8
Jeff Davis								
1980	6,347	37.6	21.9	26.2	6.9*	NA	4.5	2.9
1990	7,309	20.6	24.2	32.5	11.4	3.1	6.1	2.2
2000	8,036	13.1	23.6	35.4	14.5	4.0	6.0	3.3
Laurens								
1980	21,391	30.5	23.8	26.2	9.7*	NA	6.0	3.8
1990	24,964	18.3	20.7	33.6	11.0	4.4	7.2	4.8
2000	28,875	10.6	19.1	37.1	14.9	3.9	8.9	5.5
Montgomery								
1980	3,736	33.0	25.1	28.2	6.6*	NA	3.9	3.2
1990	4,304	19.1	23.5	32.0	11.4	3.9	6.5	3.6
2000	5,108	9.3	19.3	39.4	14.4	4.2	8.9	4.6
Treutlen								
1980	5,679	35.4	25.0	22.7	8.8*	NA	4.4	3.7
1990	7,043	22.9	25.0	32.5	7.9	3.1	5.8	2.8
2000	7,906	10.3	26.1	40.1	12.2	2.9	5.4	3.0

County	TOTAL Adult Population 25 & Over	Less Than 9 th Grade	9 th to 12 th Grade (No Diploma)	High School Graduate (Includes Equivalency)	Some College (No Degree)	Associate Degree	Bachelor's Degree	Graduate or Professional Degree
Telfair								
1980	3,436	45.1	21.9	20.5	6.3*	NA	3.6	2.6
1990	3,674	26.5	20.8	33.9	8.5	4.0	4.1	2.2
2000	4,292	14.9	23.3	39.7	10.6	3.1	5.2	3.3
Georgia								
1980	3,085,528	23.7	19.9	28.5	13.3*	NA	8.5	6.1
1990	4,023,420	12.0	17.1	29.6	17.0	5.0	12.9	6.4
2000	5,185,965	7.6	13.8	28.7	20.4	5.2	16.0	8.3

Source: U.S. Bureau of the Census, www.census.gov, 2004. * - 1980 Census data did not separate those with Some College (No Degree) and those with an Associate Degree.

TABLE P-25
EDUCATIONAL GRADUATION STATISTICS
Wheeler County, Surrounding Counties, and Georgia
1995-2001

Education Graduation Statistics	H.S. Graduation Test Scores (All Components)	H.S. Dropout Rate	Percent of Grads Attending Georgia Public Colleges	Percent of Grads Attending Georgia Public Technical Colleges
Wheeler County				
1995	84%	9.8%	15.9%	19.0%
1996	65%	3.8%	32.1%	13.2%
1997	58%	5.1%	22.1%	14.7%
1998	56%	3.0%	36.5%	7.9%
1999	68%	3.8%	31.7%	13.3%
2000	60%	7.4%	NA	13.6%
2001	46%	2.6%	NA	NA
Dodge County				
1995	80%	9.0%	28.7%	12.8%
1996	76%	8.9%	39.9%	9.2%
1997	66%	8.1%	37.8%	6.5%
1998	68%	7.9%	36.2%	13.3%
1999	60%	7.3%	31.5%	20.0%
2000	77%	6.7%	NA	19.8%
2001	61%	6.7%	NA	NA

Education Graduation Statistics	H.S. Graduation Test Scores (All Components)	H.S. Dropout Rate	Percent of Grads Attending Georgia Public Colleges	Percent of Grads Attending Georgia Public Technical Colleges
Jeff Davis County				
1995	89%	7.5%	16.4%	9.7%
1996	89%	8.8%	38.6%	15.7%
1997	66%	7.4%	30.5%	13.7%
1998	77%	7.5%	37.7%	13.8%
1999	65%	10.1%	35.1%	14.9%
2000	71%	6.5%	NA	19.4%
2001	57%	7.7%	NA	NA
Laurens County				
1995	84%	8.8%	20.6%	8.6%
1996	68%	8.2%	34.3%	11.3%
1997	51%	7.9%	26.3%	15.1%
1998	55%	6.9%	26.0%	13.5%
1999	54%	6.1%	23.5%	12.8%
2000	59%	5.7%	NA	10.1%
2001	59%	5.7%	NA	NA
Montgomery County				
1995	65%	9.9%	8.8%	12.3%
1996	72%	12.8%	16.2%	10.3%
1997	62%	6.4%	18.0%	14.0%
1998	45%	7.1%	21.3%	17.5%
1999	66%	7.6%	25.5%	11.5%
2000	62%	5.2%	NA	11.9%
2001	48%	6.7%	NA	NA

Education Graduation Statistics	H.S. Graduation Test Scores (All Components)	H.S. Dropout Rate	Percent of Grads Attending Georgia Public Colleges	Percent of Grads Attending Georgia Public Technical Colleges
Telfair County				
1995	71%	8.6%	40.0%	13.0%
1996	60%	11.7%	29.8%	25.5%
1997	46%	10.2%	34.9%	7.0%
1998	50%	8.0%	37.8%	5.4%
1999	49%	2.2%	32.4%	11.1%
2000	49%	6.7%	NA	10.3%
2001	44%	8.5%	NA	NA
Treutlen County				
1995	62%	3.3%	35.7%	5.4%
1996	74%	9.5%	28.0%	14.7%
1997	63%	6.6%	32.4%	13.5%
1998	61%	4.1%	25.4%	12.7%
1999	58%	6.6%	26.8%	5.6%
2000	59%	7.2%	NA	10.1%
2001	55%	8.4%	NA	NA
Georgia				
1995	82%	9.26%	35.0%	5.4%
1996	76%	8.6%	30.0%	6.2%
1997	67%	7.3%	30.2%	7.1%
1998	68%	6.5%	38.8%	6.5%
1999	66%	6.5%	37.5%	6.4%
2000	68%	6.5%	37.3%	7.4%
2001	65%	6.4%	36.1%	8.8%

Source: Georgia Department of Education (2003). NA indicates that data was not available for that particular year.

technical college in the state of Georgia. Although some positive developments are occurring in Wheeler County, it is evident that more improvements are needed in educational attainment for the County to maintain stability in the future when compared to the State.

Alamo and Glenwood The majority of Alamo's population (51.3 percent) have a high school diploma but no further education. Another 25.1 percent of Alamo's population has less than a high school education. However, this is a marked improvement from 46.8 percent in 1990. Glenwood's 2000 percent of those without a high school diploma was 43.8 percent. However, this was down drastically from 71.4 percent in 1990. Another 35.7 percent of Glenwood's population in 2000 had a high school diploma as their highest educational attainment level. Both municipalities had low numbers of their population with some form of college degree, and those numbers actually declined slightly in Glenwood in 2000. Both cities appear to have less educated populations than the county as a whole.

Assessment

Wheeler County continues to lag behind in efforts to have a more educated population than Georgia and the United States. This trend has become typical for many rural counties. From 1980-2000, Wheeler County saw a decrease in the percentage of the population with no high school diploma, and an increase in those who had at least a high school diploma. However, these trends seem to be outdated at the state and national levels, which are both seeing the numbers of those with only a high school diploma decrease and those moving on to the college level increase. There are increasing numbers of those in Wheeler County who are moving on to pursue a college-level education. Also, Wheeler County witnessed a lower dropout rate than did the State in 2001. Although there have been some positive developments, there is still much work to do to bring educational attainment levels in Wheeler County up to par with the rest of the state. These trends bear serious consequences in that it presents barriers for the county to attract economic development. The overall low skill levels of the local population must be addressed for the county to attract the kind of growth it desires. Fortunately, there are some programs in place to address the skill levels of the labor force, particularly in light of the fact that more local graduates are attending a public college or public technical college in Georgia than ever before. These programs will be discussed further in the Economic Development element.

Income

Per capita incomes for Wheeler County, Georgia, and the U.S. from 1980-2000, and projected through 2025, as shown in 1996 dollars to account for inflation, are shown in Table P-26. Table P-27 shows the per capita income for Wheeler County, Georgia, and the U.S. in actual dollars from 1980 to 2000. Wheeler County consistently has significantly lower per capita incomes than those of the state and the nation. This trend is shown beginning in 1980 and continues throughout the projections through 2025, as shown in both Tables P-26 and P-27. In these projections, Wheeler County lags significantly behind the state for each income category, and the state lags slightly behind the nation for each of the same income categories. Between 1980 and 2000, Wheeler County's per capita income, in terms of 1996 dollars, grew at a rate of 91.8 percent. This was noticeably behind the 117.6 percent growth in Georgia's per capita income and slightly behind the 93.4 percent growth seen at the national level. In 1996 dollars, Wheeler County's 2000 per capita income of \$18,813 was just 56.3 percent of Georgia's per capita income and 52.7 percent of U.S. per capita income. From 1980 to 2000, Wheeler County per capita income in actual dollars increased less than Georgia and the U.S. with roughly a \$9,000 increase over the last 20 years, while Georgia saw an increase of about \$15,000 and the U.S. about \$14,000, as shown in Table P-27. In actual dollars, Wheeler County's 2000 per capita income of \$13,005 was 61.5 percent of Georgia's per capita income and 60.2 percent of the U.S. per capita income.

In terms of median household income for Wheeler County, Georgia, and the U.S., and mean household income for the county and state, as shown in Tables P-28 and P-29, respectively, Wheeler County lags behind the U.S. and Georgia for each category of comparison. Table P-28, using actual dollars, shows the median household income for Wheeler County, Georgia, and the U.S. For median household income, Wheeler County was \$6,522 behind the state in 1980, a number that rose to \$18,330 by 2000, as shown in Table P-28. In terms of percentages, Wheeler County's median household income was 56.7 percent of Georgia's in 2000 and 57.3 percent of U.S. median household income. Georgia's median household income was slightly higher (101 percent) than that of the U.S. In terms of percentage change, Wheeler County's median household income (again measured in actual dollars) grew by 182.6 percent between 1980 and 2000, which was just higher than the 182.3 percentage increase for the state as

TABLE P-26
PER CAPITA INCOME
Wheeler County, Georgia, and the U.S.
1980-2025

Income per Capita (1996 \$)	1980	1990	2000	2005	2010	2015	2020	2025
Wheeler County	\$9,808	\$13,784	\$13,978	\$15,035	\$15,937	\$16,849	\$17,767	\$18,813
Georgia	\$15,353	\$20,715	\$25,433	\$26,975	\$28,549	\$30,141	\$31,767	\$33,413
United States	\$18,444	\$22,871	\$26,988	\$28,581	\$30,227	\$31,943	\$33,758	\$35,673

Source: Woods and Poole Economics, Inc., 2004.

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TABLE P-27
PER CAPITA INCOME
Wheeler County Governments, Georgia, and the U.S.
1980-2000

Income per Capita (actual \$)	1980	1990	2000
Wheeler County	\$3,854	\$9,522	\$13,005
Alamo	\$4,218	\$8,499	\$8,147
Glenwood	\$3,360	\$6,358	\$13,301
Georgia	\$6,402	\$13,631	\$21,154
United States	\$7,298	\$14,420	\$21,587

Source: U.S. Bureau of the Census, www.census.gov; 2004.

TABLE P-28
MEDIAN HOUSEHOLD INCOME
Wheeler County Governments, Georgia, and the U.S.
1980-2000

Median Household Income (Actual \$)	1980	1990	2000
Wheeler County	\$8,511	\$16,585	\$24,053
Alamo	\$9,112	\$18,977	\$25,000
Glenwood	\$7,270	\$11,010	\$16,900
Georgia	\$15,033	\$29,021	\$42,433
United States	\$16,841	\$30,056	\$41,994

Source: U.S. Bureau of the Census, www.census.gov, 2004.

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TABLE P-29
MEAN HOUSEHOLD INCOME
Wheeler County and Georgia
1980-2000

Mean Household Income (Current \$)	1980	1990	2000	2005	2010	2015	2020	2025
Wheeler County	NA	\$18,571	\$25,193	\$28,081	\$30,984	\$33,955	\$36,843	\$39,785
Georgia	NA	\$33,259	\$42,158	\$44,169	\$52,533	\$54,203	\$63,964	\$59,049

Source: Woods and Poole Economics, Inc., 2004.

a whole and significantly higher than the 149.4 percent growth at the national level. Mean household income for the same period yields much of the same comparison, with the gap becoming larger in terms of dollar amounts from 1990-2025. Again, Wheeler County with a growth of \$6,622 (in current dollars) from 1990 to 2000 trails Georgia (\$8,899 increase). Wheeler County's mean household income of \$18,571 was 55.8 percent of Georgia's mean household income of \$33,259. Projections through 2025 show this gap continuing to widen in current dollar amounts (\$39,785 for Wheeler County in 2025 compared to \$59,049 in Georgia). However, the county's mean household income is projected to increase faster as a percentage than in Georgia (114.2 percent compared to 77.5 percent).

Table P-30 shows the household income distribution figures from 1980-2000 for Wheeler County, Alamo, and Glenwood. Table P-31 shows household income distribution by percentages for the county and Georgia, and Table P-32 shows similar information for Alamo and Glenwood. As shown in Table P-31, the bulk of Wheeler County's households have incomes of under \$30,000, while household incomes at the state level appear to be more diverse. This disparity is not quite as apparent as was the case in 1980, when almost 86 percent of Wheeler County's households had incomes of less than \$20,000. By 2000, some 60 percent of the county's households had incomes of less than \$30,000. However, just under one-fourth (23.19 percent) of the county's households still had incomes that were less than \$10,000 in 2000, indicating a substantial prevalence of households living in poverty. While approximately one-third of Georgia's households had incomes in the upper income categories of \$60,000 and above in 2000, this was the case for just roughly 16 percent of Wheeler County's households. However, this was a substantial improvement for the county from 1980, when less than 1 percent of households had incomes of \$60,000 and up.

Alamo and Glenwood Incomes are relatively low in the county's municipalities even in comparison to the county, due to the presence of low incomes. Possible causes of such low incomes can be attributed to a lack of educational attainment and the increasing elderly population. Table P-27 shows that Alamo's per capita income, which was the highest of the three local governments in 1980, was by far the lowest in 2000. Much of this disparity could be attributed to the prison population in the city. Table P-28, however, does show that Alamo's

TABLE P-30
HOUSEHOLD INCOME DISTRIBUTION
Wheeler County, Alamo, and Glenwood
1980-2000

Category	Wheeler County			Alamo			Glenwood		
	1980	1990	2000	1980	1990	2000	1980	1990	2000
TOTAL Households	1,733	1,820	2,022	406	323	340	272	349	384
Income less than \$5,000	517	314	NA	126	67	NA	77	85	NA
Income \$5,000 - \$9,999	472	275	469	121	37	85	67	79	124
Income \$10,000 - \$14,999	259	231	183	52	33	30	47	47	49
Income \$15,000 - \$19,999	240	202	197	61	29	23	34	48	39
Income \$20,000 - \$29,999	91	353	356	19	72	65	16	29	71
Income \$30,000 - \$34,999	60	143	79	10	28	22	12	25	13
Income \$35,000 - \$39,999	48	72	135	8	15	22	9	7	14
Income \$40,000 - \$49,999	29	106	178	8	20	25	4	11	23
Income \$50,000 - \$59,999	4	43	109	0	6	21	2	11	6
Income \$60,000 - \$74,999	4	49	135	0	12	15	1	4	18
Income \$75,000 - \$99,999	5	12	94	0	2	17	2	3	18
Income \$100,000 or more	6	20	87	1	2	15	1	0	9

Source: U.S. Bureau of the Census, www.census.gov; 2004.

TABLE P-31
HOUSEHOLD INCOME DISTRIBUTION BY PERCENTAGE
Wheeler County and Georgia
1980-2000

Category	Wheeler County			Georgia		
	1980	1990	2000	1980	1990	2000
TOTAL Households	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Income less than \$5,000	29.83%	17.25%	NA	16.20%	7.90%	NA
Income \$5,000 - \$9,999	27.24%	15.11%	23.19%	17.10%	8.87%	10.13%
Income \$10,000 - \$14,999	14.95%	12.69%	9.05%	16.28%	8.62%	5.85%
Income \$15,000 - \$19,999	13.85%	11.10%	9.74%	14.19%	8.87%	5.91%
Income \$20,000 - \$29,999	5.25%	19.40%	17.61%	11.53%	17.13%	12.74%
Income \$30,000 - \$34,999	3.46%	7.86%	3.91%	8.23%	7.90%	6.22%
Income \$35,000 - \$39,999	2.77%	3.96%	6.68%	5.53%	6.77%	5.87%
Income \$40,000 - \$49,999	1.67%	5.82%	8.80%	3.36%	11.03%	10.85%
Income \$50,000 - \$59,999	0.23%	2.36%	5.39%	2.04%	7.61%	9.24%
Income \$60,000 - \$74,999	0.23%	2.69%	6.68%	1.47%	6.85%	10.48%
Income \$75,000 - \$99,999	0.29%	0.66%	4.65%	2.57%	4.63%	10.36%
Income \$100,000 or more	0.35%	1.10%	4.30%	1.52%	3.81%	12.34%

Source: U.S. Bureau of the Census, www.census.gov; 2004.

TABLE P-32
HOUSEHOLD INCOME DISTRIBUTION BY PERCENTAGE
Alamo and Glenwood
1980-2000

Category	Alamo			Glenwood		
	1980	1990	2000	1980	1990	2000
TOTAL Households	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Income less than \$5,000	31.03%	20.74%	NA	28.31%	24.36%	NA
Income \$5,000 - \$9,999	29.80%	11.46%	25.00%	24.63%	22.64%	32.29%
Income \$10,000 - \$14,999	12.81%	10.22%	8.82%	17.28%	13.47%	12.76%
Income \$15,000 - \$19,999	15.02%	8.98%	6.76%	12.50%	13.75%	10.16%
Income \$20,000 - \$29,999	4.68%	22.29%	19.12%	5.88%	8.31%	18.49%
Income \$30,000 - \$34,999	2.46%	8.67%	6.47%	4.41%	7.16%	3.39%
Income \$35,000 - \$39,999	1.97%	4.64%	6.47%	3.31%	2.01%	3.65%
Income \$40,000 - \$49,999	1.97%	6.19%	7.35%	1.47%	3.15%	5.99%
Income \$50,000 - \$59,999	0.00%	1.86%	6.18%	0.74%	3.15%	1.56%
Income \$60,000 - \$74,999	0.00%	3.72%	4.41%	0.37%	1.15%	4.69%
Income \$75,000 - \$99,999	0.00%	0.62%	5.00%	0.74%	0.86%	4.69%
Income \$100,000 or more	0.25%	0.62%	4.41%	0.37%	0.00%	2.34%

Source: U.S. Bureau of the Census, www.census.gov; 2004.

median household income was the highest in the county between 1980 and 2000. A bright spot for Glenwood is that its per capita income, which was the lowest in the county in 1980, was the highest in 2000 having grown by some \$10,000 in actual dollars over the period. However, the city's median household income trails the county and Alamo significantly as of 2000. Table P-32 shows that in 2000, Alamo's highest household income distribution category was the \$5,000-\$9,999 income category, indicating that one-fourth (25 percent) of the city's households had incomes below \$10,000. This is very similar to that for the county, but is down sharply from 60 percent in 1980. This was also true of Glenwood in 2000, as the highest income category was the \$5,000-\$9,999 category as well, comprising an even greater percentage (32.29 percent) of the city's households than either Alamo or the county. In 1980, some 53 percent of the city's households had incomes of less than \$10,000, meaning that income gains have not been as strong here as elsewhere in the county. Alamo and Glenwood also have lower percentages of their households in the upper income categories (\$60,000 or more) than in the county: 13.82 percent and 11.72 percent, respectively. Income growth, which is not overly strong in the county to begin with, appears to be even less prevalent in the municipalities.

Assessment

Although Wheeler County's per capita income has significantly increased in both actual dollars and percentage change and is projected to increase through 2025, the results continue to show a per capita income that is significantly behind that of the State and nation. The County fell well short of the state median and mean household incomes in both decades from 1980-2000 and is projected to continue to fall well short through 2025. As can be expected by the statements above, a majority of the income distribution for Wheeler County and its two cities falls in the \$0-\$29,999 range. The higher income ranges experienced some growth from 1980-2000, whereas the same categories on the state level doubled in some instances over the same period. However, incomes remain relatively low in the county, indicating a sizable portion of households remain in poverty. This is to be expected give the relatively low educational attainment levels and significant elderly population. For local household incomes to catch up to the rest of the state and nation, much work will have to be done to raise the skill levels of the local labor force. Only through increased skill levels will the county be able to attract the kinds of good-paying jobs necessary to raise household incomes sufficiently.

ECONOMIC DEVELOPMENT

Introduction

Economic development is one of the major factors, if not the most important factor, that defines a community's overall health and vitality. A community undertakes comprehensive planning to make itself a better place to live and work, and improve its overall quality of life. Most often this requires economic prosperity, the enhancement of the tax base, wages, and available jobs. These enhancements provide the dollars required for community infrastructure and service improvements, better housing, and a higher standard of living.

It is necessary for a community to understand and address the factors driving its economic development to improve itself and make its desired future happen. Wheeler County's past development is an obvious example of commerce's influence on growth and development. From railroad stop settlements to the family farm and to the development of naval stores, Wheeler County's growth periods prior to World War II have been associated with commerce and economic development. Similarly the changing face of economic development can cause decline. Much of the late twentieth century saw the decline of the railroad as a principle means of transportation and the advent of the automobile that allowed people greater mobility to search for better employment and higher wages. Further changes in technology led to the development of more mechanized farming that requires a lesser number of people needed to work the farm than in times past.

This plan element addresses the state of economic development of the Wheeler County community, including its incorporated cities of Alamo and Glenwood. The economic base, labor force, and local economic resources of the community are examined through a three-step process of inventory and assessment, goal setting, and the development of implementation strategies. The inclusion of economic data, as required for ten years prior to the plan and for twenty years beyond plan preparation, has been satisfied to the best of the community's ability. Required data and analysis are provided in tabular and text format. Almost all economic data is presented at the county level, because such data for rural areas is generally only available at that level, and economic planning generally only makes sense at that level. Only limited data would be available for Alamo and Glenwood. The county as a whole is truly an inseparable economic

entity, most significant economic activity centers on both Alamo and Glenwood, and local economic resources and activities generally take place on a joint countywide basis.

The Minimum Standards require the inclusion of a multitude of numbers and data forecasts. Many of these numbers are provided from data obtained through national econometric models that are based on past occurrences, and known trends and influences. It should be remembered that data are numbers with inherent accuracy problems, no matter the source. Application of models which display accurate national results become less accurate when applied to smaller areas because of sheer size. The purpose for these numbers is to provide a snapshot of the community and to help understand ongoing trends. Those citizens and leaders involved in plan preparation often have intuitive knowledge and insight on both the conditions of the local economy and the reality behind the numbers. The recognition and acknowledgement of strengths and weaknesses revealed in such analysis provides the foundation to determine means, goals, and policies appropriate for local community economic development strategies.

This economic development element was developed through a community-based plan coordination committee with members appointed by all three governments in the county to address economic development issues and concerns as a joint effort. It has been accepted for a long time in Wheeler County that the economic fate of all local governments is intertwined, and that the local economy could not be analyzed or developed except on a countywide basis. The result of this cooperative approach is a joint plan for the entire community which addresses priority needs and activities that require the attention of all concerned, while also addressing any specific needs in Alamo, Glenwood, or unincorporated Wheeler County.

The organization of this element of the plan is structured to comply with guidelines established by the Georgia Department of Community Affairs. The element continues with an analysis and assessment of the economic base, labor force, local economic development resources, and recent and unique economic activities of the countywide community. It concludes with a summary of needs and issues, before the goal, objectives, and planned implementation activities of the community regarding economic development are set forth.

Economic Base

Overall Description/Trends. Wheeler County is a rural county in southeast Georgia with a past and present intricately tied to transportation and agriculture. More than 80 percent of its land area is in timberlands. With the changes in agricultural technology over the last fifty years, almost one-fifth of the county's employment is still in agriculture or related activities. The county's early development can be traced to the Oconee River's access to its pine forests, and later development to railroads and U.S. 280. Wheeler County's future economic development may similarly be tied to these features. Its biggest assets include its agricultural and forestry land base and other natural resources, and its transportation access. The county has shown small, almost stagnant, growth, a rate much slower than that of the state or the U.S as a whole.

Data from the private econometrics firm of Woods and Poole are shown in Tables ED-1 through ED-14 to illustrate the Wheeler County economic base and compare it to the Georgia economy. While one may take issue with specific numbers, especially in future projections, (this will be discussed again shortly) these data are important to denote recent trends and local economic influences and differences with the state. As might be expected, there are major differences between the local and state economic bases as well as widely divergent growth patterns.

In isolation, the Wheeler County economy has exhibited generally modest growth in the last twenty years. Employment has grown from 1,503 workers in 1980 to 1,589 in 1990 to 1,745 in 2000. Total earnings have increased (in constant 1996 dollars) from \$17.7 million in 1980 to \$28.4 million in 1990 to \$34.6 million in 2000. While this growth has remained positive (which may not be said of all rural areas), it pales in comparison to state or national growth. From 1980 to 2000, Wheeler County's total employment grew approximately 16.1 percent, while total earnings increased by 95.5 percent. This county employment growth was far less than that of the U.S. (45.5 percent) and about one-fifth of Georgia's (76.9 percent). County total earnings increase for the period was significantly better than that of the U.S. (75.9 percent) but was about one-third less than Georgia's (141.2 percent). This is certainly evidence that while the county economy was not completely stagnant, it fell much behind that of the state and nation in terms of employment while performing somewhat better in terms of earnings.

There are some potential areas of the local economy with important assets for future growth. More detailed information to provide a clearer picture of what is currently represented in

various components of the local economy and of their potential for expansion is discussed and analyzed below.

Employment By Sector. The detail of employment by sector shown for Wheeler County in Tables ED-1 and ED-2 and its comparison with Georgia in Table ED-3 and the U.S. in Table ED-4 reveal major differences in the three economies. The top five sectors of employment in Wheeler County in 2000 were, in order of most jobs first, Services, State and Local Government, Farming, Transportation/Communications/Public Utilities, and Manufacturing. Georgia's top five 2000 employment sectors were the same as those for the U.S. These were Services, Retail Trade, Manufacturing, State and Local Government, and Finance/Insurance/Real Estate. Prior to 2000, Farming and Manufacturing were the top employment sectors in Wheeler County in 1980 and 1990, respectively, while Services was fifth in 1980 and second in 1990. State and Local Government was third in both 1980 and 1990. In 1990, Georgia began the switch from an economy that was led in employment by the manufacturing sector to an economy where the services sector employed the greatest number of people. Simultaneously, Wheeler County was beginning to transition away from an economy with agriculture as the primary employer. In the state as a whole, this change had occurred some decades ago.

In terms of percentages, farming jobs were more than eleven times as prevalent in Wheeler County in 2000 as Georgia, and more than eight times as prevalent as the U.S. Other sectors with a larger presence in Wheeler County in 2000 than in Georgia were agricultural services (more than twice above Georgia's percentage), state and local government (almost double that of Georgia), and transportation/communications/public utilities (almost one-third greater than that of Georgia). On the other hand, manufacturing in Wheeler County in 2000 was one-third less than in Georgia, the local construction sector was almost 50 percent less than Georgia, and the local retail trade sector was about one-half less than the state.

The change that has taken place in the Wheeler County economy over the last 20 years has been quite significant. As of 2000, some 60 percent of the local economy's total employment can be found in just three sectors: Services, State and Local Government, and Farming. Between 1980 and 2000, employment in the Services sector increased by nearly three and one-half times (6.72% to 24.7%), Transportation/Communications/Public Utilities employment increased by two and one-half times (3.73% vs. 9.68%), and Financial/Insurance/Real Estate employment increased more than three fold (1.53% to 6.07%). On the other hand, substantial declines were found in the Farm (29.21% to 16.1%) and Manufacturing (21.69% vs. 8.02%)

Table ED-1
Employment By Economic Sector
Wheeler County
1980-2025

Category	1980	1990	2000	2005	2010	2015	2020	2025
Total	1,503	1,589	1,745	1,850	1,922	1,983	2,048	2,120
Farm	439	256	281	273	262	252	243	236
Agricultural Services, Other	25	22	50	65	74	80	86	91
Mining	0	0	0	0	0	0	0	0
Construction	55	50	51	53	53	54	54	55
Manufacturing	326	317	140	138	137	136	136	137
Trans., Comm., & Public Utilities	56	160	169	182	190	195	200	204
Wholesale Trade	35	12	13	13	13	13	12	12
Retail Trade	105	93	134	143	148	153	158	164
Finance, Insurance, & Real Estate	23	36	106	113	120	126	132	139
Services	101	311	431	481	522	562	606	653
Federal Civilian Government	21	20	12	11	11	10	10	9
Federal Military Government	21	21	18	18	19	19	19	19
State & Local Government	296	291	340	360	373	383	392	401

Source: Woods and Poole Economics, Inc., 2003.

Table ED-2
Percentage Employment By Economic Sector
Wheeler County
1980-2025

Category	1980	1990	2000	2005
Total	100.00%	100.00%	100.00%	100.00%
Farm	29.21%	16.11%	16.10%	14.76%
Agricultural Services, Other	1.66%	1.38%	2.87%	3.51%
Mining	0.00%	0.00%	0.00%	0.00%
Construction	3.66%	3.15%	2.92%	2.86%
Manufacturing	21.69%	19.95%	8.02%	7.46%
Trans., Comm., & Public Utilities	3.73%	10.07%	9.68%	9.84%
Wholesale Trade	2.33%	0.76%	0.74%	0.70%
Retail Trade	6.99%	5.85%	7.68%	7.73%
Finance, Insurance, & Real Estate	1.53%	2.27%	6.07%	6.11%
Services	6.72%	19.57%	24.70%	26.00%
Federal Civilian Government	1.40%	1.26%	0.69%	0.59%
Federal Military Government	1.40%	1.32%	1.03%	0.97%
State & Local Government	19.69%	18.31%	19.48%	19.46%

Category	2010	2015	2020	2025
Total	100.00%	100.00%	100.00%	100.00%
Farm	13.63%	12.71%	11.87%	11.13%
Agricultural Services, Other	3.85%	4.03%	4.20%	4.29%
Mining	0.00%	0.00%	0.00%	0.00%
Construction	2.76%	2.72%	2.64%	2.59%
Manufacturing	7.13%	6.86%	6.64%	6.46%
Trans., Comm., & Public Utilities	9.89%	9.83%	9.77%	9.62%
Wholesale Trade	0.68%	0.66%	0.59%	0.57%
Retail Trade	7.70%	7.72%	7.71%	7.74%
Finance, Insurance, & Real Estate	6.24%	6.35%	6.45%	6.56%
Services	27.16%	28.34%	29.59%	30.80%
Federal Civilian Government	0.57%	0.50%	0.49%	0.42%
Federal Military Government	0.99%	0.96%	0.93%	0.90%
State & Local Government	19.41%	19.31%	19.14%	18.92%

Source: Woods and Poole Economics, Inc., 2003.

Table ED-3
Percentage Employment By Economic Sector
Georgia
1980-2025

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

Source: Woods and Poole Economics, Inc., 2003.

Table ED-4
Percentage Employment By Economic Sector
United States
1980-2025

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

Source: Woods and Poole Economics, Inc., 2003.

sectors, indicating a decreasing reliance on two historically important components of the local economy.

At the same time, both the state and national economies have experienced fundamental shifts as well. The largest increase in Georgia's employment between 1980 and 2000 was in the Services sector (18.3% vs. 28.63%), while the steepest decline was found in the Manufacturing sector (19.25% vs. 12.63%). This mirrors the change in the national economy over the same time period, as the economy at both the state and federal level shifts away from a manufacturing-based economy to one that is more service-based. Between 1980 and 2000 the Services sector increased in terms of total employment in the U.S. from 21.89 percent to 31.75 percent. Simultaneously, the Manufacturing sector's share of total federal employment dropped from 18.19 percent to 11.61 percent, as that sector has experienced hard times over the last 20 years due to technological changes and an increasingly competitive global economy.

If future projections supplied by Woods & Poole are any indication, the ongoing trends taking place at the local, state, and national level should continue. Total employment in Wheeler County should increase by about one-fifth between 2000 and 2025, which again should be significantly less than that seen at the state (41.7 percent) or U.S. (about 35 percent) levels. By 2025, the three largest sectors of employment in Wheeler County are projected to be in the Services (30.8 percent), State & Local Government (18.92 percent), and Farm (11.13 percent) sectors. These three sectors combined are expected to comprise some 60 percent of Wheeler County's total employment. From 2000 to 2025, the Services sector is forecast to experience the largest increase in terms of its share of total employment in Wheeler County (24.7% vs. 30.8%), mirroring the current trend at the state and national levels of a more service-based economy. The Farm sector (16.1% vs. 11.13%) is projected to continue its steep decline from previous years as the economy continues to become less dependent on agriculture. The Manufacturing sector (8.02% vs. 6.46%) is expected to continue a slow but steady decline in terms of its share of total employment. However, projections actually call for the actual number of those employed in manufacturing to stabilize in Wheeler County beginning in 2010 and continuing through 2025, indicating that perhaps the deteriorating health of this sector over the last couple of decades may begin to level off as other sectors grow, thus leading to a lesser percentage of total employment belonging to manufacturing jobs.

The state of Georgia's economy over the next 25 years is projected to head in much the same direction as it has been. By 2025, the largest sectors of employment in Georgia are projected to be in the Services (33.35 percent), Retail Trade (17.76 percent), and State & Local Government (10.10 percent) sectors; comprising more than 60 percent of Georgia's total employment. The Services sector is projected to continue to see the biggest increase statewide between 2000 and 2025 (28.63% vs. 33.35%), with the Retail Trade sector being the only other one forecasted to see significant growth. Manufacturing is projected to decline the greatest among all sectors in terms of its share of total employment, although as in Wheeler County, Woods & Poole projects that things should begin to turn around in terms of actual numbers employed beginning in 2000. The same is true at the federal level, with the dip in the number employed in manufacturing leveling off in 2000 and slowly increasing thereafter through 2025. As dependent as Georgia is becoming on services-oriented businesses, the U.S. economy is becoming even more so, with just under 40 percent of total employment nationwide projected to be in the Services sector by 2025.

Earnings By Sector. In terms of 2000 earnings, the same three highest employment sectors in Wheeler County also provide the most earnings, but in a different order. The State and

Local Government sector is the highest sector in terms of total earnings while second in total employment. This is largely attributable to the presence of the Wheeler Correctional Facility near Alamo, with its large number of good-paying jobs. While first in total employment, the Services sector is only third in total earnings, attributable to the lower wage jobs that are commonly found in this sector. Agriculture remains important to the local economy, being second in terms of total earnings while also being third in total employment. It is significant to note these top three sectors provided about 60 percent of Wheeler County 2000 earnings, as was the case with total employment. State and Local Government alone provided nearly one-fourth of total earnings alone (23.57 percent). Tables ED-5 and ED-6 denote the change in total earnings in Wheeler County over the last twenty years. Between 1980 and 2000, earnings in the Manufacturing sector declined by more than one-half as a percent of total earnings in Wheeler County (22.68% vs. 10.75%), accompanying the decline in total employment. Interestingly, State & Local Government earnings also declined as a percentage of total earnings (32.27% vs. 23.57%), despite the gain in employment over the same time. Meanwhile, the biggest gains in terms of percentages were found in Farming (5.48% to 18.04%) and Services (8.08% to 17.7%). Although declining in the number of jobs, farming jobs still attracted relatively good pay.

Georgia's 2000 top three sectors in terms of earnings were Services, Manufacturing, and State & Local Government. However, Georgia's top three sectors provided nearly 50 percent of total earnings, and Services alone accounted for over one-fourth (26.77 percent) of total earnings. Between 1980 and 2000, earnings in the Manufacturing sector declined by nearly one-third at the state level in terms of its share of total earnings, according to Table ED-7. The Services sector's share increased by nearly 70 percent over that same time.

Table ED-8 shows the historical change over time in the U.S. In 2000, the top three sectors in terms of earnings at the national level were Services, Manufacturing, and State & Local Government. These three sectors combined to make up some 55 percent of total earnings nationwide. Interestingly, while Retail Trade was one of the top employers in the U.S., it only made up just fewer than 9 percent of total earnings. This is a reflection of the low-paying jobs that are often found in this particular sector. The changes in total earnings at the national level mirror closely those found in Georgia, with Manufacturing steeply declining in terms of its share of the total and Services sharply rising.

Tables ED-5 and ED-6 also highlight future projections for Wheeler County, as supplied by Woods & Poole. By 2025, almost two-thirds (62.09 percent) of Wheeler County's total

Table ED-5
Earnings By Economic Sector (In 1996 Dollars)
Wheeler County
1980-2025

Category	1980	1990	2000	2005
Total	\$17,705,000	\$28,387,000	\$34,649,000	\$38,382,000
Farm	\$971,000	\$4,969,000	\$6,251,000	\$6,699,000
Agricultural Services, Other	\$254,000	\$232,000	\$432,000	\$593,000
Mining	\$0	\$0	\$0	\$0
Construction	\$527,000	\$1,044,000	\$729,000	\$785,000
Manufacturing	\$4,016,000	\$5,483,000	\$3,726,000	\$3,892,000
Trans., Comm., & Public Utilities	\$1,866,000	\$4,190,000	\$5,149,000	\$5,741,000
Wholesale Trade	\$657,000	\$239,000	\$293,000	\$299,000
Retail Trade	\$993,000	\$938,000	\$1,794,000	\$1,956,000
Finance, Insurance, & Real Estate	\$455,000	\$573,000	\$1,254,000	\$1,427,000
Services	\$1,431,000	\$3,522,000	\$6,134,000	\$7,324,000
Federal Civilian Government	\$672,000	\$625,000	\$483,000	\$481,000
Federal Military Government	\$149,000	\$237,000	\$237,000	\$252,000
State & Local Government	\$5,714,000	\$6,335,000	\$8,167,000	\$8,933,000

Category	2010	2015	2020	2025
Total	\$41,648,000	\$44,926,000	\$48,414,000	\$52,251,000
Farm	\$7,096,000	\$7,514,000	\$7,969,000	\$8,473,000
Agricultural Services, Other	\$704,000	\$796,000	\$882,000	\$969,000
Mining	\$0	\$0	\$0	\$0
Construction	\$815,000	\$844,000	\$873,000	\$903,000
Manufacturing	\$4,086,000	\$4,301,000	\$4,537,000	\$4,799,000
Trans., Comm., & Public Utilities	\$6,204,000	\$6,613,000	\$7,010,000	\$7,425,000
Wholesale Trade	\$301,000	\$303,000	\$305,000	\$308,000
Retail Trade	\$2,086,000	\$2,209,000	\$2,339,000	\$2,484,000
Finance, Insurance, & Real Estate	\$1,591,000	\$1,763,000	\$1,950,000	\$2,153,000
Services	\$8,486,000	\$9,735,000	\$11,139,000	\$12,753,000
Federal Civilian Government	\$478,000	\$473,000	\$467,000	\$460,000
Federal Military Government	\$267,000	\$281,000	\$295,000	\$309,000
State & Local Government	\$9,534,000	\$10,094,000	\$10,648,000	\$11,215,000

Source: Woods and Poole Economics, Inc., 2003.

Table ED-6
Percentage Earnings By Economic Sector (In 1996 Dollars)
Wheeler County
1980-2025

Category	1980	1990	2000	2005	2010	2015	2020	2025
Total	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Farm	5.48%	17.50%	18.04%	17.45%	17.04%	16.73%	16.46%	16.22%
Agricultural Services, Other	1.43%	0.82%	1.25%	1.54%	1.69%	1.77%	1.82%	1.85%
Mining	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Construction	2.98%	3.68%	2.10%	2.05%	1.96%	1.88%	1.80%	1.73%
Manufacturing	22.68%	19.32%	10.75%	10.14%	9.81%	9.57%	9.37%	9.18%
Trans., Comm., & Public Utilities	10.54%	14.76%	14.86%	14.96%	14.90%	14.72%	14.48%	14.21%
Wholesale Trade	3.71%	0.84%	0.85%	0.78%	0.72%	0.67%	0.63%	0.59%
Retail Trade	5.61%	3.30%	5.18%	5.10%	5.01%	4.92%	4.83%	4.75%
Finance, Insurance, & Real Estate	2.57%	2.02%	3.62%	3.72%	3.82%	3.92%	4.03%	4.12%
Services	8.08%	12.41%	17.70%	19.08%	20.38%	21.67%	23.01%	24.41%
Federal Civilian Government	3.80%	2.20%	1.39%	1.25%	1.15%	1.05%	0.96%	0.88%
Federal Military Government	0.84%	0.83%	0.68%	0.66%	0.64%	0.63%	0.61%	0.59%
State & Local Government	32.27%	22.32%	23.57%	23.27%	22.89%	22.47%	21.99%	21.46%

Source: Woods and Poole Economics, Inc., 2003.

Table ED-7
Percentage Earnings By Economic Sector (In 1996 Dollars)
Georgia
1980-2025

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

Source: Woods and Poole Economics, Inc., 2003.

Table ED-8
Percentage Earnings By Economic Sector (In 1996 Dollars)
United States
1980-2025

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

Source: Woods and Poole Economics, Inc., 2003.

earnings are projected to be found in just three sectors: State & Local Government, Services, and Farming. This mirrors the projections for total employment. While only second in total earnings (21.46 percent), the State and Local Government sector's share of total county earnings is still expected to continue its decline. While the Wheeler Correctional Facility should still be a stable source of employment, it is not likely to produce great numbers of new jobs unless expansions occur sometime in the future. This trend is expected to continue in terms of total county earnings, although employment numbers in state and local government are projected to slowly rise in future years, as Table ED-1 shows. While the county's economy is expected to become more service-oriented, it is interesting to note that earnings in that sector are projected to only account for about one-fourth of the county's total earnings by 2025 as compared to about one-third of total county employment. This is reflective of the lower wages that are common in many services industries. Although still quite important to the local economy, earnings in Farm jobs are expected to continue to slowly decline as employment numbers level off.

Table ED-7 also shows projections for Georgia's total earnings through 2025. Almost one-half (46.26 percent) of Georgia's total earnings by 2025 are projected to be in the Services and Manufacturing sectors, with service-oriented industries on the rise statewide and a large number of people still employed in manufacturing despite steady declines. The Services sector alone is expected to make up one-third (33.73 percent) of Georgia's total earnings, and it is the only sector expected to have any appreciable increase in terms of the percentage of the state's total earnings between 2000 and 2025. This seems to indicate that services will continue to increase its stronghold on the state's economy for the next couple of decades.

Table ED-8 shows projections for total earnings in the U.S. through 2025. National projections closely resemble those indicated for Georgia. As in Georgia, almost one-half (49.61 percent) of the U.S. total earnings by 2025 are forecast to be in the Services and Manufacturing sectors. These figures closely resemble the projected share of total employment for both sectors respectively. Other than services, the Financial/Insurance/Real Estate sector is the only other sector projected to show any increase in terms of its share of total earnings over the next twenty years.

These statistics point to a less diverse local economy in Wheeler County. This will be described in more detail below. The sectors of the local economy which show a greater share of employment and earnings than the state (farming, agricultural services, state and local government, and transportation/communications/public utilities) are very cyclical and subject to slowdown/recessions.

The future of the Wheeler County economy as predicted by Tables ED-1, ED-2, ED-5, and ED-6 is not very rosy. These Woods and Poole projections show total employment continuing to grow, albeit slowly, through 2025, adding just less than 400 jobs. Earnings would continue to grow in the county, increasing by nearly 50 percent to over \$52 million in 2025. The existing chasm between the local and state economy would get larger. By 2025, Georgia's economy is expected to offer nearly 40 percent more jobs than it did in 2000 with almost 75 percent more earnings. Georgia's economy is expected to top that of the nation, but the national economy is still projected to provide about 35 percent more jobs in 2025 than in 2000, with two-thirds more earnings. The same four sectors of the Wheeler County economy with larger presence than the state in 2000 (farming, agricultural services, state and local government, and transportation/communications/public utilities) are projected by this econometrics firm to remain even more so in 2025. This projection holds true despite a predicted steady decline over the entire period in farming jobs. Significantly, other sectors already much weaker in the county in

2000 than in the state are expected to fall farther behind with many being 50 percent or more smaller than the state in 2025.

The almost doomsday nature of these projections at least warn the county not to become complacent, and that much room for improvement exists. As noted earlier, these data are projections, educated guesses at best, with inherent accuracy problems. They are, however, immense warning signs that the paths and trends of the local economy witnessed until 2000 are not healthy venues in the long term, and require changing to bring about a more prosperous future economy. Georgia Department of Labor data show that in 2002, 1,962 county residents were employed members of the labor force. This is just over 100 fewer persons, or about 6 percent less, than were employed than in 2000. Of course, all of the labor force is not employed in Wheeler, but likely a substantial percentage is. This is discussed further under "commuting patterns" later in this element.

Detailed Economic Sector Inventory and Analysis

Agriculture and Agribusiness. Agriculture and agribusiness, including forestry, has historically been the most important economic sector in Wheeler County, but it is steadily on the decline locally as is the case throughout Georgia and the U.S. As described earlier, Wheeler County's yellow pine forests played an important role in the development of the county, and more than 80 percent of its current land area is in timberlands, predominantly slash and loblolly pine plantations.

The face of agriculture continues to change in Wheeler County as elsewhere as it becomes more mechanized and concentrated in larger operations on fewer acres. Table ED-7 provides a rather startling picture of the loss of farms, more than double, since 1969. At the same time, however, lands dedicated to cropland and pasture have also decreased somewhat over roughly the last 30 years. According to the Georgia County Guide, from 1969 to 1997 Wheeler County lost 50.9 percent of its farms. Between 1992 and 2002 there was little change, according to the 2002 Census of Agriculture, indicating that perhaps the decline in the number of farms had stabilized. By 2002 there were just 156 farms in Wheeler County valued at \$1,214 per acre. Many small, family-owned farms have had to give way to larger, more corporate-owned operations due to higher production costs resulting from the changes in technology and increased competition from other countries.

Despite these trends, agriculture is very diversified in the county today and is the strongest it has ever been in terms of gross sales. Much of the acreage of cropland/pasture loss has been planted in pine trees. The Woods and Poole projections showed that farming in 2000 provided about 16 in 100 local jobs whereas it provided only about 1 in 100 for the state as a whole. The \$9.957 million in agricultural sales in 2002 was up markedly from \$7.057 million in 1992, reflecting that farm earnings remain strong although jobs are fewer than in previous years. Much of these earnings can be attributed to large amounts of land being in timber production.

Vegetable crops are becoming more important, although they were down slightly in the county in 2002 from 1997. Carrots are a particular crop that is increasingly gaining attention for potential growth. Georgia is in sixth place in vegetable production in the nation, according to the 2002 Census of Agriculture. There is much potential for increased vegetable production in the county given the mild climate and development pressures in Florida. The presence of a local Del Monte packaging facility in the county gives local farmers access to a wide array of potential markets, both domestic and foreign. The forests and natural resources of the county offer opportunities for additional value-added enterprises and recreation-based hunting and fishing enterprises. Agriculture will never provide the employment opportunities necessary to support large population numbers, but will remain a very important economic impact in the county, especially if nurtured and properly supported.

Manufacturing. The manufacturing sector remains an important part of the economy of Wheeler County, although its decline over the last two decades has been more severe than that seen at the state or national levels. Manufacturing provided nearly one-fifth (19.95 percent) of county jobs and nearly one-fifth of earnings (19.32 percent) in 1990, although by 2000 the manufacturing sector provided less than one-tenth (8.02 percent) of county jobs and just over one-tenth (10.75 percent) of county earnings. This larger than normal reliance on one sector has suffered from a global economy that has made this particular sector to become far more competitive now than 10 or 20 years ago, with increasing competitiveness likely to continue.

Wheeler County had nearly 10 very small industries as of 2001, mostly located in Alamo, which provide only 140 jobs total. Several of these industries complement the county's vast timberland with their logging or other timber-related operations. However, this industry is currently fragile due to the increased pressure of global competition upon the timber industry as a whole, including forest products. The forest products industry in the U.S. is facing increased competition from Canada, China, South America, and other parts of the world where lower wages are making their products cheaper to produce. Higher wages and stricter environmental

regulations will present a stern challenge to local timber establishments and others in the forest products industry to keep pace with their global counterparts. With the county's vast timber resources, the continued success of the timber industry is vital to maintaining the health of the county's economy.

The garment industry had been a very important component of the local economy, although its influence has waned considerably in recent years as it has been decimated by foreign competition. The garment industry has declined locally to the point that there are very few establishments remaining. Oxford of Alamo, which at one time employed nearly 300 people and was the leading employer in the county, closed in the mid 1990s. The garment industry as a whole in the U.S. is very unhealthy and is suffering greatly due to foreign competition with cheap labor costs. This manufacturing sector has virtually vacated the county at this time, with the prospects for luring any major employers in this sector back to the county almost non-existent. The low wages of this sector are somewhat of a handicap.

The transportation access, abundant water supply, and the vast forests and agricultural potential are among many assets for growth of manufacturing in the county. Value-added industries utilizing forest or agricultural products and firms needing international shipping for export are potential manufacturing concerns that could flourish in Wheeler County.

Government. This sector was defined to include local, state, and federal offices and institutions such as the local public hospital, federal prison, and public school system. However, the Woods and Poole data shown in Tables ED-1, ED-2, ED-5 and ED-6, do show even with limitations, that state and local government alone was the second leading local economic employment sector and the leading earnings sector. State and local government alone was shown in 2000 to provide nearly 1 in 5 local jobs, and about 1 in 4 local dollars of earnings.

The Woods and Poole data may not reflect the full impact of individual establishments in this sector on the local economy. According to a Georgia Department of Labor Area Labor Profile for Wheeler County that was conducted in 2001, 12 separate offices with over 300 employees were operational in Wheeler County. This is almost one-fifth of local employment. The Wheeler County Hospital is currently the fifth largest employer in Wheeler County.

The Wheeler Correctional Facility in Alamo gives the county a significant presence of state government jobs. A private facility owned by the Corrections Corporation of America that houses inmates under a contract with the Georgia Department of Corrections, the facility

currently houses slightly less than 1,500 inmates and is the county's largest employer with 331 people. Much of the growth in local employment since 1990 as indicated by the Woods and Poole data has taken place in this sector, since this sector was third only to the services and financial/insurance/real estate sectors in employment growth during the 1990s in terms of actual numbers of employees.

This sector provides much stability to the local economy. Growth projections for this sector look to be small but steady as reflected in the Woods and Poole data, as there is positive potential for growth through population expansion, expansion of service, and the securing of new governmental functions.

Transportation/Communications/Public Utilities. Transportation/communications/public utilities is another economic sector with a larger percentage presence in the local economy in 2000 than in the state. Much of this presence has to do with the growth primarily in the transportation industry due to the need to ship forestry products to designated markets quickly. In addition, Little Ocmulgee EMC has become one of the leading employers in Wheeler County in recent years and is a major supplier of electricity in the area. Glenwood Telephone Company is an important local provider of telephone service, and has recently acquired broadband Internet capabilities. Through this acquisition, high-speed technology infrastructure is now being developed in the county, which will allow the county to be able to better market itself in the future to more technology-oriented establishments and begin to bring the area more in line with the rest of the state. The only explanation for this sector's greater local presence is just entrepreneurial skill, although the county's location and transportation access provide ready access to major markets in southern Georgia and northern Florida for timber-related products where transportation is concerned. Because of the critical element of reputation and experience in transporting goods and the demand for increased utilities service, this sector will likely remain stable in the county.

Services. The services sector in Wheeler County is an increasingly important presence in the local economy, much as it is at the state and national levels. However, growth at the local level has not been nearly as robust as that at the state and national levels over time. Actual employment in this sector increased three fold in Wheeler County between 1980 and 2000. However, most of that growth took place in the 1980s, as growth between 1990 and 2000 was just 38.6 percent. As of 2000, it was first in employment and third in earnings countywide, but still somewhat below state figures. Services are an essential element of modern daily living, whether they are industrial, medical, physical, or social. Although services are expanding in the

county, the lack of the extent of services locally, compared to the state or nation, could be the result of several factors. These may include the self-reliance of a rural population, the same lack of an outlying population that has plagued retail trade, the lack of population growth since 1980 when services have exploded nationally, and the lack of available training. The upward movement of this sector locally does provide opportunity and room for further growth and expansion. Professional services are limited. The presence of the Wheeler County Hospital and an aging population offer potential markets for medical and support services. There are already identified needs for more physicians. The increase in technology and computer use provides a need for new types of services. The availability of the Heart of Georgia Technical College provides a source for training in specific service areas that may be identified by the community.

Other Sectors. The remaining sectors of the local economy have a significantly lower percentage presence than in the state. This includes the steadily growing and second largest sector of the Georgia and U.S. economy, the retail trade sector. Woods and Poole predicts this sector to grow in employment in the county, but not as rapidly as has been the case in Georgia and the U.S.

Wheeler County has never been considered a major retail area in southeast Georgia. The major retail trade destinations for local residents historically have been and continue to be the regional growth centers of Laurens (Dublin) and Toombs (Vidalia) counties, with other activity in Telfair County (McRae/Helena), Dodge County (Eastman), and Jeff Davis County (Hazlehurst). Additional retail opportunities abound in the relatively nearby major cities of Macon and Savannah. The general retail trade climate in Alamo and Glenwood has been slow to develop with the lack of significant population growth that leads to the creation of more shopping opportunities. Currently there are no shopping centers in either municipality. Geography plays an important part in limiting retail trade development in the Alamo-Glenwood-Wheeler County area, with the area's lack of population making it difficult to compete with the more heavily populated and prosperous regional growth centers mentioned earlier. This sector's future development will likely be dependent on the expansion of the other sectors generating population growth. The attraction of tourists and visitors would help. Renovation of the downtown areas of Alamo and Glenwood and a general community beautification will also help.

Construction and wholesale trade are rather limited areas of the current local economy. The lack of population and jobs growth severely curtails opportunities for construction work, and the lack of close proximity to a major market limits the ability of wholesale establishments to develop.

Average Weekly Wages

Average weekly wages for all economic sectors in Wheeler County with comparisons to Georgia are shown in Tables ED-9 through ED-11. This data is shown for the years 1992 through 2002. These figures confirm an economy not keeping pace with that of the state. Averages for all sectors show overall wages in Wheeler County that were on average \$176 per week behind the state in 1992, falling to \$262 per week behind by 2002. Growth in overall average weekly wages was slightly higher in Georgia (45.86 percent) than in Wheeler County (44.1 percent) between 1992 and 2002. Average overall wages in 2002 in Wheeler County were slightly more than 60 percent of Georgia's, with no individual sector in Wheeler County being higher than the state's total for that respective sector. In 2002, the highest wages in Wheeler County were in the Federal Government (\$628) and Local Government (\$459) sectors. The next closest sector was Services (\$428). It should be noted that the manufacturing sector was the second highest local sector in terms of wages as recently as 2000. However, this sector did not report its wages for the years 2001 and 2002, thus making it impossible to determine where it stands locally as of the latest figures. Georgia's highest average weekly wages in 2002 were in the following sectors: Utilities (\$1,292), Communications (\$1,098), Financial and Insurance (\$1,082), and Wholesale (\$1,018).

Agriculture, forestry, and fishing wages are the closest in Wheeler County to being on the same level with the state, with wages in this sector being almost 94 percent of the state's average. This is likely the influence of more demand for forestry jobs in the county than most other sectors. Local government wages in the county are about 77 percent that of the state. This is reflective of lower overall wages and less skilled jobs of a rural government. State and federal government wages locally are about 65 percent that of the state. It is interesting to note that these areas with higher local wages are all sectors with greater local presence than in the state, thus they are function in part, of supply and demand.

The remaining sectors of the local economy have significantly lower (most 30 or more percent less) wages than the state. These same sectors had much lower employment and earnings presence locally than in the state as a whole. Thus, there are few jobs locally and supply of workers exceeds demand providing no pressure for higher wages. General economic development and the creation of more job opportunities will lessen this situation and tend to put higher pressure on wages through efforts to attract workers.

Table ED-9
Average Weekly Wages
Wheeler County
1992-2002

Category	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
All Industries	\$295	\$309	\$307	\$315	\$352	\$362	\$378	\$410	\$408	\$404	\$425
Agriculture, Forestry, Fishing	NA	NA	\$276	NA	NA	NA	NA	\$318	\$312	\$345	\$384
Mining	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Construction	NA	NA	\$221	NA	\$211	\$232	\$239	\$1,606	\$308	\$260	NA
Manufacturing	\$293	\$318	\$300	\$298	\$408	\$447	\$450	\$450	\$498	NA	NA
Transportation, Comm., Utilities	\$433	\$424	\$425	\$463	\$506	\$504	\$517	\$506	\$516		
Transportation										\$335*	\$379*
Communication											
Utilities											
Wholesale	\$345	NA	\$357	\$295	\$287	NA	NA	\$276	\$296	NA	NA
Retail	\$187	\$182	\$173	\$186	\$198	\$200	\$202	\$245	\$251	\$242	\$263
Financial, Insurance, Real Estate	\$381	\$281	\$439	\$468	\$484	NA	NA	\$525	\$552	NA	NA
Services	\$263	\$284	\$279	\$298	\$317	\$324	\$346	\$357	\$396	\$411	\$428
Federal Government	NA	NA	NA	NA	\$525	\$526	\$515	\$536	\$478	\$530	\$628
State Government	NA	NA	NA	NA	\$352	\$368	\$374	\$391	\$406	\$404	\$407
Local Government	NA	NA	NA	NA	\$327	\$344	\$369	\$385	\$379	\$444	\$459

* - In 2001 and 2002, Average Weekly Wages were not reported for Communications or Utilities. The figures shown only include the Average Weekly Wages for Transportation.

Source: Georgia Dept. of Labor, Covered Employment and Wages Series, 2004; U.S. Bureau of Labor Statistics, 2004.

Table ED-10
Average Weekly Wages
Georgia
1992-2002

Category	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
All Industries	\$471	\$480	\$488	\$509	\$531	\$558	\$592	\$622	\$658	\$676	\$687
Agriculture, Forestry, Fishing	\$297	\$304	\$312	\$322	\$336	\$347	\$373	\$390	\$403	\$417	\$410
Mining	NA	NA	\$698	\$734	\$741	\$781	\$832	\$866	\$879	\$876	\$915
Construction	\$451	\$461	\$479	\$508	\$534	\$556	\$590	\$621	\$655	\$687	\$693
Manufacturing	\$503	\$511	\$531	\$555	\$588	\$617	\$653	\$684	\$721	\$711	\$728
Transportation, Comm., Utilities	\$689	\$709	\$720	\$737	\$769	\$805	\$834	\$895	\$949		
Transportation										\$808*	\$828*
Communication										\$1,102*	\$1,098*
Utilities										\$1,235*	\$1,292*
Wholesale	\$669	\$695	\$711	\$729	\$762	\$809	\$870	\$932	\$988	\$1,022	\$1,018
Retail	\$255	\$260	\$267	\$275	\$286	\$299	\$318	\$335	\$350	\$433	\$440
Financial, Insurance, Real Estate	\$627	\$648	\$648	\$693	\$741	\$801	\$867	\$907	\$967		
Financial and Insurance										\$1,051**	\$1,082**
Real Estate										\$670**	\$697**
Services	\$464	\$471	\$475	\$501	\$519	\$551	\$582	\$611	\$657	\$680	\$688
Federal Government	\$612	\$651	\$667	\$666	\$701	\$772	\$797	\$808	\$847	\$893	\$969
State Government	\$460	\$471	NA	\$493	\$517	\$533	\$561	\$576	\$588	\$605	\$631
Local Government	\$401	\$410	\$420	\$440	\$461	\$480	\$506	\$523	\$549	\$571	\$593

* - In 2001 and 2002, the Average Weekly Wages for the Transportation, Communications, and Utilities sectors were reported separately. Prior to 2001, the Average Weekly Wages for these sectors were combined.

** - In 2001 and 2002, the Average Weekly Wages for the Financial, Insurance, and Real Estate sectors were reported separately. Prior to 2001, the Average Weekly Wages for these sectors were combined.

Sources: Georgia Dept. of Labor, Covered Employment and Wages Series, 2004; U.S. Bureau of Labor Statistics, 2004.

Table ED-11
Wheeler County Average Weekly Wages
as a Percentage of Georgia Average Weekly Wages
1992-2002

Category	1992	1993	1994	1995	1996	1997
All Industries	62.63%	64.38%	62.91%	61.89%	66.29%	64.87%
Agriculture, Forestry, Fishing	NA	NA	89.10%	NA	NA	NA
Mining	NA	NA	NA	NA	NA	NA
Construction	NA	NA	46.14%	NA	39.51%	41.73%
Manufacturing	58.25%	62.23%	56.50%	53.69%	69.39%	72.45%
Transportation, Comm., Utilities	62.84%	59.80%	59.03%	62.82%	65.80%	62.61%
Wholesale	51.57%	NA	50.21%	40.47%	37.66%	NA
Retail	73.33%	70.00%	64.79%	67.64%	69.23%	66.89%
Financial, Insurance, Real Estate	60.77%	43.36%	67.75%	67.53%	65.32%	NA
Services	56.68%	60.30%	58.74%	59.48%	61.08%	58.80%
Federal Government	NA	NA	NA	NA	74.89%	68.13%
State Government	NA	NA	NA	NA	68.09%	69.04%
Local Government	NA	NA	NA	NA	70.93%	71.67%

Category	1998	1999	2000	2001	2002
All Industries	63.85%	65.92%	62.01%	59.76%	61.86%
Agriculture, Forestry, Fishing	NA	81.54%	77.42%	82.73%	93.66%
Mining	NA	NA	NA	NA	NA
Construction	40.51%	258.62%	47.02%	37.85%	NA
Manufacturing	68.91%	65.79%	69.07%	NA	NA
Transportation, Comm., Utilities	61.99%	56.54%	54.37%	41.46%*	45.77%*
Wholesale	NA	29.61%	29.96%	NA	NA
Retail	63.52%	73.13%	71.71%	NA	59.77%
Financial, Insurance, Real Estate	NA	57.88%	57.08%	NA	NA
Services	59.45%	58.43%	60.27%	60.44%	62.21%
Federal Government	64.62%	66.34%	56.43%	59.35%	64.81%
State Government	66.67%	67.88%	69.05%	66.78%	64.50%
Local Government	72.92%	73.61%	69.03%	77.76%	77.40%

* - In 2001 and 2002, Average Weekly Wages were not reported for Communications or Utilities. The figures shown only include the Average Weekly Wages for Transportation.

Sources: Georgia Dept. of Labor, Covered Employment and Wages Series, 2004; U.S. Bureau of Labor Statistics, 2004.

Sources of Personal Income

Table ED-12 shows personal income by type for Wheeler County from 1980 projected through 2025, as supplied by Woods and Poole. Table ED-13 provides the percentage of personal income by type for the same period for Wheeler County, while Table ED-14 does the same for Georgia. These projections for total personal income show a steady but small increase for the county through 2025. The two sources of personal income with major differences between the county and state are wage and salary income and transfer payments. There is somewhat less "Other Labor" and noticeably more "Proprietor's" income in the county than in the state.

Wage and salary county income are currently less than one-half that of the state in terms of percentages, with a decrease from 26.88 percent of the county's total personal income in 1980 to 23.59 percent in 2000. This decline is forecast to reverse somewhat, according to Woods & Poole, slowly rebounding to a high of 24 percent in 2010 but declining again to 23.91 percent by 2025. Without a growth in the demand for jobs, there is no pressure being placed on wages and salaries to increase. Between 1980 and 2000, meanwhile, Georgia's total personal income more than doubled (148.58%) as Wheeler County's increased by 71 percent. From 2000 to 2025, Wheeler County's total personal income is projected to grow at a rate of two-thirds that of the state as a whole (51.9% vs. 78.55%). This is consistent with the less developed county economy. Transfer payments were the source of more than 1 out of every 4 dollars of county personal income in 2000, compared to only about 1 out of every 8 dollars of personal income in the state in 2000. Transfer payments were the leading source of personal income for county residents beginning in 2000, its percentage being slightly greater than wages and salaries. This indicates greater county reliance on social security, unemployment insurance, food stamps, and other sources of governmental assistance as might be expected in a low wage, generally poor economy. While this is a stable source of income, it is not the type conducive to produce substantive economic growth and job creation. Transfer payments are expected to be the source of almost 1 in every 3 dollars of personal income in the county through 2025, but the state is expected to remain steady with 1 of every 8 dollars in state 2025 personal income coming from this source. However, it should be noted that Georgia's total personal income is forecast to slightly decline over the next twenty years by about a percentage point or so. This would allow transfer payments to take on a larger share of total personal income in Georgia.

Table ED-12
Personal Income By Type (In 1996 Dollars)
Wheeler County
1980-2025

Category	1980	1990	2000	2005
Total	\$50,543,000	\$67,831,000	\$86,425,000	\$94,874,000
Wages & Salaries	\$13,588,000	\$17,620,000	\$20,386,000	\$22,719,000
Other Labor Income	\$1,666,000	\$2,887,000	\$2,247,000	\$2,465,000
Proprietors Income	\$2,451,000	\$7,880,000	\$12,016,000	\$13,198,000
Dividends, Interest, & Rent	\$7,149,000	\$9,017,000	\$12,027,000	\$12,985,000
Transfer Payments to Persons	\$12,153,000	\$15,869,000	\$24,089,000	\$26,557,000
Less: Social Ins. Contributions	\$697,000	\$1,392,000	\$1,703,000	\$1,970,000
Residence Adjustment	\$14,233,000	\$15,950,000	\$17,363,000	\$18,920,000

Category	2010	2015	2020	2025
Total	\$103,000,000	\$111,559,000	\$120,902,000	\$131,299,000
Wages & Salaries	\$24,758,000	\$26,808,000	\$28,990,000	\$31,390,000
Other Labor Income	\$2,643,000	\$2,816,000	\$2,996,000	\$3,192,000
Proprietors Income	\$14,247,000	\$15,302,000	\$16,428,000	\$17,669,000
Dividends, Interest, & Rent	\$13,989,000	\$15,035,000	\$16,117,000	\$17,232,000
Transfer Payments to Persons	\$29,373,000	\$32,571,000	\$36,207,000	\$40,345,000
Less: Social Ins. Contributions	\$2,232,000	\$2,502,000	\$2,788,000	\$3,095,000
Residence Adjustment	\$20,222,000	\$21,529,000	\$22,952,000	\$24,566,000

Source: Woods and Poole Economics, Inc., 2003.

Table ED-13
Percent Personal Income By Type (In 1996 Dollars)
Wheeler County
1980-2025

Category	1980	1990	2000	2005	2010	2015	2020	2025
Total	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Wages & Salaries	26.88%	25.98%	23.59%	23.95%	24.04%	24.03%	23.98%	23.91%
Other Labor Income	3.30%	4.26%	2.60%	2.60%	2.57%	2.52%	2.48%	2.43%
Proprietors Income	4.85%	11.62%	13.90%	13.91%	13.83%	13.72%	13.59%	13.46%
Dividends, Interest, & Rent	14.14%	13.29%	13.92%	13.69%	13.58%	13.48%	13.33%	13.12%
Transfer Payments to Persons	24.04%	23.39%	27.87%	27.99%	28.52%	29.20%	29.95%	30.73%
Less: Social Ins. Contributions	1.38%	2.05%	1.97%	2.08%	2.17%	2.24%	2.31%	2.36%
Residence Adjustment	28.16%	23.51%	20.09%	19.94%	19.63%	19.30%	18.98%	18.71%

Source: Woods and Poole Economics, Inc., 2003.

Table ED-14
Percent Personal Income By Type (In 1996 Dollars)
Georgia
1980-2025

Category	1980	1990	2000	2005	2010	2015	2020	2025
Total	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Wages & Salaries	64.10%	60.36%	61.18%	61.09%	61.00%	60.94%	60.92%	60.92%
Other Labor Income	8.41%	8.68%	6.84%	6.71%	6.60%	6.48%	6.38%	6.28%
Proprietors Income	6.51%	7.11%	8.65%	8.52%	8.43%	8.34%	8.26%	8.19%
Dividends, Interest, & Rent	13.05%	17.34%	16.80%	16.76%	16.70%	16.61%	16.49%	16.34%
Transfer Payments to Persons	11.72%	10.94%	11.13%	11.25%	11.43%	11.66%	11.93%	12.25%
Less: Social Ins. Contributions	3.54%	4.33%	4.49%	4.67%	4.86%	5.04%	5.19%	5.33%
Residence Adjustment	-0.25%	-0.10%	-0.11%	0.33%	0.70%	1.00%	1.21%	1.35%

Source: Woods and Poole Economics, Inc., 2003.

Residence adjustment reflects net income from residents working elsewhere less that of those living elsewhere, but working in Wheeler County. Residence adjustment accounted for nearly 1 in every 3 dollars of total personal income locally in 1980, and declined only slightly to 1 in every 5 dollars by 2000. Those persons living in Wheeler County and working elsewhere are bringing in more money than those working in the county, but living elsewhere, are taking out. Again, this is indicative of the lack of available jobs in Wheeler County, forcing locals to seek work elsewhere. The steady decline in the residence adjustment share of total personal income is expected to continue with minimal change, accounting for slightly less than 1 in every 5 dollars of income by 2025. While the residence adjustment percentage has been negative for Georgia through 2000, it is expected to become positive in 2005 and remain so through 2025, though only a minimal percentage of overall income as jobs remain plentiful throughout the state as a whole.

Recent Major Economic Activities

As noted in other sections, the opening of the Wheeler Correctional Facility in the early 1990's is the biggest economic base structural change in recent years. This institution has added some much needed stability to the local economy amidst recent declines.

Other changes in local employment have been minimal in the last few years or so. Southern Assembly Packaging, a manufacturer of gaskets, located in Alamo in the mid 1990s and has become a successful local operation. Another light manufacturing operation specializing in making monster ATVs opened in a vacant speculative building in Glenwood in the late 1990s and has become fairly successful as well. The Wheeler County Economic Development Authority and the Alamo Development Authority are also in the process of developing a 54-acre site for a new industrial park. This would provide available space for much needed industrial expansion in that city. A 40-acre site is also available for potential use as an additional industrial park. However, this property is currently being set aside for future development as a recreational park. Another recent development is the Heart of Georgia Technical College's Adult Learning Center in Alamo. This activity will be discussed further under the Training Opportunities section, but the center is an important component in the efforts to upgrade the educational and skill levels of the local population, a development that is critical to future local economic development efforts.

Oxford of Alamo, one of the county's major employers as recently as the 1990s, has since closed costing the loss of over 300 jobs. This recent bit of hard luck is symptomatic of the state of the local economy, where there have been more negative developments in recent years than

positive ones despite the earnest effort of local officials. Ups and downs, particularly in manufacturing, are likely to continue as a more balanced and mobile world economy develops. These developments, the low wages of the county, and other indicators as previously discussed point to a priority need to further increase and diversify the local economic base.

Special Economic Activities

The most unique or special economic activity in Wheeler County is tourism. While still a fledgling activity to some extent, its current impact is beginning to be realized, and there is plenty of room for continued growth. Tourism is often misunderstood because of recent developments and narrowly construed as amusement attractions. Wheeler County will likely never be a major tourist destination, and should not be, given its unique rural character and important natural resources. But defining tourism as simply visitor attraction, Wheeler County does now enjoy limited tourism benefits, and has some potential.

The Georgia Department of Industry, Trade, and Tourism indicates that tourism expenditures in Wheeler County at present topped \$2 million in 2002. These tourism expenditures result from pass through travelers (primarily U.S. 280 headed either west to Savannah or east to Columbus) and sportsmen. The Little Ocmulgee State Park, located near McRae but in Wheeler County, is the area's major tourist draw. The park attracts hundreds of visitors each year, and includes such amenities as an 18-hole golf course, fishing, tennis, and picnic and lodging areas. Recent renovations to the park's conference center have expanded the facility's meeting and lodging space, making the park a prime facility for meetings, weekend retreats, or small conferences. There currently are no community-wide festivals taking place in the county or in the cities of Alamo and Glenwood, other than the Fourth of July celebration held each year in Alamo by the Wheeler County Chamber of Commerce. The creation of such festivals or other daylong gatherings on an annual basis or otherwise would help to draw greater numbers of people to the area, particularly drawing from those from surrounding communities. This would be a ready source of increased tourism expenditures locally.

Hunting and fishing recreation in the county will likely grow, especially with declining opportunities in Florida because of population and development. Some 80 percent of Wheeler County's total land area consisted of forestland as of 1997, offering an abundant area for hunting opportunities. Excellent fishing opportunities abound in the Oconee River near Glenwood. Alternative hunting and fishing enterprises could flourish, and could provide secondary income for farmers and landowners. The county has the potential to develop into a local agri-tourism

hub, given the natural resources available. With the success of the local farming industry, farm tours could be developed providing another secondary source of income for farmers. Enough farming is available to use the local agri-tourism industry as a sort of “niche” market to attract nature enthusiasts to the area.

Tourism seeking a "natural experience" is a growing phenomenon and has coined a term "nature-based tourism." The potential development of the public boat landing along the Oconee River offers potential for Wheeler County to take advantage of this current tourism phenomenon by utilizing its abundant natural resources for economic gain. If the landing were to be more fully developed, Glenwood in particular, and Alamo to an extent, could see an increase in the number of visitors to the area. The cities could become logical overnight lodging points, especially for visitors wishing to engage in hunting or fishing excursions.

There are current limitations in hospitality accommodations, particularly lodging and restaurant facilities, in Alamo and Glenwood. If agri-tourism and the local boat landing along the Oconee River are developed, this could help provide the impetus needed in the private sector to help both municipalities to develop the necessary accommodations to be a lodging point for visitors to the area. In the interim, small natural and historic resource attractors currently are available and can continue to be developed and nurtured.

Labor Force

According to the latest figures from the Georgia Department of Labor, Wheeler County has a resident labor force of about 2,097 workers. May 2004 annual averages showed 1,994 employed workers and 103 unemployed persons, or an unemployment rate of 4.9 percent. This is somewhat higher than Georgia's May 2004 unemployment rate of 3.8% but somewhat less than the U.S. average of 5.6 percent. This could be more the result of people no longer in the work force and actively seeking employment due to the recent downturn in the state and national economy rather than significant job growth. More detailed information on the local labor force, its past history, current trends, and implications for economic development are presented and analyzed in this section.

Employment by Occupation

Current and historic employment of the local labor force by occupation (or types of job held) is shown in Tables ED-15 and ED-16, with information at the state level provided in Table

Table ED-15
Employment By Occupation
Wheeler County, Alamo, and Glenwood
1990 and 2000

1990

Category	Wheeler County	Alamo	Glenwood
TOTAL All Occupations	1,926	311	309
Executive, Administrative and Managerial (not Farm)	118	27	23
Professional and Technical Specialty	150	37	19
Technicians & Related Support	17	4	2
Sales	102	24	17
Clerical and Administrative Support	191	40	20
Private Household Services	15	0	6
Protective Services	64	11	15
Service Occupations (not Protective & Household)	168	28	56
Farming, Fishing and Forestry	232	14	27
Precision Production, Craft, and Repair	237	27	30
Machine Operators, Assemblers & Inspectors	312	75	44
Transportation & Material Moving	223	8	34
Handlers, Equipment Cleaners, Helpers & Laborers	97	16	16

2000

Category	Wheeler County	Alamo	Glenwood
TOTAL All Occupations	2,081	302	322
Executive, Administrative and Managerial (not Farm)	149	10	16
Professional and Technical Specialty	338	53	43
Technicians & Related Support	NA	NA	NA
Sales	105	7	28
Clerical and Administrative Support	178	32	35
Private Household Services	NA	NA	NA
Protective Services	116	26	9
Service Occupations (not Protective & Household)	259	82	47
Farming, Fishing and Forestry	106	10	15
Precision Production, Craft, and Repair	289	38	39
Machine Operators, Assemblers & Inspectors	273	27	53
Transportation & Material Moving	268	17	37
Handlers, Equipment Cleaners, Helpers & Laborers	NA	NA	NA

Source: U.S. Census Bureau, www.census.gov; 2004.

Table ED-16
Percentage Employment By Occupation
Wheeler County, Alamo, and Glenwood
1990 and 2000

1990

Category	Wheeler County	Alamo	Glenwood
TOTAL All Occupations	100.00%	100.00%	100.00%
Executive, Administrative and Managerial (not Farm)	6.13%	8.68%	7.44%
Professional and Technical Specialty	7.79%	11.90%	6.15%
Technicians & Related Support	0.88%	1.29%	0.65%
Sales	5.30%	7.72%	5.50%
Clerical and Administrative Support	9.92%	12.86%	6.47%
Private Household Services	0.78%	0.00%	1.94%
Protective Services	3.32%	3.54%	4.85%
Service Occupations (not Protective & Household)	8.72%	9.00%	18.12%
Farming, Fishing and Forestry	12.05%	4.50%	8.74%
Precision Production, Craft, and Repair	12.31%	8.68%	9.71%
Machine Operators, Assemblers & Inspectors	16.20%	24.12%	14.24%
Transportation & Material Moving	11.58%	2.57%	11.00%
Handlers, Equipment Cleaners, Helpers & Laborers	5.04%	5.14%	5.18%

2000

Category	Wheeler County	Alamo	Glenwood
TOTAL All Occupations	100.00%	100.00%	100.00%
Executive, Administrative and Managerial (not Farm)	7.16%	3.31%	4.97%
Professional and Technical Specialty	16.24%	17.55%	13.35%
Technicians & Related Support	NA	NA	NA
Sales	5.05%	2.32%	8.70%
Clerical and Administrative Support	8.55%	10.60%	10.87%
Private Household Services	NA	NA	NA
Protective Services	5.57%	8.61%	2.80%
Service Occupations (not Protective & Household)	12.45%	27.15%	14.60%
Farming, Fishing and Forestry	5.09%	3.31%	4.66%
Precision Production, Craft, and Repair	13.89%	12.58%	12.11%
Machine Operators, Assemblers & Inspectors	13.12%	8.94%	16.46%
Transportation & Material Moving	12.88%	5.63%	11.49%
Handlers, Equipment Cleaners, Helpers & Laborers	NA	NA	NA

Source: U.S. Bureau of the Census, www.census.gov; 2004.

Table ED-17
Percentage Employment By Occupation
Georgia
1990 and 2000

Category	1990	2000
TOTAL All Occupations	100.00%	100.00%
Executive, Administrative and Managerial (not Farm)	12.26%	14.03%
Professional and Technical Specialty	12.39%	18.68%
Technicians & Related Support	3.58%	NA
Sales	12.28%	11.64%
Clerical and Administrative Support	16.00%	15.14%
Private Household Services	0.51%	NA
Protective Services	1.70%	1.95%
Service Occupations (not Protective & Household)	9.77%	11.44%
Farming, Fishing and Forestry	2.20%	0.64%
Precision Production, Craft, and Repair	11.86%	9.02%
Machine Operators, Assemblers & Inspectors	8.50%	10.83%
Transportation & Material Moving	4.60%	6.63%
Handlers, Equipment Cleaners, Helpers & Laborers	4.34%	NA

Source: U.S. Bureau of the Census, www.census.gov; 2004.

Table ED-18
Percentage Employment By Occupation
United States
1990 and 2000

Category	1990	2000
TOTAL All Occupations	100.00%	100.00%
Executive, Administrative and Managerial (not Farm)	12.32%	13.45%
Professional and Technical Specialty	14.11%	20.20%
Technicians & Related Support	3.68%	NA
Sales	11.79%	11.25%
Clerical and Administrative Support	16.26%	15.44%
Private Household Services	0.45%	NA
Protective Services	1.72%	1.97%
Service Occupations (not Protective & Household)	11.04%	12.89%
Farming, Fishing and Forestry	2.46%	0.73%
Precision Production, Craft, and Repair	11.33%	8.49%
Machine Operators, Assemblers & Inspectors	6.83%	9.45%
Transportation & Material Moving	4.08%	6.14%
Handlers, Equipment Cleaners, Helpers & Laborers	3.94%	NA

Source: U.S. Bureau of the Census, www.census.gov; 2004.

ED-17 and at the U.S. level in Table ED-18. The minimal growth in the availability of local jobs is seen here once again. From 1990 to 2000, total employment by occupation increased only slightly in Wheeler County (8 percent), while growing statewide at a rate of 24.18 percent. The county's municipalities of Alamo and Glenwood experienced relative stagnation, with the City of Alamo declining by 9 jobs over the last decade (-2.89 percent) and the City of Glenwood increasing by just 13 jobs (4.2 percent). As of 2000, the top four occupations of Wheeler Countians are: Professional and Technical; Precision Production, Craft, and Repair; Machine Operators, Assemblers, and Inspectors; and Transportation and Material Moving. These differ significantly from Georgia where the top four 2000 occupations are: Professional and Technical; Clerical and Administrative; Executive and Managerial; and Sales. The top U.S. occupations of 2000 were similar to Georgia except that Service occupations replaced Sales as fourth. This finding confirms that workers in Wheeler County are more "blue collar" oriented than other more "white collar" workers in Georgia and the U.S., although the presence of "white collar" jobs is slowly on the rise locally. There again is a reflection of the influence of manufacturing and the

agribusiness industry in the local economy, and the local economy's less developed state. It also is an indicator of less educated, though not necessarily less skilled, local workers. However, local work force skills are not the technological skills of an information age either.

This assessment of a growth in local "white-collar" workers is also seen in analysis of 1990 to 2000 change. While "farming, forestry, and fishing," "clerical and administrative support," and "machine operators, assemblers, and inspectors" were the only occupations to decline locally in real numbers, the top state and national labor force occupation (professional and technical specialty) increased more as a percentage locally, almost one-third more than in the state and nation. Wheeler Countians also took on more sales jobs in 2000 as opposed to 1990, while these jobs experienced a decline at the state and national levels. However, their percentage of the local labor force was still only about one-half that of the state and nation. On the other hand "precision production, craft, and repair" and "transportation and material movers," both "blue collar" occupations, increased on a percentage basis locally, and remained 50 percent or better above Georgia and U.S. percentages. Growth in these jobs expanded at a much larger rate locally than in either the state or nation as a whole. In fact, precision production, craft, and repair jobs increased locally while declining statewide and nationally by nearly 25 percent.

While the technical, "blue collar" skills of the local work force serve the current manufacturing economic base of the county well, it points to a need for more education and retraining of the labor force to attract information age jobs. Technology is pervasively invading even traditional manufacturing arenas. Greater educational efforts are currently ongoing thanks to the availability of the Heart of Georgia Technical College's Adult Learning Center in Alamo and other nearby post-secondary facilities. While these efforts are helping Wheeler County to develop a greater presence of "white-collar" jobs, more still needs to be done to allow Wheeler County to catch up to the information age that has propelled the economies of the state and the nation.

Employment Status and Labor Force Characteristics

Current and historic data on employment status and labor force characteristics are shown in Tables ED-19 and ED-20 for Wheeler County, Table ED-21 for Georgia, and Table ED-22 for the United States. The total labor force in Wheeler County grew by 1,262 workers in the ten years from 1990 to 2000, an increase of almost 34 percent. During the same period the state labor force grew by more than 26.5 percent, while the U.S. labor force expanded at less than one-half the rate of Wheeler County at 13.5 percent. Much of this growth can be attributed to the

Table ED-19
Labor Force Participation
Wheeler County, Alamo, and Glenwood
1990 and 2000

1990

Category	Wheeler County	Alamo	Glenwood
TOTAL Males and Females	3,705	631	724
In Labor Force	2,053	337	316
Civilian Labor Force	2,048	337	316
Civilian Employed	1,926	311	309
Civilian Unemployed	122	26	7
In Armed Forces	5	0	0
Not in Labor Force	1,652	294	408
TOTAL Males	1,745	283	302
Male in Labor Force	1,204	190	171
Male Civilian Labor Force	1,199	190	171
Male Civilian Employed	1,154	178	171
Male Civilian Unemployed	45	12	0
Male in Armed Forces	5	0	0
Male Not in Labor Force	541	93	131
TOTAL Females	1,960	348	422
Female in Labor Force	849	147	145
Female Civilian Labor Force	849	147	145
Female Civilian Employed	772	133	138
Female Civilian Unemployed	77	14	7
Female in Armed Forces	0	0	0
Female Not in Labor Force	1,111	201	277

Table ED-19 (Cont'd)
Labor Force Participation
Wheeler County, Alamo, and Glenwood
1990 and 2000

2000

Category	Wheeler County	Alamo	Glenwood
TOTAL Males and Females	4,967	1,622	716
In Labor Force	2,190	332	343
Civilian Labor Force	2,190	332	343
Civilian Employed	2,081	302	322
Civilian Unemployed	109	30	21
In Armed Forces	0	0	0
Not in Labor Force	2,777	1,290	373
TOTAL Males	2,890	1,242	351
Male in Labor Force	1,192	144	204
Male Civilian Labor Force	1,192	144	204
Male Civilian Employed	1,160	131	195
Male Civilian Unemployed	32	13	9
Male in Armed Forces	0	0	0
Male Not in Labor Force	1,698	1,098	147
TOTAL Females	2,077	380	365
Female in Labor Force	998	188	139
Female Civilian Labor Force	998	188	139
Female Civilian Employed	921	171	127
Female Civilian Unemployed	77	17	12
Female in Armed Forces	0	0	0
Female Not in Labor Force	1,079	192	226

Source: U.S. Bureau of the Census, www.census.gov; 2004.

Table ED-20
Labor Force Participation (By Percentage)
Wheeler County, Alamo, and Glenwood
1990 and 2000

Category	1990		
	Wheeler County	Alamo	Glenwood
TOTAL Males and Females	100.00%	100.00%	100.00%
In Labor Force	55.41%	53.41%	43.65%
Civilian Labor Force	55.28%	53.41%	43.65%
Civilian Employed	51.98%	49.29%	42.68%
Civilian Unemployed	3.29%	4.12%	0.97%
In Armed Forces	0.13%	0.00%	0.00%
Not in Labor Force	44.59%	46.59%	56.35%
TOTAL Males	100.00%	100.00%	100.00%
Male in Labor Force	69.00%	67.14%	56.62%
Male Civilian Labor Force	68.71%	67.14%	56.62%
Male Civilian Employed	66.13%	62.90%	56.62%
Male Civilian Unemployed	2.58%	4.24%	0.00%
Male in Armed Forces	0.29%	0.00%	0.00%
Male Not in Labor Force	31.00%	32.86%	43.38%
TOTAL Females	100.00%	100.00%	100.00%
Female in Labor Force	43.32%	42.24%	34.36%
Female Civilian Labor Force	43.32%	42.24%	34.36%
Female Civilian Employed	39.39%	38.22%	32.70%
Female Civilian Unemployed	3.93%	4.02%	1.66%
Female in Armed Forces	0.00%	0.00%	0.00%
Female Not in Labor Force	56.68%	57.76%	65.64%

Table ED-20
Labor Force Participation (By Percentage)
Wheeler County, Alamo, and Glenwood
1990 and 2000

2000

Category	Wheeler County	Alamo	Glenwood
TOTAL Males and Females	100.00%	100.00%	100.00%
In Labor Force	44.09%	20.47%	47.91%
Civilian Labor Force	44.09%	20.47%	47.91%
Civilian Employed	41.90%	18.62%	44.97%
Civilian Unemployed	2.19%	1.85%	2.93%
In Armed Forces	0.00%	0.00%	0.00%
Not in Labor Force	55.91%	79.53%	52.09%
TOTAL Males	100.00%	100.00%	100.00%
Male in Labor Force	41.25%	11.59%	58.12%
Male Civilian Labor Force	41.25%	11.59%	58.12%
Male Civilian Employed	40.14%	10.55%	55.56%
Male Civilian Unemployed	1.11%	1.05%	2.56%
Male in Armed Forces	0.00%	0.00%	0.00%
Male Not in Labor Force	58.75%	88.41%	41.88%
TOTAL Females	100.00%	100.00%	100.00%
Female in Labor Force	48.05%	49.47%	38.08%
Female Civilian Labor Force	48.05%	49.47%	38.08%
Female Civilian Employed	44.34%	45.00%	34.79%
Female Civilian Unemployed	3.71%	4.47%	3.29%
Female in Armed Forces	0.00%	0.00%	0.00%
Female Not in Labor Force	51.95%	50.53%	61.92%

Source: U.S. Bureau of the Census, www.census.gov; 2004.

Table ED-21
Georgia Labor Force Participation (By Percentage)
1990 and 2000

Category	1990	2000
TOTAL Males and Females	100.00%	100.00%
In Labor Force	67.89%	66.07%
Civilian Labor Force	66.41%	65.00%
Civilian Employed	62.60%	61.43%
Civilian Unemployed	3.80%	3.57%
In Armed Forces	1.48%	1.07%
Not in Labor Force	32.11%	33.93%
TOTAL Males	100.00%	100.00%
Male in Labor Force	76.65%	73.11%
Male Civilian Labor Force	73.87%	71.20%
Male Civilian Employed	70.07%	67.65%
Male Civilian Unemployed	3.80%	3.55%
Male in Armed Forces	2.78%	1.91%
Male Not in Labor Force	23.35%	26.89%
TOTAL Females	100.00%	100.00%
Female in Labor Force	59.88%	59.43%
Female Civilian Labor Force	59.59%	59.15%
Female Civilian Employed	55.78%	55.57%
Female Civilian Unemployed	3.81%	3.59%
Female in Armed Forces	0.29%	0.28%
Female Not in Labor Force	40.12%	40.57%

Source: U.S. Bureau of the Census, www.census.gov; 2004.

Table ED-22
U.S. Labor Force Participation (By Percentage)
1990 and 2000

Category	1990	2000
TOTAL Males and Females	100.00%	100.00%
In Labor Force	65.28%	63.92%
Civilian Labor Force	64.39%	63.39%
Civilian Employed	60.34%	59.73%
Civilian Unemployed	4.05%	3.66%
In Armed Forces	0.89%	0.53%
Not in Labor Force	34.72%	36.08%
TOTAL Males	100.00%	100.00%
Male in Labor Force	74.48%	70.75%
Male Civilian Labor Force	72.82%	69.81%
Male Civilian Employed	68.18%	65.81%
Male Civilian Unemployed	4.63%	3.99%
Male in Armed Forces	1.66%	0.94%
Male Not in Labor Force	25.52%	29.25%
TOTAL Females	100.00%	100.00%
Female in Labor Force	56.79%	57.54%
Female Civilian Labor Force	56.60%	57.39%
Female Civilian Employed	53.10%	54.04%
Female Civilian Unemployed	3.51%	3.35%
Female in Armed Forces	0.19%	0.15%
Female Not in Labor Force	43.21%	42.46%

Source: U.S. Bureau of the Census, www.census.gov; 2004.

opening of the Wheeler Correctional Facility during the early 1990s, which caused a temporary spike in the county's population. Those not in the labor force increased in total numbers by nearly the rate of the labor force as a whole (1,652 persons in 1990 vs. 2,777 persons in 2000, a gain of 1,125 persons, or 68.1 percent). While some of this change could be the result of people dropping out of the labor force, it is likely that most of this change is the result of the prison population.

County employment in the civilian labor force fell well short of Georgia growth, and throughout the 1990s fell short of the U.S. also. County civilian employment grew by only 142 persons during the 1990s, about 6.9 percent, compared to 11.8 percent for the U.S. and 23.8

percent for the state (more than triple that of the county). Much of the slow growth locally again can be attributed to the presence of the Wheeler Correctional Facility in Alamo. The opening of the private facility housing state inmates during the 1990s took a sizable number of individuals out of the local labor force, as evidenced by the aforementioned dramatic rise in those not in the labor force between 1990 and 2000 of 68 percent. A lesser factor affecting those in the labor force is the significant portion of the county's population that is elderly. As of 2000, some 12.7 percent of the county's population is age 65 and older. This percentage is somewhat higher than the state (9.6 percent) and slightly higher than the nation (12.4 percent). As more young people leave the area in search of good paying jobs elsewhere, the remaining population is aging and, thus, slowly leaving the labor force. While the local economy has showed some signs of growth over the last decade, the high prison and elderly populations serve to stunt that growth from becoming more significant.

Of the 1,262 new workers added to Wheeler County's total labor force between 1990 and 2000, 1,145, or 98.5 percent were males. Again, this is due largely to the presence of a significant prison population. This compares to Georgia where 28.6 percent of new workers were males and the U.S. where about 14.3 percent of new workers were males. However, in 2000 males constituted 54.4 percent of the local labor force compared to 48.5 percent in Georgia and 48 percent in the U.S. Despite this higher percentage of local male workers, the male participation rate in the county labor force in 2000 was only about 40 percent, down substantially from 66 percent in 1990 and far less than Georgia's 73 percent male participation rate and the U.S. rate of almost 71 percent. The number of males not in the labor force locally tripled in actual numbers over the last decade. Again, this is attributable to the growth in the prison population locally. The female participation rate in the local labor force is also well below that of the state and nation (just over 44 percent in Wheeler County, over 59 percent in Georgia, and 57.5 percent in the U.S.). Overall, the county had only 44.1 percent of persons aged 16 or older in the work force in 2000 compared to Georgia's 66 percent and the U.S.'s 64 percent.

These statistics indicate less than healthy growth in the local labor force, especially when compared to Georgia or the U.S. However, it also means that there are likely other available workers in the population not currently counted in the labor force. The county population may have larger numbers of elderly and those with transfer payments, but the gap between the local labor force and that of the state and nation is somewhat larger than might be expected. There may be some indication that welfare and benefits programs are still more attractive than current low wage jobs, in spite of the welfare reforms that have transpired at the state and national levels. Recall from the previous discussion in the section on the Economic Base that transfer payments

have become a greater percentage of total personal income countywide as compared to a decade ago. Despite the growth that has taken place in the local economy over the last ten years or so, the labor force participation rates clearly show that the prison located in the county has had a noticeable effect on the local economy that cannot be understated. This is more evidence of an increased need for labor force education and training to increase participation rates, and greater diversification of the economy.

Unemployment Rates

Tables ED-23 through ED-26 detail annual average unemployment rates in Wheeler County, its surrounding labor market area counties, Georgia, and the U.S. from 1990 through 2003. While there is obvious discrepancy with these figures with those of the previous table which showed less unemployment in the county in 1990 than 2000, they are different data sources (U.S. Census Bureau vs. Georgia Labor Department) and point again to caution with reliance on specific numbers. The data in Table ED-24, at least, are all from the same source, and thus offer relatively accurate internal comparisons since any errors would be relative and affect included areas in a similar manner.

Unemployment in the Wheeler County labor force has been consistently above that of Georgia and the U.S. since 1990. In 1991 and 1993, local unemployment did fall below that of the U.S. while remaining above the state's, but for all other years it was significantly above both as the economic boom seen throughout much of Georgia and the U.S. during the latter half of the 1990s failed to have much positive impact at the local level. Wheeler County could still not keep pace with the rapid growth throughout Georgia and the U.S. as a whole, as evidenced by an increase of just 37 persons to the local labor force between 1990 and 2000 (1.8 percent compared to the state's growth rate of 28.88 percent and the national growth rate of 13.82 percent). Table ED-24 shows that unemployment rates in Wheeler County are normally above all surrounding counties, except Telfair and Treutlen. Wheeler County unemployment is usually 4 to 5 percentage points above the economic center and much larger Laurens County, and usually about 5 percentage points above the Georgia and U.S. rates. This is indication of an economy whose job additions are not keeping pace with its labor force growth.

Table ED-23
Wheeler County Labor Statistics
1990-2003

Category	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2003
Labor Force	2,056	1,963	1,962	2,029	1,944	1,921	1,935	2,047	2,043	2,059	2,083	2,093
Employed	1,904	1,854	1,782	1,897	1,768	1,732	1,687	1,847	1,845	1,821	1,887	1,949
Unemployed	152	109	180	132	176	189	248	200	198	238	196	144
Unemployment Rate	7.4%	5.6%	9.2%	6.5%	9.1%	9.8%	12.8%	9.8%	9.7%	11.6%	9.4%	6.9%

Sources: Georgia County Guide, 2002; Georgia Department of Labor, 2004.

Table ED-24
Unemployment Rates
Wheeler County, Surrounding Counties, Georgia, and the U.S.
1990-2003

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2003
Wheeler County	7.4%	5.6%	9.2%	6.5%	9.1%	9.8%	12.8%	9.8%	9.7%	11.6%	9.4%	6.9%
Dodge County	6.1%	5.4%	7.5%	6.4%	5.2%	5.5%	9.0%	6.4%	6.1%	5.2%	4.6%	4.0%
Jeff Davis County	6.6%	7.0%	9.2%	8.3%	7.0%	6.1%	8.0%	6.7%	8.0%	7.0%	6.1%	9.5%
Laurens County	5.5%	4.8%	5.9%	5.2%	4.6%	5.6%	5.2%	4.5%	7.6%	7.9%	5.9%	5.9%
Montgomery County	6.9%	6.0%	9.7%	7.9%	8.0%	7.4%	8.5%	8.6%	8.7%	10.0%	9.2%	6.6%
Telfair County	8.6%	5.4%	10.1%	8.4%	10.0%	10.3%	12.6%	9.6%	9.4%	12.3%	10.2%	8.4%
Treutlen County	7.6%	6.8%	12.4%	9.1%	8.6%	11.5%	8.5%	9.4%	8.8%	12.8%	9.8%	6.3%
Georgia	5.5%	5.0%	6.9%	5.8%	5.2%	4.9%	4.6%	4.5%	4.2%	4.0%	3.7%	4.7%
U.S.	5.6%	6.8%	7.5%	6.9%	6.1%	5.6%	5.4%	4.9%	4.5%	4.2%	4.0%	6.0%

Sources: Georgia County Guide, 2002; Georgia Department of Labor, 2004.

Table ED-25
Georgia Labor Statistics
1990-2003

Category	1990	1991	1992	1993	1994	1995
Labor Force	3,300,380	3,263,876	3,353,566	3,467,191	3,577,505	3,617,165
Employed	3,118,253	3,099,103	3,119,071	3,265,259	3,391,782	3,440,859
Unemployed	182,127	164,772	234,495	201,932	185,722	176,306
Unemployment Rate	5.5%	5.0%	6.9%	5.8%	5.2%	4.9%

Category	1996	1997	1998	1999	2000	2003
Labor Force	3,738,850	3,904,474	4,014,526	4,078,263	4,173,274	4,414,014
Employed	3,566,542	3,727,295	3,845,702	3,916,080	4,018,876	4,206,823
Unemployed	172,308	177,179	168,824	162,183	154,398	207,191
Unemployment Rate	4.6%	4.5%	4.2%	4.0%	3.7%	4.7%

Sources: Georgia County Guide, 2002; Georgia Department of Labor, 2004.

Table ED-26
U.S. Labor Statistics
1990-2003

Category	1990	1991	1992	1993	1994	1995
Labor Force (thousands)	125,840	126,346	128,105	129,200	196,814	132,304
Employed (thousands)	118,793	117,718	118,492	120,259	123,060	124,900
Unemployed (thousands)	7,047	8,628	9,613	8,940	7,996	7,404
Unemployment Rate	5.6%	6.8%	7.5%	6.9%	6.1%	5.6%

Category	1996	1997	1998	1999	2000	2001	2003
Labor Force (thousands)	133,943	136,297	137,673	139,368	140,863	141,815	146,510,000
Employed (thousands)	126,708	129,558	131,463	133,488	135,208	135,073	137,736,000
Unemployed (thousands)	7,236	6,739	6,210	5,880	5,655	6,742	8,774,000
Unemployment Rate	5.4%	4.9%	4.5%	4.2%	4.0%	4.8%	6.0%

Source: U.S. Bureau of Labor Statistics, various years.

Commuting Patterns

Tables ED-27 through ED-29 depict commuting patterns and trends of the local labor force and details by county where the local resident labor force is working, and where the people working in Wheeler County live. The tables document that an increasing number of residents have to commute outside the county to find work. Almost 60 percent of the local resident labor force traveled elsewhere for jobs in 2000 compared to 53 percent in 1990. Fifty-five fewer residents were working in the county in 2000 than 1990, but over 4 times as many (225) had to go outside the county. Another way of saying it is that the local economy gained 44 jobs in the 1990s, but there were also 170 additional people in the local workforce. As discussed previously, the minimal growth of the labor force in the county is not leading to a high demand for job creation. Hence, those in the labor force are increasingly more likely to pursue employment outside of the county since additional job opportunities are not being created at home in numbers abundant enough to allow those people to work at home.

The detailed tables showing what counties workers worked in and what counties local workers lived in document that while 1,223 Wheeler Countians traveled outside the county for work in 2000, 457 workers from outside the county had jobs in Wheeler County. Wheeler Countians not working in their home county usually work predominantly in Telfair County (McRae), with Toombs County (Lyons/Vidalia) being a secondary destination. The numbers commuting to Telfair County actually decreased slightly by 10 percent between 1990 and 2000. Toombs County (Lyons/Vidalia) and Jeff Davis County (Hazlehurst) are becoming more popular destinations for those commuting from Wheeler County, with the number of those commuting to Toombs County more than doubling during the last decade. Those commuting to Jeff Davis County nearly doubled, and those commuting to Laurens County (Dublin) increased by more than one-half. Most of those Wheeler Countians commuting to these counties are most likely finding employment with the more vibrant manufacturing base in these areas and their better-paying jobs. People commuting from outside the county to jobs in Wheeler County are more likely to come from Telfair County (McRae/ Helena) or Montgomery County (Mount Vernon), most likely finding employment with the Wheeler Correctional Facility. Wheeler County workers increasingly have to look elsewhere for a source of suitable employment.

Alamo and Glenwood. The labor force of Wheeler County municipalities is assumed to mirror that of the county because their residents are included in county figures, and there truly is

Table ED-27
Place of Residence of Workforce By County
Wheeler County
1990 and 2000

	1990			2000
Wheeler County	883		Wheeler County	828
Telfair County	100		Telfair County	136
Montgomery County	56		Montgomery County	75
Laurens County	47		Laurens County	63
Treutlen County	30		Toombs County	50
Toombs County	27		Appling County	26
Elsewhere	98		Elsewhere	107
Total	1,241		Total	1,285

Source: U.S. Bureau of the Census, www.census.gov; 2004.

Table ED-28
Place of Work Of County Residents
Wheeler County
1990 and 2000

	1990			2000
Wheeler County	883		Wheeler County	828
Telfair County	434		Telfair County	390
Montgomery County	169		Toombs County	196
Laurens County	110		Laurens County	172
Toombs County	73		Jeff Davis County	123
Jeff Davis County	65		Montgomery County	69
Elsewhere	147		Elsewhere	271
Total	1,881		Total	2,051

Source: U.S. Bureau of the Census, www.census.gov; 2004.

Table ED-29
Wheeler County Commuting Patterns
1990 and 2000

	1990	2000
Employed Residents of County		
Worked in County	46.9	40.4
Commuted in HOGARDC Region	48.9	53.9
Commuted to Elsewhere	4.2	5.7
Persons Working in County		
Lived in County	71.2	64.4
Commuted from HOGARDC Region	23.9	32.8
Commuted from Elsewhere	4.9	2.8
Employed Residents as Percentage of County Workers	151.2	159.6

Source: U.S. Bureau of the Census, www.census.gov; 2004.

only one local economy. This is especially true for Alamo, which is the location for the vast majority of county employment and home for 31.4 percent of county population. Both Alamo and Glenwood do have some farming, manufacturing, government, retail trade and service jobs and occupations, even if in limited numbers. Alamo, with over twice the population of Glenwood largely due to the prison located there, would possibly have more and more varied workers. All of the public community schools in Wheeler County are located in Alamo, with an alternative school located in Glenwood. Education levels are somewhat lower in these towns, more so in Glenwood, primarily because of the high percentage of elderly residents. The age of residents would also tend to lower the participation rates of the town's labor force. Measures designed to increase overall county employment and improve the skills of the local work force will also benefit the towns in due measure.

Local Economic Development Resources

Economic Development Agencies

Wheeler County has a number of important organizations that focus attention on, direct and assist economic development efforts of the community. Most of these organizations are

countywide in concern and work to the benefit of all citizens and governments. The following analysis highlights key local economic development resources.

Wheeler County Chamber of Commerce
P.O. Box 654
Alamo, GA 30411
(912) 568-7808 Fax: (912) 568-7808

The Wheeler County Chamber of Commerce is the first contact for newcomers, both labor and industry, to the community, providing assistance and information of all types related to the area.

The Wheeler County Chamber of Commerce has a brief history, having been reconstituted in 1993, and is led by local citizens who are experienced in all fields of community activities. The "Chamber" has a segment devoted to industry, both old and new, and provides help in areas of labor education, business retention and industry recruitment. The "Chamber" is funded by dues paid by the local members and receives no public funds. Due to its short existence, the Wheeler Chamber is still in the process of building a reputation of being an active and effective force for business development in the area. It is a rallying point, and should take a lead role, when the community needs to band together. It was instrumental in the community locating the Heart of Georgia Technical College's Adult Learning Center in Alamo and other recent economic development activities.

Wheeler County Development Authority
P.O. Box 654
Alamo, Georgia 30411
(912) 568-7808 Fax: (912) 568-7808

The Wheeler County Development Authority, like the Chamber of Commerce, was reconstituted in 1993, and is a public authority founded by Georgia public law. This act set up an authority with seven board members appointed by the Wheeler County Commissioners who serve staggered four-year terms. Officers are elected from the members of the board. The "Authority" is funded by a 1/2 mill of property tax per year. This funding is to finance "Authority" activities, recruit new industry, and assist present industry. The Development Authority, along with the Chamber, has been seeking to build a reputation as being an active player in local economic development efforts and is striving to be effective. However, new

developments have been limited in recent years due to the lack of significant population growth and demand for increased jobs.

Alamo Development Authority
P.O. Box 646
Alamo, Georgia 30411
(912) 568-7153 Fax: (912) 568-1928

The Alamo Development Authority is a public authority formed by the City of Alamo in the late 1990s to promote economic and industrial development in the City of Alamo. Members serving on the "Authority" are appointed by the City, and funding is received through annual appropriations from the City's general fund budget. The funds are used for operation of the "Authority" and to assist present industries and recruit new industries. The Development Authority was formed out of the City's belief that the countywide Development Authority was not active enough in recruiting new industries to the city and general area. Thus far, the City's Development Authority has been most active in seeking to develop a 54-acre city-owned site for use as an industrial park. In 2002, the City received \$500,000 in OneGeorgia Authority funds to be utilized towards developing a 40-acre site for an industrial park. Since that time, the City has transferred those funds to the 54-acre site, and is reserving the 40-acre site for future use as a recreational park. However, this 40-acre site could still be utilized for industrial development should plans for the recreational park not come to fruition. The city and county development authorities do engage in some collaboration of economic development projects and are not viewed locally merely as competing organizations. However, the City believes that it is best served by an entity focusing its efforts solely on economic development recruitment efforts affecting the City.

Heart of Georgia Technical College
560 Pinehill Road
Dublin, Georgia 31021
(478) 275-6589 Fax: (478) 275-6695

Heart of Georgia Technical College's main campus is located 35 miles northwest of Alamo on U.S. 441 in Dublin. HGTC is a state funded school and guarantees the ongoing availability of state-of-the-art trained employees whose skills match those required in today's competitive work place. HGTC also has a satellite campus located in McRae, about 10 miles west of Alamo on U.S. 280. In the last couple of years, HGTC opened its Wheeler County Adult

Education Center in downtown Alamo to provide adult literacy and continuing education services to residents of Wheeler County. Georgia's Quick Start Training program is offered at HGTC. This program enables new industry to train their work force while their facility is under construction or allow an expanding existing industry to train additional workers in new technologies. The Quick Start Program also offers an Existing Industries Program to aid retention and expansion efforts. Individual referrals which match client needs for specific training is available through HGTC. All graduates of HGTC are covered by the Department of Technical and Adult Education "Technical Education Guarantee" which assures industry that graduates can either perform as advertised in their trained field, or the graduate will be retrained at the school's expense. Further discussion about HGTC's programs will be included under the Training Opportunities section.

Programs

While there currently are no established industrial parks in Wheeler County, the City of Alamo Development Authority has among its economic development assets a potential 54-acre site for future development located in Alamo. The City has reserved a portion of another 40-acre site for utilization as a future recreation park. In 2002, the City of Alamo received \$500,000 in OneGeorgia Authority funds to assist with the future development of the 40-acre site. However, these funds have since been transferred towards the 54-acre site. This would include the ability to extend the necessary infrastructure to the site, thus making it more marketable to potential industries. No industries are presently located on these sites, giving the City ample room for industrial growth. Future plans do call for construction of an Authority-financed "spec building" to further assist in attraction of new industry. Limited resources have prevented Wheeler County and its municipalities from developing the infrastructure necessary to be able to retract and retain industrial development. However, locals do realize the importance of being able to provide jobs and a stable economic base that will allow its citizens to work and keep their wages at home, and there does appear to be renewed efforts to make it possible for the area to be more marketable to potential businesses and industries than in times past.

One potential bright spot locally is the Alamo-Glenwood Better Hometown Program. The local program was designated by the Georgia Department of Community Affairs in 2001 to promote development and revitalization of the central business district in both communities. The Alamo-Glenwood Better Hometown Program has the distinction of being the only joint Better Hometown Program in the state of Georgia at this time. The program is headed by a board of directors appointed by both cities, and funding is received through annual appropriations from

both cities' general fund budgets. The funds are used for operation of the program and to assist and promote downtown development in both municipalities. The Better Hometown Program is active in promoting business retention and building improvements through grants and loans to qualifying individual businesses, is presently involved in community beautification efforts, and has been active in the ongoing renovations to the downtown areas of both Alamo and Glenwood.

Wheeler County and its municipalities do not currently have in place a local "Freeport" exemption on industrial inventories. This is one avenue of industrial recruitment that merits serious consideration by local officials. Freeport exemption is a useful tool in recruiting new industries and assisting them in their location to the area by allowing them to save property tax on certain classes of business inventory. Wheeler County is also classified as a Tier One county by the OneGeorgia Authority, making qualifying industries locating to Wheeler County eligible to receive up to \$3,500 per job created. The development authorities and Chamber also are seeking to renew efforts to work closely together to assist existing industry. While the programs and resources of these agencies have had only limited effectiveness, they are not remaining static. There are ongoing plans for improvement.

Training Opportunities

Heart of Georgia Technical College
560 Pinehill Road
Dublin, Georgia 31021
(478) 275-6589 Fax: (478) 275-6695

Through its educational programs and services, Heart of Georgia Technical College seeks to assist students in the development of their individual potential and meet identified needs of local businesses. HGTC also holds high standards for their students, not only in academic performance, but also in the area of work ethics. It is accredited by the Accrediting Commission of the Council on Occupational Education. The presence of HGTC is an excellent economic development attractor and provides a flexible means to meet needed educational improvement skills level training of the local labor force, particularly on a local level through its Wheeler County Adult Education Center. HGTC's programs can be easily coordinated and adapted to meet newly identified, special, or changing training needs. Among the economic development programs and services offered through HGTC are: computer training both on campus and on-site, custom training and credit courses for existing businesses, job placement and referral services for HGTC's graduates, basic skills training in manufacturing, customer service,

commercial truck driving, warehousing and distribution, health education, and construction, as well as Quick Start training to new and expanding industries.

Heart of Georgia Technical College offers (in addition to the Quick Start Training described above under Economic Development Agencies) Associate in Applied Technology programs along with diploma and certificate programs and continuing education programs on the main campus in Dublin, and its satellite campus in McRae as well as the Wheeler County Adult Education Center in Alamo. Associate in Applied Technology degrees are offered in such areas as applied business technology, early childhood care and education, criminal justice technology, and respiratory therapy technology, in addition to such diploma and certificate programs such as accounting, business office technology, computer information systems, machine tool technology, electronics technology, and health care (medical assistant, pharmacy technology, and practical nursing). Continuing education programs are currently offered in computers, personal development, technical development, business and professional development, and allied health care.

Adult education classes for basic literacy for those not able to read and write through the General Equivalency Degree are offered at the Wheeler County Adult Education Center. Special classes have been set up at local companies.

Dublin Center
1900 Bellevue Road
Dublin, Georgia 31021
(478) 275-6643

The Dublin Center, located within 35 miles of Alamo, is a two-year unit of The University System of Georgia. The Dublin Center is operated by Middle Georgia College, a two-year community college based in Cochran, but also houses satellite course offerings by East Georgia College and Georgia Southern University. This campus provides students with various associates degrees to prepare them for further education in a four-year college or university, or students can take course offerings through Georgia Southern in pursuit of a four-year degree. Many students have found that attending the Dublin Center is the best option for them since Wheeler County is close enough to commute back and forth, and it is less costly than many other colleges.

Georgia Southern University
Statesboro, Georgia 30460
(912) 681-5611

Georgia Southern University is the main college of choice for students who want to attend a university located nearby. It is located in Statesboro, Georgia, which is approximately 75 miles from Wheeler County. The university status that Georgia Southern achieved over a decade ago has provided a multitude of Wheeler County students with many opportunities to receive a better education. This is a plus to Wheeler County because these students may choose to bring some of their knowledge back home.

Brewton-Parker College
U.S. Highway 280
Mount Vernon, Georgia 30445
(912) 583-2241

Brewton-Parker College is the closest college in terms of proximity for Wheeler County students. It is located in Mount Vernon, Georgia, which is just 5 miles from Glenwood and Wheeler County. Like the Dublin Center, Brewton-Parker College allows Wheeler County students the opportunity to pursue a four-year college education or higher without having to travel far from home. With an enrollment of approximately 1,300 students, this private school affiliated with the Georgia Baptist Convention provides a more intimate learning environment through smaller class sizes than the roughly 15,000-student population of GSU, which appeals to a number of Wheeler County students. Many Wheeler County students seeking the opportunity to return home upon graduation can have the chance to do so.

In addition to these training resources, job-training programs through the Workforce Investment Act Program are also available in Wheeler County. The program for Service Delivery Region Nine, administered through the Heart of Georgia Altamaha Regional Development Center and provided by Job Training Unlimited, Inc., based in Claxton, provides assistance to adults, youths, welfare recipients, and displaced workers through its local One-Stop Center in Alamo. The One-Stop Center serves as a single access point for Wheeler County residents in need of work-related services. Workers who have been laid off from their present job can receive individual training accounts to obtain training at a local technical college or four-year college and receive assistance in paying for tuition, books, and support services such as child care and transportation. Services for youth are available such as after school programs,

tutoring, mentoring, and work experience to help prepare them for life after graduation. Those currently on public assistance programs can receive help in making the transition from welfare to the workforce. The WIA Program and the local One-Stop Center have been a tremendous resource in helping many local residents either get back on their feet or find their niche in the workplace.

One area where Wheeler County is lacking is the presence of satellite course offerings and distance learning opportunities, either through area colleges and universities or other entities. Although distance learning course offerings are available through Heart of Georgia Technical College, there are currently no satellite campuses or distance learning courses available through such area institutions as Georgia Southern University or Brewton-Parker College. The establishment of a satellite facility would enable those Wheeler County students who want to attend a four-year college or university, but either do not have the desire to leave home or do not have the means to do so, the opportunity to receive a quality higher education while enjoying the benefits of staying at home. These students would then be able to put their newly acquired knowledge to use in Wheeler County upon graduation, at least theoretically. This would give a boost to the ongoing education efforts in Wheeler County, while helping to ensure a more prepared, accessible labor pool for existing and prospective businesses.

Summary Needs Assessment

The Wheeler County economy was developed relying on transportation and its vast forests, and its future to a large extent will depend on these same avenues. The local economy, while continuing to grow slowly at best, is not adding jobs at the rate its labor force is growing, even though the population and labor force itself is only slowly growing. The economy overall is much less developed and diverse than the state. There is an unhealthy reliance on one correctional facility and the relatively low wage service industry. Recent developments in the public service sector have added needed stability. The labor force is in need of modern skills improvement, and higher paying jobs to increase participation rates.

Despite many structural economic problems, Wheeler County has a number of important assets and opportunities for growth. Wheeler County's location on two planned developmental highways (U.S. 280 and U.S. 441) continues to offer many opportunities for economic growth including transportation, tourism, and agriculture. The natural resources of the county and the Little Ocmulgee State Park offer enormous potential for tourism and other economic growth. The abundant groundwater supply will help. It is very likely that the same areas that spurred

development in the county in the 19th and 20th centuries will again stimulate development in the 21st Century. Transportation and natural resources, the fields and forests of the county, still offer the most potential for growth albeit in new variation. There is much work to be done to prepare for and stimulate this growth, but the unity of the community and its local economic development and training resources already in place can accomplish much.

A number of specific economic development needs for the local community were identified through this inventory, assessment, and local analysis.

1. There is a need for consistent funding of economic development activities in the county, and a need to continue to further refine and enhance economic development resources and tools.
2. There is a need for a speculative industrial building in the county.
3. There is a need for continuing and expanded efforts to enhance educational and skill levels of Wheeler County's labor force.
4. There is a need to remain very vigilant about supporting, promoting, and utilizing the Heart of Georgia Technical College's Adult Learning Center, its programs, and expansion.
5. There is a need to continue to advocate strongly the four-laning of highways serving Wheeler County (U.S. 280 and U.S. 441) and other transportation improvements.
6. There is a special need to support, enhance, and expand agriculture and forestry activities within the county.
7. There is a need to promote tourism within the community, especially through natural and historic resources, including increased utilization of Little Ocmulgee State Park, and promoting the development of agri-tourism venues.
8. There is a need of enhancing and expanding hospitality accommodations and services, and the local retail trade/service sector generally.

9. There is a need to continue the ongoing revitalization efforts of downtown Alamo and Glenwood.
10. There is a need to develop a stronger environment for business creation through the development and promotion of entrepreneurial activities within Wheeler County.

The goal, objectives and implementation actions for improvement that have been chosen by the community (all governments) for itself are identified next.

ECONOMIC DEVELOPMENT
GOAL, OBJECTIVES, AND IMPLEMENTATION ACTIONS

GOAL: To improve the economic well-being of Wheeler County by maintaining and increasing the community's economic development program and efforts of local leadership to encourage location of new industry, and expansion of present industry, agriculture, tourism, retail trade and other sectors of the local economy that will lead to a more viable and stable economic base.

OBJECTIVE 1: To encourage and support existing businesses, and focus countywide attention on fostering a more viable economic base.

POLICIES/ACTIONS:

Action 1.1: Develop an economic development package with an emphasis on strengthening and expanding present businesses.

Action 1.2: Encourage the Wheeler County Chamber of Commerce and the Wheeler County Development Authority to increase their efforts to market Wheeler County to prospective businesses/industries.

OBJECTIVE 2: To encourage activities which advocate the development of entrepreneurial skills so as to generate an increased establishment of small businesses throughout Wheeler County.

POLICIES/ACTIONS:

Action 2.1: Initiate entrepreneurial activities through the establishment of a mentoring group through the Wheeler County Chamber of Commerce, or by other programs, that will help to provide the support structure necessary to encourage the increased development of entrepreneurs.

Action 2.2: Create the infrastructure necessary to support the development of Internet-based entrepreneurial establishments in Wheeler County.

Action 2.3: Utilize the development of on-line courses through the Glenwood Community Center that focus on improving the technological skills of the local labor force and entrepreneurial skills, such as how to write a business plan, etc.

OBJECTIVE 3: **Strengthen the capacity of local economic development organizations and focus on developing partnerships, both on a regional and statewide level, to enhance economic recruitment efforts.**

POLICIES/ACTIONS:

Action 3.1: Establish regular meetings among local economic development organizations and representatives of local businesses and industries to identify needs/concerns of local businesses and devise methods to address identified needs/concerns.

Action 3.2: Establish partnerships with economic development organizations in neighboring counties to strengthen business and industrial recruitment activities by taking advantage of programs and resources on a regional level.

Action 3.3: Develop and strengthen leadership skills among Wheeler County citizens by continuing to participate in joint leadership programs with Telfair County and participating in the Regional Economic Development Academy.

Action 3.4: Seek the assistance of state economic development entities in creating an industrial recruitment package for Wheeler County.

OBJECTIVE 4: **To diversify the local economic base by focusing marketing and recruitment efforts on those activities which draw upon the available assets of the community.**

POLICIES/ACTIONS:

- Action 4.1:** Complete, as soon as possible, the development of the industrial park in Alamo.
- Action 4.2:** Seek a new speculative building for the industrial park in Alamo.
- Action 4.3:** Advertise availability of job tax credit incentives.
- Action 4.4:** Utilize the establishment of local Internet-based education efforts to attract technology-oriented businesses, such as call centers, to Wheeler County.
- Action 4.5:** Increase the presence of service-oriented establishments throughout Wheeler County through a concerted marketing effort.
- Action 4.6:** Promote Wheeler County as an attractive, liveable community for retirees to relocate so as to improve upon the local services industry.
- Action 4.7:** Promote ongoing agri-tourism activities in Wheeler County and seek the development of further venues in the county.
- Action 4.8:** Support efforts to restart the Short Line (Americus to Vidalia) Railroad.

OBJECTIVE 5: **Support and enhance agriculture and agribusiness and its continued viability and economic impact in Wheeler County, and utilize the county's agricultural, natural, and cultural resources to increase tourism.**

POLICIES/ACTIONS:

- Action 5.1:** Promote ongoing agri-tourism activities in Wheeler County and seek the development of further venues in the county.
- Action 5.2:** Participate in and support the regional efforts of the Altamaha River Partnership to enhance and promote the Greater Altamaha River Basin for sustainable nature-based tourism, including golf, hunting, fishing, agri-tourism, and venture biking.

- Action 5.3:** Support/promote Oconee River Canoe Trail and special events scheduled along it, such as fishing tournaments and duck races.
- Action 5.4:** Promote and support agriculture in Wheeler County, and encourage continued agricultural production and agri-tourism.
- Action 5.5:** Work to increase Little Ocmulgee State Park's amenities for use as a regional recreation and tourism facility, including making the lake usable again.
- Action 5.6:** Increase access to Oconee River by developing new/upgrading existing public boat landings as needed.
- Action 5.7:** Participate in U.S. 441 Heritage Highway Association's efforts to promote heritage tourism along its route.
- Action 5.8:** Revive performances of *Lighterd Knot* at Little Ocmulgee State Park Amphitheatre and promote as a heritage tourism venue.

NATURAL AND CULTURAL RESOURCES

Introduction

Wheeler County's abundance of natural and cultural resources contributes to its rural character and excellent quality of life. Scenic pastoral landscapes and forests abound, while the Oconee, Ocmulgee, and Little Ocmulgee rivers and their tributaries flow through the county. Little Ocmulgee State Park provides quality recreation opportunities. Visual reminders of Wheeler County's agrarian, railroad, and naval stores heritage and its continued dependence on its natural resources are evident in unincorporated areas as well as in its small cities and crossroads communities. These include historic farmhouses; outbuildings such as livestock and hay barns, tobacco barns, and smokehouses; schools; churches; a train depot, downtown commercial buildings, and others. Evidence of earlier historic settlements and the presence of prehistoric cultures also remain at known archaeological sites throughout Wheeler County.

There is strong interest in protecting Wheeler County's fragile natural resources and significant cultural properties, as well as its rural character, while balancing the desire for economic development and growth. It is recognized that this sometimes difficult task can be achieved through careful planning, which can actually complement natural and cultural resources and help conserve them, when guidelines are created within which sensitive resource development and utilization can occur and is encouraged.

This section of the plan will examine the natural and cultural resources of Wheeler County, Alamo and Glenwood.

Natural Setting

Wheeler County is located in middle Georgia below the Fall Line within the Southern Coastal Plain Major Land Resource Area. The county seat of Alamo is located approximately 70 miles southeast of Macon. It has a total area of approximately 195,840 acres or 306 square miles and ranks 98th in size among Georgia's counties. Wheeler County is bordered by Montgomery County and the Oconee River on the east; the Oconee River and Treutlen County on the north; Laurens County on the northwest; Dodge County to the west; the Little Ocmulgee River and

Telfair County to the southwest; and the Ocmulgee River and Jeff Davis County to the southeast. The Oconee and Ocmulgee rivers flow together to form the Altamaha River.

Wheeler County's topography consists mostly of nearly level to very gently sloping soils on well drained uplands. The landscape is dissected by numerous small, shallow streams. The steepest slopes are located where the uplands adjoin the bottom lands and terraces of the rivers and creeks.

Wheeler County has warm, humid summers with relatively mild winters. The average annual temperature is about 65 degrees. The frost-free period extends from about mid-March to just before mid-November, providing a growing season of approximately 240 days. Wheeler County receives an average annual rainfall of about 46 inches.

Public Water Supply Sources

Groundwater is the major source of drinking water in Wheeler County and its cities. In 2000, an average of 1.26 million gallons per day of groundwater was used county-wide, while 3.69 million gallons of surface water was used on average each day, primarily for agricultural irrigation. This water is drawn from ponds as well as the Oconee River. Shallow wells (Surficial Aquifer) extend below the sandy clay strata into coarse to fine sands, but the capacity and quality are generally poor. Deep domestic wells extend into sands 200 to 300 feet deep, while deep commercial/industrial/agricultural wells tap into the Floridan Aquifer beginning at a depth of about 600 feet. The Upper Floridan Aquifer System supplies most of the water used in Wheeler County. Said to possibly be the largest aquifer in the world (it covers one-third of Georgia, most of Florida, and parts of Alabama and South Carolina), the Floridan Aquifer also provides approximately 50 percent of Georgia's groundwater. Increased usage of the Floridan in the last 100 years or so has taken its toll resulting in significant drops in the water level; local cones of depression near Jesup, Savannah, and Brunswick; and some upward salt water intrusion. The closing of a major water user, Gilman Paper in St. Mary's, however, recently helped increase the water level. In addition, 24 counties in southeast Georgia (but not Wheeler County) were required by the Georgia Environmental Protection Division (EPD) under the *Interim Strategy for Managing Salt Water Intrusion in the Upper Floridan Aquifer of Southeast Georgia* to prepare a comprehensive water supply plan. The water level of the Floridan may increase further as these counties implement their respective water supply plan recommendations. EPD also currently

prohibits any new public, industrial, or agricultural Upper Floridan wells in the 24-county area, which lies east and south of Wheeler County to the Georgia Coast.

Residents of Wheeler County and its cities presently have an adequate supply of good quality groundwater for domestic and commercial uses; however, there is a need to protect and conserve this life sustaining resource.

Water Supply Watersheds

The Georgia Department of Natural Resources' Part 5 Environmental Standards applicable to water supply watersheds do not apply to Wheeler County at this time.

Groundwater Recharge Areas

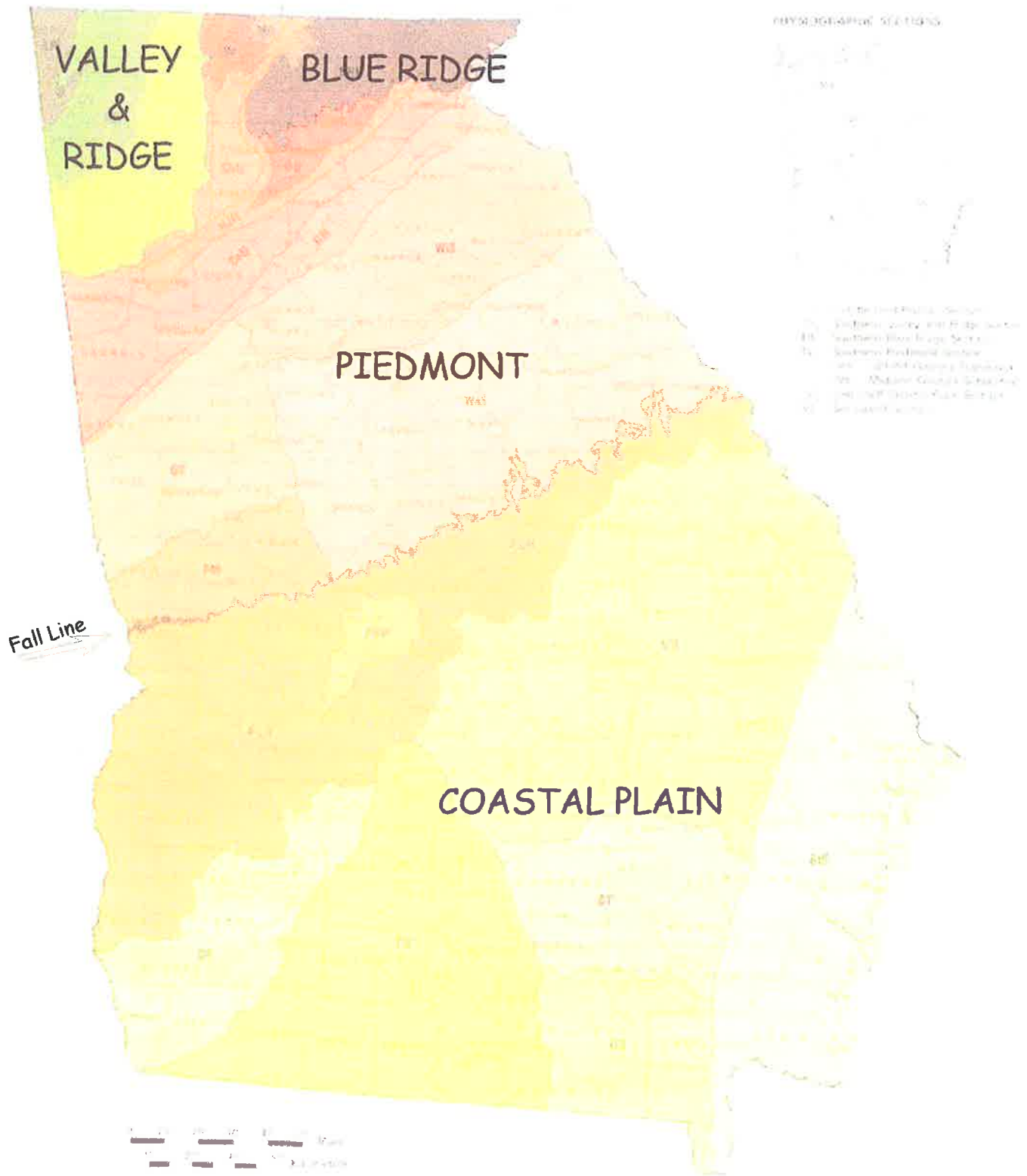
Wheeler County is located in the Coastal Plain Physiographic Province of Georgia (See Map NCR 1). The Coastal Plain is composed of alternating beds of unconsolidated gravel, sand, clay, silt, limestone and dolomite that gently dip and thicken to the south and southeast, ranging in thickness from 0 feet at the Fall Line to approximately 7,000 feet along the Georgia-Florida border. The block diagram (Map NCR-2) shows the Coastal Plain and illustrates the thickness, general outcrop area and stratigraphic relationship of the aquifers.

Groundwater in the Coastal Plain Province flows through interconnected pore space between grains in the host rocks and through solution-enlarged voids. The oldest outcropping sedimentary formations (Cretaceous) are exposed along the Fall Line, which is the northern limit of the Coastal Plain Province. Successively younger formations occur at the surface to the south and southeast.

The Coastal Plain contains the state's major confined aquifers. They are overlain by a layer of impermeable material and contain water at greater than atmospheric pressures. The Coastal Plain is comprised of seven major aquifers, which are restricted to specific regions and depths within the Coastal Plain because of the aquifer geometry. Two of the seven major aquifers exist in Wheeler County. They are the Surficial (shallow) and the Floridan (Principal Artesian) aquifers. The Floridan Aquifer is a complex series of hydraulically interconnected limestones. As stated previously, this may be the largest aquifer in the world, and is the principal

MAP NCR-1

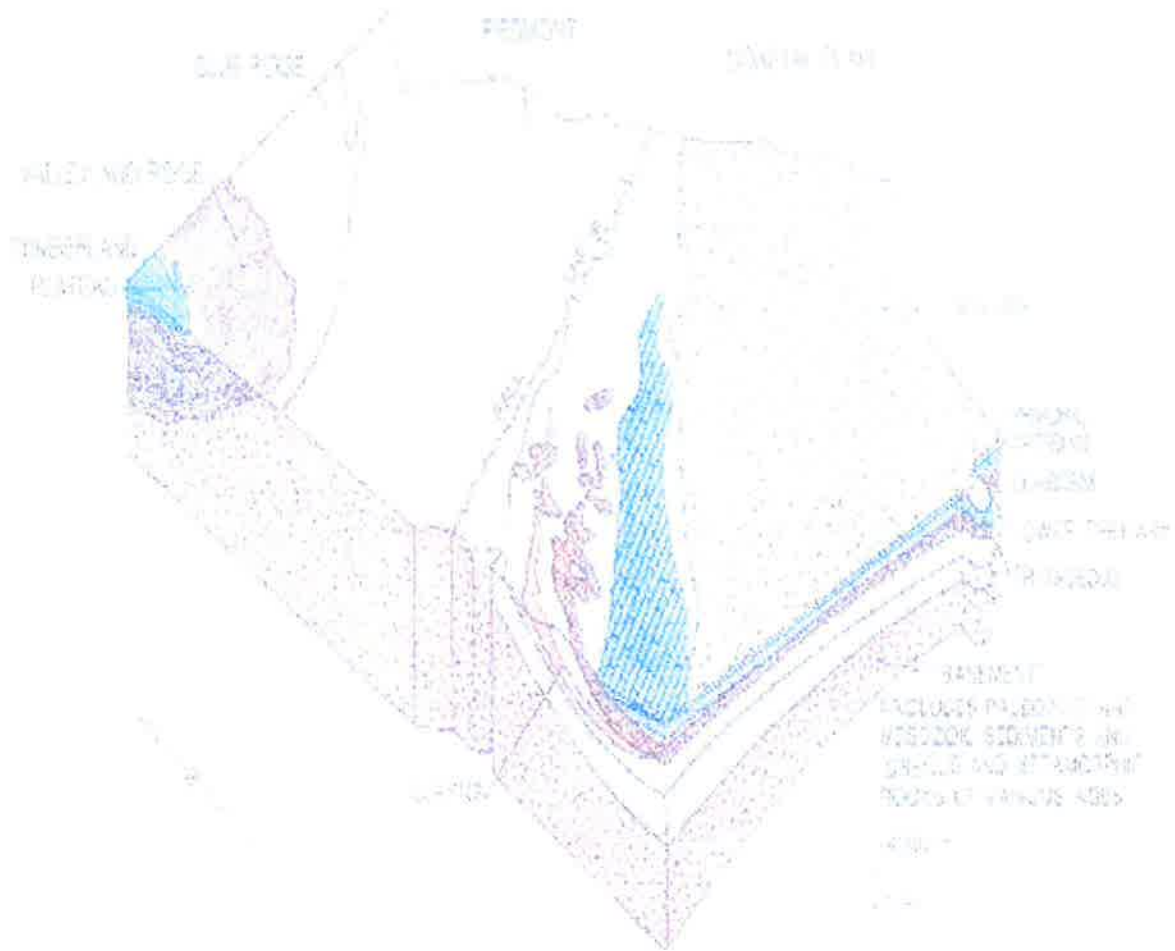
PHYSIOGRAPHIC PROVINCES OF GEORGIA



SOURCE: www.civog.uga.edu/Projects/gaininfo/gamaps.htm
 Heart of Georgia Altamaha RDC, 2004

MAP NCR-2

Block Diagram of Georgia



BLOCK DIAGRAM OF GEORGIA SHOWING MAJOR PHYSIOGRAPHIC REGIONS

SOURCE: Comprehensive Water Supply Plan, Wayne County
 BE&K/Terranext, LLC, 2000
 Heart of Georgia Altamaha RDC, 2004

source of water domestically and industrially in Wheeler County. It supplies 50 percent of the groundwater in Georgia. The primary recharge areas are the outcrop areas and where the overlying strata is thin and is directly recharged via precipitation. These areas are south of the Fall Line, but basically run parallel to it. This system is also recharged from leakage from extensive Surficial aquifers and from the Jacksonian Aquifer.

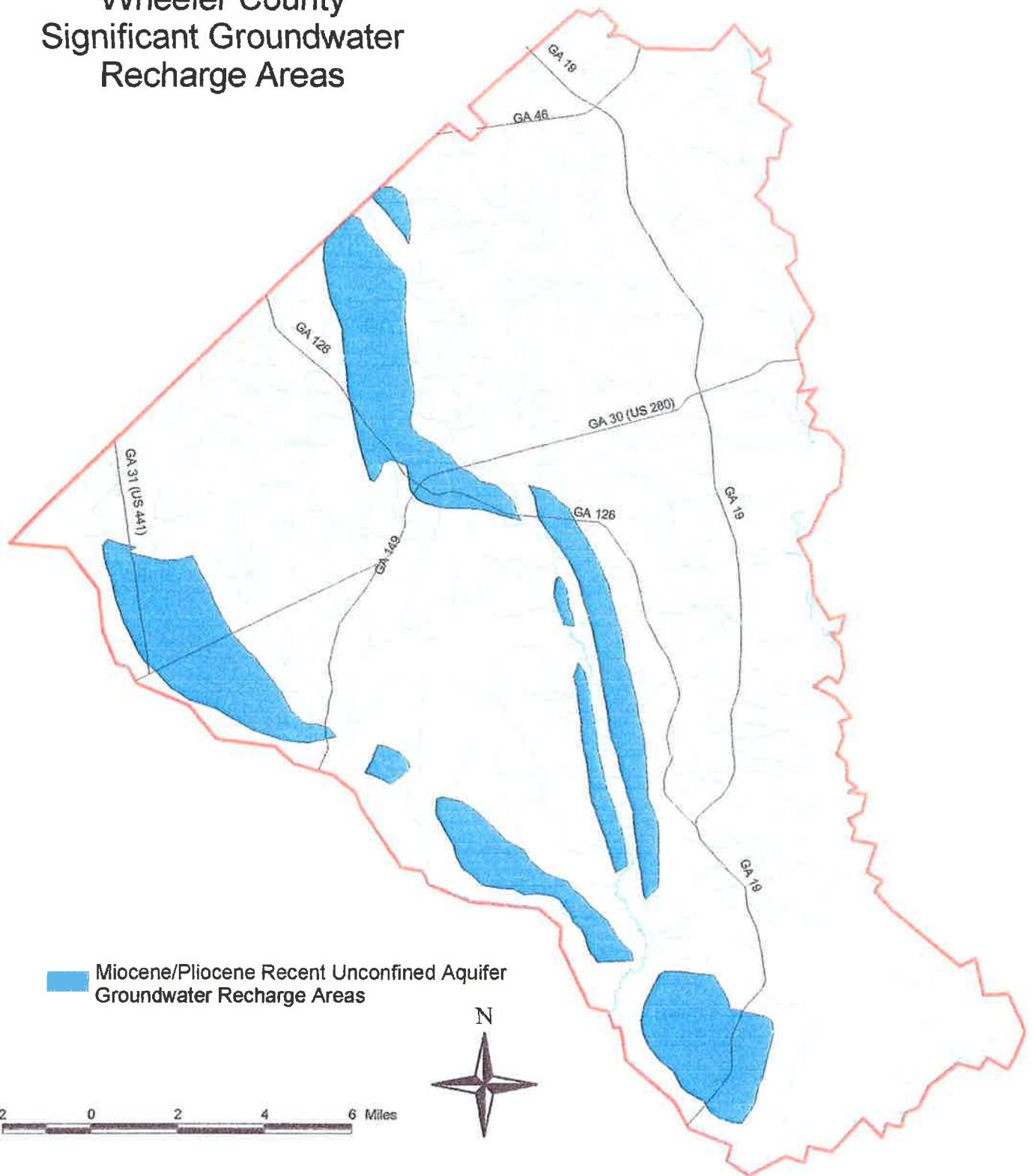
The Coastal Plain receives abundant rainfall, with the average annual precipitation varying from 44 to 56 inches. However, most of this does not recharge the aquifers. Evapotranspiration recycles 30 to 35 inches back into the atmosphere each year, while 12 to 16 inches are lost to out of state flow in surface streams. This leaves only 6 to 8 inches infiltrating into the aquifers annually. In Wheeler County, the average annual precipitation varies from about 38.8 to 59.6 inches. For Wheeler County, the largest amount of precipitation usually occurs in July and August followed by May then March. Fall is the traditional period of reduced rainfall, with October and November typically being the driest months of the year.

The quality of water from a well is the end result of complex physical and biochemical processes. Some of the more significant controls are the quality and chemistry of the water entering the ground flow systems, the reactions of infiltrating water with soils and rocks that are encountered, and the effects of the well and pump system. Most water enters the groundwater system in upland recharge areas. Chemical interaction of water with the aquifer host rocks has an increasing significance with longer underground residence times. As a result, groundwater from discharge areas tends to be more highly mineralized than groundwater in recharge areas.

According to Hydrologic Atlas 18 of the Georgia Geologic Survey, 1989, Wheeler County's significant groundwater recharge areas for the Miocene/Pliocene - Recent Unconfined Aquifers are located primarily in the central part of the county in Alamo and northwest and southeast of the city, as well as along the Little Ocmulgee River near the county's southern boundary. (See Map NCR-3 for general location.) The Georgia Department of Natural Resources' (DNR) Part 5 Environmental Standards, under the authority of the Georgia Planning Act of 1989, call for the protection of these significant groundwater recharge areas. DNR's companion pollution susceptibility map for Wheeler County, which categorizes the land area as having high, medium, or low groundwater pollution potential, classifies the county's significant groundwater recharge areas as having high pollution susceptibility. Therefore, the references to high pollution susceptibility areas are technically the applicable requirements for Wheeler County.

MAP NCR-3

Wheeler County Significant Groundwater Recharge Areas



Hydrologic Atlas 18 of the Georgia Geologic Survey, 1989
Heart of Georgia Altamaha RDC, 2004

1. The following criteria pursuant to O.G.C.A. 12-2-8 shall apply in significant recharge areas:
 - a. The Department of Natural Resources shall not issue any permits for new sanitary landfills not having synthetic liners and leachate collection systems.
 - b. The Department of Natural Resources shall not issue any new permits for the land disposal of hazardous wastes.
 - c. The Department of Natural Resources shall require all new facilities permitted or to be permitted to treat, store, or dispose of hazardous waste to perform such operations on an impermeable pad having a spill and leak collection system.
 - d. New above-ground chemical or petroleum storage tanks, having a minimum volume of 660 gallons, shall have secondary containment for 110% of the volume of such tanks or 110% of the volume of the largest tank in a cluster of tanks. (Note: These figures are consistent with U.S. EPA rules for oil pollution prevention, 40 CFR 112.1). Such tanks used for agricultural purposes are exempt, provided they comply with all Federal requirements.
 - e. New agricultural waste impoundment sites shall be lined if they are within:
 1. a high pollution susceptibility area;
 2. a medium pollution susceptibility area and exceed 15 acre-feet;
 3. a low pollution susceptibility area and exceed 50 acre-feet.

At a minimum, the liner shall be constructed of compacted clay having a thickness of one foot and a vertical hydraulic conductivity of less than a 5×10^{-7} cm/sec or other criteria established by the U.S. Soil Conservation Service. (The average size of existing agricultural waste impoundments in Georgia is about 15 acre-feet; sheepsfoot rollers or pans with heavy rubber tires, which are normal equipment for most Georgia earth moving contractors, should be able to compact clay to the recommended vertical hydraulic conductivity.)

- f. New homes served by septic tank/drain field systems shall be on lots having the following minimum size limitations as identified on Table MT-1 of the Department of Human Resources' Manual for On-Site Sewage Management Systems (hereinafter "DHR Table MT-1"):

1. 150% of the subdivision minimum lot size of DHR Table MT-1 if they are within a high pollution susceptibility area;
 2. 125% of the subdivision minimum lot size of DHR Table MT-1 if they are within a medium pollution susceptibility area; and
 3. 110% of the subdivision minimum lot size of DHR Table MT-1 if they are within a low pollution susceptibility area.
- g. New mobile home parks served by septic tank/drain field systems shall have lots or spaces having the following size limitation as identified on Table MT-2 of the Department of Human Resources' Manual for On-Site Sewage Management Systems (hereinafter "DHR Table MT-2"):
1. 150% of the subdivision minimum lot or space size of DHR Table MT-2 if they are within a high pollution susceptibility area;
 2. 125% of the subdivision minimum lot or space size of DHR Table MT-2 if they are within a medium pollution susceptibility area;
 3. 110% of the subdivision minimum lot or space size of DHR Table MT-2 if they are within a low pollution susceptibility area.
- h. If a local government requires a larger lot size than that required by (f) above for homes of by (g) above for mobile homes, the larger lot size shall be used.
- i. Local governments at their option may exempt from the requirements of (f) or (g) any lot of record on the date of their adoption of these lot size standards.
- j. No construction may proceed on a building or mobile home to be served by a septic tank unless the county health department first approves the proposed septic tank installation as meeting the requirement of the DHR Manual and (f), (g), (h), and (i) above.
- k. Each Regional Development Center is responsible for considering, in its regional plan, the cumulative environmental effects of a significant number of septic tank systems being used in close proximity to each other. In so considering the Regional Development Center shall not approve any local plans which would result in adverse environmental effects on another area. A Regional Development Center may consult

with the Department of Human Resources and Department of Natural Resources for technical assistance as to appropriate densities of lots served by septic tanks in significant recharge areas.

1. New facilities which handle hazardous materials, of types and in amounts determined by the Department of Natural Resources, shall permit their operations on impermeable surfaces having spill and leak collection systems, as prescribed by the Department of Natural Resources.
 - m. The Department of Natural Resources shall require conservative design in any new permits for the spray irrigation of wastewater or the land spreading of wastewater sludges in areas having high pollution susceptibility. This shall be accomplished by comparing the Department's CRITERIA FOR SLOW RATE LAND TREATMENT (February, 1986 or latest edition) with amendments and other technical publications to site specific information submitted by a registered professional engineer for each project.
 - n. Permanent storm water infiltration basins shall not be constructed in areas having high pollution susceptibility.
 - o. Exclusive of mining settling basins, new wastewater treatment basins shall have an impermeable liner in areas having high pollution susceptibility.
2. Local governments having jurisdictional authority over all significant recharge areas shall adopt, implement, and enforce ordinances for recharge area protection at least as stringent as the standards developed by the Department of Natural Resources.

Wheeler County, Alamo, and Glenwood have an excellent supply of good quality water available primarily from the Floridan Aquifer. It is recognized that the groundwater supply is a valuable resource which needs protection for current and future generations of Wheeler Countians. Wheeler County and the cities of Alamo and Glenwood adopted an "Environmental Conservation, On-Site Sewage Management, and Permit Ordinance," in October, 2000, which provides protection for significant groundwater recharge areas as required by DNR's Part 5 Environmental Standards under the Georgia Planning Act of 1989 through minimum lot size requirements and land use controls.

While there are no known areas of groundwater contamination in Wheeler County, improperly sited septic tanks and/or those which do not operate properly are considered a principal pollution threat. The tremendous increase in mobile homes in recent years has made enforcement of current regulations even more difficult. Such problems are likely a large potential source of non-point source pollution, especially fecal coliform problems.

Water quality is already a concern in Wheeler County because of the presence of polluted waters on the state's 303(d) list of impaired waters. Some pollutants are obvious as when local residents observe dead animal carcasses, likely left from hunting, in county waters. Others are not so obvious. EPD officially identified the Little Ocmulgee River and Lotts, Peterson, and Ochwalkee creeks in Wheeler County as "impaired waters" for exceeding the maximum amount of one or more pollutants that a body of water can contain and still be deemed safe (TMDLs). At the time of testing, the Little Ocmulgee surpassed dissolved oxygen levels, while both Lotts and Peterson creeks were cited for lacking sufficient biotic diversity. Ochwalkee Creek tested high for dissolved oxygen and ph levels and was also lacking in biotic diversity. Although not tested in Wheeler County, Alligator Creek was identified in adjacent Dodge and Laurens counties for containing excessive fecal coliform. Total Maximum Daily Load (TMDL) Plans have been completed for all four of Wheeler County's currently listed impaired waters. Common observations made in these plans include the need for better data at each monitoring station and more stations for additional sampling; testing occurred during a drought which could account for more concentrated levels of pollutants; and dissolved oxygen occurs naturally. The culprits, if any, are likely non-point source pollutants, such as urban or agricultural runoff or leaking septic tanks. The plans generally recommend use of Best Management Practices to improve water quality and prevent further regulations from being imposed at the local, state, or federal level. Implementation of these TMDL Plans by property owners along the impaired waters should help improve water quality. Wheeler County wants to be vigilant about land uses which could exacerbate the situation. The U.S. Geologic Survey is currently retesting (2004) Ochwalkee Creek at GA Highway 46 near Glenwood in Wheeler County for contaminants, but test results are not yet available.

Continued enforcement of the "Environmental Conservation, On-Site Sewage Management, and Permit Ordinance" through the Wheeler County Health Department will help prevent groundwater contamination (primarily shallow) because once an aquifer is polluted, it is nearly impossible to clean. The section of the ordinance which addresses significant groundwater recharge areas is applicable in unincorporated Wheeler County and Alamo, where they exist, but would have no effect in Glenwood where no groundwater recharge areas are

found. The ordinance as adopted provides protection against the likelihood of contamination from various kinds of water disposal sites, hazardous materials, water holding basins, wastewater disposal, and septic tank systems. Many of the current problems related to septic tanks are being addressed through required enforcement of larger lot size requirements for groundwater recharge areas, with particular emphasis on mobile homes, as required under the adopted “Environmental Conservation, On-Site Sewage Management, and Permit Ordinance.”

Wetlands

The Georgia Department of Natural Resources (DNR) stated in its Part 5 Environmental Standards that the importance of wetlands for the public good be acknowledged and their protection considered in the land use planning process according to minimum criteria set forth by DNR. DNR defines freshwater wetlands as “those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.” Wetlands generally include swamps, marshes, bogs, and similar areas.

Wetlands are important for a number of reasons, including their environmental, wildlife, recreational and aesthetic values. They play key roles in natural water filtration, flood control, water table maintenance, and local climate moderation. Wetlands provide habitat for fish and wildlife, as well as protective cover, nesting sites, food, and refuges. They are keys to basic food chain productivity both on land and in estuaries. Wetlands offer diverse recreation opportunities, including hunting, fishing, hiking, nature observation, and boating. Although the significance of wetlands is recognized, they continue to disappear primarily due to drainage, filling, vegetation removal, incompatible development, and other of man’s activities. However, with realistic planning, existing wetlands can be preserved and developed for the future benefit of nature and mankind.

Wetlands are important to the natural ecological functions of Wheeler County. The U.S. Fish and Wildlife Service has identified the county’s wetlands on its National Wetlands Inventory (NWI) Maps. See Map NCR-4 for a general depiction. The highest concentration of wetlands is found near the Oconee, Ocmulgee, and Little Ocmulgee river basins, major creeks, and generally in the southern and eastern areas of the county, although wetlands are found county-wide. Approximately 19.74 percent of the county hosts hydric soils, which by definition underlie wetlands. According to the county soils map, these soils are also adjacent to the

MAP NCR-4

National Wetlands Inventory Map of Wheeler County



2 0 2 4 6 8 Miles



SOURCE: Georgia GIS Data Clearing House
Heart of Georgia Altamaha RDC, 2004

Oconee, Ocmulgee, and Little Ocmulgee rivers and Alligator, Ochwalkee, and other creeks, and comprise the Osier-Bibb-Coxville and Pelham-Ardilla-Ocilla soil associations, which are typically associated with wetlands. (See Map NCR-7 for Wheeler County soil associations.) The wetlands areas along these rivers and creeks are largely undeveloped, while most support cypress, water oak, sweet gum, bay, poplar, pine, and blackgum trees.

The U.S. Army Corps of Engineers regulates activities in wetlands at the federal level under Section 404 of the Clean Water Act. The following minimum land use considerations are required for wetlands in Wheeler County:

- a. Land use plans should address at least the following considerations with regard to wetlands classes identified in the database:
 1. Whether impacts to an area would adversely affect the public health, safety, welfare, or the property of others.
 2. Whether the area is unique or significant in the conservation of flora and fauna, including threatened, rare or endangered species.
 3. Whether alteration or impacts to wetlands will adversely affect the function, including the flow or quality of water, cause erosion or shoaling, or impact navigation.
 4. Whether impacts or modification by a project would adversely affect fishing or recreational use of wetlands.
 5. Whether an alteration or impact would be temporary in nature.
 6. Whether the project contains significant state historical and archaeological resources, defined as "Properties On or Eligible for the National Register of Historic Places."
 7. Whether alteration of wetlands would have measurable adverse impacts on adjacent sensitive natural areas.

8. Where wetlands have been created for mitigation purposes under Section 404 of the Clean Water Act, such wetlands shall be considered for protection.
- b. Uses of wetlands without long term impairment of function should be included in land use plans. Acceptable uses may include:
 1. Timber production and harvesting
 2. Wildlife and fisheries management
 3. Wastewater treatment
 4. Recreation
 5. Natural water quality treatment and purification
 6. Other uses permitted under Section 404 of the Clean Water Act
 - c. Unacceptable uses may include:
 1. Receiving areas for toxic or hazardous waste or other contaminants
 2. Hazardous or sanitary waste landfill
 3. Other uses unapproved by local governments

Wheeler County's wetlands are home to many species of flora and fauna which grow in saturated soils. It is not known whether any unique species are present; however, Georgia DNR identified nine special concern animals and 17 special concern plants in Wheeler County in April, 2004, some of which are known to inhabit wetlands. These include three Georgia protected species: the hooded pitcherplant, pondspice, and the yellow flytrap, as well as two plant species with federal status: pondberry and the sweet pitcherplant. The yellow-crowned night-heron is a special concern animal known to inhabit some Wheeler County wetlands.

Fishing, hunting, and other recreational uses of wetlands are extremely popular in Wheeler County. The Oconee, Ocmulgee, and Little Ocmulgee rivers and various creeks' wetlands provide habitat, food sources, and food chain support for a quality fish population. Wetlands areas bordering creeks, branches, and rivers furnish excellent cover for deer, turkey, squirrel, and other game animals. Many of these areas are leased by hunting clubs, with deer hunting a favorite pastime during the fall and early winter. Most of these areas are not suited for cultivation or pasture due to periodic flooding.

In terms of cultural resources, there are a number of known archaeological sites near the Oconee, Ocmulgee, and Little Ocmulgee rivers, as well as Alligator and Ochwalkee creeks. There may be additional sites located in or adjacent to wetlands which have not yet been identified. None of the known Wheeler County sites are currently listed in the National Register of Historic Places, nor has the potential eligibility of most been determined. (See Cultural Resources section of this element for more information on historic, archaeological, and cultural sites.)

Removal or alteration of a single wetland may not cause major environmental problems; however, the cumulative effect can be significant and should be considered. Since many of the areas adjacent to Wheeler County's wetlands are used for agricultural or silvicultural purposes, they may not be overly impacted by wetlands alteration. Although flooding has not been a major problem in Wheeler County, overdevelopment of wetlands has the potential to increase damage during flood conditions due to the loss of wetlands' natural ability to hold flood waters. Property, human life, and general public health, safety, and welfare all may be threatened as a result.

While loss of wetlands is usually permanent, there are methods available, albeit currently unproven, to restore and/or create new ones. There are no known wetlands in Wheeler County which have been created for mitigation purposes.

Wheeler County's functional wetlands, and particularly those determined significant due to their wildlife, cultural resources, and the like, need protection from destruction by uncontrolled or inappropriate development. Their importance in terms of quality of life and subsequent need for conservation is recognized throughout this plan, especially with reference to land use.

Wetlands protection was strengthened county-wide through adoption of the "Environmental Conservation, On-Site Sewage Management, and Permit Ordinance" by Wheeler County and the cities of Alamo and Glenwood in October, 2000. Obtaining local permits was linked to the federal 404 permitting process in this ordinance.

Protected Mountains

These natural resources are not applicable to Wheeler County.

Protected River Corridors

Wheeler County has two rivers, the Oconee and Ocmulgee, which are protected under the 1991 River Corridor Protection Act. The Oconee forms the county's eastern boundary with Montgomery County and for a short distance on the north with Treutlen County, while the Ocmulgee separates Wheeler and Jeff Davis counties to the southeast. The River Corridor Protection Act provides for the maintenance of a natural vegetative buffer of 100 feet on each side of the rivers and strict regulations of uses infringing upon the required buffer. These corridors are of vital importance to Wheeler County and Georgia in that they help preserve those qualities that make a river suitable as a habitat for wildlife, for recreation, and as a source of clear drinking water. They also allow the free movement of wildlife from one area to another, help control erosion and river sedimentation, and assist in absorbing flood waters. The Oconee and Ocmulgee rivers are significant in terms of its history from prehistoric to modern times. They were important transportation arteries for Indians and early settlers to the region. A number of archaeological sites along the Oconee and Ocmulgee in Wheeler County have been recorded in the State Archaeological Site File at the University of Georgia, and there are likely additional sites which have yet to be discovered.

Timber companies own much of the land adjacent to the Oconee and Ocmulgee rivers in Wheeler County, thus limiting development in this area. Aside from a few river cabins, the major development has been in a residential area near the Oconee called Cherokee Sandridge.

The Oconee and Ocmulgee rivers offer extensive recreational opportunities, including boating, fishing, rafting, canoeing, waterskiing, hunting, camping, and bird/wildlife watching. Three public boat landings are available along the Oconee in Wheeler County. They are Clark's Bluff Landing, the SR 46 Landing, and Oconee River Landing. The Oconee River Canoe Trail attracts paddlers from near and far, while fishing tournaments and duck races are also popular events on the Oconee and Ocmulgee.

Conservation and protection of the Oconee and Ocmulgee River Corridors, as well as the Little Ocmulgee River, is of major importance to Wheeler County residents. In October, 2000,

Wheeler County adopted the “Environmental Conservation, On-Site Sewage Management, and Permit Ordinance” which provides for protection of the Oconee and Ocmulgee River corridors as required by DNR’s Part 5 Environmental Standards. The Wheeler County Health Department enforces the ordinance, which includes the following policies:

1. A minimum 100 foot natural vegetative buffer zone (corridor) adjacent to the river banks on the Wheeler County side shall be established in which no development shall occur except that specifically addressed in the ordinance.
2. All development within the corridors shall be subject to special review procedures prior to any land use or building being permitted by the county.
3. No hazardous waste or sanitary landfills may be developed within the river corridors.
4. All land disturbing activities within the corridors shall comply with the Georgia Erosion and Sedimentation Control Act unless specifically exempted by the act.
5. All single family dwellings within the corridors shall be constructed on lots meeting any requirements of any zoning ordinance established by the County, except that in no case shall lots contain less than two acres, and in all cases the septic tank must be located outside of any hydric soils.
6. All single family dwellings shall be constructed so that the finished habitual floor elevation shall comply with Federal Emergency Management regulations.
7. All multi-family dwellings shall be located outside of the flood plain area as defined by the Federal Emergency Management Agency.
8. No industrial or commercial use shall be constructed within the corridors nor any discharge points. Any existing use may not be expanded more than 49% of the existing floor area. Commercial uses which are directly associated with the recreational use of the river corridors are exempted from this requirement. Proposed land use changes shall comply with all permitting limitations.
9. Road and utility crossings of the river corridors shall be limited and existing crossings upgraded whenever possible rather than new sites developed. Use of chemicals to

retard vegetative growth in these areas shall be prohibited. Construction of any new crossings shall meet all requirements of the Erosion and Sedimentation Control Act of 1975, and of any applicable local ordinances on soil erosion and sedimentation control.

10. Septic tanks and septic tank drainfields are not permitted in any hydric soil.
11. The following acceptable uses of the Oconee and Ocmulgee River corridors shall be allowed, provided that such uses do not impair the long-term functions of the protected rivers or the river corridors:
 - A. Timber production and harvesting, subject to the following conditions:
 - a. Forestry activity shall be consistent with best management practices established by the Georgia Forestry Commission; and
 - b. Forestry activity shall not impair the drinking quality of the river water as defined by the federal Clean Water Act, as amended.
 - B. Wildlife and fisheries management activities consistent with the purposes of O.C.G.A. 12-2-8.
 - C. Wastewater treatment.
 - D. Recreational usage consistent either with the maintenance of a natural vegetative buffer or with river-dependent recreation. For example, a boat ramp would be consistent with this criterion, but a hard-surface tennis court would not. Parking lots are not consistent with this criterion. Paths and walkways within the river corridors are consistent with this criterion.
 - E. Natural water quality treatment or purification.
 - F. Agricultural production and management, subject to the following conditions:
 - a. Agricultural activity shall be consistent with best management practices established by the Georgia Soil and Water Conservation Commission;

- b. Agricultural activity shall not impair the drinking quality of the river water as defined by the federal Clean Water Act, as amended; and
 - c. Agricultural activity shall be consistent with all state and federal laws, and all regulations promulgated by the Georgia Department of Agriculture.
 - G. Other uses permitted by the Department of Natural Resources or under Section 404 of the Clean Water Act.
12. Other uses unapproved by the Wheeler County Commissioners shall not be acceptable within the river corridors.
13. The Wheeler County Commissioners shall exempt the following from the provisions of the Oconee and Ocmulgee River Corridors Protection Plan:
- A. Land uses existing prior to promulgation of the Oconee and Ocmulgee River Corridors Protection Plan.
 - B. Utilities, (except as discussed above under 9) if such utilities cannot feasibly be located outside the buffer area (feasibility shall be decided conservatively by the Wheeler County Commissioners), provided that:
 - a. The utilities shall be located as far from the river bank as reasonably possible;
 - b. Installation and maintenance of the utilities shall be such as to protect the integrity of the buffer area as well as is reasonably possible; and
 - c. Utilities shall not impair the drinking quality of the river water.
14. The natural vegetative buffer shall be restored as quickly as possible following any land-disturbing activity within the river corridors.

In developing the section of the Environmental Conservation ordinance for protection of the Oconee and Ocmulgee protected corridors, Wheeler County considered the effect of activities in the river corridors on public health, safety, welfare, and private property rights, as well as on the function of the rivers and their corridors (flow, water quality, erosion, and the like). The

potential effect of activities on fishing or recreational use of the river corridors was also addressed. All effects were assessed as to whether they were permanent or temporary, and if temporary, the length of time of impact was considered. The ordinance further reflects Wheeler County's policy of protecting sensitive flora and fauna, significant cultural resources, and sensitive natural areas as defined by DNR.

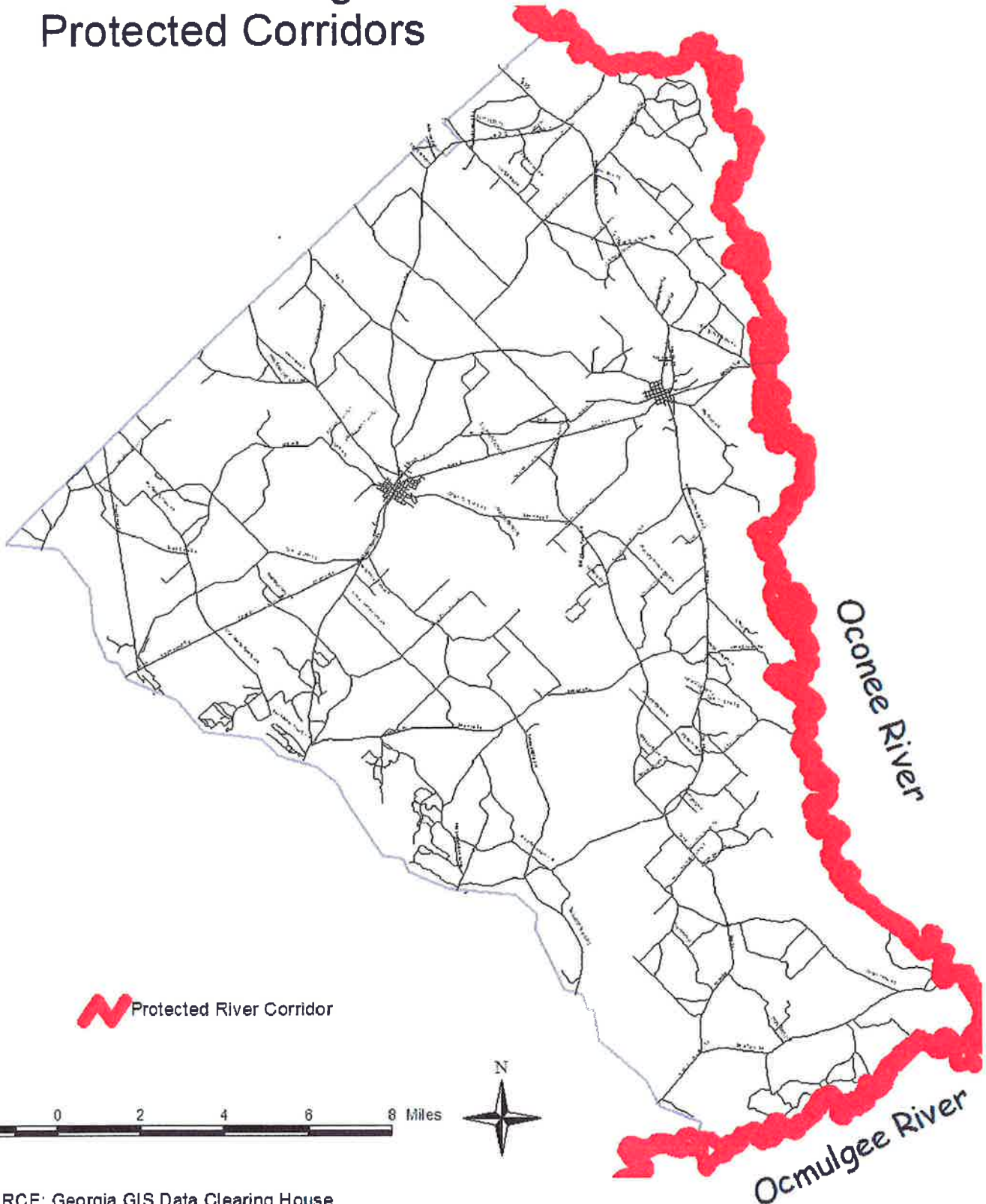
Map NCR-5 gives the general location of the Oconee and Ocmulgee River Corridors; however, the 100 foot protected buffer is too narrow to appear on a map of this scale.

The Oconee and Ocmulgee rivers join together at the southeastern corner of Wheeler County to form the Altamaha River, which drains 25 percent of Georgia and is said to be the largest free-flowing river on the east coast of the United States. The Nature Conservancy designated the Altamaha as one of 75 "Last Great Places" on earth in 1991 for its ecological significance, and the Georgia chapter selected it for further study and protection as its first bioserve. Representatives from the 11 counties along the Altamaha River, including Wheeler, began meeting in 1999 and later organized as the Altamaha River Partnership (ARP). The regional group was formed for the purpose of fostering economic development by promoting sustainable nature-based tourism along the Altamaha River Basin. ARP has encouraged improved infrastructure along the river through local government pursuit of available grants, and has helped promote the river through development of a brochure/map, signage, rack cards, and a website, as well as encouraging local and regional special events. Active participation in and support for ARP's regional efforts is needed to continue to enhance, promote, and protect the greater Altamaha River Basin, including the Oconee and Ocmulgee rivers in Wheeler County.

While the Little Ocmulgee River in Wheeler County does not meet the state of Georgia's flow requirements for protection under the 1991 River Corridor Protection Act, it is nevertheless an important resource which Wheeler County and its residents deem worthy of conservation and protection. The Little Ocmulgee is significant in terms of its environmental functions, as well as for recreation and nature-based tourism. Little Ocmulgee State Park is located adjacent to the river for which it was named in western Wheeler County near the Telfair County line. The land limitations defined in *The Joint Wheeler County Solid Waste Plan*, such as restrictions on development within one-half mile of streams and flood plains, and other Wheeler County land use ordinances will aid in protecting the Little Ocmulgee River.

Continued enforcement of the Environmental Conservation ordinance through the Wheeler County Health Department is needed to help protect the Oconee and Ocmulgee rivers.

MAP NCR-5 Wheeler County Oconee and Ocmulgee River Protected Corridors



SOURCE: Georgia GIS Data Clearing House
Heart of Georgia Altamaha RDC, 2004

In addition, increasing access to the Oconee River by developing and/or upgrading public boat landings as needed would enhance outdoor leisure opportunities for county residents and visitors. Support for and promotion of the Oconee River Canoe Trail and special events scheduled along all three of Wheeler County's rivers, such as fishing tournaments and duck races, would contribute to further recognition of their uniqueness and the need for ongoing conservation efforts. Participation in and support for the Altamaha River Partnership's regional efforts on behalf of sustainable nature-based tourism throughout the greater Altamaha Basin would also enhance usage of the Oconee, Ocmulgee, and Little Ocmulgee rivers in Wheeler County.

Coastal Resources

These natural resources are not applicable to Wheeler County.

Flood Plains

Flood plains, or areas subject to flooding based on the 100-year (base) flood, are an important water resource area when left in their natural or relatively undisturbed state. They help control the rate of water flow and provide an area for temporary storage of floodwaters. Vegetative flood plains enhance water quality by collecting sediment which would otherwise contribute to damaging water temperature rises, increased pollution, and reduced levels of dissolved oxygen needed for desirable aquatic species. Natural flood plains also assist groundwater recharge through local ponding and flood detention, thus slowing runoff and allowing additional time for infiltration of groundwater aquifers. As noted earlier, many of Wheeler County's wetlands, wildlife habitats, and natural areas are located in flood plains.

Most of Wheeler County's flood plains are located along the Oconee, Ocmulgee, and Little Ocmulgee rivers and the major creeks, such as Alligator Creek. They comprise nearly 20 percent of the county's land area and are very flat with a slope of 0 to 2 percent. Some of these areas flood at least once a year, but because of their largely undeveloped state, this poses no serious threat to lives or property. Soils in the flood plains primarily range from the very poorly to somewhat poorly drained soils of the Osier-Bibb-Coxville and Pelham-Ardilla-Ocilla associations.

There are no significant flood plains in the cities of Alamo and Glenwood; however, the Peterson Creek corridor in Glenwood is subject to flooding. Peterson Creek runs through Glenwood in the southwest quadrant of the city and extends both north and south of U.S. 280. Alligator and Little creeks near Alamo also are prone to flooding.

All of the governments in Wheeler County currently participate in the National Flood Insurance Program, but only the County and Glenwood have Federal Emergency Management Agency (FEMA) Flood Hazard Boundary maps. Alamo had not been previously mapped due to the low risk of flooding within the city. FEMA is currently in the process of digitally mapping the entire state of Georgia, so it is expected that Alamo will have a flood hazard map available in the near future. The general location of Wheeler County's flood zones is shown on Map NCR-6.

There is a need throughout Wheeler County to prevent inappropriate development of flood plains which might lead to increased flooding, destruction of wetlands, or other adverse environmental effects. Establishing and enforcing a county-wide flood plain management ordinance in accordance with FEMA requirements would be an important first step toward accomplishing this goal. Continued enforcement of Wheeler County's Environmental Conservation ordinance, especially the provisions addressing wetlands and the Oconee and Ocmulgee River protected corridors will further strengthen flood plain protection within these areas. Utilization of the Nature Conservancy and others to provide conservation education to landowners and the general public on Wheeler County's important ecological systems and natural resources is needed and would help encourage their conservation. The Land Use element of this plan generally recognizes the need for additional land use regulations to protect lives, property, and the environment.

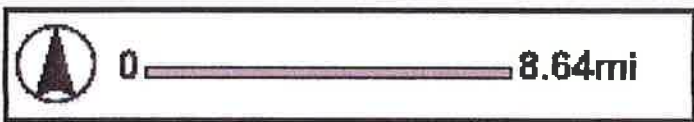
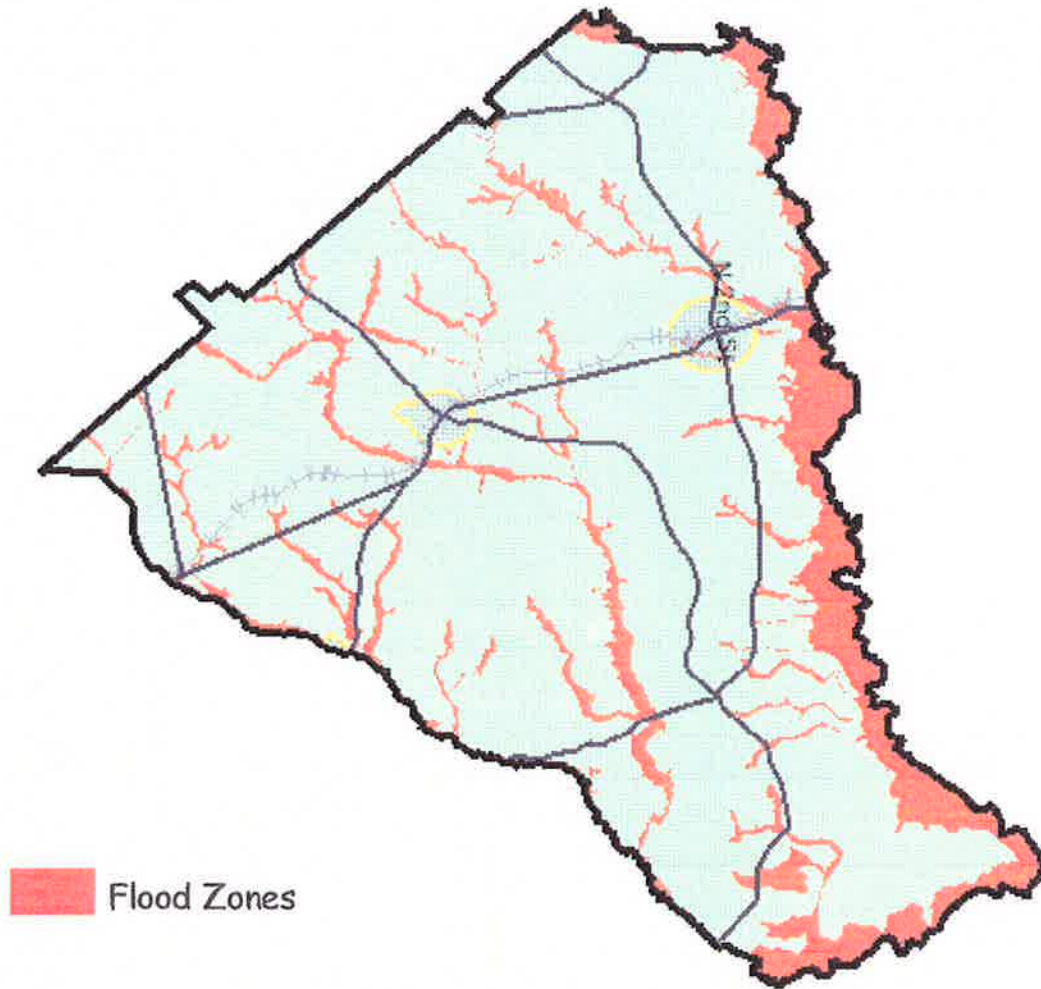
Soil Types

The Soil Conservation Service (now Natural Resources Conservation Service) of the U.S. Department of Agriculture, in cooperation with the University of Georgia, College of Agriculture, surveyed, classified, and mapped the soils of Wheeler County and published the results in the *Soil Survey of Montgomery, Toombs and Wheeler Counties, Georgia*. Issued in December, 1973, this survey is the primary source of information used to prepare this section and should be consulted for more detail.

During the past two million years the advance and retreat of the continental ice sheet caused sea levels to fluctuate several hundred feet. Thus, Wheeler County was alternately under

MAP NCR-6

Wheeler County Flood Zones



SOURCE: <http://planning.rdis.org/mapviews2/client.asp>
leart of Georgia Altamaha RDC, 2004

the sea, sea coast, and dry land. Meanwhile erosion of the Appalachian Mountains resulted in sediments being deposited over the area. Today, the county lies in the Southern Coastal Plain Major Land Resource Area.

There are six basic soil associations in Wheeler County, ranging from Class I agricultural soils to poorly drained flood plains. Each association, as a rule, contains a few major soils and several minor ones in a pattern that is characteristic though not strictly uniform. The soils within any one association are likely to differ from each other in some or in many properties, such as slope, depth, stoniness, or natural drainage. Soils comprising part of one association may occur in other associations, but in a different pattern. These general soil associations provide the basis for comparing the potential of large areas for general kinds of land use, and thus are important for general planning for areas suitable or unsuitable to certain land uses. However, they are not specific enough for site planning. Soil associations in Wheeler County are shown on Map NCR-7, and those areas of the county with major limitations for development because of soils are depicted on Map NCR-8. Wheeler County's groundwater recharge areas, wetlands, and flood plains are also areas with limitations for development. (Each is addressed separately under other parts of this "Natural and Cultural Resources" element.)

A brief description of each of Wheeler County's six soil associations follows. Approximate percentages noted for major and minor soils, unless otherwise specified, are for Montgomery, Toombs, and Wheeler counties together.

1. Osier-Bibb-Coxville

Very poorly to poorly drained soils that have sandy to clayey underlying layers; mostly on flood plains; 0-2 percent slopes.

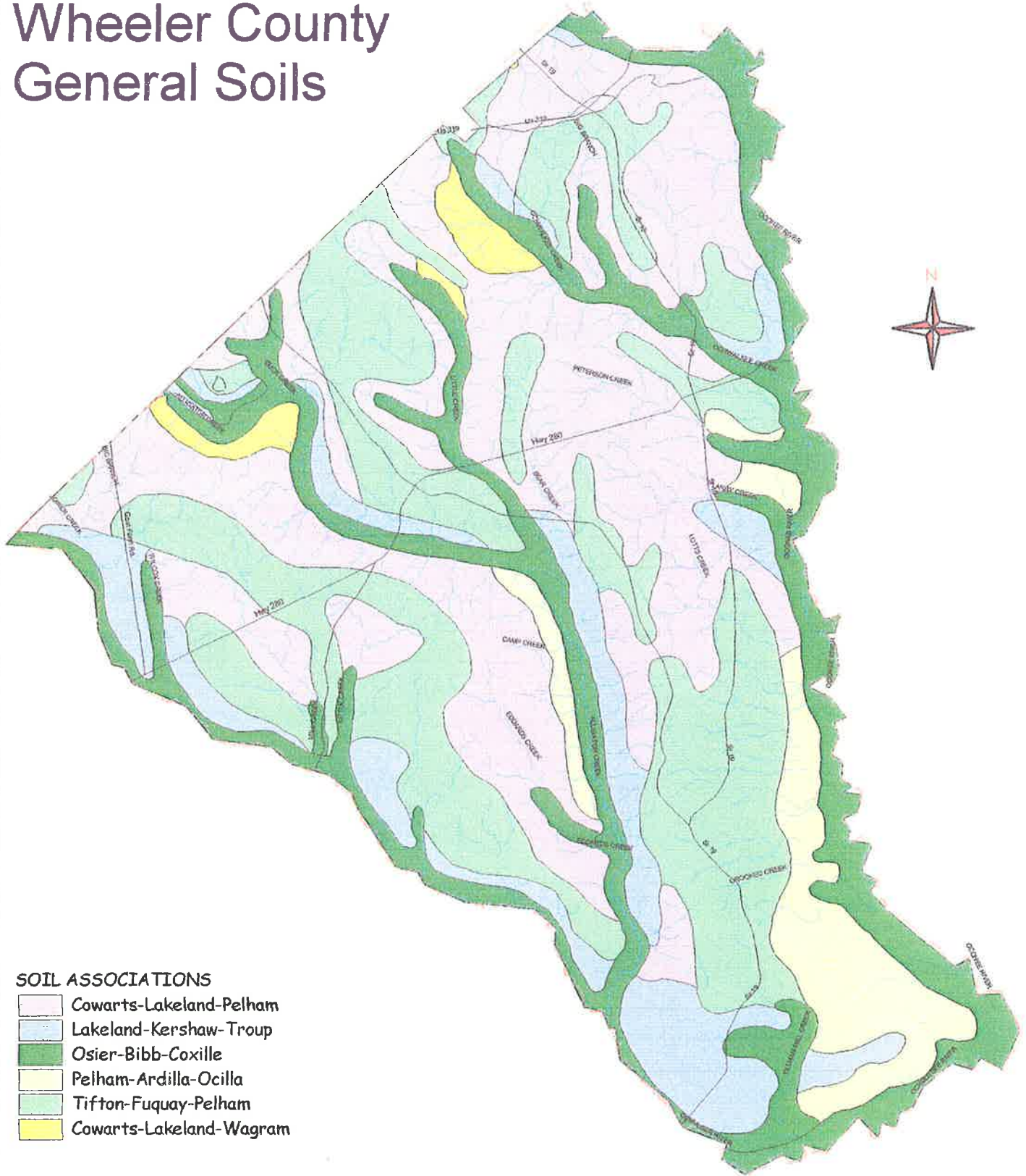
These nearly level soils are found on flood plains along the major creeks and the Oconee, Ocmulgee, and Little Ocmulgee rivers. They are frequently flooded each year.

This Map unit comprises about 13.41 percent of the county. Approximately 45 percent of the unit is Osier and Bibb soils, 15 percent is Coxville soils, and the remaining 40 percent are soils of minor extent. Minor soils include the moderately well-drained Duplin soils and the somewhat poorly drained Wahee and Ocilla soils.

MAP NCR-7

Wheeler County

General Soils



SOIL ASSOCIATIONS

- Cowarts-Lakeland-Pelham
- Lakeland-Kershaw-Troup
- Osier-Bibb-Coxille
- Pelham-Ardilla-Ocilla
- Tifton-Fuquay-Pelham
- Cowarts-Lakeland-Wagram

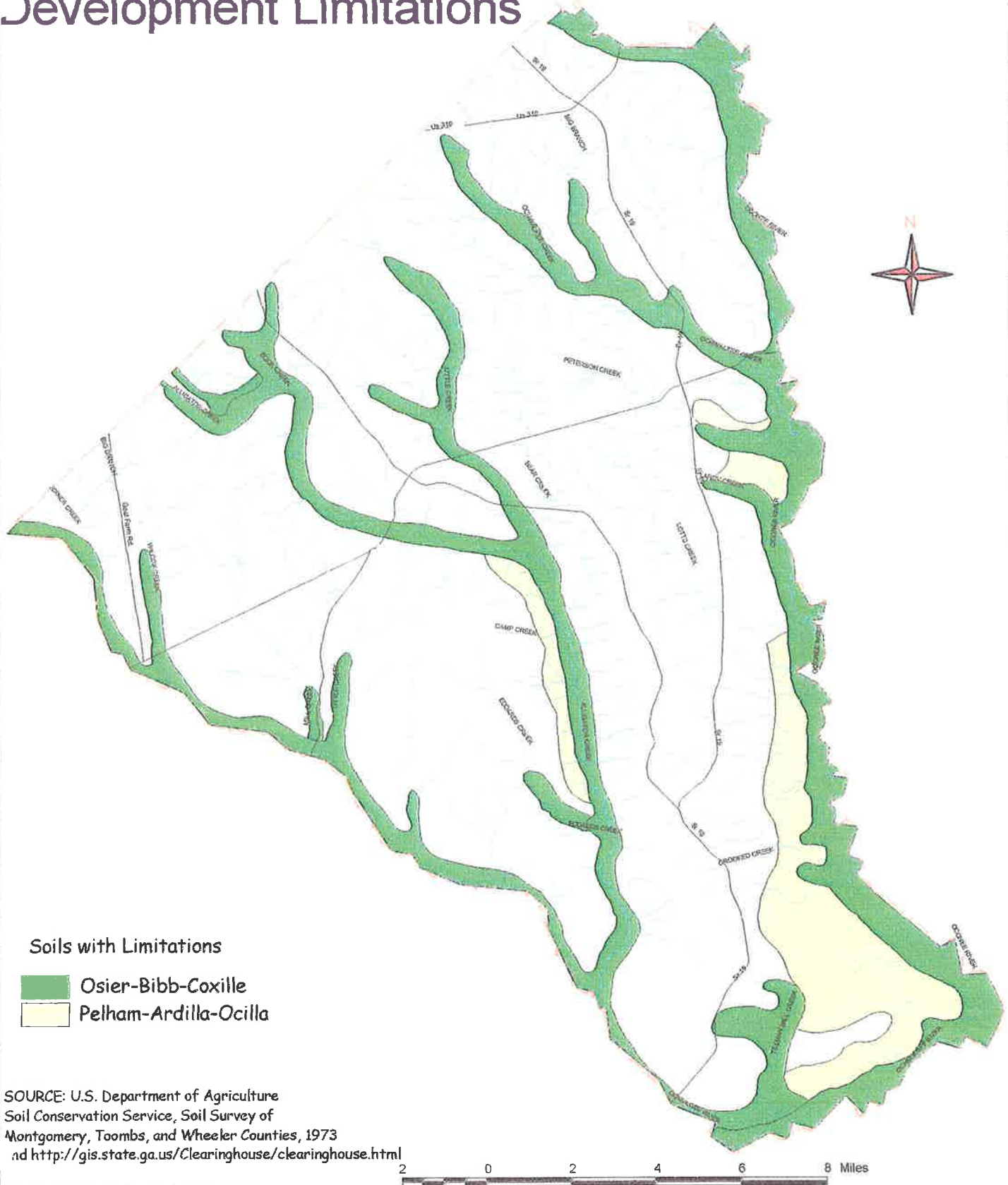
SOURCE: U.S. Department of Agriculture
 Soil Conservation Service, Soil Survey of
 Montgomery, Toombs, and Wheeler Counties, 1973
 .ad <http://gis.state.ga.us/Clearinghouse/clearinghouse.html>

Heart of Georgia Altamaha RDC, 2004



Wheeler County Soils with Development Limitations

MAP NCR-8



SOURCE: U.S. Department of Agriculture
Soil Conservation Service, Soil Survey of
Montgomery, Toombs, and Wheeler Counties, 1973
and <http://gis.state.ga.us/Clearinghouse/clearinghouse.html>

Heart of Georgia Altamaha RDC, 2004

Most of this association is wooded, with hardwoods as the dominant trees along with some pines. A small acreage is used for pasture and cultivation. These soils have severe limitations for usage due to wetness and flooding.

2. Pelham-Ardilla-Ocilla

Poorly and somewhat poorly drained soils that have a loamy subsoil; mostly on terraces and broad plains adjacent to bottom lands; 0 to 2 percent slopes.

These nearly level soils are on broad plains and stream terraces adjoining the bottom lands of the Oconee and Ocmulgee rivers and Alligator Creek. These soils are used mainly for woodland, predominantly pines, oaks, and gum, and are important for timber production. The seasonally high water table and threat of flooding result in moderate to severe limitations on land use.

This Map unit comprises about 6.33 percent of the county. About 41 percent of the unit is Pelham soils, 28 percent is Ardilla soils, 20 percent is Ocilla soils, and the remaining 11 percent are soils of minor extent. Minor soils include the well drained Fuquay and Maxton soils at the higher elevations. The somewhat poorly drained Wahee soils are at the lower elevations.

3. Tifton-Fuquay-Pelham

Well-drained and poorly drained soils with a loamy subsoil; on broad ridges and in drainageways; 0 to 7 percent slopes.

These soils are found on nearly level to gently sloping ridges and in drainageways dissecting the ridges. The ridges range from about one-fourth to one mile wide, while the drainageways vary from about 50 to 250 feet wide. This is the predominant soil association in Wheeler County and is located county-wide. The cities of Alamo and Glenwood are both completely located within the Tifton-Fuquay-Pelham association.

This Map unit encompasses 43.8 percent of Wheeler County. It is comprised of approximately 45 percent Tifton soils, 24 percent Fuquay soils, 15 percent Pelham soils, and 16 percent minor soils. The well-drained Tifton and Fuquay soils are on the ridges, while the poorly drained Pelham soils are in the drainageways. Among the minor soils are the well-drained Dothan soils (7 percent) and the moderately well drained Irvington and Stilson soils.

The major soils of this association are well suited to most uses. It is considered prime farmland in Wheeler County, and much of it is cultivated or in pasture.

4. Cowarts-Lakeland-Wagram

Well-drained and excessively drained soils with a loamy to sandy subsoil or underlying layers; on narrow ridgetops and short, irregular side slopes; mostly 5 to 17 percent slopes.

This Map unit consists of soil with a sandy or loamy surface layer and a loamy or clayey subsoil or those with sandy surface and subsurface layers and a loamy subsoil. These soils are used mainly as woodland, but some large areas are used for field crops, hay, or pasture. This soil association is found primarily near the Oconee River and Ochwalkee, Little, and Alligator creeks in the northwestern area of Wheeler County.

This Map unit makes up just over 9 percent of the county. Cowarts soils comprise about 30 percent, Lakeland soils 15 percent, Wagram soils 8 percent, and minor soils the remaining 47 percent. Minor soils include the well drained Carnegie and Troup soils, the moderately well drained Duplin soils, and the poorly drained Pelham soils in the small drainageways.

Most of this association is used for timber production. The major soils have generally slight to moderate limitations for use. Severe limitations are found, however, in areas where the Wagram soils are steeper than 15 percent. Sites for septic tank drain fields also have severe limitations in Cowarts soils.

5. Lakeland-Kershaw-Troup

Excessively and well drained soils with primarily sandy underlying layers; mainly on broad ridges; 0 to 8 percent slopes.

Broad ridges of sand dissected by a few narrow drainageways characterize this Map unit. This soil association is found primarily adjacent to flood plains east of the Little Ocmulgee River, west of the Oconee River, and near Alligator, Ochwalkee, and Little creeks in Wheeler County.

This Map unit accounts for just under 19 percent of Wheeler County soils. Lakeland and Troup soils together comprise about 45 percent of the unit, Kershaw soils 21 percent, and 34 percent minor soils. The Kershaw soils are on the higher elevated ridges, while the Lakeland and Troup soils are on the lower ridges. Minor soils include the excessively drained Paola, the well-drained Fuquay, the somewhat poorly drained Ocilla, and the poorly drained Pelham soils. Most of this association is wooded because the major soils are very droughty.

6. Cowarts-Lakeland-Pelham Association

Excessively to poorly drained soils with loamy to sandy subsoil or underlying layers; on narrow ridgetops and short side slopes adjacent to drainageways; 0 to 8 percent slopes.

This Map unit consists of narrow, very gently sloping ridgetops, gently sloping side slopes, many small drainageways, and narrow breaks along the drainageways. This association is found county-wide in Wheeler County. These soils are mainly used for woodland, but there are large areas used for crops or pasture.

Total area equals about 8.32 percent of Wheeler County. Cowarts soils make up about 29 percent of this unit, 18 percent is Lakeland soils, another 18 percent is Pelham soils, and the remaining 35 percent is minor soils. These include the well drained Ailey, Troup, Carnegie, and Tifton soils.

Table NCR-1 shows the approximate acreage of each of Wheeler County's six soil associations by jurisdiction.

TABLE NCR-1
Wheeler County Soil Associations by Acreage and Percentage

Entity Location	SOIL ASSOCIATION												Total Acreage
	Osier-Bibb-Coxville (#1)		Pelham-Ardilla-Ocilla (#2)		Tifton-Fuquay-Pelham (#3)		Cowarts-Lakeland-Wagram (#4)		Lakeland-Kershaw-Troup (#5)		Cowarts-Lakeland-Pelham (#6)		
	Acreage	% of Total	Acreage	% of Total	Acreage	% of Total	Acreage	% of Total	Acreage	% of Total	Acreage	% of Total	
Alamo	None	None	None	None	1,131	100.00	None	None	None	None	None	None	1,131
Glenwood	None	None	None	None	1,131	100.00	None	None	None	None	None	None	1,131
Uninc. Areas	26,255	13.56	12,405	6.41	83,523	43.15	17,955	9.28	37,155	19.19	16,285	8.41	193,578
Wheeler	26,255	13.41	12,405	6.33	85,785	43.80	17,955	9.17	37,155	18.97	16,285	8.32	195,840

Source: Joint Wheeler County Comprehensive Plan, 1994.

Land use is frequently determined to a significant extent by the distribution of these different soil associations. Generally-speaking, however, the location of various land uses in Wheeler County has not been hindered to any great extent by soil properties. Sandy soils in some areas may present a problem in terms of potential erosion and available water capacity, while saturated soils, regardless of their mineralogical composition, need to be considered when planning development.

Saturated soils may also be referred to as hydric soils. Approximately 19.74 percent of Wheeler County has been determined to host hydric soils. Hydric soils are identified as such due

to the wetness of the environment during the growing season. Mineral soils that are always saturated are uniformly neutral gray or are occasionally greenish or bluish gray. These are also known as gleying soils, the term being derived from gley, a sticky layer of clay formed under the surface of some waterlogged areas. Sometimes soils which are only seasonally saturated will display mottling, with black or yellow and orange spots being scattered within the dominant grayish hues. However one chooses to identify hydric soils, they present true development problems. Their saturated condition and lack of porosity or permeability make them watertight. Travel over hydric soils is difficult or impossible, and building or road construction on them is ill advised because they lie in areas which are flood prone. Hydric soils by definition underlie wetlands, and any development of a wetland surface is likely to be prohibited by the federal Clean Water Act.

Wheeler County and the cities of Alamo and Glenwood need to protect soils from inappropriate uses and excess erosion so as to conserve them before increased development pressures pose a major threat. None of Wheeler County's jurisdictions have adopted Georgia soil erosion and sedimentation control laws/regulations; therefore, Georgia EPD currently issues ground disturbance permits county-wide. Adoption and enforcement of these state regulations throughout the county and its cities would help prevent destruction or loss of this valuable natural resource. Local administration and coordination with other land development regulations would make the law more effective. The Land Use element of this plan also generally recognizes the need to protect natural resources through additional specific land use regulations. Continued enforcement of Wheeler County's Environmental Conservation ordinance with respect to erosion prevention along the Oconee and Ocmulgee Rivers protected corridors will also assist with conserving county soils.

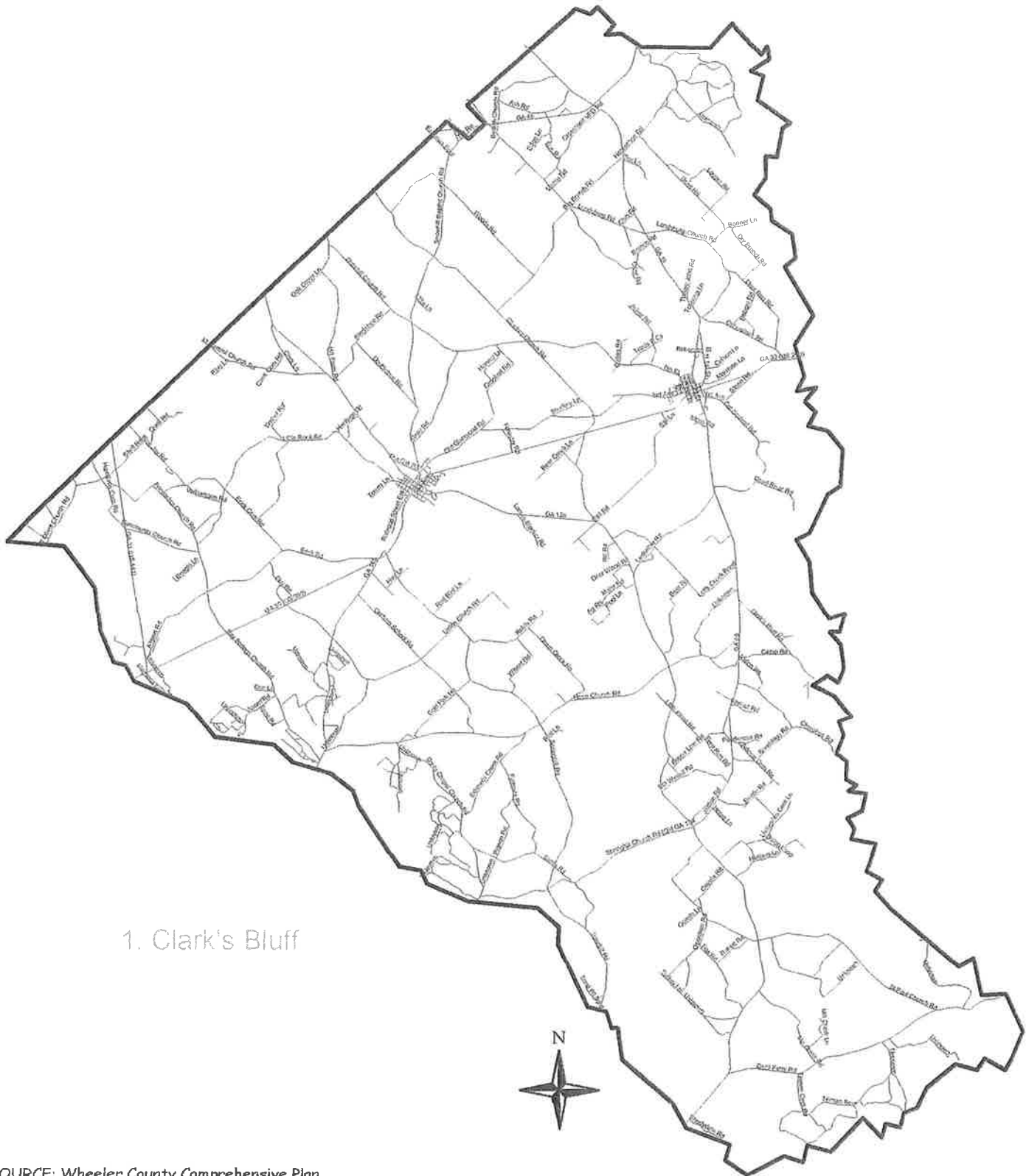
Steep Slopes

Wheeler County's only identified steep slope is at Clark's Bluff located along the west bank of the Oconee River. See Map NCR-9 for its approximate location. Erosion has been reported in the area resulting in the river changing its course. Based on soil types, slopes in the county range from 0 to 17 percent. Uplands and areas of high elevations may create problems for development in a few areas in the County. Generally, soil types were not found to have excessive slopes that might limit development.

Adoption and enforcement of the state's soil erosion and sedimentation control laws/regulations county-wide would provide protection and local administration and

MAP NCR-9

Wheeler County Steep Slopes



1. Clark's Bluff

SOURCE: Wheeler County Comprehensive Plan
Local Coordination Committee, 2004
Heart of Georgia Altamaha RDC, 2004

coordination with other land development regulations. The County's Environmental Conservation ordinance, as previously stated, provides further protection for Clark's Bluff and other steep slopes or bluffs and their significant archaeological resources located within the Protected Oconee and Ocmulgee River Corridors.

Prime Agricultural and Forest Land

Agriculture and forestry are the predominant land uses in Wheeler County, with about 90 percent of the county's land area used for these purposes. According to the existing land use map prepared in conjunction with preparation of this plan, approximately 176,800 acres of Wheeler County are in agricultural or forest land use. The general location of these areas is shown on the existing land use map (Map LU-1).

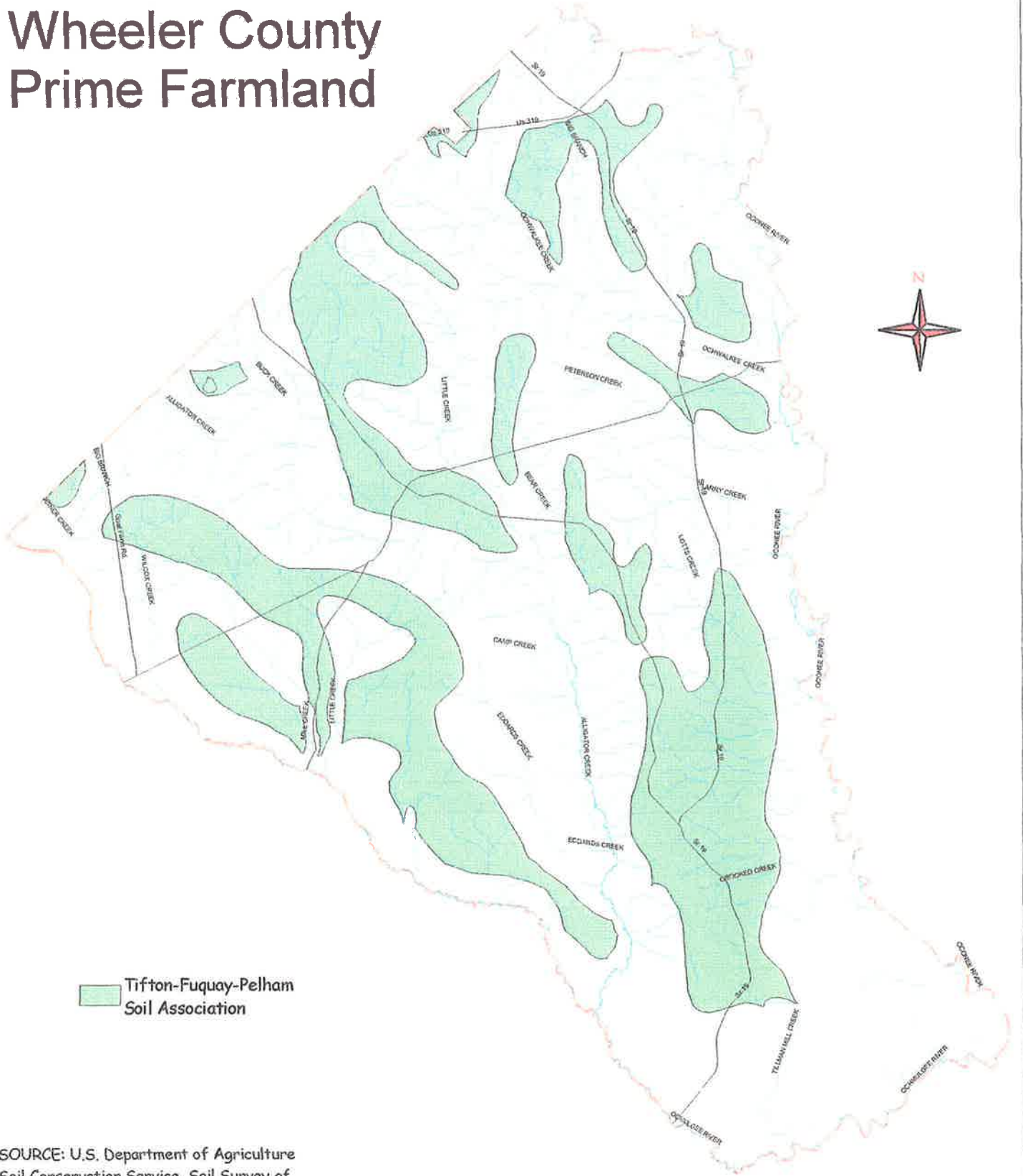
Approximately 85,785 acres or 43.8 percent of Wheeler County's land area is identified as prime farmland, according to Soil Survey figures. This land is comprised of the soils in the previously described Tifton-Fuquay-Pelham soil association. Map NCR-10 shows the general location of Wheeler County's prime farmland. According to the Natural Resources Conservation Service's figures for 2003, 2,522 acres of Wheeler County farmland had been converted to timberland under the Conservation Reserve Program.

Since about 1950, the number of farms nationwide has declined significantly. This is true of Wheeler County as well. In 1969 there were 359 farms in Wheeler County, almost twice as many as the 182 in 1987. According to the 2002 U.S. Census of Agriculture, however, this number had declined by more than 16 percent to 156 in 2002. The total acreage being farmed shrank from 71,304 acres to 59,723 acres from 1997 to 2002, although the difference of more than 11,500 acres in 5 years suggests possible reporting or other errors, especially given that the total reported farm acreage was 48,755 acres in 1992. Meanwhile, the average farm in Wheeler County decreased in size from 405 acres in 1997 to 383 acres according to the 2002 Agriculture Census. This size was still almost 76 percent higher than the average of 218 acres statewide. An estimated 9,389 acres of cropland was reported harvested in 2002 as compared to 11,697 acres in 1997. The acreage of irrigated cropland in Wheeler County also declined substantially from an estimated 7,059 acres of irrigation systems in 2000 to 4,074 acres in 2002. Nevertheless, the total value of agricultural commodities produced in Wheeler County in 2003 was reported to be over \$44 million, up from \$39.6 million the year before. In 2002, Wheeler County ranked 78th in Georgia in terms of value of agricultural production.

MAP NCR-10

Wheeler County

Prime Farmland



SOURCE: U.S. Department of Agriculture
 Soil Conservation Service, Soil Survey of
 Montgomery, Toombs, and Wheeler Counties, 1973
 and <http://gis.state.ga.us/Clearinghouse/clearinghouse.html>

Heart of Georgia Altamaha RDC, 2004



In 2002, vegetables comprised nearly 47 percent of Wheeler County's agricultural production. Other commodities and their percentages were row/forage crops, 17.4 percent; forestry and products, 13.6 percent; livestock/aquaculture, 9.6 percent; and ornamental horticulture, 7.1 percent. The reported value of Wheeler County's vegetable crop, including Vidalia sweet onions, turnip and collard greens, watermelons, and cantaloupes, was over \$21 million in 2003. Del Monte's location in the 1990s of an agricultural operation centered on the Vidalia Onion has also contributed to the county's economic success with vegetables. Row/forage crops continued to generate the next highest reported agricultural commodity revenue in 2003 at over \$7.8 million. The county's principal row/forage crops that year were straw (wheat and rye), followed in descending order by soybeans, hay, cotton, tobacco, peanuts, rye, corn, and oats.

Livestock and aquaculture production continue to be important to Wheeler County farmers. Its reported value in 2003 was almost \$3.6 million. The number of cattle and calves reported that year was 7,659, while the number of hogs and pigs was just over 200. Other stock raised in Wheeler County includes goats, quail, catfish, and horses.

Wheeler County continues to rank in the top 45 percent of Georgia counties in timber production. Approximately 81 percent of the county's land area is in forest. Private individuals own most of the timber acreage, followed by the forest industry and then corporations. Most of the woodlands are in slash pine, with some loblolly pine. Before pulpwood became the major wood product, naval stores was an important industry, with pine gum obtained to produce turpentine and rosin. There are currently no major local wood users in Wheeler County. Forestry and related products had a reported value of over \$5.7 million in 2003 in Wheeler County. The county is one of Georgia's top pine straw producers. In 2003, it ranked first in the state for pine straw revenue with 25,350 acres valued at more than \$2.8 million.

Agri-tourism from camping and fishing in Wheeler County generated a total value of \$66,750 in 2003. Hunting leases for deer, duck, and turkey had a reported value of \$556,000 in 2003, far outpacing camping and fishing revenues. While some hunting leases are held by local clubs or residents, many are known to be leased by residents of other parts of Georgia or even other states. Such leases could be broadly viewed as contributing to Wheeler County's agri-tourism revenues.

Wheeler County has some excellent land for growing timber and other crops. There is a need, however, to protect/promote agricultural and forest uses and encourage retention of

existing prime farmland and timberland in agricultural production, as well as to promote increased agri-tourism development. In terms of regulation, adoption of land use controls which require development to be compatible with existing principal agricultural uses would also help promote conservation of prime agricultural soils.

Plant and Animal Habitats

Wheeler County is known to currently host a number of plant and animal habitats of rare, threatened, and endangered species. There are also 17 plants and nine (9) animal species native to the area which are currently listed as of special concern by the Georgia Department of Natural Resources. The following is a working list subject to constant revision. For more current information, visit <georgiawildlife.dnr.state.ga.us>. “US” indicates species with federal status (Protected, Candidate, or Partial Status), while “GA” means Georgia protected species. Species federally protected in Georgia are also state protected.

TABLE NCR-2
Special Concern Animals and Plants in Wheeler County

<u>Plants</u>	<u>Animals</u>
<i>Andropogon mohrii</i> (Bog Bluestem)	<i>Acipenser brevirostrum</i> (Shortnose Sturgeon) - US
<i>Ceratiola ericoides</i> (Rosemary) - GA	<i>Alasmidonta arcula</i> (Altamaha Arcmussel)
<i>Elliottia racemosa</i> (Georgia Plume) - GA	<i>Cyprinella callisema</i> (Ocmulgee Shiner)
<i>Lindera melissifolia</i> (Pondberry) – US	<i>Cyprinella leedsi</i> (Bannerfin Shiner)
<i>Litsea aestivalis</i> (Pondspice) – GA	<i>Elliptio spinosa</i> (Altamaha Spiny mussel) - US
<i>Marshallia ramosa</i> (Pineland Barbara Buttons) – GA	<i>Gopherus polyphemus</i> (Gopher Tortoise) - US
<i>Nestronia umbellula</i> (Indian Olive) - GA	<i>Nyctanassa violacea</i> (Yellow-crowned Night-heron)
<i>Penstemon dissectus</i> (Grit Beardtongue) - GA	<i>Picoides borealis</i> (Red-cockaded Woodpecker) – US
<i>Quercus sinuata</i> (Durand Oak)	<i>Pteronotropis hypselopterus</i> (Sailfin Shiner)
<i>Sarracenia flava</i> (Yellow Flytrap) - GA	
<i>Sarracenia minor</i> (Hooded Pitcherplant) – GA	
<i>Sarracenia rubra</i> (Sweet Pitcherplant) - US	
<i>Scutellaria mellichampii</i> (Skullcap)	
<i>Scutellaria ocmulgee</i> (Ocmulgee Skullcap) - GA	

<i>Sideroxylon sp. 1</i> (Ochoopee Bumelia)	
<i>Sporobolus teretifolius</i> (Wire-leaf Dropseed)	
<i>Tradescantia roseolens</i> (Rosy Spiderwort)	

Source: Wildlife Resources Division, Georgia Department of Natural Resources, April 1, 2004.

There are no designated natural areas in Wheeler County; however, those areas likely to include sensitive plant and animal habitat are the Oconee, Ocmulgee, and Little Ocmulgee rivers and flood plains, wetlands, and various creeks. There is however, the 2.6 mile Oak Ridge Trail and Boardwalk at Little Ocmulgee State Park, which winds through the forest and adjacent to the lake toward a buzzard rookery.

Sensitive plant and animal habitat areas of Wheeler County are increasingly threatened by the encroachment of people and development. Mature hardwood forest ecosystems are among those which are disappearing. Continued enforcement of Wheeler County's Environmental Conservation ordinance through the county health department will help protect plant and animal habitats located in wetlands and the protected Oconee and Ocmulgee River corridors. Public education efforts are needed, in conjunction with ordinance enforcement, to protect environmentally sensitive habitats county-wide.

Major Park, Recreation and Conservation Areas

Little Ocmulgee State Park, located on U.S. 441 two miles north of McRae in Wheeler County, is the only major park, recreation, or conservation area in the county. Despite its location in Wheeler County, the park is often mistakenly believed to be located in Telfair County, given the close proximity of McRae and Helena (two miles) to the park as compared to Alamo and Glenwood, which are located eight (8) and 15 miles away, respectively. Landowners along the Little Ocmulgee River began donating land for the park in 1935. It opened to the public in 1940 after roads, buildings, and a dam were constructed with assistance from the Civilian Conservation Corps, the National Park Service, and area residents.

The 1,360 acre Little Ocmulgee State park offers a wide variety of amenities. These include a 265-acre lake with beach and boat ramp; the 18-hole Wallace Adams Golf Course and

Pro Shop; a 60-room lodge, conference center and restaurant; 10 cottages; 55 tent, trailer or RV camp sites; a group camp; a primitive campground; a swimming pool for overnight guests; two (2) tennis courts; seven (7) picnic shelters; a 125-seat group shelter; the CCC Lakeside Annex Shelter; the 2.6 mile Oak Ridge Nature Trail and Boardwalk; and an amphitheater. In addition to golf, boating, fishing, water skiing, and hiking, canoes and pedal boats are available for rent, and there is a miniature golf course. Although the lodge has recently been renovated and enlarged, there is need for additional improvements and amenities to enhance Little Ocmulgee's use as a regional recreation and tourism facility. Work needs to be done on the lake to make it useable once again, while there is also a need to work toward increasing use of the amphitheater. An original, regional folk play entitled *Lighterd Knot* was previously performed at the amphitheatre. There is interest in reviving performances and promoting it as a heritage tourism venue.

In addition, there are a number of hunting and fishing camps in Wheeler County, which provide further outdoor recreation opportunities. Public fishing is available in the Oconee River via three landings: the Oconee River Landing; Clark's Bluff; and S.R. 46 Landing. There is a need to increase public access to the Oconee River through boat landing development and improvements to existing facilities. Wheeler County's active participation in the Altamaha River Partnership's regional efforts to enhance and promote the greater Altamaha Basin for sustainable nature-based tourism would help promote existing county-wide outdoor recreation areas and potential development of additional such areas.

Scenic Views and Sites

Scenic views and sites located within Wheeler County are most associated with natural resources. The natural flora and fauna of the county, in its undeveloped and natural state, is attractive in and of itself. The Oconee River, its bluffs, and corridor, is the focal point for a number of picturesque views, such as Clark's Bluff. Improved access to the Oconee River through upgrading existing and developing new public boat landings, as needed, would likely enable more people to enjoy the river's scenic beauty. Cherokee Sandridge, a private residential development near Clark's Bluff, was also noted during the planning process for its scenic qualities. Portions of several state and federal highways in Wheeler County were also identified. These include GA 19, GA 126, U.S. 441, and U.S. 280. Other scenic locations include the historic Woodland Plantation on GA 19 near Lumber City and the Milly Troup Tomb and the Big Oak Tree south of Glenwood in unincorporated Wheeler County.

GA 19 in Wheeler County appears eligible for Georgia Scenic Byway designation due to its rural character and pastoral landscape consisting of abundant natural resources, farm buildings and fields, pecan orchards, and historic houses and churches. Pursuit of this formal recognition through the Georgia Department of Transportation could aid local agri-tourism and heritage tourism efforts.

Promotion of agri-tourism and heritage tourism in Wheeler County would also be enhanced through active participation in the regional U.S. 441 Heritage Highway Association. U.S. 441 runs north-south through 16 Georgia counties, including Wheeler, linking the state with North Carolina to the north and Florida to the south. It passes through the North Georgia mountains, central Georgia's Piedmont (Athens, Milledgeville, Madison), and the Coastal Plain of South Georgia, right by the entrance to Little Ocmulgee State Park. The Association's successful promotional efforts include development of a brochure and website and highway signage.

Local garden clubs in Alamo and Glenwood undertake beautification projects to enhance community appearance and provide a forum for public education. In Alamo and Glenwood, the Better Hometown Program also helps fulfill this role in conjunction with its downtown revitalization efforts. There is a need, however, to continue ongoing beautification efforts, including utilization of prison work details, the Adopt-A-Highway Program, and other means as appropriate to assist with litter removal and other projects to improve the community's appearance county-wide.

The cities of Alamo and Glenwood do not currently participate in the Tree City USA Program; however, each City has expressed interest in pursuing certification. Requirements include establishing a tree board, enacting a tree ordinance to help protect trees located in the public right-of-way, and holding an annual Arbor Day observance.

Cultural Resources

The Creek Indians were the first inhabitants of present-day Wheeler County. The Old Hensicola Trading Path crossed Georgia from the Alabama line to Augusta, cutting across the forks of the Ocmulgee and Oconee rivers in Wheeler County. An early trading post was located at the forks. Wheeler County was created by Legislative Act on August 14, 1912 from

Montgomery County. Georgia's 146th county was named for General Joseph Wheeler, who served in the Confederate Calvary and later as a U.S. Army officer in the Spanish-American War. Wheeler County had a population in excess of 10,000 when it was founded. It was settled in the late 1700s primarily by people of Scotch-Irish descent, who migrated southward from North and South Carolina.

The cities of Alamo and Glenwood both date from 1889 and the coming of the SAM Railroad, which later became the Seaboard Airline Railroad. Judge John McRae owned the land where Alamo was established. He allowed his daughter, Christine McRae Brightto, to name the town for the Franciscan mission in San Antonio, Texas, which was the site of the famous battle in the Texas Revolution. She also named the streets for her seven daughters. By 1900, Alamo had a population of 183. It became the county seat of Wheeler County upon the county's creation in 1912. Glenwood was developed on land offered by Peter Galbraith. The site was accepted because it provided a low place for stopping and starting trains. The name is believed to be geographic in nature, referring to a small valley or glen.

Wheeler County's heyday was in the late 19th and early 20th centuries. The decline of the railroad and increased reliance on highway travel contributed to the county's population loss beginning in the 1920s. In 1930, Wheeler County's population was 9,149, down substantially from its initial estimated population of more than 10,000 when the County was created in 1912. According to the 1960 Census, Wheeler County had 5,342 residents, a loss of more than 40 percent in 30 years.

In 1976 a historic preservation consultant conducted a survey of historic structures in Wheeler County and its cities under contract with the Heart of Georgia Area Planning and Development Commission. As a result of this survey, a total of 119 properties (41 in Alamo, 40 in Glenwood, and 38 elsewhere in the county) were recorded and their locations marked on maps. Most of the architecture in Wheeler County and its cities is of rural, vernacular style. The arrival of the railroad in the late nineteenth century heralded Victorian styles with their increased ornamentation. Classical Revival structures and Craftsman bungalows dating from the early 20th century are also found county-wide. The architecture also includes the Plantation Plain style in the rural parts of the county, as well as various farm outbuildings, such as barns, smokehouses, tobacco barns, pack houses, and the like. It is currently estimated that there are about seven (7) to ten (10) historic log houses extant in Wheeler County.

The most sophisticated brick building in Wheeler County is the Neoclassical Revival style courthouse in Alamo, designed by E.C. Hosford and built in 1917. The present courthouse was constructed to replace an identical structure completed in 1913. Financed through a \$50,000 bond issue, the original Wheeler County Courthouse burned when it was less than a year old. The Wheeler County Courthouse was renovated in 2000 using SPLOST funds.

The 1976 Wheeler County Historic Resources Survey provides a good representation of the county's architecture, but given its age and the relatively small number of properties recorded, it is not considered comprehensive or up to date. In the last 25 plus years, a number of additional properties have become historic, while others listed no longer exist. At best, it does have value for general reference until such time as local funds are available to help sponsor a new survey. Funding is currently available through the Georgia Historic Preservation Division to assist with a limited number of surveys each year. Priority is generally given to those counties which have never been surveyed or those facing major threats to historic resources from development pressures.

Three historic properties in Wheeler County are currently listed in the National Register of Historic Places, the federal government's listing of historic properties worthy of preservation. They are the Wheeler County Courthouse in Alamo, the Glenwood School in Glenwood, and Woodland Plantation near Lumber City. By virtue of their National Register listing, these properties are also listed in the parallel Georgia Register of Historic Places.

To determine National Register eligibility a property is thoroughly documented, and its value or significance is assessed along with its level of significance (local, state, national) and integrity (survival of historic physical characteristics). Each National Register property generally must be a minimum of 50 years old and must meet at least one of four specific criteria: A) history -- association with an important event or broad patterns of history; B) biography -- association with an important individual; C) architecture -- the work of a master and/or significant style or construction techniques; D) archaeology -- have yielded or with potential to yield important historic or prehistoric information. It is expected that a number of individual properties/sites and potential historic districts located throughout unincorporated Wheeler County and Alamo and Glenwood may be eligible for the National Register. These include potential historic districts in both Alamo and Glenwood.

Less is known concerning archaeological resources in Wheeler County, although at least 118 sites have been recorded to date in the State Archaeological Site File at the University of

Georgia. See Map NCR-11 for the general areas where Wheeler County's recorded archaeological sites are located. The locations are not specifically mapped to protect the sites from vandalism. The earliest known human inhabitants of present-day Wheeler County came to the area approximately 11,500 years ago, toward the end of the last Ice Age. Archaeological sites in Wheeler County, therefore, range from pre-historic sites where hunters manufactured stone tools to historic Indian and settler sites to small late 19th/early 20th century farmsteads, naval stores operations, and the like. There are a number of known Indian sites in the county, including campsites and at least one mound site. Further research is expected to yield additional Indian sites, particularly along the Oconee, Ocmulgee, and Little Ocmulgee rivers, as well as the remains of historic communities, farms, sawmills, and turpentine operations. Development and vandalism continue to threaten significant archaeological sites in Wheeler County.

Some locally important resources have been identified by the Wheeler County Local Plan Coordination Committee which, although they may or may not be National Register eligible or even historic, are worthy of consideration. It is known that the list is far from exhaustive, and no significance should be presumed because a property is not listed. Those properties which appear eligible for National Register listing are indicated; however, there are likely additional eligible properties about which a determination cannot be made without further study. All of the following are located in unincorporated areas of Wheeler County unless otherwise noted.

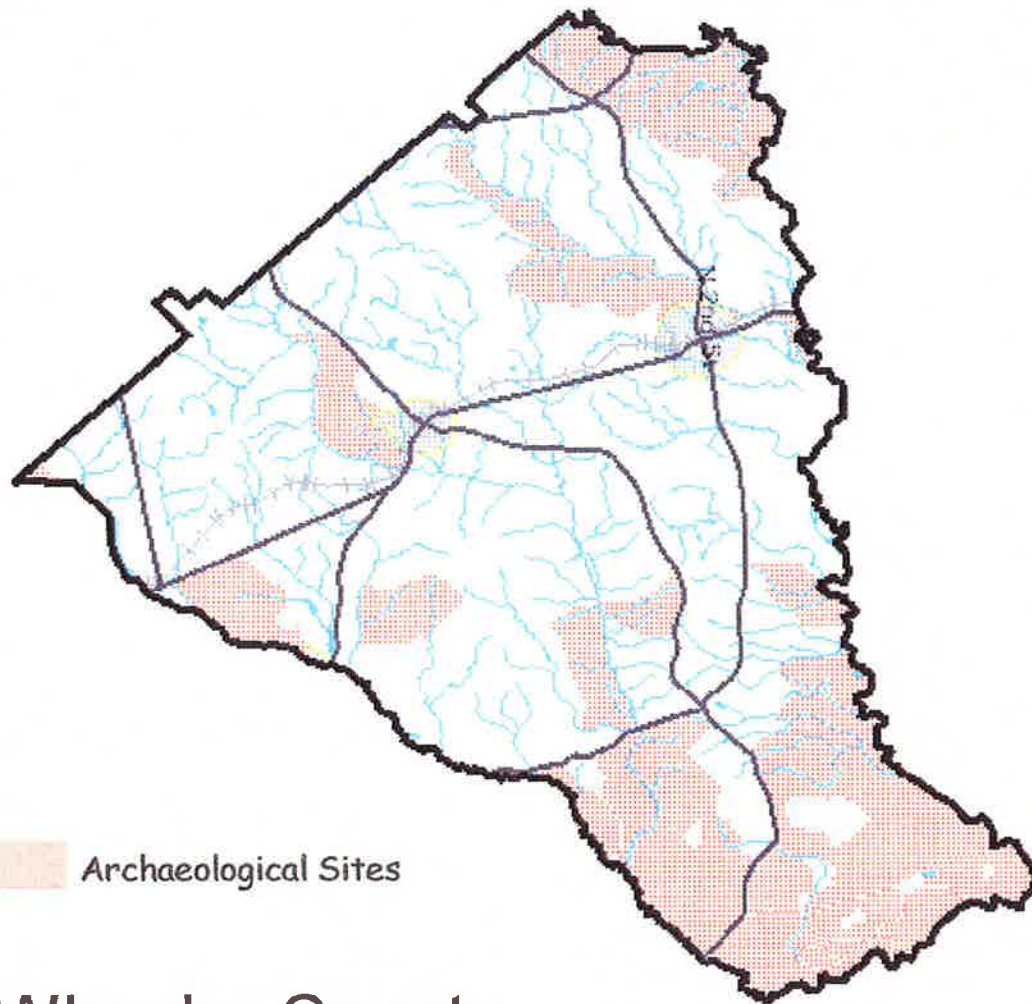
1. Residential Resources

Clements Home (Cotton Acres, Towns Funeral Home), Alamo
Old Cal Kent House

2. Commercial Resources

Little Theatre Building, Alamo
Redlig Warehouse, Alamo
Downtown Alamo Historic District (National Register-eligible)
Downtown Glenwood Historic District (National Register-eligible)

MAP NCR-11



 Archaeological Sites

Wheeler County Archaeological Resources



SOURCE: <http://planning.rdis.org/mapviews2/client.asp>
Heart of Georgia Altamaha RDC, 2004

3. Industrial Resources

None identified.

4. Institutional Resources

Wheeler County Courthouse (National Register-listed), Alamo
Shiloh Methodist Church
Glenwood School (National Register-listed), Glenwood
Spring Hill Methodist Church
Sardis Baptist Church

5. Transportation Resources

Original Alamo Depot (relocated to Roy Gilder property)

6. Rural Resources (all historic resources listed in unincorporated Wheeler County could be considered rural resources)

Woodland Plantation (National Register-listed)
Log Cabins

7. Other Historic, Archaeological, and Cultural Sites

Milly Troup Tomb and the Big Oak Tree
Stuckey Community
Little York
Indian Mounds
Indian Campsites
Boxville

Sites on File at the University of Georgia

The 118 sites on file at the University of Georgia consist of prehistoric Indian sites and historic Indian and settler sites from the 19th and early 20th centuries. It is unknown whether any of the sites have been determined National Register eligible.

The approximate locations of the above cited resources, with several exceptions, are shown on Maps NCR-12 through 14. As previously referenced, the archaeological sites on file at the University of Georgia are generally shown on Map NCR-11. To aid in their protection, their specific site locations are available upon request only to authorized individuals.

Historic preservation-related activity has increased overall in Wheeler County and its municipalities in recent years, with efforts ranging from renovating the historic Wheeler County Courthouse in Alamo to individual and community rehabilitation projects to downtown revitalization efforts. Wheeler County continues to demonstrate its support for historic preservation through its stewardship of the National Register-listed Wheeler County Courthouse, which presently continues to house a number of county government offices and to be used for court proceedings. The County completed extensive renovations to the courthouse in 2000 using SPLOST funds. Wheeler County plans to continue to maintain the courthouse's architectural integrity and its National Register listing.

The cities of Alamo and Glenwood have become more active with historic preservation-related activities in recent years. In 2001, they became the first and only pair of cities to be jointly designated a Georgia Better Hometown. A Board of Directors was established under the first Better Hometown manager; however, after the manager resigned, the original board became defunct. Little Ocmulgee EMC has been working with the cities of Alamo and Glenwood to continue the program and to develop a new Better Hometown Board of Directors to coordinate and actively promote ongoing revitalization efforts in downtown Alamo and Glenwood, including reuse of existing historic buildings. Despite organizational setbacks, much has already been accomplished in terms of "Main Street" type improvements in both cities. A joint revitalization study was completed, which provided technical assistance and encouragement for exterior rehabilitations. A façade grant program was established to assist historic property owners with building/façade renovations which meet basic historic preservation guidelines. Several façade grants have been awarded thus far, which resulted in exterior improvements to local businesses. The City of Alamo received a Transportation Enhancement (TE) Grant for downtown streetscape improvements. These improvements, which were completed in 2003, included lighting, landscaping, irrigation, a park fountain, fencing, benches, and trash receptacles, all of which complement historic downtown Alamo. "Elvis Sings in Downtown" (Glenwood) and a July 4th celebration in downtown Alamo are among the special events held to

MAP NCR-12

Wheeler County Cultural Resources



See Map Legend on Next Page

SOURCE: Wheeler County Comprehensive Plan
Local Coordination Committee, 2004
Heart of Georgia Altamaha RDC, 2004



MAP NCR - 12
WHEELER COUNTY CULTURAL RESOURCES
MAP LEGEND

- 1. Woodland Plantation (National Register-listed)**
- 2. Milly Troup Tomb and the Big Oak Tree**
- 3. Spring Hill Methodist Church**
- 4. Indian Mounds**
- 5. Indian Campsites**
- 6. Sardis Baptist Church**
- 7. Shiloh Methodist Church**
- 8. Stuckey Community**
- 9. Little York**
- 10. Boxville**
- 11. Original Alamo Depot (Roy Gilder Property)**
- 12. Log Cabins**

MAP NCR-13

City of Alamo

Cultural Resources



Map Legend

1. Wheeler County Courthouse (National Register-Listed)
2. Clements Home (Cotton Acres, Towns Funeral Home)
3. Old Cal Kent House
4. Downtown Alamo Historic District (National Register-eligible)
5. Redlig Warehouse
6. Little Theater Building

SOURCE: Wheeler County Comprehensive Plan
Local Coordination Committee, 2004
Heart of Georgia Altamaha RDC, 2004

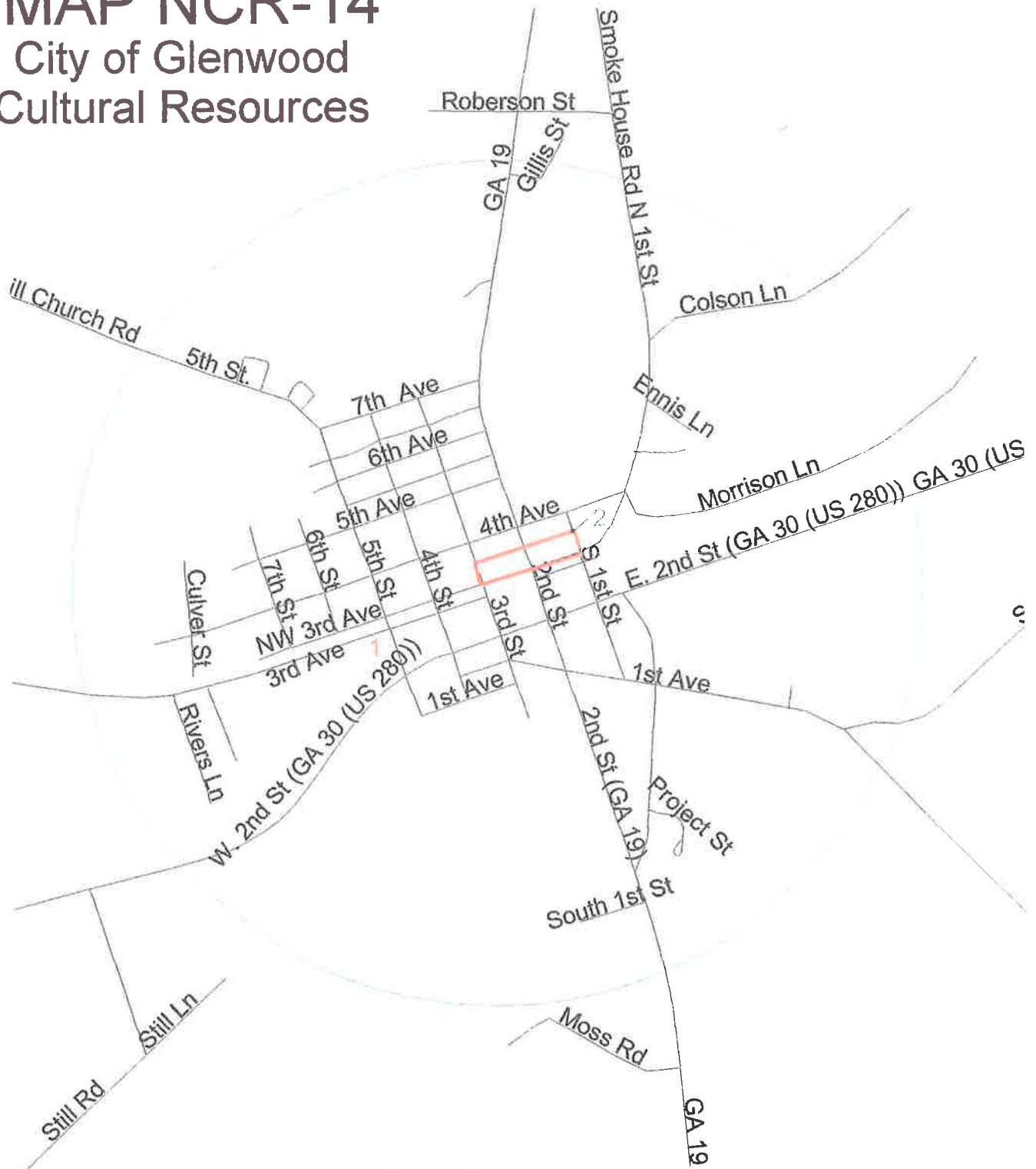
1000 0 1000 2000 Feet



MAP NCR-14

City of Glenwood

Cultural Resources



Map Legend

1. Glenwood School (National Register-Listed)
2. Downtown Glenwood (National Register-Eligible)

500 0 500 1000 Feet



SOURCE: Wheeler County Comprehensive Plan
Local Coordination Committee, 2004
Heart of Georgia Altamaha RDC, 2004

bring people downtown to see the improvements, patronize local businesses, and showcase available historic buildings and their tremendous potential. Fundraisers, including sales of automobile tags and an afghan depicting Wheeler County community landmarks, car washes, and others, provide some ongoing support for the Alamo-Glenwood Better Hometown program and draw attention to program efforts. Organization of a strong, new Better Hometown Board of Directors is needed to provide the ongoing leadership the program requires to achieve its downtown revitalization goals. Nomination of eligible downtown historic districts in both Alamo and Glenwood to the National Register of Historic Places is further needed to aid in the districts' preservation. Utilization of available federal and state rehabilitation tax incentives, grants for publicly owned historic properties, and other funding assistance also needs to be promoted. Eligibility for some of these programs is directly related to National/Georgia Register eligibility and listing.

The Wheeler County Board of Education was awarded a Georgia Heritage 2000 Grant in 1996 to repair historic Glenwood High School's windows. Constructed in 1920 and enlarged in 1930, Glenwood High School was listed in the National Register in 1997. The school currently houses a regional alternative school program.

Wheeler County does not presently have, nor has it ever had, a historical society or other similar local organization. Years ago, Mrs. Normalene Hartley wrote local history articles printed in the local newspaper on a regular basis, but this has been the only formal effort to record or preserve Wheeler County's history. There is interest in and a strong need to organize a Wheeler County Historical Society. An active historical society could be instrumental in preserving Wheeler County's rich agrarian and railroad cultural heritage. Potential projects could include documenting significant historic properties county-wide, particularly potential historic districts and rural structures, for listing in the National Register; assisting the Alamo-Glenwood Better Hometown Program with its downtown revitalization efforts; and promoting usage of preservation tax incentives for historic rehabilitation projects.

Special interest has also been expressed concerning old and forgotten cemeteries in Wheeler County. It is known that many unmarked graves have simply been plowed over in farm fields. These were the graves of some of Wheeler County's earliest settlers, who were hard-

working people, but too poor to have permanent marble headstones. There is a need to document the location of cemeteries county-wide, with special emphasis on those which are not marked, and to encourage their preservation. This would be a most worthwhile project for a Wheeler County Historical Society to undertake.

Wheeler County currently has only one designated Centennial Farm, Spring Hill Farm. The Centennial Farm Program, administered by the Historic Preservation Division of the Georgia Department of Natural Resources in conjunction with the Georgia Department of Agriculture and other partners, recognizes farms that have operated as working farms for at least 100 years. Given Wheeler County's agricultural heritage and large number of known historic farm structures, there are likely additional properties in the county eligible for Centennial Farm recognition. Promotion of this program would be another potential project for a Wheeler County Historical Society.

While there have been some successful preservation projects in Wheeler County in recent years, there have also been preservation losses. These include, most notably, demolition in 1996 of the historic two-story Wheeler County Jail (1913) located behind the courthouse. Originally slated for rehabilitation in conjunction with renovations to the courthouse, the jail was found to be structurally unsound due primarily to termite damage and beyond feasibility to repair. Also, the Alamo Depot was sold to a private individual and relocated out in Wheeler County where it is currently used as a barn.

Tremendous potential benefits exist in Wheeler County and the cities of Alamo and Glenwood for the use of cultural resources, especially when linked to the county's natural resources. In terms of promoting tourism, cultural resources have been largely untapped county-wide. There is potential for driving tours and other events to showcase historic structures and sites. Designation of GA 19 as a Georgia Scenic Byway and support for the U.S. 441 Heritage Highway's efforts to promote this important cultural route through Georgia could also generate increased heritage tourism in Wheeler County. Downtown revitalization efforts in Alamo and Glenwood could play an important role in heritage tourism by drawing and/or encouraging visitors to stop. Revival of the regional history play, *Lighterd Knot*, at Little Ocmulgee State

Park Amphitheatre could, with proper promotion, be an important heritage tourism venue for Wheeler and adjacent counties.

According to the Travel Association of America and *Smithsonian Magazine*, Georgia is one of the top ten states visited by historic/cultural travelers. Wheeler County and its municipalities have no major developed historic attractions for the many tourists who seek such travel destinations. There were few, if any, plantations which fit the stereotypical "moonlight and magnolias" image of the South that many visitors have. There are, however, numerous fine examples of late 19th/early 20th century vernacular architectural forms typical of rural Georgia's farms and small railroad towns. Since most historic properties are privately owned, they are not accessible to the public on a regular basis, but can be enjoyed as part of the historic landscape.

Wheeler County may not currently be a heritage tourism destination, but there is some potential. Local historic resources may attract travelers driving through on GA 19, U.S. 441, and other non-interstate routes. These alternative routes are becoming increasingly popular to those who prefer a more leisurely pace of travel and are willing to make impulse stops. Development of specialty and retail businesses (antique stores, bed and breakfast inns, and the like) near major routes would provide uses for historic buildings and be a way to entice people to stop. Development of Wheeler County's unique natural resources, such as upgrading facilities along the Oconee River and those at Little Ocmulgee State Park, particularly making the lake useable again, would also enhance local heritage tourism efforts. If properly developed and promoted, the cultural resources of Wheeler County, Alamo, and Glenwood could help generate more tourism dollars for the local economy. In addition, more historic properties would likely be preserved if economically viable uses were identified for them.

The overall visual appeal and traditional character of a community is often directly related to its cultural resources. In fact, they are frequently major factors in determining community identity and a sense of place. The presence of cultural resources throughout Wheeler County and its municipalities provides a visual, physical link with the community's past. These links are important psychologically in this rapidly changing world. Cultural resources make each community unique, whether it is Glenwood's historic downtown, historic rural churches in the county, or the Wheeler County Courthouse in Alamo. Resources such as these help define their

respective communities. They deserve recognition and preservation, for without them one community would resemble another. Heritage tourism celebrates and capitalizes on a community's unique character as reflected in its historic resources, thus providing potential tangible benefits.

Maintaining a healthy downtown economy can be assisted by the presence of cultural resources. Unique historic structures can provide distinctive retail, office, residential, or other space, which may be even more attractive to property owners because of available state and federal rehabilitation tax incentives. In Wheeler County, downtown revitalization efforts are underway in both Alamo and Glenwood. Their joint Better Hometown Program has served as a catalyst for private "Main Street" type downtown revitalization activities and public streetscape improvements.

Adaptive use of historic resources for local government and public use can provide cost effective space, while preserving community landmarks. Rehabilitation of historic structures, such as historic commercial buildings in downtown Alamo and Glenwood High School are prominent local examples of adaptive use of historic structures. In addition to providing much needed local business space and community facilities, projects such as these become an important source of community pride.

Summary Findings

Several major findings result from inventorying and assessing natural and cultural resources in Wheeler County, Alamo, and Glenwood. It is evident that local residents deem protection of these resources and the county's rural character as important to their overall quality of life. However, growth without controlled and planned development threatens these very resources. There is also potential for compatible, environmentally sound development of natural and cultural resources to attract nature-based and heritage tourism. Protection of the natural and cultural landscape will maintain the existing rural character and quality of life and become a magnet for desired additional residential and population growth.

Wheeler County envisions itself as a community with well-protected and sensitively developed natural and cultural resources. It will maintain and enhance its environmental quality so as to protect its water and other abundant natural resources, as well as its agricultural/timber base. Significant cultural resources will be preserved for future generations, through the leadership of a Wheeler County Historical Society. Revitalized historic downtowns in Alamo and Glenwood would be bustling commercial centers. Nature-based and heritage tourism opportunities will abound for residents and visitors alike, including facilities improvements at Little Ocmulgee State Park and regularly scheduled performances of the *Lighterd Knot* at the park's amphitheatre. The rural character will be retained as it is a major contributing factor in the community's quality of life.

To achieve this community vision with respect to natural and cultural resources, a number of general needs have been recognized. These include the need for controlled and planned development implemented through existing and additional specific ordinances necessary for conservation of significant resources and their sensitive development, as appropriate. Enforcement of the existing environmental conservation ordinance will help protect groundwater recharge areas, wetlands, and the Protected Oconee and Ocmulgee River Corridors. Further measures, including utilization of land limitations as defined in the county's solid waste plan and other land use ordinances to protect the Little Ocmulgee River and encouraged implementation of TMDL Plans for Wheeler County's impaired waters would help protect and improve water quality. Improvements at Little Ocmulgee State Park, especially making the lake useable again, and upgrades to existing Oconee River landings and possible development of additional landings would enhance outdoor recreation facilities and increase nature-based tourism options. Georgia Scenic Byway designation of GA 19 linking Wheeler County to Dublin and support for the U.S. 441 Heritage Highway's promotional efforts would further enhance nature-based and cultural heritage tourism. There is also a need to organize a county historical society and develop a new Alamo-Glenwood Better Hometown Board. These bodies would be instrumental in advocating and coordinating local preservation and downtown revitalization efforts to help recognize and protect significant cultural resources. Such efforts will support and enhance goals, policies, and actions deemed important to the community in economic development, housing, and land use.

The specific goal/objectives and implementation policies/actions for natural and cultural resources chosen by the governments of Wheeler County, Alamo, and Glenwood follow.

NATURAL AND CULTURAL RESOURCES
GOAL, OBJECTIVES, AND IMPLEMENTATION POLICIES/ACTIONS

GOAL: **To conserve and protect Wheeler County, Alamo, and Glenwood’s natural and cultural resources through controlled and planned development.**

NATURAL RESOURCES:

OBJECTIVE 1: **To protect and conserve potable water sources and water quality in Wheeler County.**

POLICIES/ACTIONS:

Action 1.1: Enforce through the Wheeler County Health Department the county-wide “Environmental Conservation, On-Site Sewage Management, and Permit Ordinance” for the protection of groundwater recharge areas in accordance with DNR standards.

Action 1.2: Support and encourage the implementation of the TMDL Plans prepared for Wheeler County’s impaired waters.

OBJECTIVE 2: **To protect functional wetlands from destruction by uncontrolled or inappropriate development.**

POLICIES/ACTIONS:

Action 2.1: Enforce through the Wheeler County Health Department the county-wide “Environmental Conservation, On-Site Sewage Management, and Permit Ordinance” to protect wetlands by requiring a federal 404 Permit or clearance letter from the U.S. Army Corps of Engineers before issuing local permits.

OBJECTIVE 3: **To conserve and protect the Oconee and Ocmulgee River Corridors and the Little Ocmulgee River in Wheeler County, so as to maintain and enhance environmental quality and the quality of life for all citizens.**

POLICIES/ACTIONS:

- Action 3.1:** Enforce through the Wheeler County Health Department the county-wide “Environmental Conservation, On-Site Sewage Management, and Permit Ordinance,” which provides for protection of the Oconee and Ocmulgee River Corridors in compliance with the provisions of the 1991 River Corridors Protection Act.
- Action 3.2:** Utilize land limitations as defined in Wheeler County’s Solid Waste Plan and other land use ordinances to protect the Little Ocmulgee River.
- Action 3.3:** Participate in and support the regional efforts of the Altamaha River Partnership to enhance and promote the greater Altamaha Basin for sustainable nature-based tourism.
- Action 3.4:** Support/promote Oconee River Canoe Trail and special events scheduled along all of Wheeler County’s rivers, such as fishing tournaments and duck races.

OBJECTIVE 4: To prevent inappropriate development in Wheeler County’s flood plains which might destroy wetlands or increase flooding.

POLICIES/ACTIONS:

- Action 4.1:** Establish and enforce a county-wide flood plain management ordinance in accordance with Federal Emergency Management Agency (FEMA) requirements.
- Action 4.2:** Utilize the Nature Conservancy and others to provide conservation education to landowners and others on important ecological systems and the natural resources of the county to encourage their conservation.

OBJECTIVE 5: To utilize Wheeler County soils for appropriate uses, and protect the land from excess erosion.

POLICIES/ACTIONS:

Action 5.1: Adopt and enforce state soil erosion and sedimentation control laws/regulations to provide for local administration and coordination with other land development regulations.

Action 5.2: Enforce through the Wheeler County Health Department the county-wide “Environmental Conservation, On-Site Sewage Management, and Permit Ordinance,” which addresses erosion prevention in conjunction with protection of the Oconee and Ocmulgee River Corridors.

OBJECTIVE 6: **To encourage existing prime farmland and timberland to remain in agricultural production.**

POLICIES/ACTIONS:

Action 6.1: Promote preservation of prime agricultural soils while permitting appropriate development through adoption of progressive land use and other regulations which would allow agricultural uses as the principal use and require development to coexist and mitigate adverse impacts.

Action 6.2: Promote and support agriculture in Wheeler County, and encourage continued agricultural production and agri-tourism.

OBJECTIVE 7: **To encourage the protection of sensitive plant and animal habitats located in Wheeler County.**

POLICIES/ACTIONS:

Action 7.1: Enforce Wheeler County’s “Environmental Conservation, On-Site Sewage Management, and Permit Ordinance,” which provides some protection for plant and animal habitats located in wetlands and protected river corridors.

OBJECTIVE 8: **To promote development of outdoor recreation areas in Wheeler County, and continue to maintain/promote existing outdoor recreation resources.**

POLICIES/ACTIONS:

- Action 8.1:** Work to increase Little Ocmulgee State Park’s amenities for use as a regional recreation and tourism facility, including making the lake useable again, and working to increase use of the amphitheater.
- Action 8.2:** Increase public access to Oconee River through boat landing development and improvements to existing facilities.
- Action 8.3:** Participate in and support regional efforts of the Altamaha River Partnership to enhance and promote the greater Altamaha Basin for sustainable nature-based tourism.

OBJECTIVE 9: **To protect areas of scenic beauty in Wheeler County, while increasing controlled opportunities for public viewing and enjoyment.**

POLICIES/ACTIONS:

- Action 9.1:** Increase access to Oconee River by developing new/upgrading existing public boat landings as needed.
- Action 9.2:** Pursue Georgia Scenic Byway status for GA 19 in Wheeler County.
- Action 9.3:** Support community beautification efforts utilizing local garden clubs, civic clubs, prison details, Adopt-A-Highway program, and other means as appropriate.
- Action 9.4:** Seek Tree City certification for cities of Alamo and Glenwood.
- Action 9.5:** Participate in U.S. 441 Heritage Highway Association’s efforts to promote heritage tourism along its route.

CULTURAL RESOURCES:

OBJECTIVE 10: **To recognize, preserve, and protect Wheeler County, Alamo, and Glenwood’s significant public and private cultural resources.**

POLICIES/ACTIONS:

- Action 10.1:** Nominate eligible properties, particularly historic districts in Alamo and Glenwood and rural structures in the county, to the National Register of Historic Places.
- Action 10.2:** Organize a Wheeler County Historical Society.
- Action 10.3:** Revive performances of *Lighterd Knot* at Little Ocmulgee State Park Amphitheatre and promote as a heritage tourism venue.
- Action 10.4:** Develop a new Better Hometown Board of Directors to coordinate and actively promote ongoing revitalization of downtown Alamo and Glenwood, including reuse of existing historic buildings.
- Action 10.5:** Pursue continued “Main Street” type improvements for downtown Alamo and Glenwood, such as building/facade rehabilitations, streetscape projects, special events, and the like.
- Action 10.6:** Maintain the Wheeler County Courthouse’s architectural integrity and its listing in the National Register.
- Action 10.7:** Promote utilization of preservation tax incentives, grants, or other funding assistance, as appropriate, for rehabilitation of historic structures.

COMMUNITY FACILITIES AND SERVICES

Introduction

The provision of services, protection of its citizens, preservation of its resources, and enrichment and enhancement of the quality of life for its people are among the primary reasons for the creation and existence of local governments. A community's facilities and infrastructure exist to address these needs. "Community Facilities and Services" is one of the most important elements required under the Georgia Planning Act because construction of new facilities and maintenance and upgrading of existing ones generally represent the largest public expenditures of local governments. Due to limited funds, ongoing planning is vital for a community to offer the services and facilities desired by current and future residents, businesses, and industries in an efficient and effective manner. The location of public facilities can be an important tool in guiding and managing growth and development. Planning ahead can provide the opportunity to properly prepare and anticipate growth, and prevent expensive mistakes.

The following contains a description, assesses the adequacy, and presents the community's recommendations for improving community facilities and services for existing and future residents in the cities of Alamo and Glenwood, and Wheeler County in accordance with the Minimum Planning Standards and Procedures. Future needs of economic growth are addressed as well as future needs required by population growth. The categories of community facilities and services considered are: transportation; water supply and treatment; sewerage and wastewater treatment; solid waste; public safety; hospital and other public health facilities; recreation; general government; educational facilities; and library and other cultural facilities.

Transportation

Inventory. A total of approximately 420 miles of county roads, city streets, and state and federal highways serve Wheeler County. The unincorporated areas of the county have a total of 323 miles of roads. Two hundred twenty-nine miles or 54 percent of all roads are paved and 190 miles or 46 percent are unpaved. The incorporated cities of Alamo and Glenwood have a combined total of approximately 16 miles of city streets. The City of Alamo has approximately 9.2 miles of paved and approximately 1.3 miles of unpaved streets. The City of Glenwood has

approximately 6.8 miles of paved and 1.5 miles of unpaved streets. The county has 79 miles of roads on the State Highway System.

Motor Vehicle Registrations.

Wheeler County has a total of approximately 23 vehicles, which are registered with the State. Of this total, six are passenger vehicles, 14 are trucks, one trailer, and 2 are registered as buses.

Local Government Activities.

Wheeler County annually budgets an average of \$30,000 for capital equipment outlays for transportation improvements. Approximately nine people are employed in the Road Department. Adequate equipment is purchased and maintained to grade, drain, and base county roads in preparation for paving contracts and for maintenance of existing county roads, both paved and unpaved. The county currently has the following major road equipment: three motor graders; three dump trucks; three pick-up trucks; one backhoe; two front end loaders; four tractors; and one tractor-trailer. An average of one to two miles of county roads are resurfaced annually under the Local Assistance Road Program (LARP). Zero miles of county roads are paved annually through county funding.

The City of Alamo has a city funded Roads and Streets Department in the county. Its annual budget averages approximately \$109,330 or 23% of the general fund. It employs three people. The department has the needed equipment and the capability to perform routine maintenance for the city's streets. The City currently has the following major road equipment: two three cubic yard dump trucks, one backhoe, and one tractor.

The City of Glenwood currently has one piece of equipment to perform proper road maintenance. The City currently has one pickup truck. Its road maintenance budget is currently \$41,600. The City has a road department crew of two.

Major Highways.

Wheeler County has two major federal highways that are two-lane facilities. State Route 30/U.S. 280 is an east/west highway that runs through the cities of Alamo and Glenwood. Approximately 20 miles of State Route 30/U.S. 280 lies within Wheeler County. Approximately

2.4 miles are located within the city limits of Alamo and two miles are within the city limits of Glenwood. State Route 31/U.S. 319/U.S. 441 begins in a north/south direction after crossing the Wheeler/Telfair County line into Wheeler County. It joins State Route 30/U.S. 280 in Telfair County. Approximately five miles of State Route 31/U.S.319/U.S. 441 lies within Wheeler County.

Four other state routes also serve Wheeler County. State Route 46 is a two-lane east/west route, which crosses the county in the northern most part of the county. It is approximately seven miles in length. Another state route is Georgia 19. It is a north/south route that intersects with State Route 30/U.S. 280 in the City of Glenwood. Approximately two miles are within the city limits of Glenwood and approximately 30 miles lie within Wheeler County. It ends when it joins State Route 126 in the southern part of Wheeler County. Thirdly, State Route 149 is a north/south route that only measures approximately five miles in length and ends when it joins with State Route 30/U.S. 280 approximately two miles southwest of the City of Alamo. Finally, State Route 126 runs in a north/south direction and it intersects within the city limits of Alamo with State Route 30/U.S. 280. Approximately 18 miles of State Route 126 is located in Wheeler County. Approximately 1.8 miles of State Route 126 is located in the city limits of the City of Alamo. Residents of the county may also use State Route 27/U.S. 341/U.S. 23, which runs along the southwest county line.

Approximately 27 miles away from the City of Glenwood, residents can travel northward on State Route 19 and travel to Interstate 16. Residents of the City of Alamo can travel northward on State Route 126 for 10 miles, then west on State Route 46 for one mile, and then approximately 17 miles on State Route 31/U.S. 319/U.S. 441 to reach Interstate 16.

For a listing of all roads in Wheeler County and the cities of Alamo and Glenwood, see Appendix A. See maps CFSM-1, CFSM-3, and CFSM-7 to examine the road network in Wheeler County and its municipalities.

Bridges/Overpasses.

There are 17 bridges located on county, state, and federal routes in Wheeler County. There are seven bridges located on state/federal routes and 10 bridges located on county roads. There are three major bridges in Wheeler County. Two of the bridges cross the Little Ocmulgee River in the western part of the county, and they are located on State Route 30/U.S. 280/State

Route 31/U.S. 319/U.S. 441 and State Route 19. A third major bridge crosses the Oconee River on State Route 30/U.S. 280.

One overpass structure at a railroad crossing in Wheeler County helps to alleviate safety hazards and provide better and faster access. An overpass is located on State Route 31/U.S. 319/U.S. 441 at the Wheeler-Telfair county line that goes over the Heart of Georgia Shortline Railroad.

Rail.

The Heart of Georgia Railway System runs through Wheeler County, but it is not currently open. The Heart of Georgia Railway has approximately 17 miles of track that is owned by the Georgia Department of Transportation. The Heart of Georgia Railway System has 1.5 miles of track in the City of Alamo and 1.6 miles of track within the city limits of Glenwood. Heart of Georgia Railway has tracks that pass through both cities that run east and west through Vidalia to Savannah, but they are not utilized at present for freight and/or passenger purposes.

Airport.

The Wheeler County Airport is owned and operated by Telfair and Wheeler counties. It is located in the western part of Wheeler County on U.S. 319/U.S.441. The airport has a 4,000' runway, which is lighted by 3-inch medium intensity lights. The airport also features VASI lights and PAPI lights. The airport has a non-directional beacon with A-WAS-A, which provides non-precision instrument approaches. The airport has a rotating beacon, a lighted windsock, 100 LL AVGAS and Jet-A fuel, T-Hangars, a courtesy vehicle, and a Unicom radio. The airport has tie down spots, and the hangars are privately owned.

Commercial air service is available approximately 80 miles away at the Macon Municipal Airport and approximately 150 miles away international services are available at the Hartsfield International Airport in Atlanta.

See map CFSM-2 for the location of the airport in Wheeler County.

Public Transit.

Public transportation in Wheeler County is provided through the Section 5311 of the United States Urban Mass Transportation Act, as amended. The Wheeler County Transit System has a two-van transit system; one of them is equipped with an elevator for wheelchair bound passengers. Services are provided both on a scheduled route and on demand response. The elderly population of the county uses the transit for medical and nutritional programs. The service area of the transit system is Wheeler County.

Freight/Bus.

The Wheeler County area is served by two freight or trucking companies. These freight lines are Southern Assembly and Thomas E. Browning Trucking, Inc. Other carrier type services available to the Wheeler County area include United Parcel Service and Federal Express.

Assessment.

Wheeler County ranks 134th out of 159 counties in the state in total road mileage. It also ranks 128th in the state in percentage of roads paved. There is a need to continue and work to assure increased efforts to make progress toward reducing the unpaved mileage and otherwise improving roads. Wheeler County and the cities of Alamo and Glenwood need to increase the amount of roads that are paved and/or resurfaced annually. To do so, they will have to have state assistance. Sidewalk improvements through a Transportation Enhancement (TE) grant were completed in 2003 in the City of Alamo. Sidewalk additions are needed in Alamo and Glenwood. Drainage improvements are still needed in both municipalities. The county and municipalities need to continue to work with the Georgia Department of Transportation (DOT) to identify bridges in need of repair and schedule such maintenance. Maintenance of sidewalks in Alamo and Glenwood needs to be continued. Wheeler County needs to continue to identify all equipment and manpower so that they will be able to maintain dirt roads in the county in a timely manner. This could help them develop a more formal maintenance/replacement schedule in order to save money and time. Additional equipment and continued repairs to existing equipment will be needed by Wheeler County and the cities of Alamo and Glenwood in the coming years to maintain and improve its roads and streets. State Route 30/U.S. 280 is on the Governor's Road Improvement Program and needs to be promoted by the county and its municipalities as a major transportation route.

The railroad continues to be very important to Wheeler County and its municipalities. Freight rail service is not currently provided to Alamo and Glenwood. However, plans are underway to reopen the rail service. This service is very important to Wheeler County, and as the economy changes and different rail needs are required, the communities need to remain vigilant and supportive of keeping the current facilities and expand the level of services.

The Wheeler County Airport needs to be upgraded to keep up with the demands for more efficient service and it needs to continue its air transportation. A much needed runway extension is proposed. Air transportation continues to be one of the most efficient and effective means of transportation throughout the state.

There are sufficient freight, bus, and other types of carriers to meet the current and future needs of businesses and individuals in Wheeler County. The resources are in place and could be expanded if needed.

Water Supply and Treatment

Inventory.

Wheeler County has two municipal water systems, with one each owned and operated by the cities of Alamo and Glenwood. The county government does not operate a water supply system. Unincorporated residents rely mainly on individual wells for their water supply. Both municipal systems withdraw raw water from the Floridan (limestone) Aquifer. Due to the high quality of water from the Floridan Aquifer only the addition of chlorine and flouride is required before it is pumped into the distribution center.

The City of Alamo provides water service to approximately 393 residential and business customers through an approximate 11-mile distribution system consisting of water mains that are made up of approximately 50 percent six-inch lines, 25 percent four-inch lines, and 25 percent two-inch lines. Approximately 100 percent of the households are served. The City charges its residential customers \$4.00 for the first 2,000 gallons, 45 cents per 1,000 gallons for the next 8,000 gallons, 35 cents per 1,000 gallons for the next 10,000 gallons, 25 cents per 1,000 gallons for the next 30,000 gallons, 35 cents per 1,000 gallons for the next 25,000 gallons, and 60 cents per 1,000 gallons over 75,000 gallons. The City presently operates the following deep wells.

TABLE CF-1
Deep Wells
City of Alamo

<u>WELL NO.</u>	<u>LOCATION</u>	<u>CAPACITY (GPM)</u>	<u>DATE DRILLED</u>
1	First Avenue	500	1987
2	Steward Street	500	1980
3	Broad Street	300	1998

Three elevated storage tanks serve Alamo. Table CF-2 contains information concerning the storage tanks. See map CFSM-5 for the location of water services throughout the City of Alamo.

TABLE CF-2
Elevated Storage Tanks
City of Alamo

<u>TANK NO.</u>	<u>LOCATION</u>	<u>CAPACITY (Gallons)</u>	<u>DATE ERECTED</u>
1	Steward Street	60,000	1951
2	Steward Street	40,000	1951
3	Broad Street	200,000	1998

The City of Glenwood provides water service to approximately 408 residential and 40 business customers. Its 2004 water budget was approximately \$81,196. One hundred percent of the city households are served. The City charges its customers \$4.00 for the first 2,000 gallons of water, 10 cents per 100 gallons for 2,001 to 5,000 gallons, eight cents per 100 gallons for 5,001 to 8,000 gallons, six cents per 100 gallons for 8,001 to 10,000 gallons, and five cents per 100 gallons for over 10,000 gallons. The City presently operates two deep wells.

TABLE CF-3
Deep Wells
City of Glenwood

<u>WELL NO.</u>	<u>LOCATION</u>	<u>CAPACITY (GPM)</u>	<u>DATE DRILLED</u>
1	Fifth Avenue	200	1991
2 (Backup)	Third Avenue	125	1928

One elevated storage tank serves Glenwood. Table CF-4 contains information concerning it. See map CFSM-9 for the location of water services throughout the City of Glenwood.

TABLE CF-4
Elevated Storage Tank
City of Glenwood

<u>TANK NO.</u>	<u>LOCATION</u>	<u>CAPACITY (Gallons)</u>	<u>DATE ERECTED</u>
1	Sixth Street	100,000	1969

Assessment.

There are areas in the cities of Alamo and Glenwood served by older 1/2" to 2" water lines, which are inadequate for daily need as well as for fire protection. Alamo and Glenwood will continue maintenance and upgrading of their water systems by replacing any inadequately sized lines and inadequate appurtenances, as feasible. In addition, they need to explore the feasibility of replacing all water lines less than 6 inches in diameter. In the long term, feasibility studies need to be conducted on options for upgrading and expanding the water systems in Alamo and Glenwood to accommodate the entire city limits. Normal upgrading will meet the water supply needs for Alamo and Glenwood over the twenty-year planning period. The City of Alamo has recently begun to apply and will continue to apply for CDBG grants in order to upgrade their water system.

There is a need in Wheeler County to ensure that private wells are located, drilled and developed in such a manner to protect public health and the environment. A pro-active plan for extension of water services for all municipalities needs to be developed.

Sewerage System and Wastewater Treatment

Inventory.

There are two public sewerage systems in Wheeler County. The cities of Alamo and Glenwood each own and operate their own municipal wastewater treatment and collection systems. Since Wheeler County has no public sanitary sewerage system, individuals continue to use septic tanks in the unincorporated areas of the county not served by the municipalities.

The City of Alamo's constructed wetlands facility is located on Hartley Road. The 10 acre constructed wetlands facility was installed in 1998 and has a maximum capacity of 375,000 gallons per day. In 2003, the facility averaged 246,000 gallons per day. The City's sewer collection system consists of approximately 14 miles of gravity sewer mains and four lift stations that lift wastewater from lower areas to gravity lines running to the constructed wetlands. Currently, 80 percent of the lines are six inches and 20 percent of the lines are eight inches. The City currently serves approximately 85 percent of the households in the city. Additional information on the lift stations is included in Table CF-5.

TABLE CF-5
Pump Stations
City of Alamo

<u>PUMP STATION NO.</u>	<u>LOCATION</u>	<u>YEAR INSTALLED</u>	<u>PUMP DATA</u>
1	Old Glenwood Road	1992	GPM
2	North Kent Street	1965	GPM
3	North Broad Street	1998	GPM
4	South Broad Street	1998	GPM

The City of Alamo's sewerage system serves approximately 334 customers. The sewer rate is \$2.50 per month. See map CFSM-6 for the location of sewer services throughout the City of Alamo.

The Glenwood Oxidation Pond is located on Second Street. The facility is located on 12 acres. It has a design treatment capacity for an average daily flow (ADF) of 110,000 gallons per

day. The collection system has pipes ranging in size from six to eight inches in diameter along with four lift stations. Currently, 15 percent of the lines are six inches and 85 percent of the lines are eight inches. The City currently serves approximately 85 percent of the households in the city. Additional information on the lift stations is included in Table CF-6.

TABLE CF-6
Pump Stations
City of Glenwood

<u>PUMP STATION NO.</u>	<u>LOCATION</u>	<u>YEAR INSTALLED</u>	<u>PUMP DATA</u>
1	N. First Street	1986	GPM
2	W. Second Avenue	1989	GPM
3	E. Second Avenue	1969	GPM
4	S. First Street	1969	GPM

The City of Glenwood’s sewerage system serves approximately 400 customers. Sewer rates are \$3.00 for the first 4,000 gallons and half of the total water bill thereafter. See map CFSM-10 for the location of sewer services throughout the City of Glenwood.

Assessment.

The City of Alamo needs to continue to upgrade its sewerage system. The City of Alamo’s constructed wetland had a daily average flow in 2003 of 246,000 gallons, but has capacity for 375,000 gallons, which appears to be adequate for the next ten years. The City will continue regular maintenance and upgrading of its sewerage system, as feasible, and needs to study the feasibility of expanding service to all current residents as well as future residents. The City will continue to investigate the feasibility of replacing inadequate lines and adding monitors to all of its lift stations. The City of Alamo has applied for several grants and will continue to do so. The City recently applied for a CDBG to upgrade its sewer, as well as a GEFA grant also for upgrading purposes.

The City of Glenwood's sewerage system needs to be upgraded as well. Smaller lines need to be replaced in the future. The City of Glenwood needs to upgrade its treatment facility. The City applied for a CDBG grant in 2003, and will continue to seek financial assistance for needed improvements.

Solid Waste

*See *The Wheeler County Joint Solid Waste Management Plan* for additional information.

Inventory. At the present time Wheeler County operates a collection system for rural residents of the county. The County utilizes dumpsters to collect household garbage. The County picks up the dumpsters two times per week serving 2,540 customers. Once the garbage is collected, it is taken to the Telfair County Landfill. The Telfair County Landfill is located at Route 1/County Road 143 in McRae in Telfair County. It has a capacity to operate for approximately 17 more years. The county also has 29 commercial sites where it collects garbage. The commercial rate is \$40.00 per month for once a week pickup and \$75.00 for twice a week pickup. There is a minimal problem in Wheeler County with illegal dumping. The county utilizes code enforcement to combat the problem of illegal dumping. Thus far, the program is proving to be a success in the incorporated as well as the unincorporated areas of the county. The City of Alamo utilizes curbside pickup, which picks up garbage twice a week, to collect their household waste at a rate of \$8.25 for residential and \$9.75 for commercial customers. The City of Alamo takes the collected garbage to the Telfair County Landfill once a week. While there are few instances of illegal dumping occurring in the City of Alamo, if it should happen, the City utilizes the Wheeler County Code Enforcement Program to combat the problem(s). The City of Glenwood also uses curbside pickup in order to collect waste. The City is responsible for the pickup one time per week when it is taken to the Toombs County Landfill at a rate of \$28.00 per ton. The Toombs County Solid Waste Landfill is located off Center Road south of Lyons. Illegal dumping is a minimal problem within the City of Glenwood, and if it occurs, the City relies on Wheeler County Codes Enforcement to correct the problem(s).

In case of a natural disaster or another event that may interrupt the flow of garbage pickup, Wheeler County and its municipalities have planned to contract with a private contractor as an alternative plan(s) in case of an emergency. The City of Alamo also has a back up truck available. The cities of Alamo and Glenwood have an understanding with two other municipalities, the cities of Soperton and Mount Vernon, to work together to solve whatever problem(s) may arise.

Wheeler County does not currently have a composting/mulching program in use nor do they anticipate a program in the near future. However, the county encourages residents to take yard trimmings to the City of Alamo's compost/mulch area for decomposition. The City of Alamo does have a composting/mulching program. The City provides curbside pickup and households can voluntarily take their compost/mulch to the compost/mulch site that the City of Alamo operates. The City has a 2,500 square foot capacity to properly process compost/mulch. The City collects yard trimmings, and they are added to the compost/mulch area. Processed compost/mulch is used to supply city flowerbeds and is placed in washouts. The City of Glenwood does not have a composting/mulching program nor does it have an everyday curbside pickup that collects yard trimmings. The City does, however, recommend taking the items to the City of Alamo's compost/mulch site.

Wheeler County and its municipalities do not have a program in order to collect tires, batteries, and white goods throughout the county. Citizens may take items to a local filling station where they are picked up by a private company that properly disposes them. White goods can be taken to a local body shop in Alamo where they are placed in cars and crushed for extra weight or to a local furniture in Glenwood where they are properly disposed.

As a part of the State of Georgia's efforts to reduce the amount of waste by 25 percent, Wheeler County and its municipalities have a recycling bin in the City of Alamo and in the City of Glenwood. Citizens drop off newspapers, aluminum cans, glass, and plastics. Newspapers are picked up by the Wheeler County Training Center for packaging purposes. The Wheeler County Cooperative Extension Service also collects chemical jugs for recycling and proper disposal.

Contributing to the overall waste stream in the unincorporated areas of Wheeler County are households and industry. These sectors contribute different items such as paper, plastic, brown goods, food, and industrial waste. It is estimated that approximately 90 percent of the materials is household garbage and 10 percent is industrial. In the City of Alamo, households, industries, and institutions contribute to the overall waste stream. Households contribute to approximately 45 percent of the overall waste stream. Institutions contribute about 50 percent and industries contribute approximately five percent. In the City of Glenwood, households, a school, and minimal industries contribute to the overall waste stream. These sectors contribute paper, plastics, food, and glass. Households contribute to approximately 85 percent of the waste stream, while institutions provide approximately 10 percent and industry generates 5 percent of the waste stream.

The County currently uses prisoners from the Wheeler Correctional Facility located in Alamo along with the Wheeler County 4-H Club to help to control litter throughout the county by conducting roadside pickups and other cleanup methods. The City of Alamo utilizes prison labor from the Wheeler Correctional Facility. The City of Alamo also educates the Wheeler County School System by speaking to children and handing out brochures concerning recycling and the proper disposal of waste. The City of Glenwood uses prison labor to help to control litter.

Wheeler County participates in the Keep America Beautiful Program on a routine basis.

Assessment.

The collection of solid waste by the County and its municipalities is adequate. The governments may wish to investigate the feasibility of privatization of collection in the future. The recent implementation of code enforcement is proving to be an asset on decreasing the amount of illegal dumping in Wheeler County.

The contingency plan(s) to continue solid waste pickup in Wheeler County and its municipalities is adequate.

The current composting/mulching program that the City of Alamo has is effective and highly recommended to be continued. The County and the City of Glenwood do not have a program in place. However, continued use of the City of Alamo's program is encouraged and needed throughout the county.

Wheeler County needs to develop a program to dispose of tires, batteries, and white goods properly. Citizens are encouraged to utilize the sites that will accept these items while they are still available. A new program is needed because these pickup sites can be discontinued at any time.

The City of Alamo's education program to educate the Wheeler County School System is a great way to reach not only children, but adults as well. It needs to be continued. The Wheeler County Codes Enforcement Program also needs to participate. The County is active in regional and statewide programs to help control litter. The County and its municipalities' use of Wheeler Correctional's inmates to control litter needs to be continued.

Public Safety

Law Enforcement.

Inventory.

There are three local law enforcement agencies in Wheeler County: the Wheeler County Sheriff's Department, the Alamo Police Department, and the Glenwood Police Department. The Wheeler County Sheriff's office is located at 208 West Forest Avenue in Alamo in a building that is owned by the County. Wheeler County takes care of the maintenance and custodial services of the building. The Alamo and Glenwood Police Departments use the jail, which is operated and maintained by the county.

The Wheeler County Sheriff's Department and Jail's main functions are to serve the Courts of Wheeler County, to operate and maintain the jail, and to patrol. The department also patrols unincorporated areas of Wheeler County. It has a staff consisting of three deputies, five detention officers, one secretary, a chief deputy, the sheriff, a jail administrator, and one patrol commander. The new county jail was built and completed in 1997 to hold a maximum capacity of 18 inmates. The new jail is located at 208 West Forrest Street in Alamo. The Wheeler County Sheriff's Department has four vehicles, two Southern Lincs, and one in-car camera.

The Alamo Police Department has a total of three full-time certified police officers. The staff is comprised of the following: one chief and two officers. One officer is on duty at a time. The department's equipment includes: two vehicles; two Southern Lincs; two radios; two cameras; and two radars. The City of Alamo's Clerk and the Clerk's Assistant dispatches for the police department. The City of Alamo Police Department also has a police post located at the intersection of State Route 126 and State Route 30/U.S. 280. The City of Alamo Police Department uses the Georgia Highway Patrol's computer system in Helena (Telfair County) for crime information and background check. The City of Alamo uses the Wheeler County Jail for incarceration purposes.

The Glenwood Police Department has three officers. One chief and two patrolmen are employed by the city. It operated on a 2004 budget of \$89,939. The Department occupies a portion of the Glenwood City Hall located at 162 Third Avenue and has one patrol car. The City of Glenwood's clerk dispatches for the police department. Both cars are equipped with police

band radios and each officer has a walkie talkie for communication. There is no jail in Glenwood. The City of Glenwood uses the Wheeler County Jail for incarceration when needed.

The Wheeler County Sheriff's Department and the Alamo and Glenwood police departments may obtain assistance from the Georgia State Patrol, the Georgia Bureau of Investigation, and the Georgia Department of Natural Resources as needed.

See maps CFSM-4 and CFSM-8 for the locations of law enforcement facilities in Wheeler County.

Also located in Wheeler County is the Wheeler Correctional Facility. The Wheeler Correctional Facility is a private institution owned by the Corrections Corporation of America located in Alamo. The facility houses 1,500 inmates under contract with the Georgia Department of Corrections and has 331 employees.

Fire Protection.

Inventory.

Wheeler County has five organized fire departments located throughout the county. All of the departments are fully volunteer departments. The fire districts are: Alamo; Crossroads; Glenwood; Spring Hill; and Stuckey. The Alamo and Glenwood fire departments provide fire protection to each municipality in addition to their respective county fire district. By agreement with the County, the sheriff's department receives fire calls for all of the fire departments in the county and serves as the central dispatch location.

See maps CFSM-2, CFSM-4, and CFSM-8 for the locations of fire protection facilities in Wheeler County.

All of the fire trucks in the county are equipped with two-way radios and are able to communicate with the central dispatch. Firefighters are alerted by pager through the central dispatch. The number of trucks and personnel each department has are listed below (Glenwood has recently received notice from the U.S. Federal Emergency Management Agency's U.S. Fire Administration of approval of a grant to purchase a new pumper):

TABLE CF-7
Fire Equipment and Personnel
Wheeler County
2004

<u>Department</u>	<u>Description of Trucks</u>	<u>Number of Personnel</u>
Alamo	1983 GMC Pumper, 500 GPM, 750 Gallon Tank	8
Crossroads	1982 Fireknocker, 150 GPM, 960 Gallon Tank 1985 Tanker, 150 GPM, 1,500 Gallon Tank	8
Glenwood	1972 Pumper, 750 GPM, 500 Gallon Tank	8
Spring Hill	1982 Fireknocker, 150 GPM, 960 Gallon Tank 1967 Pumper, 750 GPM, 1,500 Gallon Tank 1976 Tanker, 150 GPM, 1,100 Gallon Tank 1986 Rescue Truck	14
Stuckey	No Information Available.	

Emergency Medical Service.

Inventory.

The Wheeler County Emergency Ambulance Service is located in an 840 square foot building directly behind the Wheeler Hospital at 502 West Forth Avenue in Glenwood. The ambulance service is contracted by the county through a private provider, Heartland EMS. Heartland is responsible for billing and collecting for services. The area served is 300.1 square miles with a 2000 population of 6,179. The EMS operates one fully equipped full-time advanced life support ambulances providing state of the art emergency medical care to the citizens of Wheeler County.

See map CFSM-8 for the location EMS services in Wheeler County.

Emergency Management Agency.

Inventory.

The Wheeler County Emergency Management Agency (EMA) is located at 409 McRae Street in Alamo. EMA personnel includes one part-time director, a full-time deputy director/clerk, and 14 active volunteers. The EMA is the county agency charged with the responsibility of coordinating and managing disaster situations, whether manmade or natural. The Rescue Unit's equipment includes communications equipment and one vehicle. Funding is provided through county, federal, and private donations. The EMA director coordinates Emergency Management and the Rescue Unit.

See map CFSM-4 for the location EMA services (next to Wheeler Service Center) in Wheeler County.

E-911

Inventory.

The Telfair-Wheeler Joint E-911 Authority is currently being established. The counties are currently using a private contractor to do the addressing. It will be housed in an old Georgia Power Building in McRae (Telfair County). The counties are renovating the building for the system. The system is due to be in place and operating in 2005.

Assessment.

Although the local law enforcement agencies in Wheeler County provide adequate public protection, there is need for additional personnel. There is a need for at least three additional staff in the Sheriff's department within the twenty-year planning period. Three more deputies are needed to provide more frequent patrols in the unincorporated areas of the county. The City of Alamo does not need additional employees; however, they need to continue to work with the Wheeler County Sheriff's Department. The City of Glenwood will need additional staff during the planning period and needs to examine the possibility of building its own facility. Law enforcement equipment varies from one agency to the other. Additional vehicles are also needed to meet existing and future needs. Both departments have expressed a need for future law enforcement training. Consolidation of all law enforcement and fire protection in the county needs to be investigated. Increased attention to drug and alcohol offenders, stiffer fines, and treatment resources associated with these activities should be encouraged in all departments.

The Wheeler County jail facility was constructed in 1997 to house 12 inmates. The jail facility has state of the art equipment and is expected to meet the needs of the County for the planning period.

Wheeler County has an overall good fire protection program for a rural county. The majority of the rural areas have an ISO rating of 9, and most of the residences are located within five miles of a rural fire station. The City of Alamo has an ISO rating of 8, as does the City of Glenwood. Fire drills for each fire department are held monthly. Wheeler County has installed five dry hydrants throughout the county to improve rural fire protection. Response time for the county fire departments ranges from three to 25 minutes. Fire protection in Wheeler County appears to operate efficiently. Each fire station in the county needs to be equipped with at least two modern trucks. Efforts to improve pipe systems, tank capacity, and fire hydrant locations in Alamo and Glenwood needs to be pursued. The Glenwood Fire Department is currently building a new 2,400 square foot station on Fifth Street. It will be adequate for the 20-year planning period. The Wheeler Correctional Facility does not currently have a fire brigade. However, every effort to house one at the correctional facility needs to be made.

The EMS needs to be improved. The County currently contracts its services with a one-ambulance operation. This is not adequate for the citizens of Wheeler County, especially with its elderly population. The County needs to investigate the possibility of purchasing an ambulance.

Based on current and future levels of service, the Wheeler County EMA will need to expand. As the population density in the county increases, the consequences of disasters will be greater, demanding a greater response on the part of the EMA. EMA needs at least one vehicle along with the equipment to perform rescue operations.

Hospital and Other Public Health Facilities

Inventory.

A private hospital management firm, Accord Healthcare, Corp., owns and operates the Wheeler County Hospital. The Wheeler County Hospital is licensed for 25 beds, but has enough square footage for 40 beds. The hospital has five active staff physicians, three family practitioners and two internists. An emergency room physician is available 24 hours a day. The hospital has consultancy privileges in general surgery, radiology, pathology, maxillofacial surgery, dentistry, and anesthesiology. A nurse anesthetist is on staff at the hospital. The hospital is staffed with registered nurses, licensed nurse practitioners, physician's assistants, medical

technologists, and other technicians and therapists. In addition, the Joint Commission on Accreditation of Healthcare Organizations accredits Wheeler County Hospital.

The Wheeler County Health Department's main clinic is located at 414 Kent Street in Alamo. This building, completed in 1992, is 4,376 square feet. In 2003, there were a total of 5,007 visits. This included 1,687 initial visits, 3,320 return visits, which resulted in 11,337 total services. The health department staff includes four registered nurses, one environmental health specialist, one epidemiologist, one nutritionist, two clerks, and one medical interpreter. Its services include child/adolescent services, women's health services, adult health services, nutrition services, environmental health services and health education and promotion.

Wheeler County Elementary School is visited by a nurse while school is in session. The program has been a success in providing the basic care needs for the students at the elementary school.

Wheeler County has one nursing home: Accord Nursing Home. It is a 46-bed long-term care facility located in Glenwood. The facility is owned and operated by Wheeler County Hospital, Inc., and it opened in May, 2004. The facility has been completely renovated after being closed in June 2003 by the previous owners. The facility anticipates 95 to 98% occupancy by December, 2004.

See maps CFSM-4 and CFSM-8 for the location of health care facilities in Wheeler County.

Assessment.

The Wheeler County Hospital is adequate for the planning period. The new nursing home will also be adequate for the planning period. However, the county needs to examine the feasibility of a personal care home. The population of Wheeler County is progressively becoming more elderly, therefore, assisted living facilities will be needed. The County also needs to pursue an adult day care facility through CDBG funds.

Recreation

Inventory.

Wheeler County and the cities of Alamo and Glenwood jointly fund recreation in Wheeler County. The Wheeler County Recreation Department utilizes facilities that the City of Alamo, City of Glenwood, and the Wheeler County School System own.

The City of Alamo has a 15-acre recreation complex consisting of one lighted ball field. The complex also has basketball and tennis courts with concessions available during games and restrooms. The City also has a quarter of a mile-walking track in the center of the city. Alamo has purchased a new 40 acre parcel near the school and has plans to develop it in conjunction with the Wheeler County Recreation Department as a community recreational facility for all of Wheeler County.

The City of Glenwood maintains two recreation areas. G.M. Joiner Park is located in the heart of the city and includes a 1/4 mile-walking track and playground equipment. The Third Street Complex has a playground area and a basketball court.

The City of Alamo also shares facilities with the Wheeler County School System. The City baseball field is available to the Wheeler County School System for practice and tournaments when needed. These facilities are operated in conjunction with the Wheeler County Recreation Department.

There are also numerous fishing and hunting opportunities located throughout the county. The Little Ocmulgee and Oconee rivers provide an abundance of freshwater fish and miles of winding waterways for those who prefer to boat ride and ski. There are three landings in Wheeler County located on the Oconee River. They are: Clark's Bluff Landing, the Oconee River Landing, and the State Route 46 Landing. Wheeler County has many private hunting clubs utilizing its vast forests for hunting.

Little Ocmulgee State Park is also located in Wheeler County on U.S. 319/U.S. 441. There is an 18-hole golf course with rooms available for lodging. Also available are tennis courts, a pool, campgrounds, an amphitheatre, hiking trails, and a 265-acre lake.

See maps CFSM-2, CFSM-4, and CFSM-8 for the location of recreation facilities in Wheeler County.

Assessment. The local governments and the Wheeler County Recreation Department are looking to develop the new 40-acre recreation complex in Alamo to enhance services and provide more amenities to both existing residents and those new ones which may locate to Wheeler County to live. It is viewed not only as provision of needed and desired recreational facilities, but also as an economic development tool to better quality of life.

Continued maintenance is needed on the parks in Alamo and Glenwood. Also, the Little Ocmulgee State Park needs to be promoted as a tourist attraction because of its facilities and beauty.

It is important that all local governments and the recreation department maintain their close working relationships with the school board concerning joint use of existing facilities and construction of new ones.

General Government

Inventory - Services.

There are three local governments: Alamo, Glenwood, and Wheeler County. Each government offers services and maintains public facilities, which enhance the quality of life for their citizens.

The City of Alamo was chartered in 1909 and is governed by a mayor and six-member council elected at large. A city administrator is employed to manage day-to-day operations. The City of Alamo provides water and sewer service, police and fire protection, solid waste collection, street lighting, zoning, street maintenance and repairs, recreation, and park and tree beautification.

The City of Glenwood was chartered in 1908 and is governed by a mayor and five-member council elected by districts. The City of Glenwood provides water and sewer service, police and fire protection, solid waste collection, street lighting, street maintenance and repairs, and park and tree beautification. Recreation is provided in conjunction with the Wheeler County Recreation Department.

Wheeler County was created in 1912 by legislative act. The county is governed by three county commissioners elected by district. The other constitutional officers are the sheriff, tax commissioner, clerk of court, and probate judge. Among the services Wheeler County offers are public safety, court services, jail operation, road and bridge maintenance, health and welfare services, solid waste collection, airport, ambulance service, rural fire protection, code enforcement, recreation, public transportation, senior services, and community development services.

Inventory - Facilities.

The City of Alamo administrative offices are located at 105 West Main Street. The mayor's office, city administrator, city clerk, administrative personnel, and council chambers are all housed in the municipal building. The Alamo Police Department is headquartered at 103 West Main Street. The Alamo Fire Department Station is located at 105 South Commerce Street. The Street, Sanitation, and Public Works Department is located in the fire department building. The city clerk is responsible for billing. The existing recreation facilities are located at East Railroad Avenue. The new 40-acre community park site is located at the corner of Snowhill and Oxford roads. See map CFSM-4 for the location of public facilities in the City of Alamo.

Located on Third Avenue, the Glenwood City Hall was renovated in 1994, and it contains the administrative offices. It is a 1,200 square foot building, located in downtown. Maintenance and utilities operations (water/sewer/streets/lanes) and council chambers are all located in city hall. The City Clerk is responsible for billing. The Glenwood volunteer fire department is currently located at 162 Third Avenue, and the new fire station will be located at Fifth Avenue. See map CFSM-8 for the location of public facilities in the City of Glenwood.

Wheeler County facilities are spread throughout the county. The Courthouse is located at 119 Pearl Street in Alamo. Located in the Courthouse are the Clerk of Court, Tax Commissioner, Probate/Magistrate, Tax Assessor, and the courtroom. The County Road Maintenance Shop is located at 105 West Stubbs Street in Alamo. Volunteer fire stations and election precincts are located throughout unincorporated districts of the county. The County Annex is located at 209 West Forrest Avenue and houses the Commission offices. See maps CFSM-2, CFSM-4, and CFSM-8 for the location of public facilities in Wheeler County.

Assessment - Services. It appears that the services offered by local governments in Wheeler County are adequate. However, it is anticipated that many services will need to be

improved and expanded due, in part, to state and federal mandates, as well as to improve efficiency and control cost. Solid waste disposal is a service which has changed dramatically due to the requirements of the Georgia Solid Waste Management Act. Wheeler County and its municipalities have implemented their solid waste management plan.

Given the increasing complexities of local government services and the growing burden on local governments to deliver more with less, whenever possible local governments need to employ professional staff to help provide more efficient services. There is a need for cooperative intergovernmental sharing of various services including recreation to ensure countywide enforcement and coordination, and to prevent duplication of efforts and unnecessary waste of resources.

Assessment - Facilities.

The municipalities appear to have sufficient basic public facilities to accommodate expected needs which may develop during the twenty-year planning period. The county needs to construct a facility for record storage. There is a need to develop recreational facilities at the planned community park in Alamo and a need to fully develop the new industrial park in Alamo, as well.

Although facilities, existing or proposed, appear to be adequate to accommodate expected population and economic growth in the county, planning for improvements need to be ongoing. All governments in Wheeler County need to maintain and upgrade existing public facilities/infrastructure as growth indicates or is proposed so as to continue providing adequate services to current and future residents. Ongoing efforts need to be made to obtain funding from state and federal sources, when available, as well as to extend the special purpose local option sales tax and collect any back taxes.

Educational Facilities

Inventory.

The Tri-County Alternative Program for Success or TAPS was started in January of 1995 as part of a joint effort to help students that misbehave in county schools. Wheeler, Montgomery, and Treutlen counties came together for the joint effort to get kids to learn how to behave in a positive manner. The school is located in Glenwood and averages a total of 100 students at all times. The school employs 17 people and has students that range from grades six

through twelve. The program was designed to bring kids from the school systems of the three counties that misbehave and get them started in the right direction. Upon satisfactory performance, the kids are allowed to re-enter the regular school system. The program has proven to be a huge success for all three counties.

The Heart of Georgia Technical College has an Adult Learning Center located in Alamo. The facility offers adult education and GED classes.

The Wheeler County Board of Education operates three schools. The Wheeler County High School and the Junior High School are located at one facility, while the elementary school is in a separate facility. The three schools had a total enrollment in the 2001-2002 school year of 1,077. The school system has a total of 83 teachers.

See maps CFSM-4 and CFSM-8 for the location of schools in Wheeler County.

Assessment .

The Tri-County Alternative Program for Success or TAPS is a successful program that needs to be continued. Every effort needs to be put forth by Wheeler County to continue the programs that the school provides.

The Heart of Georgia Technical College Adult Learning Center is proving to be a benefit to Wheeler County. Adult education skills need to be improved, and the center is providing the opportunity.

The Wheeler County School System needs to adhere to their five-year plan that is required by the Georgia Department of Education. The school system does need to improve its graduation rates and overall test scores.

Library and Other Cultural Facilities

Inventory.

The Wheeler County Public Library is a member of the Ocmulgee Regional Library System with headquarters located in Eastman. The old facility is located at 203 W. Forest Avenue, and the new facility is at 315 West Main Street in Alamo. The library was formerly housed in the Community Service Center that was built in 1973. The new facility was completed in June, 2004. The public library system serves the population of Wheeler County with a full

time librarian and one part-time librarian. The library receives funding locally, at the state level, and at the federal level. It has a summer reading program.

Wheeler Correctional Facility has a library. They have one full and part time-certified librarian. The library also has an online library.

Wheeler County has one primary facility available for major cultural events: The Little Ocmulgee State Park Amphitheater. The regional history play, *Lighterd Knot*, was performed there. The Glenwood Civic Center is a cultural facility located on Northwest Third Avenue that can host smaller cultural events located in Wheeler County if needed. It is an open floor facility with a kitchen that is owned by the City of Glenwood. It is utilized for events such as family reunions and a voting precinct during elections.

Wheeler County has three properties currently listed on the National Register of Historic Places. The County owns the Wheeler County Courthouse, while the Wheeler County Board of Education owns the Glenwood School. The third National Register-listed property, Woodland Plantation, is privately owned and located on State Route 19 near Lumber City.

There are several events held throughout the year in Wheeler County in which citizens can participate. The Wheeler County Chamber of Commerce hosts a Fourth of July Celebration. The Wheeler County NAACP has a MLK Day Parade during which citizens can march from a chapel in Alamo to the downtown area where they have a ceremony honoring Dr. King. The parade is then followed by a breakfast at a local church. Wheeler County hosts a Homecoming Parade and the City of Glenwood hosts an annual Christmas Party.

See maps CFSM-4 and CFSM-8 for the location of cultural facilities in Wheeler County.

Assessment.

The library offers the traditional range of services such as books, periodicals and reference materials for children and adults. The long range plan for this library system is to address the informational, educational, recreational and cultural needs of Wheeler County residents. The new facility has 9,000 sq. ft., which meets all ADA requirements and should accommodate growth for the next twenty-five years. It was constructed with energy efficient windows and high R-factor insulation that will allow insignificant western gain. The new library will feature the latest technologies (wireless, satellite, etc.), a public meeting room, separate children's and adult's browsing areas as well as special study and research rooms, and analog

computer technology which will be hi-tech (fiber 1 wireless). The library currently has the T-1 technology bandwidth and the interior applications are LAN/WINNEBAGO. Approximately forty percent of the total population in Wheeler County is registered to borrow books and other materials from the library. This percentage is expected to increase with the new facility opening. The library currently has approximately 20,000 volumes with access to another 250,000 volumes through its affiliation with the Ocmulgee Regional Library System.

The City of Glenwood desires the location of a small satellite library in the City to better directly accommodate the citizens of Glenwood. The Ocmulgee Regional Library had planned to construct one, but state funding was redirected.

Besides a more suitable auditorium for large-scale cultural events, one of the community's most obvious cultural needs is programming. There are currently no cultural programs within the county. A community concert series, festivals, and celebrations of the county and towns are recommended as a start. Revival of the regional history play, *Lighterd Knot*, at Little Ocmulgee State Park Amphitheatre, would be a cultural asset for the region, and with proper promotion, could be a heritage tourism venue for Wheeler and adjacent counties.

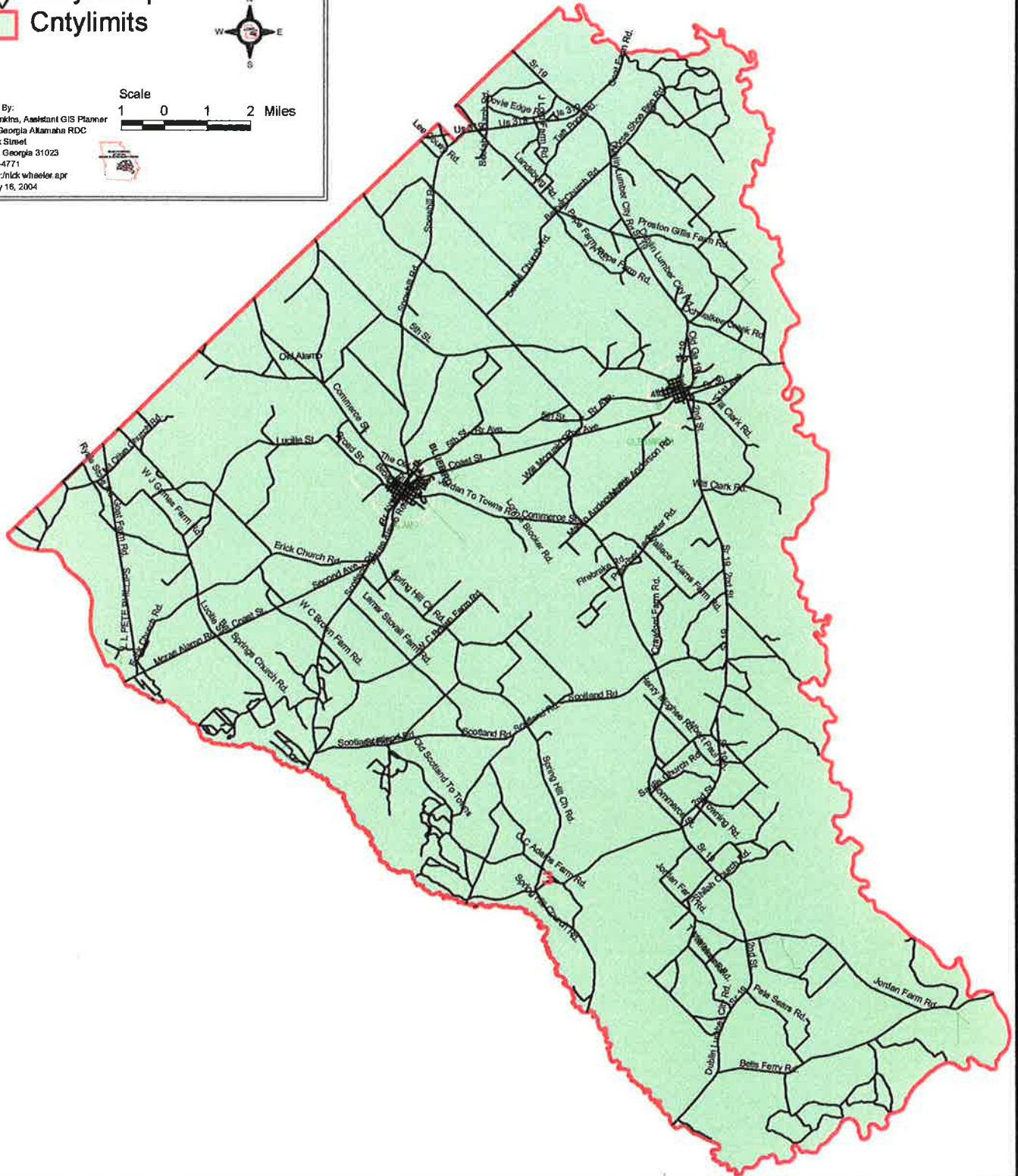
Wheeler County CFSM-1 Road Map

 Cntyrd.shp
 Cntylimits



Scale
 1 0 1 2 Miles

Prepared By:
 Tanya Jenkins, Assistant GIS Planner
 Heart of Georgia Alachua RDC
 5405 Oak Street
 Eustis, Georgia 31023
 (478)374-4771
 Source: y:\nick\wheeler.apr
 Date: July 16, 2004



Wheeler County

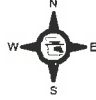
CFSM-2

Facilities Map

 Cntyrd.shp

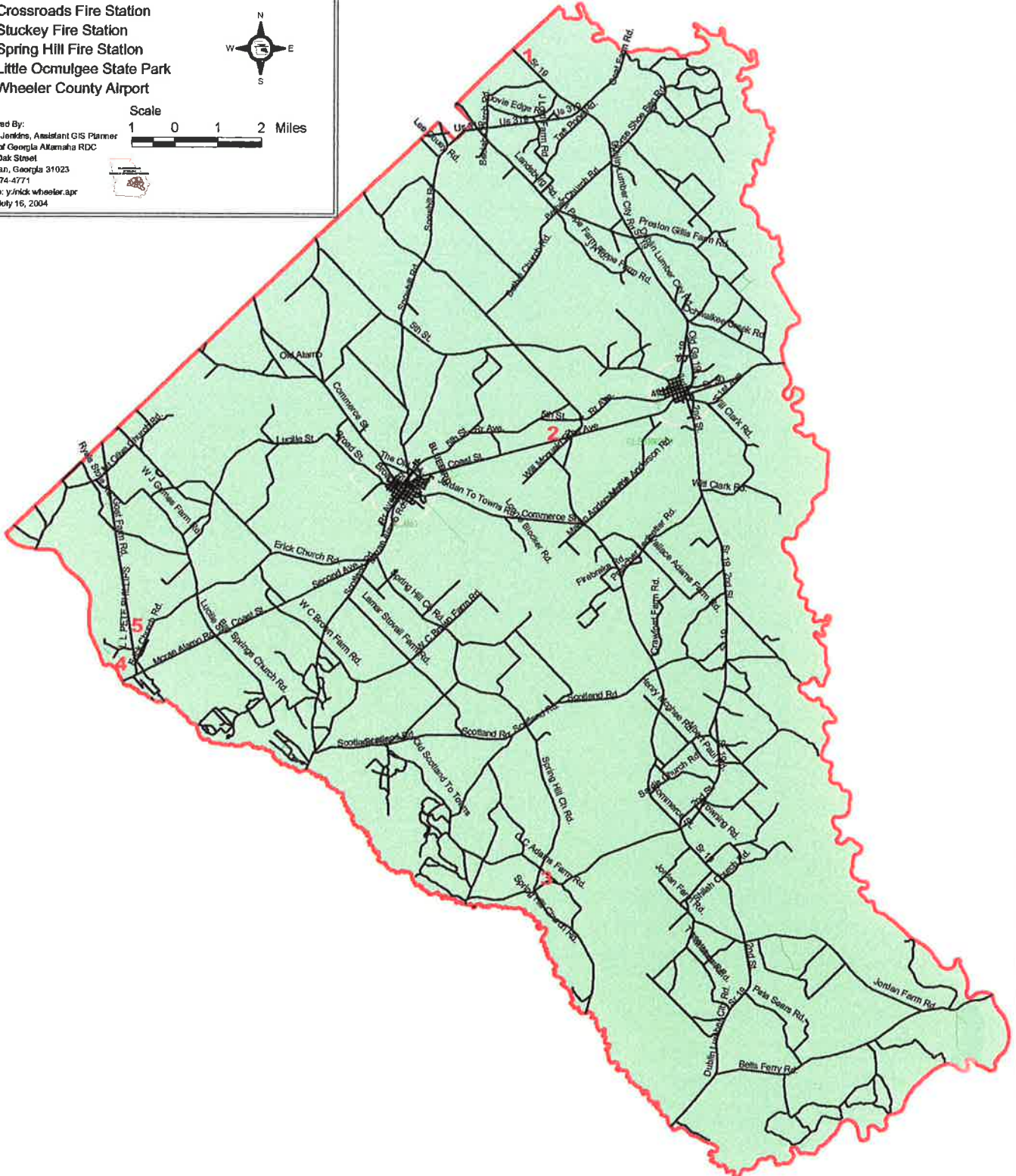
 Cntylimits

- 1- Crossroads Fire Station
- 2- Stuckey Fire Station
- 3- Spring Hill Fire Station
- 4- Little Ocmulgee State Park
- 5- Wheeler County Airport



Scale
1 0 1 2 Miles

Prepared By:
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Source: yjnick wheeler.apr
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City of Alamo CFSM-3 Street Map



Scale:

400 0 400 800 Feet



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City of Alamo CFSM-4 Facilities



- 1 - City Hall
- 2 - Police Department
- 3 - Fire Station
- 4 - City of Alamo Recreation Department
- 5 - Wheeler County Courthouse
- 6 - Wheeler County Jail
- 7 - Wheeler County Service Center
- 8 - Wheeler County Library
- 9 - Wheeler County Health Department
- 10 - Wheeler County Board of Education
- 11 - Wheeler County Jr High & High School
- 12 - Wheeler County Elementary School

Scale:
400 0 400 800 Feet



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City of Alamo CFSM-5 Water Lines

-  Roads
-  City Limits
-  City
-  Water Lines
-  Service Area



- 1 - Water Storage Tank
- 2 - Water Storage Tank (backup)
- 3 - Wheeler Correctional Institute Storage Tank
- 4 - City of Alamo Well
- 5 - Wheeler Correctional Institute Well
- 6 - City of Alamo Well (backup)

Scale:






400 0 400 800 Feet



Prepared By:
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Source: y:\nick_alamo.epr
Date: July 16, 2004



City of Alamo CFSM-6 Sewer Lines

-  Roads
 City Limits
 City
 Sewer Lines
 Service Area
- 1 - Constructive Wetland
 - 2 - Lift Station # 1
 - 3 - Lift Station # 2
 - 4 - Lift Station # 3
 - 5 - Lift Station # 4

Scale:

400 0 400 800 Feet



Prepared By:
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 (478) 374-4771
 Source: y:\hick_alamo.apr
 Date: July 16, 2004



City of Glenwood CFSM-7 Street Map

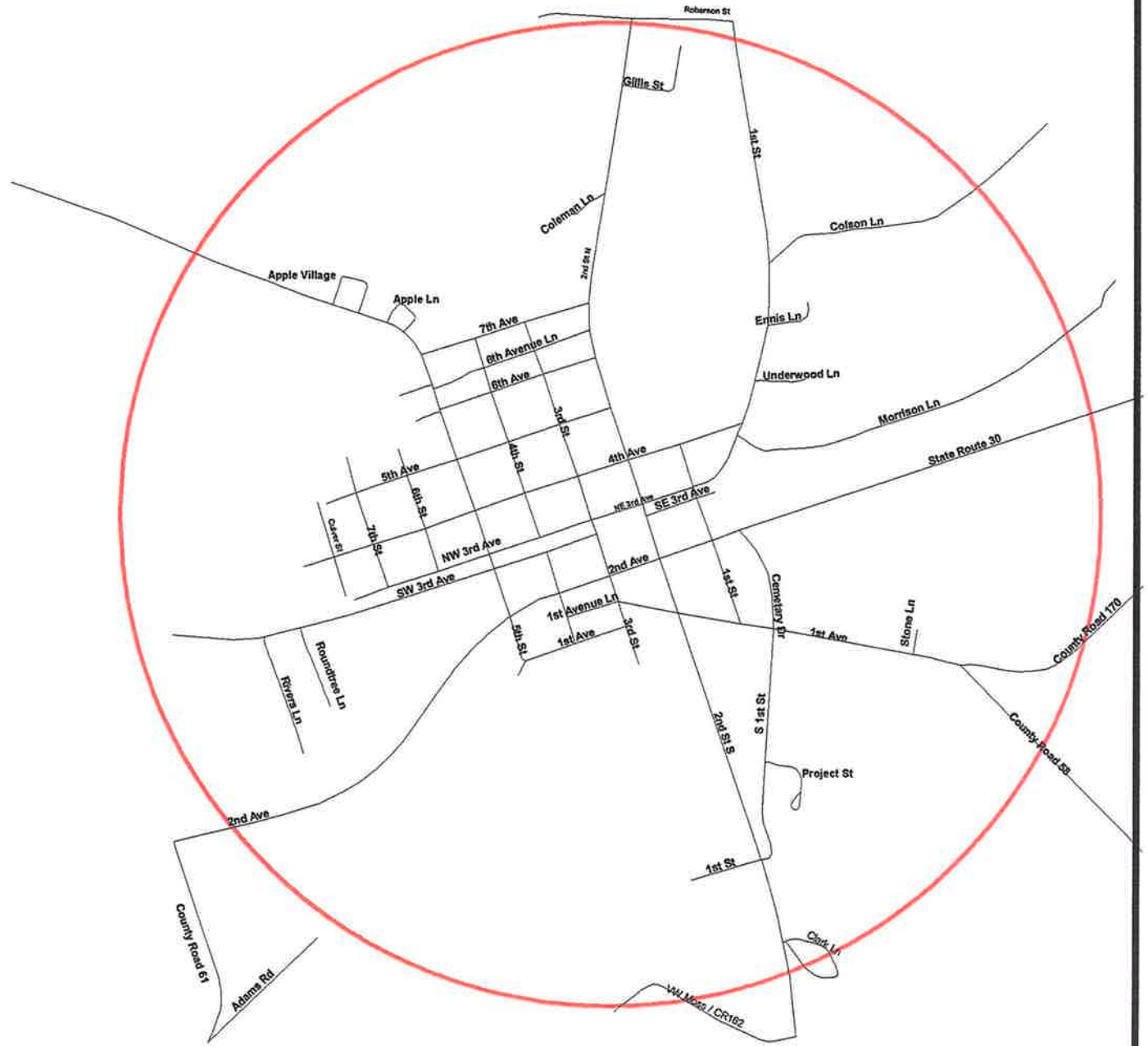


Scale:

400 0 400 800 Feet



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Date: July 19, 2004



City of Glenwood CFSM-8 Facilities



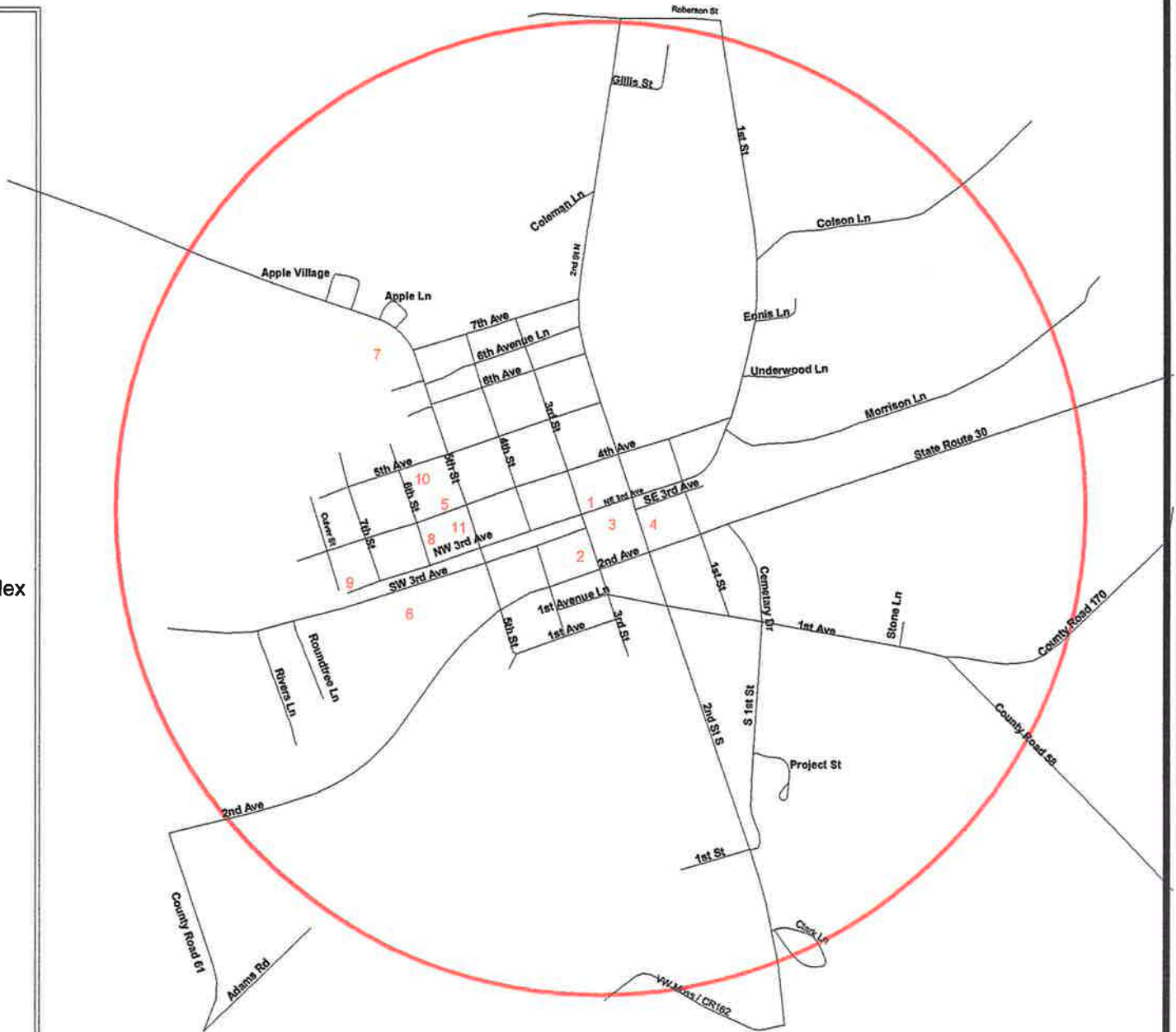
- 1 - City Hall & Fire Station
- 2 - Wheeler County Hospital
- 3 - City of Glenwood Recreation Area
- 4 - Police Station
- 5 - Accord Nursing Home
- 6 - TAPS
- 7 - City of Glenwood Recreation Complex
- 8 - Wheeler County EMS
- 9 - Glenwood Civic Center
- 10 - City of Glenwood Storage Building
- 11 - Location of New Fire Station

Scale:

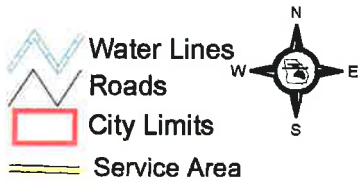
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Prepared By:
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Source: y:/nick glenwood.apr
Date: July 19, 2004



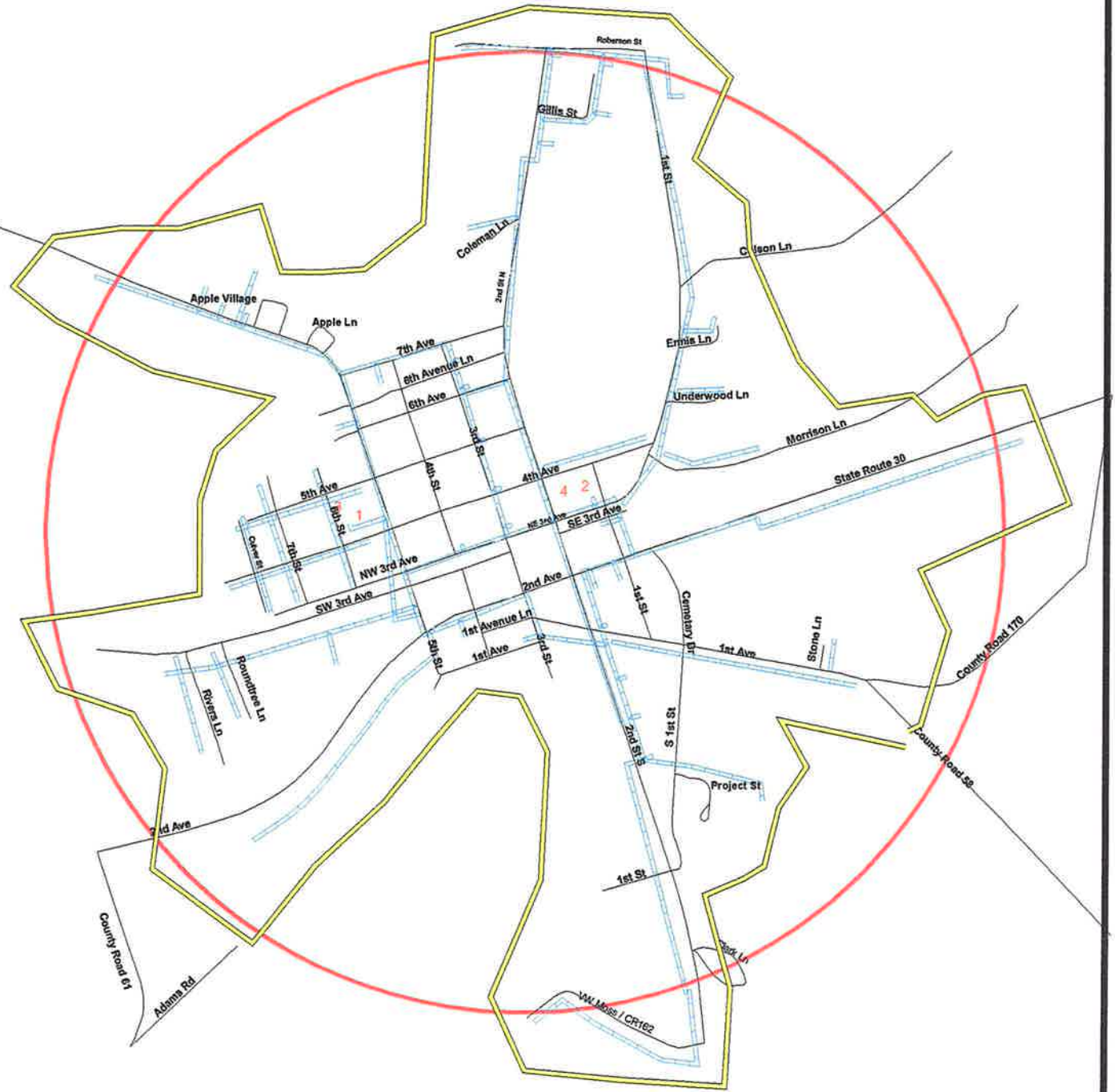
City of Glenwood CFSM-9 Water Lines



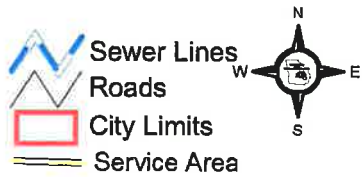
- 1 - Well # 1
- 2 - Well # 2 (backup)
- 3 - Storage Tank
- 4 - Storage Tank (backup)

Scale:
400 0 400 800 Feet

Prepared By:
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Source: y:\hick glenwood.apr
Date: July 20, 2004



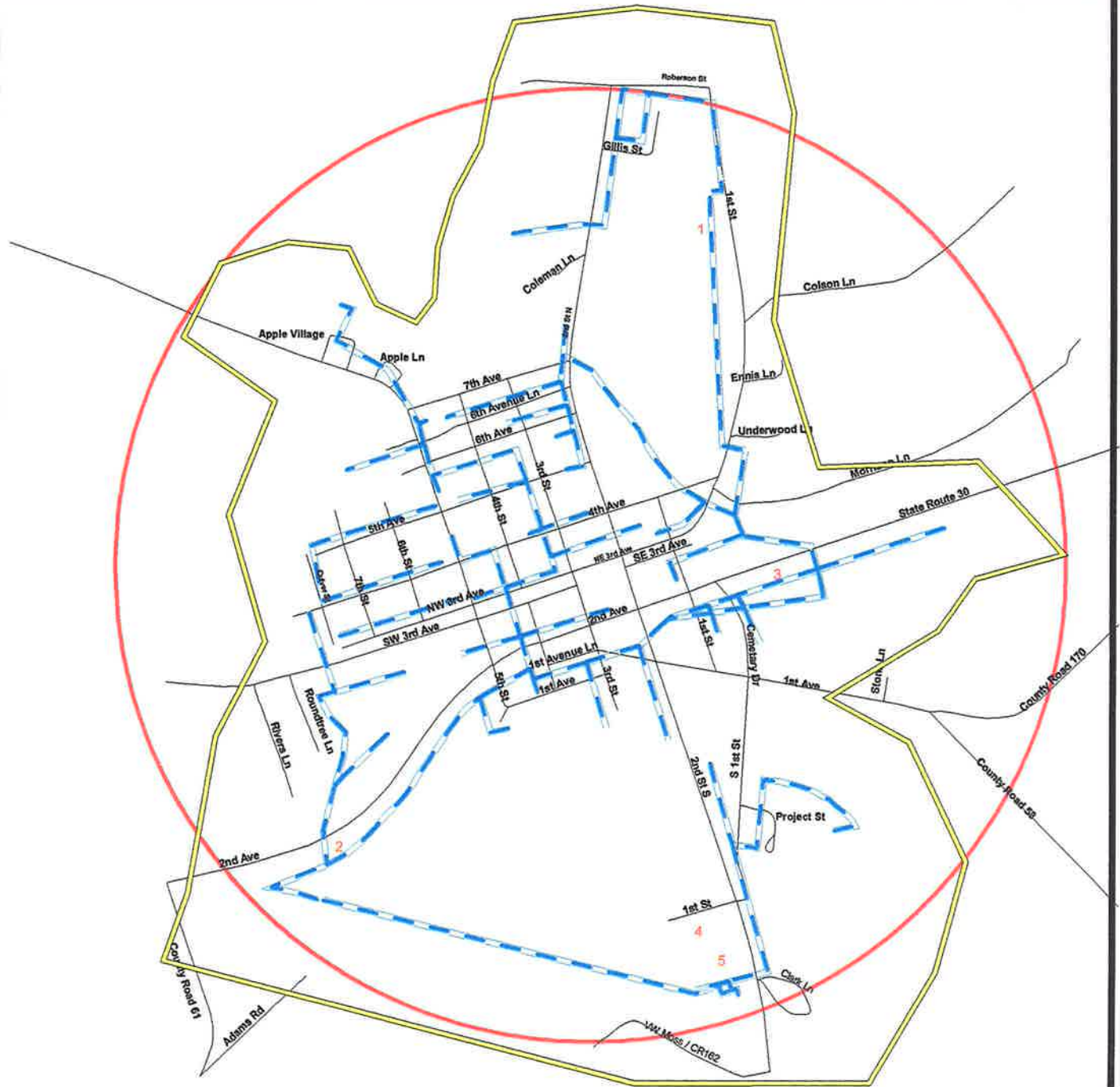
City of Glenwood CFSM-10 Sewer Lines



- 1 - Lift Station # 1
- 2 - Lift Station # 2
- 3 - Lift Station # 3
- 4 - Lift Station # 4
- 5 - Oxidation Pond

Scale:
400 0 400 800 Feet

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Date: July 20, 2004



SUMMARY OF NEEDS/ASSESSMENT

The provision of services, protection of its citizens, preservation of its resources, and enhancement of its quality of life are of foremost importance to all citizens of Wheeler County. To accommodate anticipated population and economic growth, community leaders must provide all citizens with desired community facilities to the best extent possible.

The general priority needs as determined by the Local Government Plan Coordination Committee and local governments for all community facilities and services are as follows:

1. The transportation system in the county is an asset; however, there is a need to complete the four-laning of connecting highways, resurfacing and paving of the roads within the county, and a need to upgrade facilities/services at the local airport, and a need to reopen the Shortline Railroad (Cordele to Vidalia).
2. There is a need to maintain and upgrade the water systems in Alamo and Glenwood to adequately serve these cities as well as accommodate any future city limit expansion, continue to enforce subdivision regulations detailing water system development standards, and enforce health department guidelines for well development.
3. There is a need to continue providing adequate sewerage and wastewater treatment facilities in Alamo and Glenwood, and to ensure that septic tank development standards are strictly enforced throughout the county.
4. There is a need to ensure the efficient and effective collection of solid waste and recyclable and compostable materials within the county, and ensure that solid waste treatment and disposal facilities meet regulatory requirements and are in place when needed.
5. Update equipment and manpower in law enforcement, encourage continued training, and investigate the possibility of consolidating all law enforcement and fire service in the county.
6. There is a need to enhance fire protection by improving pipe systems, tank capacity and continued installation of fire hydrant locations throughout Wheeler County, updating and consolidation of county-wide facilities and services, and continuing extensive training programs and coordination efforts for all county fire departments.

7. There is a need to upgrade equipment at the hospital and health department, recruit medical specialists, expand hospital facilities, and expand availability of health care services county-wide including a personal care home, assisted living, and adult day care.
8. There is a need to improve and expand active and passive recreational facilities in Alamo and Glenwood, and construct a new recreation complex in Alamo, as well as maintain existing areas; and to work toward protection of open space/natural areas.
9. There is a need to improve and expand as necessary governmental facilities in Alamo, Glenwood, and Wheeler County, investigate consolidation of certain services, and to establish new methods/services to plan and control growth.
10. There is a need to improve and enhance the quality education efforts already ongoing in Wheeler County by implementing and carrying out the five-year plan, by supporting community schools, and by supporting the continued development of the Heart of Georgia Technical College and its services in the county.
11. Continue enhancing the materials and equipment at the new public library, to establish community festival(s) and cultural and other special events/opportunities within the county.

The chosen goal, objectives, and implementation actions by Wheeler County, Alamo and Glenwood to address identified needs are delineated on the following pages.

COMMUNITY FACILITIES AND SERVICES
GOAL, OBJECTIVES, AND IMPLEMENTATION ACTIONS

GOAL: To provide all citizens of Wheeler County with adequate public facilities to ensure a convenient and safe environment in which to live and work; and to examine potential growth and assure that community leaders have the resources in place to satisfy the future needs for public facilities.

OBJECTIVE 1: To provide an effective county-wide transportation system by maintaining existing transportation facilities within the county and providing upgraded facilities and services for existing and future residents.

POLICIES/ACTIONS:

Action 1.1: Work with the Georgia Department of Transportation to increase the minimum miles of road paving within Wheeler County, Alamo and Glenwood, on an annual basis.

Action 1.2: Implement a priority list for the resurfacing of existing paved roads within Wheeler County, Alamo and Glenwood, and work to fund on an annual basis.

Action 1.3: Develop a priority list for paving of dirt roads and streets based on objective criteria, such as number of residences, bus/school routes, and postal routes in the county, as well as in Alamo and Glenwood, and work with the Georgia Department of Transportation and Wheeler County in carrying out road paving projects.

Action 1.4: Examine all dirt roads in the county, and schedule ditching, grading, replacing of culverts and widening of roads on a priority basis.

Action 1.5: Maintain a patching schedule for all paved county roads.

- Action 1.6:** Maintain a mowing and trimming schedule for all county rights-of-way in coordination with a litter control program through the prison and local organizations.
- Action 1.7:** Maintain and improve sidewalks in Alamo and Glenwood.
- Action 1.8:** Improve the water drainage problem in Alamo and Glenwood, and implement necessary measures to eliminate any identified problems.
- Action 1.9:** Work with the Department of Transportation to identify county bridges in need of repair or replacement, and schedule necessary improvements.
- Action 1.10:** Identify equipment and manpower needs in Wheeler County and the City of Alamo to properly maintain the dirt roads under their jurisdiction.
- Action 1.11:** Work with DOT and Wheeler County to establish priorities for road maintenance in Alamo and Glenwood.
- Action 1.12:** Adopt and coordinate enforcement of county-wide land development and protection ordinances, with particular emphasis on appropriate standards for new road development.
- Action 1.13:** Long term, advocate completion of four-laning of U.S. 441 and U.S. 280 in Wheeler County.
- Action 1.14:** Work to assure continued improvements at the airport including various facilities, expansion of hangars and terminal, construction of a taxi strip, and widening, expanding, and resurfacing of the runway.
- Action 1.15:** Improve radio and automated navigational and landing aids at airport.
- Action 1.16:** Seek the reopening of Shortline Railroad (Cordele to Vidalia).
- Action 1.17:** Work with the railroads and DOT to improve all railroad/street crossings in Wheeler County.

Action 1.18: Pursue new sources of revenue to fund local capital improvement transportation projects, including utilizing the special purpose local option sales tax.

Action 1.19: Utilize the Wheeler County transit system and any other public transportation programs for the county.

OBJECTIVE 2: **To expand and upgrade water supply and treatment and improve public water service to existing and future developments within Wheeler County to ensure a safe and adequate water supply for existing and future needs, including fire protection capacity.**

POLICIES/ACTIONS:

Action 2.1: Maintain and upgrade the water systems in Alamo and Glenwood by replacing any inadequately sized lines and inadequate appurtenances.

Action 2.2: Short term, upgrade and expand the water systems in Alamo and Glenwood to serve the entire city limit area, and potential areas of future developments.

Action 2.3: Replace all water lines less than 6-inches in diameter in both municipalities as grants and funds are available.

Action 2.4: Develop and strictly enforce requirements detailing water system development standards in subdivision regulations for all county municipalities.

Action 2.5: Strictly enforce health department and other guidelines for private well development.

Action 2.6: Develop a pro-active plan for extension of water services by all municipalities, to direct development toward desired and cost-effective locations.

OBJECTIVE 3: **To provide for adequate and safe wastewater disposition in all areas of Wheeler County.**

POLICIES/ACTIONS:

- Action 3.1:** Utilize CDBG or other programs to upgrade sewerage systems in all municipalities.
- Action 3.2:** Expand sewage service to all residents and future residents of Alamo and Glenwood.
- Action 3.3:** Replace inadequate lines and add monitors to all lift stations.
- Action 3.4:** Strictly enforce health department regulations for septic systems.
- Action 3.5:** Develop a pro-active plan for extension of sewer services by all municipalities, to direct development toward desired and cost-effective locations.
- Action 3.6:** Upgrade wastewater treatment facility in Glenwood.

OBJECTIVE 4: **To provide convenient and environmentally sound municipal solid waste collection and disposal to all citizens of Wheeler County which is in compliance with all local, state, and federal regulations.**

POLICIES/ACTIONS:

- Action 4.1:** Utilize the regional landfill facilities in Telfair, Toombs, and/or other counties for waste disposal by Alamo, Glenwood, and Wheeler County.
- Action 4.2:** Support the Wheeler County Service Center's recycling operations and continue to utilize recycling bins in Alamo and Glenwood.
- Action 4.3:** Investigate the feasibility of expanding the recycling activities (e.g. recycling bins) within the county.
- Action 4.4:** Explore opportunities for state and federal funding assistance for solid waste activities, including establishing a program for proper disposal of tires, batteries, and white goods.

Action 4.5: Develop a county recycling plan, and explore opportunities for increased recycling on a cooperative regional basis.

Action 4.6: Develop plans for the best public use of each closed solid waste landfill and any associated borrow pits.

Action 4.7: Explore the feasibility of consolidating recycling operations with Montgomery County.

Action 4.8: Investigate the feasibility of privatized collection of solid waste for the county.

Action 4.9: Utilize Adopt-A-Highway and other litter control programs to control litter.

OBJECTIVE 5: To assure proper law enforcement and emergency services to maintain a safe environment for all citizens of Wheeler County.

POLICIES/ACTIONS:

Action 5.1: Update equipment and manpower of the local Sheriff's Department, as well as the City Police Departments in Alamo and Glenwood, to keep efficient service and meet expected population growth.

Action 5.2: Provide and ensure continued training of all law enforcement personnel.

Action 5.3: Work to provide increased attention to drug and alcohol offenders, stiffen fines, and provide treatment resources associated with referenced activities.

Action 5.4: Implement the cross-training of police officers as firefighters.

Action 5.5: Implement an E-911 system with Telfair County, educate the public in the proper use of the system, and train dispatchers.

OBJECTIVE 6: To enhance and improve fire protection to all citizens of Wheeler County.

POLICIES/ACTIONS:

Action 6.1: Work toward improving pipe systems, tank capacity, and fire hydrant locations in Alamo and Glenwood to a level that will better satisfy fire protection needs.

Action 6.2: Short term, continue to evaluate the need for upgrading and consolidating of county-wide facilities and services, including stations, manpower, more full-time trained personnel, and equipment to provide more effective and efficient service, and to accommodate future population growth.

Action 6.3: Provide and ensure continued training for all firefighters.

Action 6.4: Implement a fire brigade at Wheeler Correctional Institute.

OBJECTIVE 7: **To enhance and upgrade health care facilities and services to meet the health needs of Wheeler County.**

POLICIES/ACTIONS:

Action 7.1: Promote and support the expansion and renovation the existing hospital facility as needed to serve the county and surrounding area.

Action 7.2: Promote and support the acquisition of "state-of-the-art" equipment additions at the Wheeler County Hospital.

Action 7.3: Actively recruit additional medical specialists and other personnel to locate in Wheeler County.

Action 7.4: Contract to continue to provide EMS services, including well-trained personnel.

Action 7.5: Provide automatic defibrillators used by properly trained first responders to be strategically located throughout the county through the Sheriff's office and the volunteer fire departments.

Action 7.8: Expand and improve EMS facilities, services, and equipment on a regular basis.

OBJECTIVE 8: To provide a wide variety of facilities which provide recreational and leisure opportunities for all citizens of all ages.

POLICIES/ACTIONS:

Action 8.1: Upgrade and improve recreation facilities in Wheeler County by completing a new recreation complex to serve the needs of the entire county.

Action 8.2: Upgrade and improve existing recreation facilities throughout Wheeler County, especially in Alamo and Glenwood.

Action 8.3: Promote opportunities for outdoor recreational areas to be utilized for passive recreation, picnics, fishing, family outings, etc., including increased public access and development of park facilities and boat landings along the Oconee River.

Action 8.4: Work to increase Little Ocmulgee State Park's amenities for use as a regional recreation and tourism facility, including camping, recreation facilities, and the lodging area.

OBJECTIVE 9: To provide effective and efficient government services and facilities, which meet the existing and future needs of Wheeler County.

POLICIES/ACTIONS:

Action 9.1: Utilize the Wheeler County Courthouse for county government or other public use.

Action 9.2: Enhance information sharing between all government branches.

Action 9.3: Explore opportunities to merge city/county services and study the feasibility of possible consolidation.

Action 9.4: Pursue avenues of expanding services for senior citizens through public or private means such as faith-based organizations, including development of a “Friendly Visitor” program for elderly shut-ins.

OBJECTIVE 10: **To assure that all citizens of Wheeler County are afforded full educational opportunities, including academic, vocational, and specific job training.**

POLICIES/ACTIONS:

Action 10.1: Seek and maintain Southern Association of Colleges and Schools accreditation for all public schools.

Action 10.2: Support the continuation of the Alternative School to serve the students who have difficulty learning in a traditional high school environment.

Action 10.3: Pursue excellence in education through improving existing programs and implementing new programs that will meet the needs of all students in Wheeler County.

Action 10.4: Work to provide adequate facilities for the Heart of Georgia Technical College Adult Learning Center in Alamo, and assist in seeking the expansion of facilities and services as needed.

OBJECTIVE 11: **To enhance and improve library facilities; enhance and expand community cultural events and activities; develop and support new cultural facilities; and organize an aggressive cultural awareness campaign to further promote a literate society.**

POLICIES/ACTIONS:

Action 11.1: Enhance the materials and equipment as needed at the Wheeler County Library to maintain a quality facility.

Action 11.2: Work to secure funding for additional staff, an increased local book budget, and the purchase of computers and software for public use as needed at the Wheeler County Library.

- Action 11.3:** Seek financial and other resources to establish, promote and market future cultural activities and events.
- Action 11.4:** Develop facilities, programs, and events to promote awareness of and appreciation for the county's cultural heritage.
- Action 11.5:** Provide assistance and facilities as needed for the Wheeler County Chamber of Commerce's 4th of July celebration.
- Action 11.6:** Work to establish a satellite library in the City of Glenwood.

HOUSING

Introduction

Housing is a key link in a comprehensive plan with important relationships to population, economic development, and land use. Growth of almost any sort usually means more people, and they need a place to live. Land must be available for development of a wide range of housing types; there needs to be choice in housing; and housing must be affordable and desirable. Improving the quality of life for people has to begin by ensuring decent, safe, and sanitary shelter. Availability and affordability of housing, and its quality and appearance have become issues important to continued economic development and social equity concerns in many communities. Some think the condition of a community's housing is indicative of the condition of the community itself.

While Wheeler County may not have critical housing issues, no community is without concerns that need to be addressed before they become problems. The age and condition of existing housing, the expanded use of manufactured housing, the aging of the population, and the lack of planning and growth controls all have implications for housing in Wheeler County. Wheeler County and its municipalities of Alamo and Glenwood have examined housing within the community, analyzed and assessed needs, made recommendations, set goals, and identified implementation steps to address their perceived concerns.

Types of Housing

Table H-1 provides an inventory of housing types in Wheeler County, Alamo, and Glenwood according to the Census of 1980, 1990, and 2000, while Table H-2 shows the percentage of various housing types throughout the county and cities as compared to State

**TABLE H-1
WHEELER COUNTY
TYPES OF HOUSING UNITS, 1980-2000**

	Single Family			Multi-Family			Manufactured Housing			Others			Total		
	1980	1990	2000	1980	1990	2000	1980	1990	2000	1980	1990	2000	1980	1990	2000
Wheeler County	1,553	1,450	1,454	71	137	179	282	561 ^{1/}	781	16	N/A	33	1,922	2,148	2,447
Alamo	270	261	252	34	41	73	41	71 ^{1/}	86	3	N/A	0	348	373	411
Glenwood	258	252	229	20	86	92	38	56 ^{1/}	94	0	N/A	0	316	394	415

^{1/} Includes Other

Source: U.S. Census Bureau (1980, 1990, 2000), www.census.gov

TABLE H-2
WHEELER COUNTY
PERCENTAGE OF TYPES OF HOUSING UNITS, 1980-2000

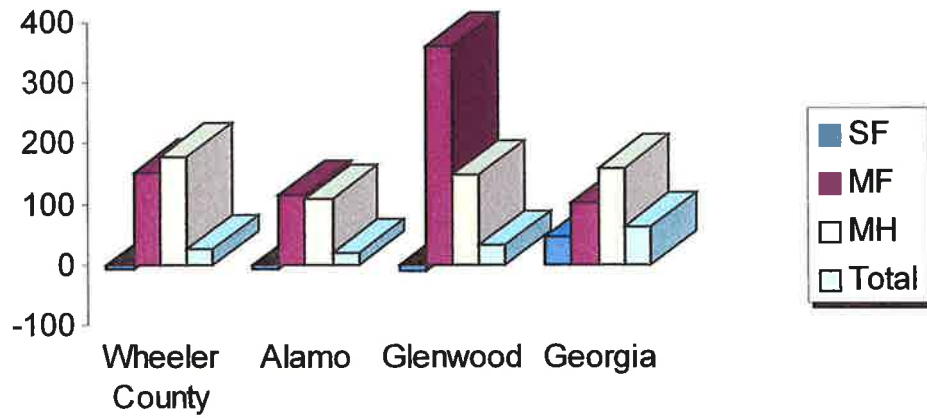
	Single Family			Multi-Family			Manufactured Housing			Others		
	1980	1990	2000	1980	1990	2000	1980	1990	2000	1980	1990	2000
Wheeler County	80.8	67.5	59.4	3.7	6.4	7.3	14.7	26.1	31.9	0.8	N/A	1.3
Alamo	77.6	70.0	61.3	9.8	11.0	17.8	11.8	19.0	20.9	0.9	N/A	0
Glenwood	81.6	64.0	55.2	6.3	21.8	22.2	12.0	14.2	22.7	0	N/A	0
Region	N/A	67.6	61.5	N/A	N/A	7.6	N/A	23.3	30.6	N/A	N/A	0.3
Georgia	75.8	64.9	67.1	16.6	22.7	20.7	7.6	12.4	12.0	N/A	N/A	0.1

Source: U.S. Census Bureau (1980, 1990, 2000), www.census.gov; Heart of Georgia Altamaha RDC staff, 2004.

Service Delivery Region 9 and the state for the same period. The percent change in housing types by local jurisdiction and for Georgia from 1980 to 2000 is graphically depicted on Figure H-1.

In the last 20 years, Wheeler County's total housing units increased from 1,922 to 2,447, a 27 percent increase, and about half of Georgia's increase of more than 60 percent. This is indicative of the county's relatively modest growth rate. The population of Wheeler County grew about 20 percent (vs. Georgia's 50 percent) during the same period. About 57 percent (299 units) of Wheeler County's growth in total housing units took place in the 1990s. This result was likely influenced by the opening of the Wheeler Correctional Facility, but shows the attractiveness of the county's location. During the same 20 year period, Wheeler County lost 99 of its single-family homes (about 1 in 16 or 6.4 percent) as compared to a 44 percent gain in the state. Multi-family housing units within the county gained 108 units from 1980 to 2000, with gains predominantly in Alamo and Glenwood. The percentage gain in county multi-family units was 152 percent than the Georgia gain of more than double such units during the period. The growth in manufactured housing units in Wheeler County was more than a two and three-quarters increase, which was slightly more than the state's overall two and one-half times increase. Manufactured housing units more than doubled in both Alamo and Glenwood, but grew less there than the county. Overall, the total housing increase for the county during the 20 year period was 525 units, while the total manufactured home increase was 499 units. The single-family unit loss was 99 units, while multi-family housing gained 108 units. The dramatic increase in manufactured housing units reflects the popularity of this lower cost housing option, which allows home ownership for more residents. It also reflects the availability of land on which to locate mobile homes. Between 1990 and 2000, Wheeler County gained 299 total housing units, while losing 4 single-family units. See Figure H-2 for Percent of Net Change in Housing Units by Type, 1990-2000. Nearly 75 out of 100 net new housing units were manufactured homes, as compared to 10 of 100 in Georgia. Alamo's new housing units were predominantly multi-family units (almost 2 to 1), with Alamo gaining 38 net new total units. Glenwood gained 21 total units, with 86 percent manufactured housing. The county is gaining relatively few site-built houses (a net gain of only 4 units from 1990-2000). Alamo lost a net of 9 single-family units, and

**Figure H-1
Percent Change in Housing
Types 1980-2000**



Source: Table H-1.

Figure H-2
Percent of Net Change in Housing Units by Type
1990-2000 (WC-299, A-47, G-44, GA-643,319)



Source: Table H-1.

Glenwood lost 23 single-family units. During this same period, Georgia had a net increase of 76 of 100 new housing units as single-family units.

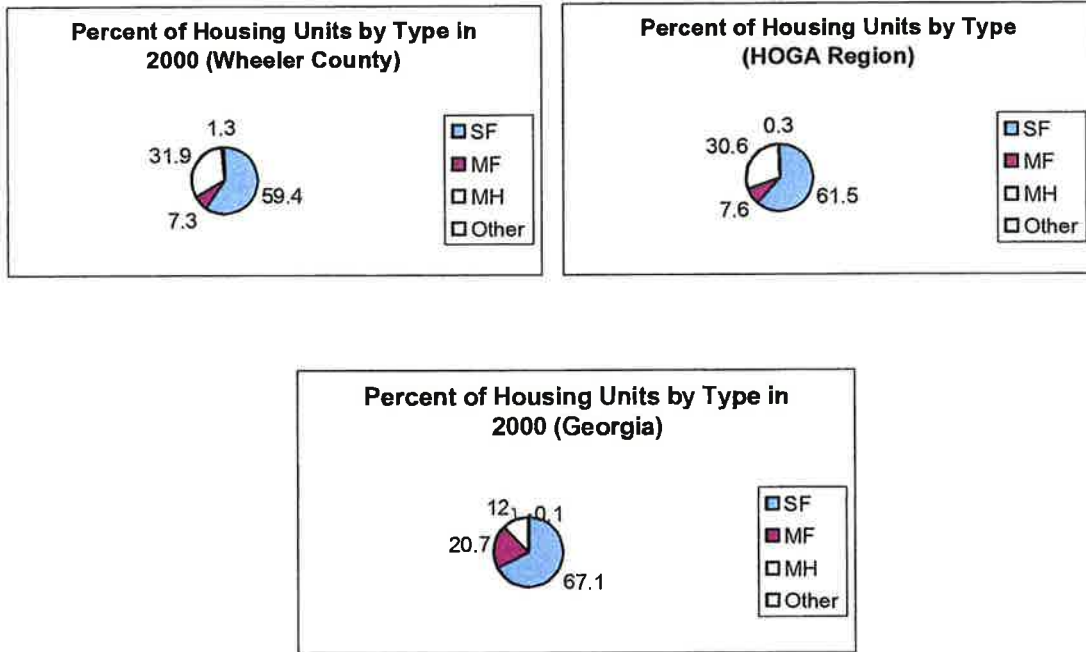
Figure H-3 graphically illustrates the Percent of Housing Units by Type for Wheeler County, the Heart of Georgia Altamaha Region (Region 9), and Georgia in 2000. Region 9 has the most manufactured housing of any region in the state, comprising more than 3 in 10 housing units. Nearly 1 in 3 housing units in Wheeler County is manufactured housing, which is slightly more than the region as a whole. Only about 7.3 percent of the county's housing stock is multi-family housing, slightly less than the region's 7.6 percent, but still much less than Georgia's 20.7 percent. The state has almost 3 times the percentage of multi-family housing as the county.

Table H-3 contains the current and projected number of occupied housing units by type from 2000 to 2025 for Wheeler County, Alamo, and Glenwood. Unexpected population increases would require additional housing. Based on these projections, Wheeler County is expected to gain a total of about 550 occupied housing units by 2025 for an increase of about 27.3 percent. Alamo is projected to have a gain of 66 units (18.5 percent), with Glenwood gaining 93 units (25.8 percent).

Occupied single-family housing units are predicted to increase only slightly during the period. Glenwood is projected to have a gain of about 2.5 percent (5 units), compared to Alamo's 1.8 percent (4 units) and the county's 4.1 percent (51 unit) growth. The most occupied multi-family unit growth is, not surprisingly, expected to occur in Wheeler County's largest city, Alamo, at 36.9 percent (24 units), while Glenwood will gain an estimated 13 units (16.7 percent). The two cities will account for almost all of the county's total expected increase in multi-family housing (37 of 42 units). This is because of their sewer systems.

As expected based on recent trends, the most significant growth is projected to be in the number of occupied manufactured housing units. Of the total county increase of 550 housing units projected as needed, 457 or 83 percent are expected to be manufactured homes. The number of such units in Alamo is projected to increase by 50 percent from the present 76 to 114 by 2025. Glenwood will nearly double its manufactured housing units by going from 81 to 156.

Figure H-3
Percent of Housing Units by Type,
Wheeler County, Region, and Georgia, 2000



Source: Table H-2.

**TABLE H-3
CURRENT AND PROJECTED OCCUPIED HOUSING UNITS BY TYPE
WHEELER COUNTY, ALAMO, AND GLENWOOD
2000-2025**

	2000	2005	2010	2015	2020	2025
Wheeler County						
SF	1,231	1,253	1,259	1,267	1,275	1,282
MF	149	168	172	179	185	191
MH	631	829	881	954	1,023	1,088
O	0	0	0	0	0	0
Totals	2,011	2,250	2,312	2,400	2,483	2,561
Alamo						
SF	216	218	218	219	219	220
MF	65	80	82	85	87	89
MH	76	89	95	103	109	114
O	0	0	0	0	0	0
Totals	357	387	395	407	415	423
Glenwood						
SF	202	203	204	205	206	207
MF	78	80	82	85	88	91
MH	81	96	108	125	140	156
O	0	0	0	0	0	0
Totals	361	379	394	415	434	454

Note: SF means Single-Family; MF means Multi-Family; MH means Manufactured Housing; and O means Other.

Source: U.S. Bureau of Census, www.census.gov; Projections made by Heart of Georgia Altamaha RDC Staff, 2004.

However, the majority of the county's manufactured housing units will locate in unincorporated Wheeler County (344 or 75 percent of the county increase).

Age and Condition of Housing

Table H-4 provides information on the age of Wheeler County, Alamo, and Glenwood's housing as compared to that of Region 9 and the state. The housing stock's age by percentage in 2000 is shown graphically in Figure H-4. Most of Wheeler County's housing, a little less than 40 (38.8) percent, has been built in the last 25 years, with manufactured housing accounting for most of the units. Georgia had about half (49.9 percent) of its units dating from this same period. Approximately 30 percent of Alamo's and about 39 percent of Glenwood's housing stock was added during the last 25 years.

Generally, the housing stock is older in Wheeler County and its cities than the region or state. Within Wheeler County, the housing stock is older in the cities than in the county as a whole, with Glenwood having the oldest housing stock. About 29 percent of Glenwood's housing stock exceeds 40 years in age, as compared to 27 percent for Alamo, 25 percent for the county, 24 percent for the region, and 19 percent for the state. One in 6 of Glenwood's housing units is 60 years old or older compared to 1 in 9.5 of Alamo's, 1 in 12.5 of Wheeler County's and 1 in 17 of Georgia's. This is likely the reason the county is losing its site-built housing. The aging housing stock becomes dilapidated and no longer useable if not maintained, and is lost through fire or removal.

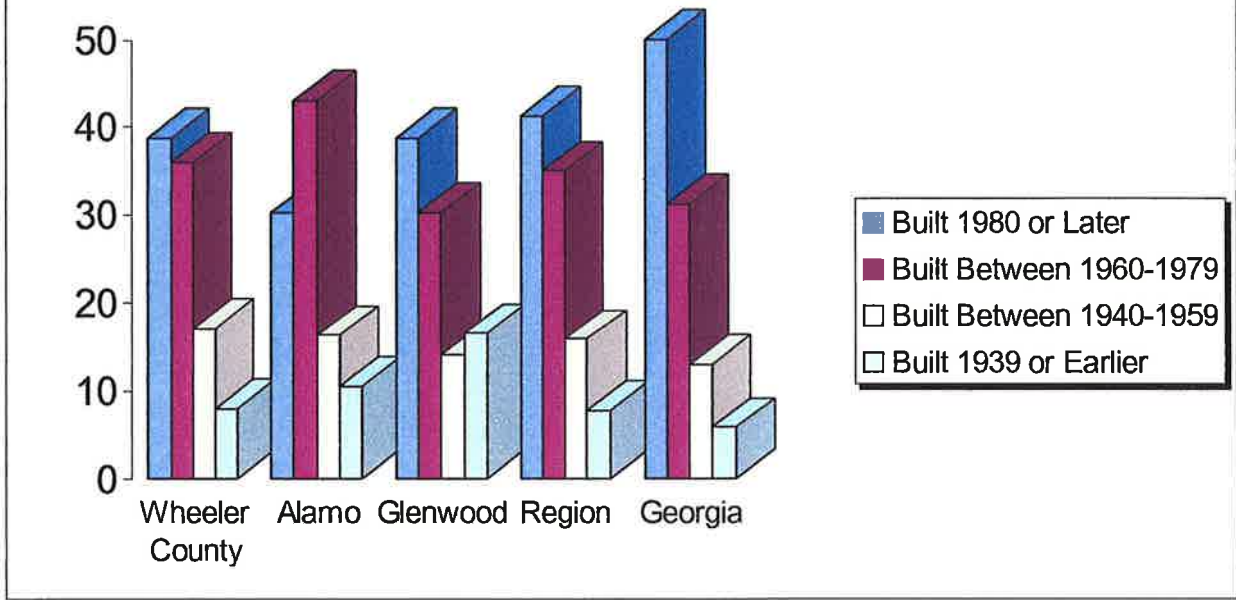
Table H-5 depicts the condition of housing in Wheeler County and its cities as well as the region and state. There has been a dramatic decline in housing units lacking complete plumbing facilities in the county since 1980, although Glenwood and Wheeler County show an increase since 1990. Complete plumbing is defined according to the U.S. Census Bureau as having hot and cold piped water, a flush toilet, and tub or shower within the dwelling. There is still a much greater percentage in Wheeler County and the two cities, ranging from 6.0 (Glenwood) to 1.0 (Alamo) percent, than Georgia's 0.90 percent. The percentage of occupied units lacking

**TABLE H-4
WHEELER COUNTY
AGE OF HOUSING BY PERCENTAGE**

	Built 1990 or later			Built 1980-89			Built 1960-79			Built 1940-59			Built 1939 or earlier		
	1980	1990	2000	1980	1990	2000	1980	1990	2000	1980	1990	2000	1980	1990	2000
Wheeler County	N/A	N/A	12.2	N/A	23.4	26.6	49.5	39.3	36.0	25.7	24.2	17.2	24.8	13.1	8.0
Alamo	N/A	N/A	16.8	N/A	22.1	13.4	N/A	38.8	43.1	N/A	28.0	16.3	17.4	11.1	10.5
Glenwood	N/A	N/A	16.6	N/A	28.5	22.2	N/A	32.4	30.4	N/A	24.7	14.2	27.5	14.4	16.6
Region	N/A	N/A	22.6	N/A	N/A	18.7	N/A	N/A	35.0	N/A	N/A	15.9	N/A	N/A	7.8
Georgia	N/A	N/A	27.9	N/A	32.1	22.0	N/A	41.7	31.3	N/A	18.1	13.0	14.7	8.1	5.9

Source: U.S. Census Bureau (1980, 1990, 2000), www.census.gov; Heart of Georgia Altamaha RDC staff, 2004.

**Figure H-4
Age of Housing by Percentage in 2000**



Source Table H-4.

**TABLE H-5
WHEELER COUNTY
CONDITION OF HOUSING, 1980-2000**

	Lacking Complete Plumbing Facilities						Lacking Complete Kitchen Facilities						Overcrowded Units					
	1980		1990		2000		1980		1990		2000		1980		1990		2000	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Wheeler County																		
Total Units	178	9.3	52	2.4	73	3.0	130	6.8	47	2.2	79	3.2						
Occupied Units	135	7.8			21	1.0					32	1.6	135	7.8	122	6.8	97	4.8
Vacant Units	43	24.9			52	11.9					47	10.8						
Alamo																		
Total Units	15	4.4	13	3.5	4	1.0	N/A		17	4.6	5	1.2						
Occupied Units					2	0.6					2	0.6	N/A		21	6.6	28	7.8
Vacant Units					2	3.7					3	5.6						
Glenwood																		
Total Units	32	10.1	6	1.3	25	6.0	N/A		5	1.1	12	2.9						
Occupied Units					14	3.9					5	1.4	N/A		28	8.4	11	3.0
Vacant Units					11	20.4					7	13.0						
Region																		
Total Units		7.5		1.7		2.5		N/A		N/A		N/A		N/A		N/A		N/A
Occupied Units						0.9						0.7						4.7
Vacant Units																		
Georgia																		
Total Units	75,618	3.8	28,462	1.1	29,540	0.9	71,793	3.6	24,014	0.9	31,717	1.0						
Occupied Units	59,491	3.2	22,921	1.0	17,117	0.6			16,794	0.7	15,161	0.5		5.3		4.0		4.8
Vacant Units	16,127	11.4	5,541	2.0	12,423	4.5			7,220	2.7	16,556	6.0						

Source: U.S. Census Bureau (1980, 1990, 2000), www.census.gov; Heart of Georgia Altamaha RDC staff, 2004.

complete plumbing is significantly higher in Glenwood at 3.9 percent. This may again be a function of the age of the housing stock.

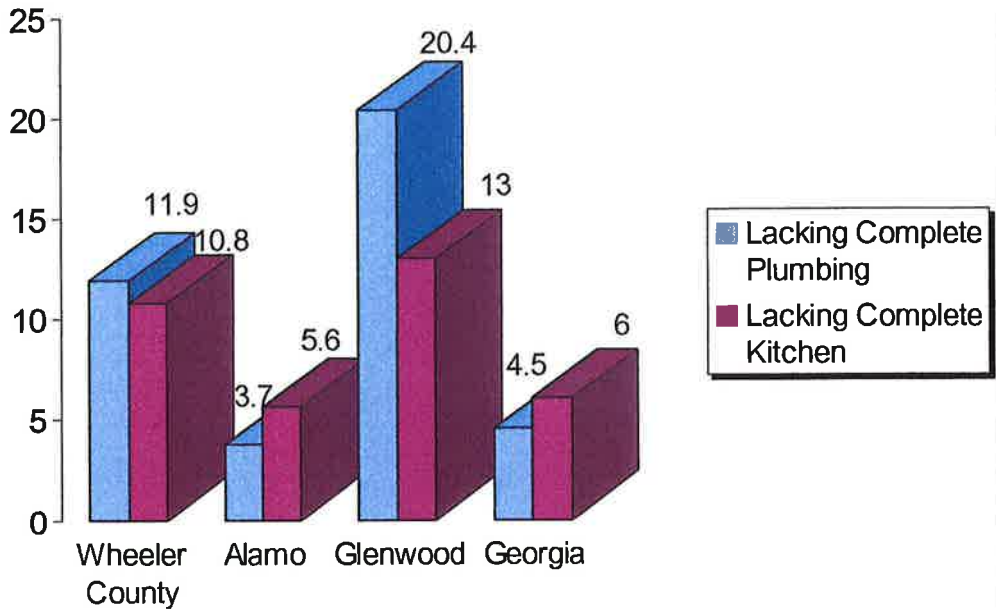
In terms of lacking complete kitchen facilities, defined as having a sink with piped water, stove, and refrigerator inside the housing unit by the U.S. Census Bureau, units within Wheeler County, and especially in Glenwood (but not so much in Alamo), are much more likely to lack such facilities as those in the region or state. In 2000, 3.2 percent of the county's and 2.9 percent of Glenwood's housing units lacked complete kitchen facilities, as compared to Alamo's 1.2 percent. This is significantly higher than the state's rate of 1 percent in 2000. The percentage of total housing units in the region with incomplete kitchens is not available; however, the rate for occupied units was 0.7 percent. This compares to 1.6 percent of occupied units in Wheeler County, 0.6 percent in Alamo, 1.4 percent in Glenwood, and 0.5 percent in Georgia. This again confirms housing within Wheeler County to be in generally poorer condition than in the region and state.

As to be expected, vacant units within the county are very much more likely to lack complete plumbing or kitchen facilities than the state as a whole. See Figure H-5. About 1 in 9 units lack such facilities in Wheeler County as compared to 1 in 18 in Alamo, 1 in 8 in Glenwood, and 1 in 20 for the state.

The U.S. Census Bureau defines overcrowding as more than one person per room. Overcrowding is generally not a problem in Wheeler County, except in Alamo where the rate of 7.8 percent is larger than the state's percentage of 4.8 percent and that of the region (4.7 percent). The county's 4.8 percent and Glenwood's 3.0 percent are comparable or less than the region or state.

There are no known concentrated areas of dilapidated housing in Glenwood or unincorporated Wheeler County. There is only scattered blight. Because of the age of housing, there is substantial need for housing rehabilitation, but the need is scattered rather than concentrated. Within Alamo, there is also scattered blight, but there is one neighborhood with a rather concentrated need for housing rehabilitation. This neighborhood is known locally as "The

Figure H-5
Condition of Vacant Units in 2000
(Percentage)



Source Table H-7.

Hole,” and is located on the west side of Alamo, north of the railroad. However, an issue may be emerging of abandoned, deteriorated mobile homes which have exceeded their useful life and are expensive and hard to properly dispose. This means that needed housing improvement programs would likely have to utilize a widespread geographic focus (such as the CHIP program), rather than concentrated target areas (often required by the CDBG program), although CDBG could be utilized in Alamo. There seems to be a need for greater restriction on the relocation of older manufactured housing to the county.

Ownership and Vacancy Patterns

Table H-6 provides information on ownership and vacancy patterns for Wheeler County, Alamo, Glenwood, the region, and Georgia in 1980, 1990, and 2000 as available.

Ownership and Occupancy

From 1980 to 2000 the number of owner occupied housing units increased within Wheeler County from 1,311 to 1,559, an increase of 18.9 percent. This compares to a small increase in renter occupied units during the same period from 422 in 1980 to 452 in 2000, a gain of 7.1 percent. In 2000, owner occupied units comprised 77.5 percent of the county’s occupied housing units, while renters occupied the remaining 22.5 percent. This compared to 75.6% owner occupied and 24.4% renter occupied in 1980.

The actual number of owner occupied housing units in Alamo was down to 229 in 2000 from 258 in 1980 and slightly up from 227 in 1990. The percentage of owner-occupied units declined from 76.1 percent in 1980 to 63.1 in 2000. Renter occupied units in Alamo increased accordingly from 23.9 percent in 1980 to 36.9 percent of the city’s occupied housing units in 2000. The availability of more rental housing units in Glenwood also is reflected in the overall increase in renter occupied units from 1980 to 2000 (85 to 138), despite a small decline in the 1990s. In 2000, renter occupied units in Glenwood made up 39.0 percent of the city’s occupied

**TABLE H-6
WHEELER COUNTY
OCCUPANCY STATUS OF HOUSING UNITS, 1980-2000**

	Wheeler County						Alamo						Glenwood						Region						Georgia			
	1980		1990		2000		1980		1990		2000		1980		1990		2000		1980		1990		2000		1980	1990	2000	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	%	%	%	
Total Housing Units	1,922	100	2,148	100	2,447	100	348	100	373	100	414	100	316	100	394	100	409	100	86,488	100	98,346	100	115,484	100	100	100	100	
Occupied Housing Units	1,733	90.2	1,786	83.1	2,011	82.2	339	97.4	319	85.5	363	87.7	274	86.7	332	84.3	354	86.6	N/A		N/A		98,923	85.7	92.3	89.7	91.6	
Vacant Housing Units	189	9.8	362	16.9	436	17.8	9	2.6	54	14.5	51	12.3	42	13.3	62	15.7	55	13.4	N/A		N/A		16,561	14.3	7.7	10.3	8.4	
Owner Occupied Units	1,311	75.6	1,356	75.9	1,559	77.5	258	76.1	227	71.2	229	63.1	189	69.0	185	55.7	216	61	N/A		N/A		72,840	73.6	65.0	64.9	67.5	
Renter Occupied Units	422	24.4	430	24.1	452	22.5	81	23.9	92	28.8	134	36.9	85	31.0	147	44.3	138	39	N/A		N/A		26,083	26.4	35.0	35.1	32.5	
Owner Vacancy Rate		0.8		2.0		1.4	N/A	N/A		3.8		4.2	N/A	N/A		0.5		0.9	N/A		N/A				2.1	1.7	2.5	1.9
Renter Vacancy Rate		6.8		10.8		8.5	N/A	N/A		14.0		6.3	N/A	N/A		13.5		11.5	N/A		N/A				14.1	7.9	12.2	8.2
Owner to Renter Ratio of Vacancy	35		54		52		N/A	N/A	.60		1.11		N/A	N/A	.04		0.11		N/A		N/A		0.36		0.37	0.34	.44	
White Householder	1,323	76.3	1,320	73.9	1,477	73.4	N/A	N/A	209	65.5	219	60.3	N/A	N/A	215	64.8	217	61.3	N/A		N/A		73.0	75.8	74.2	68.9		
Black Householder	410	23.7	450	25.2	495	24.6	N/A	N/A	110	34.5	140	38.6	N/A	N/A	115	34.6	121	34.2	N/A		N/A		24.6	23.5	24.3	26.7		
Other Non-Hispanic Householder	0	0	16	0.9	39	1.9	N/A	N/A	0	0	4	1.1	N/A	N/A	2	0.6	16	4.5	N/A		N/A		2.4	0.7	1.5	4.4		
Hispanic Householder	10	0.6	23	1.3	53	2.6	N/A	N/A	0	0	1	0.3	N/A	N/A	4	1.2	7	2.0	N/A		N/A		4.8	1.0	1.3	3.4		
Householder Age 65 or Over	478	27.6	551	30.8	543	27.0	N/A	N/A	107	33.5	98	27.0	N/A	N/A	126	38.0	99	28.0	N/A		N/A		22.9	18.6	17.9	16.5		

Source: U.S. Census Bureau (1980, 1990, 2000), www.census.gov, *Georgia State of the State's Housing: Service Delivery Region 9*, UGA, 2003.

housing units as compared to 61.0 percent for owner occupied units. This compared to 31.0 percent renter occupied and 69.0 percent owner occupied in 1980.

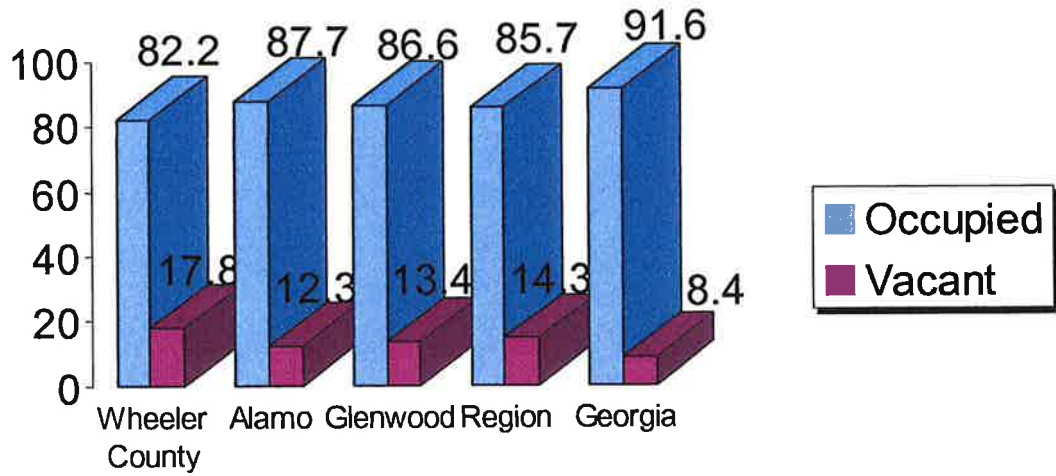
The percentage of owner occupied units in Wheeler County exceeded that of the region (73.6 percent) and Georgia (67.5 percent) in 2000, while renter occupied units were less (26.4 percent--region and 32.5 percent--state). Glenwood's percentage of renter occupied units was almost 13 percentage points greater than the region and 7.5 percentage points higher than the state. Conversely, Glenwood's percentage of owner occupied units lagged behind both the region and state. Like Glenwood, Alamo's 36.9 percent renter-occupied units was also higher than that of the region or state. Conversely, its 63.1 owner-occupied units was lower. These statistics suggest that home ownership of site-built or manufactured housing is an option available to a majority of residents county-wide, but that the cities are increasingly the domain of renters.

Vacancy Rates by Owner/Renter

The bar chart in Figure H-6 shows the percentage of occupied and vacant housing units for the county, its cities, the region, and state for 2000. Housing units are vacant at a rate in Wheeler County (17.8 percent) at much greater than those in the region (14.3 percent), and at a rate more than twice greater than Georgia (8.4 percent). At 12.3 percent for Alamo and Glenwood at 13.4 percent, the municipalities of Wheeler County, had fewer vacant units than the county and the region, but still considerably more than the state. More than 1 in 6 of Wheeler County's housing units were reported as vacant in 2000. Wheeler County has more than two times the percentage of vacant units as the state, and about 9 percent less occupied units as a result. The age of the housing stock, the aging population, and the loss of jobs are all contributing factors.

Wheeler County had an owner vacancy rate of 1.4 percent in 2000, significantly lower than that of Alamo (4.2 percent), but higher than that of Glenwood (0.9 percent). The county owner vacancy rate was lower than both the region's 2.1 percent and the state's rate of 1.9 percent. Only 22 vacant units were listed as available for sale in 2000. See Table H-7. In comparison, Glenwood had the highest renter vacancy rate county-wide with 11.5 percent,

Figure H-6
Occupancy Status of Housing Units in 2000
(Percentage)



Source: Table H-6.

**TABLE H-7
WHEELER COUNTY
VACANCY STATUS OF HOUSING UNITS, 1980-2000**

	Wheeler County						Alamo						Glenwood					
	1980		1990		2000		1980		1990		2000		1980		1990		2000	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Total Vacant Housing Units	189	100	362	100	436	100	9	100	54	100	51	100	42	100	62	100	55	100
For Sale Only	5	2.6	28	7.7	22	5.0	N/A	N/A	9	16.7	10	19.6	N/A	N/A	1	1.6	2	3.6
For Rent	26	13.8	52	14.4	42	9.6	N/A	N/A	15	27.8	9	17.6	N/A	N/A	23	37.1	18	32.7
Rented or Sold, Not Occupied	4	2.1	4	1.1	160	36.7	N/A	N/A	0	0	22	43.1	N/A	N/A	3	4.8	24	43.6
For Seasonal, Rec., or Occasional Use	59 ^{1/}	31.2	18	5.0	148	33.9	N/A	N/A	0	0	3	5.9	N/A	N/A	2	3.2	1	1.8
For Migratory Workers			1	0.3	4	0.9	N/A	N/A	0	0	0	0	N/A	N/A	0	0	0	0
Other Vacant	96	50.8	259	71.5	60	13.8	N/A	N/A	30	55.6	7	13.7	N/A	N/A	33	53.2	10	18.2
Vacant Units for Sale Only as % of Units for Rent or Sale	N/A	16.1		35.0		34.4	N/A	N/A		37.5		52.6	N/A	N/A		4.2		10.0
Vacant, built 1950-59	N/A	N/A	N/A	N/A	52	11.9	N/A	N/A	N/A	N/A	6	11.1	N/A	N/A	N/A	N/A	11	20.4
Vacant, built 1940-49	N/A	N/A	N/A	N/A	23	5.3	N/A	N/A	N/A	N/A	8	14.8	N/A	N/A	N/A	N/A	0	0
Vacant, built 1939 or Earlier	N/A	N/A	N/A	N/A	35	8.0	N/A	N/A	N/A	N/A	6	11.1	N/A	N/A	N/A	N/A	4	7.4
Vacant Lacking Compl. Plumbing	4 ^{2/}	12.9	N/A	N/A	52	11.9	N/A	N/A	N/A	N/A	2	3.7	N/A	N/A	N/A	N/A	11	20.4
Vacant Lacking Compl. Kitchen	N/A	N/A	N/A	N/A	47	10.8	N/A	N/A	N/A	N/A	3	5.6	N/A	N/A	N/A	N/A	7	13.0

	Region						Georgia					
	1980		1990		2000		1980		1990		2000	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Total Vacant Housing Units	N/A	N/A	N/A	N/A	16,561	100	156,698	100	271,803	100	275,368	100
For Sale Only					1,549	9.4	20,915	13.3	38,816	14.3	38,440	14.0
For Rent					4,292	25.9	55,897	35.7	115,115	42.4	86,905	31.6
Rented or Sold, Not Occupied					1,359	8.2	16,598	10.6	20,006	7.4	20,353	7.4
For Seasonal, Rec., or Occasional Use					2,052	15.1	30,485 ^{1/}	19.5 ^{1/}	33,637	12.4	50,064	18.2
For Migratory Workers					207	1.2			617	0.2	969	0.4
Other Vacant					6,652	40.2	32,263	20.6	63,612	23.4	78,637	28.6
Vacant Units for Sale Only as % of Units for Rent or Sale	N/A	N/A	N/A	N/A		26.5		27.2		25.2		30.7
Vacant, built 1950-59	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		26,859	9.8
Vacant, built 1940-49	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		16,238	5.9
Vacant, built 1939 or Earlier	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		20,958	7.6
Vacant Lacking Compl. Plumbing	N/A	N/A	N/A	N/A	N/A	N/A	3,762 ^{2/}	4.9	N/A		12,423	4.5
Vacant Lacking Compl. Kitchen	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		16,556	6.0

^{1/} Includes migratory.

^{2/} Includes only vacant for sale or rent, lacking complete plumbing.

Source: U.S. Census Bureau (1980, 1990, 2000), www.census.gov; Georgia State of the State's Housing: Service Delivery Region 9, UGA, 2003.

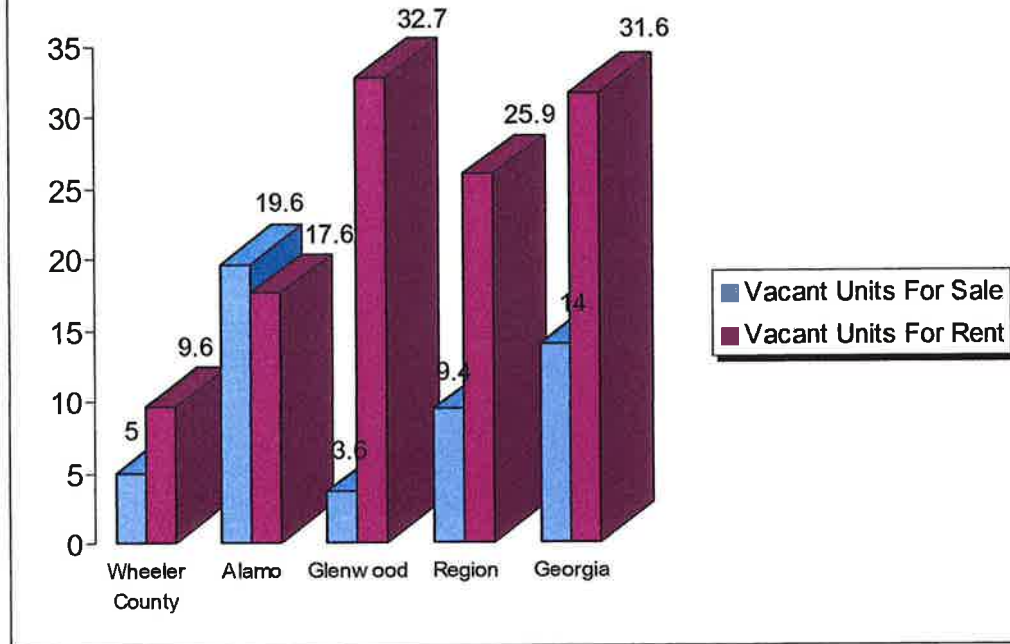
although this was less than the region at 14.1 percent. Wheeler County's renter vacancy rate was 8.5, while Alamo's was only 6.3. Wheeler County, Glenwood and the region had a renter vacancy rate higher than Georgia's 8.2 percent. About 42 vacant units were available for rent county-wide in 2000. This included nine (9) units in Alamo and 18 units in Glenwood. Together this means there were almost twice as many housing units available to rent as for sale in the county in 2000. Alamo had about 45 percent of units available for sale and 21 percent of the units for rent. Glenwood had only two units for sale (nine percent of the county total) in addition to the 18 for rent (4.3 percent of county total). The limited availability of properties for sale suggests a rather tight housing market for those wishing to purchase, but this is somewhat offset by the limited population growth and resulting light demand. The rental vacancy rate suggests a more accommodating market for renters, but even it is limited, and even this could be affected by condition of housing.

In terms of owner to renter ratios of vacancies for 2000, Glenwood had the lowest local ratio (.11), while Alamo was 1.11 and the county was at .52. Only Glenwood was lower than the region's .36 and .44 for the state. The owner to renter ratio is a measure of the properties available for sale as a percentage of those available for rent. Thus the county had about half as many units for sale as for rent, while Alamo had more units for sale (16) than for rent (9). Glenwood had only about a tenth as many for sale (2 units) as those for rent (18 units).

A more easily understood measure, perhaps, than owner to renter ratios is the direct percentage of vacant units for sale as a percent of the total vacant units for sale or for rent. This is shown on Table H-7. Wheeler County and Alamo had a little more than one-third of their total units which were for sale or rent available for purchase in 2000, while Glenwood had only ten percent. As noted earlier, there are more properties for rent than for sale in the county with almost half of those available for rent located in Glenwood.

Table H-7 contains data describing the vacancy status of various housing units for Wheeler County, Alamo, Glenwood, the region, and Georgia. Vacant units for sale or rent as a percentage of the total vacant housing units in 2000 are compared in Figure H-7. Vacant housing units in Wheeler County and Glenwood are much less likely to be for sale or rent than those in

Figure H-7
Vacant Units For Sale or Rent as Percent of Total Vacant
in 2000



Source: Table H-7.

the region or the state, except for sale in Alamo and for rent in Glenwood. At the same time, vacant units within the county are much more likely to be for sale in Alamo and for rent in Glenwood. Glenwood's percentage of vacant housing units available for rent in 2000 was 32.7 percent, slightly more than that of Georgia (31.6 percent) and almost 7 percentage points higher than the region (25.9 percent). Alamo's 19.6 percent for sale is much higher than both the region (9.4 percent) and the state (14.0 percent).

Only a little over one-sixth (14.6 percent) of Wheeler County's vacant housing units were on the market in 2000. This compared to Alamo's 37 percent and Glenwood's 36 percent. In comparison, across the region more than 35 percent of vacant properties were on the market. Almost 46 percent of Georgia's vacant units were on the market available for sale or rent. There are not many homes on the market in unincorporated Wheeler. This is likely due to the age and condition of the housing stock and to families retaining control over an old homeplace, even if vacant. While this ordinarily would make for a rather tight housing market, it is ameliorated by the lack of strong population growth. It also increases the need for new manufactured housing units to satisfy the demand.

Seasonal Units

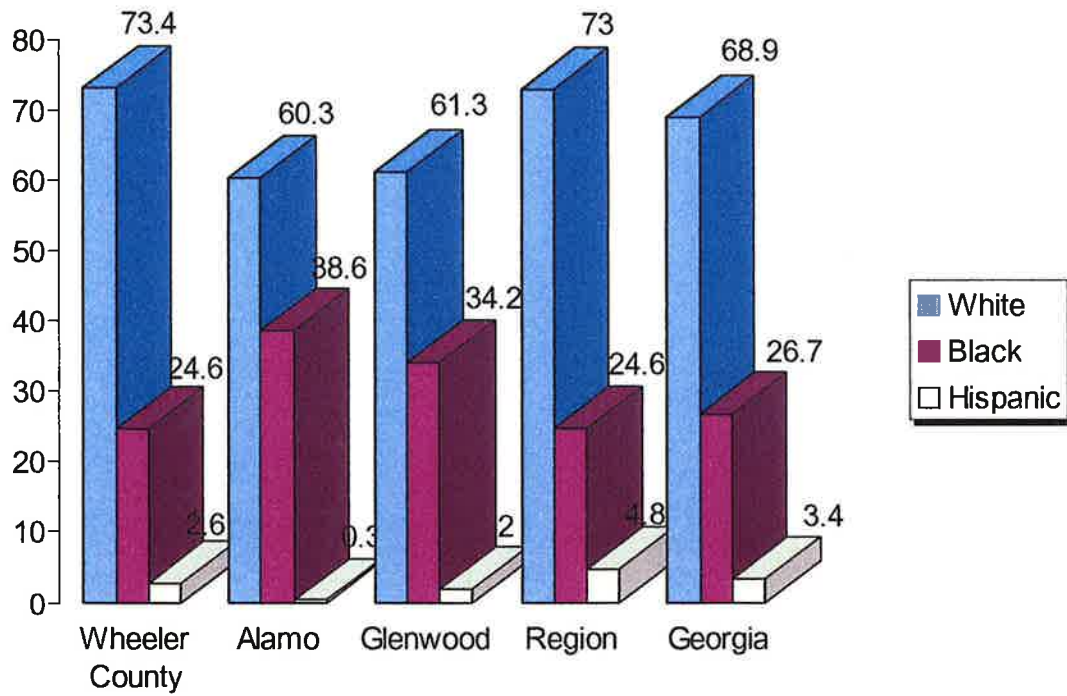
Seasonal units are defined by the U.S Census Bureau as those occupied for seasonal, recreation, or occasional use, such as vacation homes or hunting cabins. They are not a major factor within Wheeler County due to their relatively small numbers and percentages. See Table H-7. In 2000, the county's 148 seasonal housing units were about a third (33.9 percent) of its total vacant housing units. Glenwood had only one such unit in 2000, while Alamo had only 3 seasonal units in 2000 (5.9 percent). The county figures are higher than the region (15.1 percent) and than the state (18.2 percent), but almost none are in the cities. This suggests these units are old family homes or hunting and fishing cabins of Wheeler County or other nearby counties' residents. They are not a major factor in the housing market.

Householder Characteristics

Table H-6 provides information concerning the race/origin of householders, as well as householders age 65 and older. Figure H-8 illustrates the race/origin of householders in Wheeler County, Alamo, and Glenwood by percentage in 2000 as compared to the region and Georgia. At 73.4 percent, the percentage of white householders in the county is about five percentage points higher than that of the state (68.9 percent), and is slightly above that of the region (73 percent). The percentage of black householders within Wheeler County (24.6 percent) is about 2 percentage points lower than Georgia's 26.7 percent and is the same as that of the region (24.6 percent). Other race householders are significantly less in the county than the region, and especially than the state. Both Alamo and Glenwood have significantly more black householders than the county, region, or state. Other race householders have a significant presence in Glenwood. Although there are more Hispanic householders in the region (4.8 percent) than the state (3.4 percent), there are less in Wheeler County and Glenwood (2.6 percent and 2.0 percent, respectively). Alamo has the lowest percentage county-wide with only 0.3 percent. Still, Hispanic households are thought to be increasing.

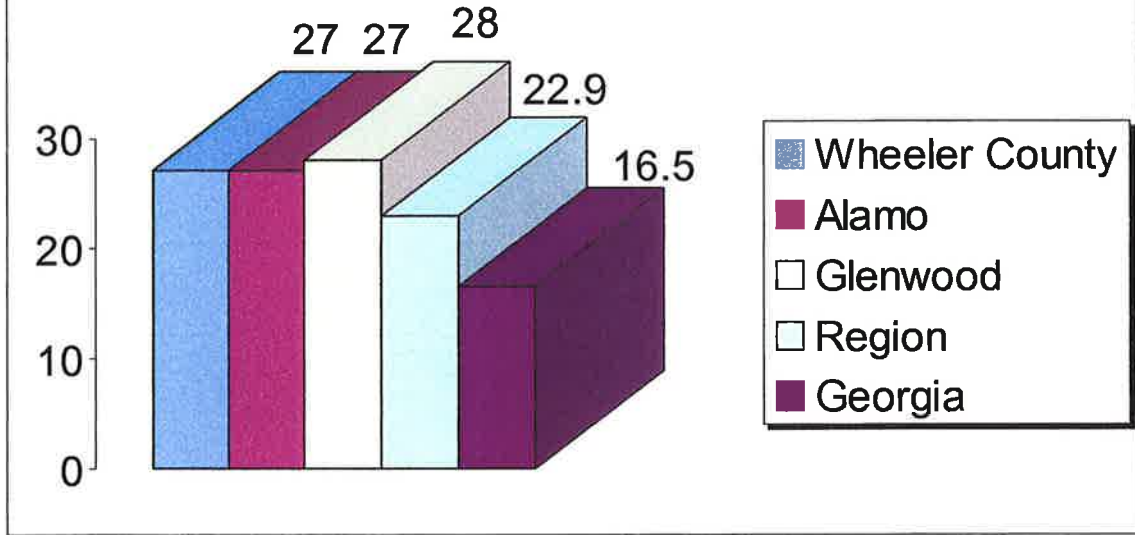
The percentage of householders age 65 and older in Wheeler County, its two cities, the region, and Georgia in 2000 is depicted in Figure H-9. While the overall population is aging, householders within the county (27.0 percent) are much more likely to be 65 or over than those in the region (22.9 percent), which itself has many more such householders than the state (16.5 percent). The percentage of elderly householders is about the same in the municipalities as in the county, with Glenwood having one more percent. The high percentage of elderly householders has potential implications in terms of housing condition, such as the inability financially and physically to make repairs. Other issues include the need for accessibility adaptations and elderly support services if they remain in their homes. It also means there will be more occupied houses becoming vacant in Wheeler County, and an opportunity to utilize them in marketing for potential new residents and is consistent with bedroom community promotion.

Figure H-8
Race/Origin of Householder in 2000
 (Percentage)



Source: Table H-6.

Figure H-9
Householder Age 65 & Over in 2000
(Percentage)



Source: Table H-6.

Cost of Housing

Median Values

Table H-8 provides information on the cost of housing in Wheeler County, its cities, the region, and the state for 1980 to 2000, while Figure H-10 shows the median owner specified value in 2000. The median owner specified value of housing within the county (\$49,800) is less than half of the state's \$111,200. The median value was least in Alamo at \$44,500, compared to \$50,000 for Glenwood. Median owner specified value in Wheeler County is also significantly lower than most of its surrounding counties (a region value was not available). Wheeler County's \$49,800 median specified value in 2000 was from \$4,400 to \$24,100 less than the median specified value in surrounding counties, except for Telfair County which had a lesser value (\$47,600). Wheeler's median value was \$24,100, or almost a third less than that of the highest surrounding county median value, Laurens (\$73,900). Other surrounding county values were: Dodge (\$54,200); Jeff Davis (\$61,000); Montgomery (\$68,300); and Treutlen (\$56,600).

According to UGA's Regional Housing Study (2003), existing homes sold in Wheeler County for the lowest average price (\$55,000) in Region 9, along with Tattnall, Treutlen, Johnson, and Wilcox counties. The median purchase price for a single-family home in Wheeler County was \$47,531 in 2000. This was substantially less than the median for the region (\$71,937) in 2000. The median purchase price for the state (\$150,625) was more than three times that of Wheeler County and more than double the region in 2000.

Figure H-11 illustrates the median monthly owner cost with and without a mortgage in 2000. The median monthly owner cost of housing is, as expected, much less within Wheeler County as compared to Georgia. In the county, the median monthly cost for those with a mortgage is \$652 or approximately 48 to 63 percent of that in the state (\$1,039). It is even less in Glenwood at \$495 and in Alamo at \$575. For those without a mortgage, the cost difference (or cost of living) with the state (\$259) is 19 to 24 percent less within Wheeler County (\$211). The monthly owner cost without a mortgage is even lower than the county in Alamo (\$197) and

**TABLE H-8
WHEELER COUNTY
OWNER COST OF HOUSING**

	Wheeler County						Alamo						Glenwood					
	1980		1990		2000		1980		1990		2000		1980		1990		2000	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Owner Specified Value																		
Less than \$50,000	638	94.0	478	75.2	358	50.2	N/A	N/A	117	74.1	82	57.3	N/A	N/A	96	71.1	70	50.0
\$50,000 - \$99,999	38	5.6	146	23.0	271	38.0			37	23.4	55	28.5			37	27.4	55	39.3
\$100,000 or more	3	0.4	12	1.9	84	11.8			4	2.5	6	4.2			2	1.5	15	10.7
Median	\$18,200		\$29,700		\$49,800		\$21,300		\$32,100		\$44,500		\$20,000		\$30,200		\$50,000	
Median Purchase Price of Single Family Units	N/A		N/A		\$47,531		N/A		N/A		N/A		N/A		N/A		N/A	
Monthly Owner Costs																		
Not Mortgaged	419	61.7	367	57.1	406	56.9	N/A	N/A	88	54.3	72	50.3	N/A	N/A	89	63.6	95	67.9
Less than \$300	190	28.0	55	8.6	29	4.1	N/A	N/A	13	8.0	6	4.2	N/A	N/A	7	5.0	4	2.9
\$300-\$499			139	21.6	63	8.8	N/A	N/A	43	26.5	16	11.2	N/A	N/A	27	19.3	19	13.6
\$500-\$699			28	4.4	81	11.4	N/A	N/A	9	5.6	34	23.8	N/A	N/A	11	7.9	14	10.0
\$700-\$999			49	7.6	94	13.2	N/A	N/A	9	5.6	7	4.9	N/A	N/A	5	3.6	4	2.9
\$1,000 or More	70 ^{3/4}	10.3	5	0.8	40	5.6	N/A	N/A	0	0	8	5.6	N/A	N/A	1	0.7	4	2.9
Median with Mortgage	\$230		\$421	N/A	\$652	N/A	N/A	N/A	\$386	N/A	\$575	N/A	N/A	N/A	\$406	N/A	\$495	N/A
Median without Mortgage	\$91		\$140	N/A	\$211	N/A	N/A	N/A	\$173	N/A	\$197	N/A	N/A	N/A	\$153	N/A	\$196	N/A
Owner Housing Costs as % ^{1/2}																		
Less than 20%	N/A		364	56.6	471	66.1	N/A	N/A	104	64.2	99	69.2	N/A	N/A	75	53.6	89	63.5
20-29%			94	14.6	90	12.7	N/A	N/A	21	13.0	18	12.6	N/A	N/A	33	23.6	21	15.0
30% or More			160	24.9	143	20.0	N/A	N/A	36	22.2	25	17.5	N/A	N/A	30	21.4	24	17.2
Owner Occupied Households Below Poverty Level	N/A	25.9	339	25.0	334	21.5	N/A	N/A	N/A	N/A	32	14.6	N/A	N/A	N/A	N/A	52	23.5
Owner Occupied Householder 65 Years or Over Below Poverty Level	N/A		185	41.3	126	26.3	N/A	N/A	N/A	N/A	13	19.4	N/A	N/A	N/A	N/A	22	27.5

	Region						Georgia					
	1980		1990		2000		1980		1990		2000	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Owner Specified Value												
Less than \$50,000								69.2		27.6		9.5
\$50,000 - \$99,999								26.3		46.6		34.2
\$100,000 or more								4.5		25.7		56.3
Median					N/A		\$36,900	N/A	\$71,300	N/A	\$111,200	N/A
Median Purchase price of Single Family Units					\$71,937						\$150,625	

Monthly Owner Costs Not Mortgaged	N/A	N/A									
Less than \$300			18,722	46.2		32.0		29.7		24.7	
\$300-\$499			798	2.0		27.4		4.1		0.6	
\$500-\$699			3,332	8.2		27.6		12.8		3.9	
\$700-\$999			6,099	15.1				15.4		9.5	
\$1,000 or More			6,685	16.5				20.5		21.3	
Median with Mortgage			4,847	12.0		13.0 ^{2/}		17.6		39.9	
Median without Mortgage					\$340	\$737		\$1,039		N/A	
					\$107	\$182		\$259		N/A	
Owner Housing Costs as % of income ^{1/}	N/A	N/A									
Less than 20%				63.4				55.5		54.8	
20-29%				17.8				24.6		23.3	
30% or More				18.8				19.3		21.0	
Owner Occupied Households Below Poverty Level	N/A	N/A				11.1	139,479	9.1	146,893	7.2	
Owner Occupied Householder 65 Years or Over Below Poverty Level	N/A	N/A					64,320	19.2	49,363	12.0	

^{1/} Does not add to 100% because does not include households "not computed."

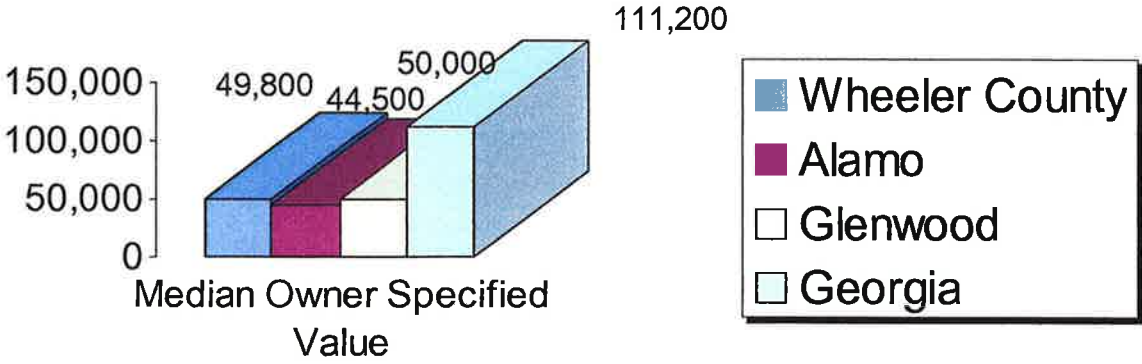
^{2/} Includes \$500 or more.

^{3/} Includes \$300 or more.

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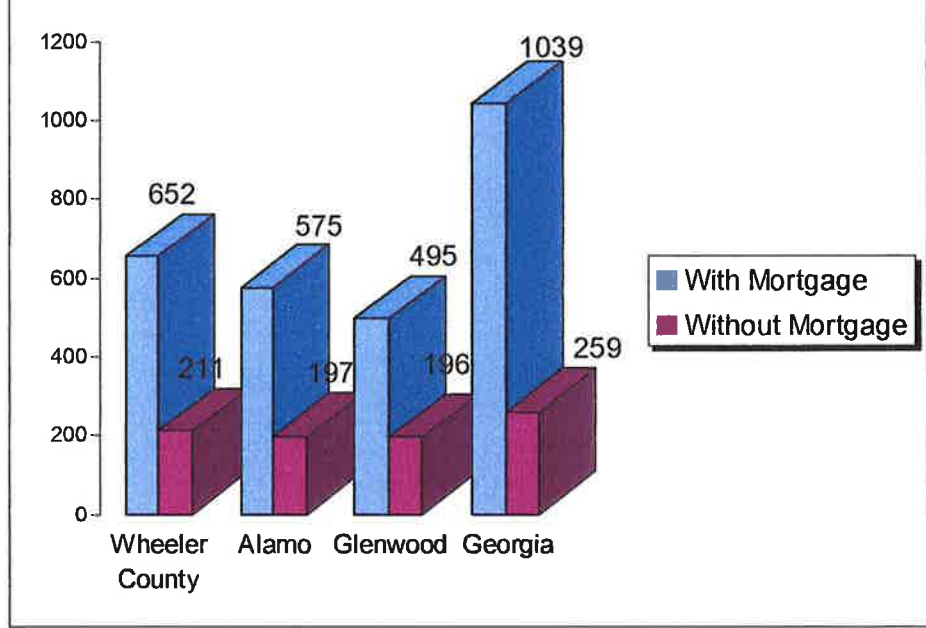
Source: U.S. Census Bureau (1980, 1990, 2000), www.census.gov; *Georgia's State of the State's Housing: Service Delivery Region 9*, UGA, 2003.

Figure H-10
Owner Cost of Housing in 2000
(Dollars)



Source: Table H-8.

Figure H-11
Median Monthly Owner Cost in 2000
(Dollars)



Source: Table H-8.

Glenwood (\$196). The large number of less costly manufactured housing units and the older housing stock within the county help account for the lower housing costs. The lower values and costs could be utilized in bedroom community marketing.

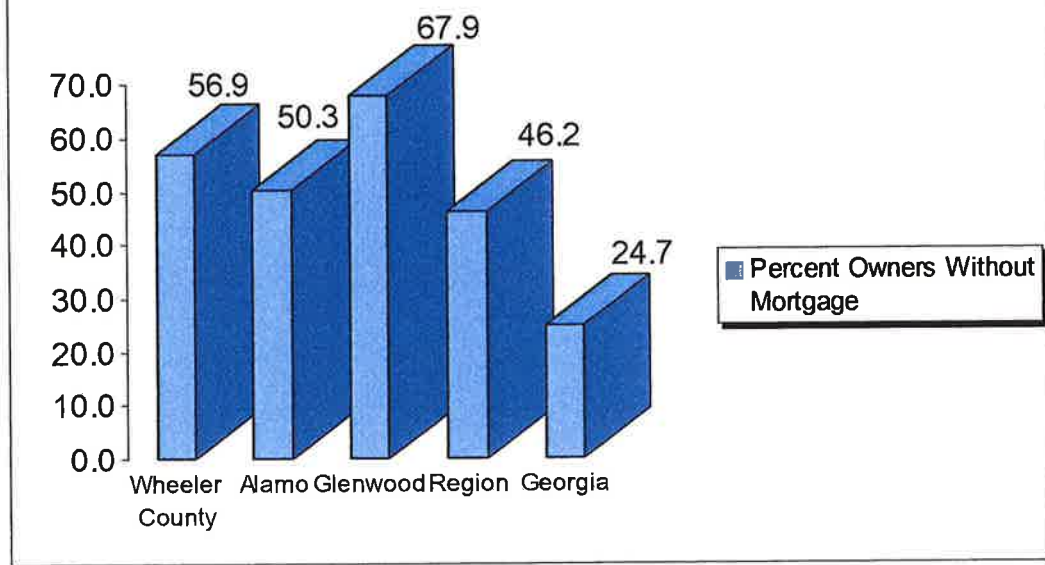
Owner Cost Burden

The U.S. Census Bureau defines cost burdened as paying more than 30 percent of one's gross income for housing costs. Householders in Wheeler County are slightly less likely to be cost burdened than those in Georgia, with the difference only one percentage point in the county and about 3.5 in Alamo and 3.8 in Glenwood.

Homeowners within the county (56.9 percent) are more than twice as likely to not have a mortgage than those in Georgia (24.7 percent). See Figure H-12. The percentage is even higher in Glenwood, with more than two-thirds (67.9 percent) not having a mortgage. Just over one-half (50.3 percent) of homeowners in Alamo do not have a mortgage. This can be attributed to more elderly householders who have paid off their homes, as well as to the older housing stock. This is a saving grace because of low incomes in the county.

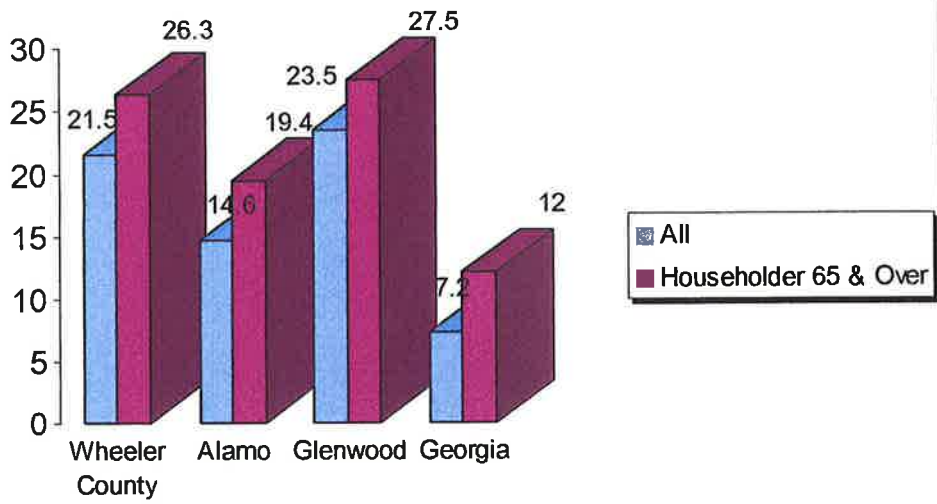
In terms of poverty, homeowners within Wheeler County are two to three plus times more likely to be below the poverty level than those in Georgia as a whole (7.2 percent). See Figure H-13. The range for all homeowners is 21.5 percent for the county, 14.6 percent for Alamo, and 23.5 percent for Glenwood. The poverty statistics for elderly homeowners are even higher with more than 1 in 4 of Wheeler County's homeowners aged 65 and older living below the poverty level. Alamo and Glenwood's elderly homeowners also have high rates of poverty (19.4 and 27.5 percent, respectively). These percentages are from 160 percent to 229 percent higher than that of the state (12 percent). These statistics confirm low incomes in the county, but also have implications for housing condition. Many of these homeowners will not be able to afford housing improvements without financial assistance.

Figure H-12
Percentage of Owners Without a Mortgage, 2000



Source: Table H-8.

Figure H-13
Percent Owners Below Poverty Level in
2000



Source: Table H-7.

Median Monthly Rent

Table H-9 details information about the cost of living for renters in the county, its cities, the region, and Georgia as available from 1980 to 2000. Figure H-14 graphically illustrates the difference in median monthly gross rent in 2000 for Wheeler County and its cities as compared to the state. As expected, rent within Wheeler County is only 29 to 45 percent of the state's median of \$613. Glenwood's is the least expensive at \$179 followed by \$249 in the county and \$275 in Alamo. Although a region median gross rent figure is not available, Wheeler County's median rent of \$249 was \$60 cheaper than the median rent in the next closest county of its surrounding counties, and was more than \$100 cheaper than two of the surrounding counties. Surrounding counties' median gross rents in 2000 were: Dodge (\$321); Jeff Davis (\$368); Laurens (\$392); Montgomery (\$323); Treutlen (\$309); and Telfair (\$311). Wheeler County rents are from 24.0 to 36.5 percent less than surrounding counties, and 60 percent less than the state.

Figure H-15 shows that renters within the county are 3 times more likely than those in the state as a whole to not pay any cash rent. The percentages are 19.7 for Wheeler County as compared to 6.1 for Georgia. Within the municipalities, renters are more likely to pay rent (only 10.1 percent with no cash rent in Alamo and 7.9 percent in Glenwood), than in the county as a whole, even moreso than those renters in the region (13.9 percent with no cash rent), but are still less likely to not have to pay cash rent than others in the state.

Renter Cost Burden

Renters who do have to pay cash rent within Wheeler County and Alamo are less likely to be cost burdened (27.2 percent and 18.8 percent, respectively) than the region (31.6 percent) or state (35.4 percent). Renters in Glenwood (37.9 percent) are more likely than those elsewhere in the county, region, or the state to spend in excess of 30 percent of their gross income on housing. According to UGA's Regional Housing Study (2003), however, Wheeler County renters were the least likely in the region to be severely cost burdened. This is defined as paying

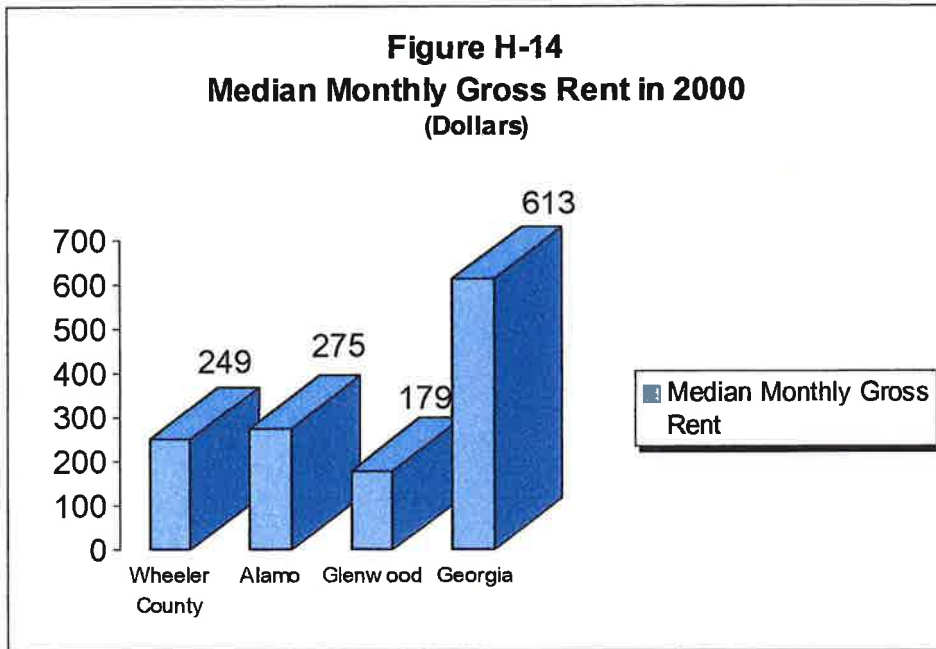
**TABLE H-9
WHEELER COUNTY
RENTER COST OF HOUSING, 1980-2000**

	Wheeler County						Alamo						Glenwood					
	1980		1990		2000		1980		1990		2000		1980		1990		2000	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Monthly Gross Rent																		
No Cash Rent	56	216	112	28.2	84	19.7	N/A	N/A	19	20.9	14	10.1	N/A	N/A	18	13.6	11	7.9
Less than \$200	192	74.1	171	43.1	135	31.7	N/A	N/A	46	50.5	46	33.3	N/A	N/A	67	50.8	73	52.1
\$200-\$299	11	4.2	73	18.4	65	15.3	N/A	N/A	7	7.7	23	16.7	N/A	N/A	37	28.0	19	13.6
\$300-\$499	0	0	38	9.6	96	22.5	N/A	N/A	18	19.8	43	31.2	N/A	N/A	10	7.6	24	17.1
\$500 or More	0	0	3	0.8	46	10.8	N/A	N/A	1	1.1	12	8.7	N/A	N/A	0	0	13	9.3
Median	\$109		\$177	N/A	\$249	N/A	\$55 ^{2/}	N/A	\$150	N/A	\$275	N/A	\$49 ^{2/}	N/A	\$180	N/A	\$179	N/A
Gross Rent as % of Income ^{1/}																		
Less than 20%			111	28.0	114	26.7	N/A	N/A	35	38.5	57	41.3	N/A	N/A	30	22.7	33	23.6
20-29%			65	16.4	99	23.2	N/A	N/A	18	19.8	35	25.4	N/A	N/A	26	19.7	36	25.7
30% or More			96	24.2	116	27.2	N/A	N/A	19	20.9	26	18.8	N/A	N/A	55	41.7	53	37.9
Renter Occupied Households Below Poverty Level	N/A	52.1	230	53.5	232	51.0	N/A	N/A	N/A	N/A	59	42.8	N/A	N/A	N/A	N/A	89	63.6
Renter Occupied Householder 65 Years or Over Below Poverty Level	N/A		61	69.3	63	66.3	N/A	N/A	N/A	N/A	15	71.4	N/A	N/A	N/A	N/A	29	72.5

	Region						Georgia					
	1980		1990		2000		1980		1990		2000	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Monthly Gross Rent												
No Cash Rent	N/A	N/A	N/A	N/A	3,493	13.9		6.1		5.1		6.1
Less than \$200	N/A	N/A	N/A	N/A	3,448	13.7		42.9		12.1		6.0
\$200-\$299	N/A	N/A	N/A	N/A	4,293	17.1		32.2		12.3		5.8
\$300-\$499	N/A	N/A	N/A	N/A	9,860	39.2		17.5		35.9		20.9
\$500 or More	N/A	N/A	N/A	N/A	4,062	16.1		1.2		34.6		61.2
Median	N/A	N/A	N/A	N/A	N/A		\$211		\$433	N/A	\$613	N/A
Gross Rent as % of Income ^{1/}	N/A	N/A	N/A	N/A								
Less than 20%	N/A	N/A	N/A	N/A	8,333	33.1				30.4		33.0
20-29%	N/A	N/A	N/A	N/A	4,485	17.8				25.8		23.0
30% or More	N/A	N/A	N/A	N/A	7,949	31.6				37.0		35.4
Renter Occupied Households Below Poverty Level	N/A	N/A	N/A	N/A	N/A	N/A	N/A	29.0	218,716	26.4	235,800	24.1
Renter Occupied Householder 65 Years or Over Below Poverty Level	N/A	N/A	N/A	N/A	N/A	N/A	N/A		43,886	43.6	32,366	31.6

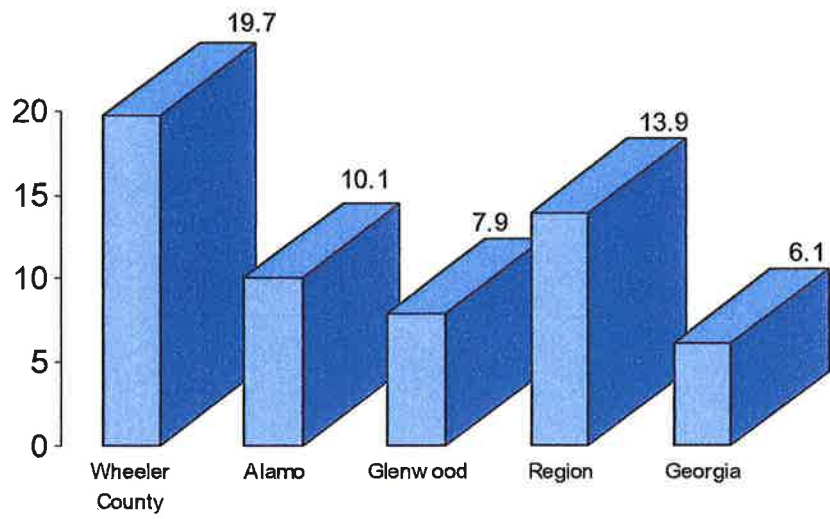
^{1/} Does not add to 100% because does not include households "not computed."
^{2/} Median contract rent. 1980 median contract rent for Wheeler County was \$52.

Source: U.S. Census Bureau (1980, 1990, 2000), www.census.gov



Source: Table H-9.

Figure H-15
Percent of Renters with No Cash Rent in 2000



Source: Table H-9.

in excess of 50 percent of one's gross income for rent and related expenses. Less than one-tenth of Wheeler County renters (9.2 percent) spent more than 50 percent of their income on housing costs in 1999. This compared to 15.8 percent severely cost burdened in the region and 16.5 percent in Georgia.

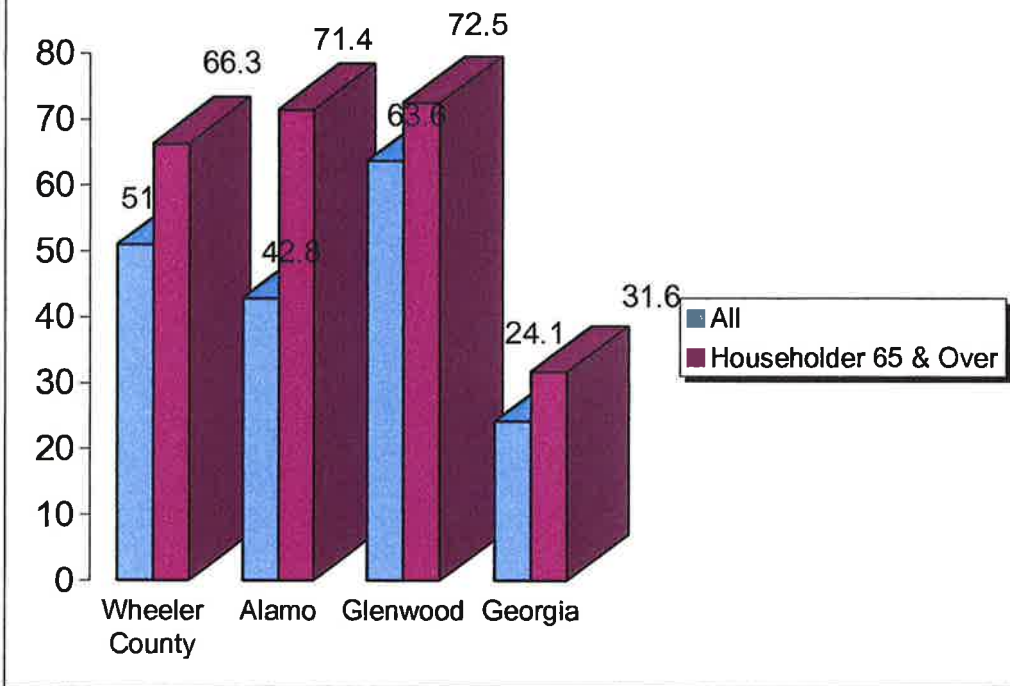
Renters within Wheeler County are more than twice as likely as those in the state as a whole to be below the poverty level. Figure H-16 shows that 51.0 percent of all renters within the county are below the poverty level compared to 24.1 percent for Georgia. More than 63 percent of Glenwood's renters and about 43 percent of Alamo's live below the poverty line. Almost two-thirds of Wheeler County householders age 65 or over who rent are below the poverty level, and this increases to 71.4 percent in Alamo and 72.5 percent in Glenwood as compared to slightly less than one-third (31.6 percent) in the state. These statistics are somewhat counter-intuitive to the lower cost burden for Wheeler County renters, but do again confirm the low incomes of the county. It does help explain the low monthly rents in the county; the county's renters can not afford high rents. If you are elderly, in Wheeler County especially, and rent, you are of very low income. Renters within the county are probably also occupying housing units in the county in poorer conditions.

Wheeler County has 86 units of public housing (low rent units), with some located both in Alamo (38) and Glenwood (48). According to the 2003 UGA Regional Housing Study, this is equivalent to 13.76 units per 1,000 population, and is more than the region average of 11.02 such units per 1,000 population. This is also higher than any of the surrounding counties of Dodge (219 units, 11.42/1000), Jeff Davis (132 units, 10.41/1000), Laurens (550 units, 12.26/1000), Montgomery (36 units, 4.35/1000), Telfair (91 units, 7.72/1000), or Treutlen (120 units, 17.51/1000). Despite this, there are great needs for subsidized housing and housing rehabilitation programs for renter occupied housing within the county.

Needs Assessment

The specific assessments related to the types of housing, age and condition, ownership and occupancy, and cost of housing, and the analysis and reasons for these changes and trends discussed above have revealed much about housing in Wheeler County and its municipalities.

Figure H-16
Percent Renters Below Poverty Level in 2000



Source: Table H-9.

These statistics confirm known trends, amplify local concerns, and provide the basis for describing problems. Local understanding and knowledge allow more particular definition of these issues, and form the basis for developing appropriate local strategy and policies to address issues of concern.

Overall, housing is not an impediment to future growth of Wheeler County, even though there are concerns with condition, housing availability, the lack of incomes to finance improvements, and the cost burdens for renters in particular. Even though the existing housing market is somewhat limited, this factor is mollified by the age of the population and the lack of strong population growth. Only about 550 net new housing units are needed in the next 20 years to accommodate expected population growth. With the existing housing supply, the growing availability of land, and the prevalent use of manufactured homes, these needs are expected to be easily met. The housing market in Wheeler County can easily accommodate expected and desired economic development, future population, and planned land use goals. The housing market will even support the objectives of bedroom community growth and new resident attraction. The increasing vacancies in existing housing created by an aging population will provide an ability to market available properties for those interested in the protected rural character and quality of life. As mentioned, there are particular concerns.

A major housing concern in Wheeler County and its municipalities is the need for improving the condition and quality of local housing. There have been major improvements in reducing the number of dwellings without complete plumbing or kitchen facilities; however, the age of the county's existing housing stock, the low incomes of residents, and the large number of elderly households raise issues in terms of condition. Relatively few new homes are being built or sold in Wheeler County. No new homes were sold in 2000, and only 15 existing houses were sold that year. No building permits for single-family or multi-family housing were issued in Wheeler County in 2001, although permits are not required county-wide. The growing reliance on manufactured housing is also a concern. In 2001, there were 4.86 units of manufactured housing per 1,000 population placed in Wheeler County – the highest in Region 9. On the plus side, housing remains relatively affordable, vacant land is available for new housing

construction, and there are some vacant housing units available for sale or rent, particularly for rent.

Wheeler County and its cities desire to ensure access to quality, affordable housing for all existing and future residents. This would include an adequate supply and variety of housing types located county-wide, but near existing infrastructure, to meet the population's needs. To help make this a reality, adoption of local land development regulations, including subdivision standards, more detailed road acceptance standards, manufactured housing standards, and specific ordinances to upgrade/mitigate blighted properties may be needed. Organization of a citizen/community/faith-based organization to spearhead efforts to address local housing concerns could be helpful. Public and private programs to repair or rehabilitate substandard homes owned and rented by low income and elderly residents need to be pursued. Support is needed for Open Door to the Handicapped volunteers' efforts to build ramps for those in need throughout Wheeler County, and retention of their Glenwood office. Prison labor from the Wheeler Correctional Facility is a possibility for use in constructing (in house) framing or other needed building components for use in housing rehabilitation projects. At the same time, there is a need to promote availability of existing rehabilitation grant programs to qualified homeowners and renters. The low incomes within the county do temper upgrade of blighted properties through strict ordinance enforcement though. This could possibly force some elderly residents out of their homes without good alternatives if they could not afford mandated improvements. The low incomes of the county make this scenario more likely to occur. A more compassionate approach, or at least one which could be used in combination, is private sector rehabilitation efforts, such as the Christmas in April program. Such a rehabilitation initiative is more needed than say Habitat for Humanity, which focuses on new construction. Funding for additional public housing also needs to be pursued.

The growing reliance on manufactured homes, while easing any concerns about affordability, does raise a newly emerging issue. Such homes have relatively limited useful lives. The low incomes of the county will likely cause many dilapidated manufactured homes to be abandoned since they are expensive and hard to properly dispose. This is not a major issue at present, but may become so in the future. Available housing also needs to be more widely

marketed to potential new residents. The private sector is expected to meet most of the future housing needs of the county, but a supportive and conducive environment needs to be nurtured and fostered by the local governments.

Summary of Needs

1. There is a need to promote and utilize existing public loan and grant programs to rehabilitate existing substandard housing, and to provide quality, affordable housing throughout the community.
2. There is a need to organize a citizen/community/faith-based organization to coordinate efforts to address local housing issues.
3. There is need to establish a local program to assist with repairing homes owned by low income and elderly residents on fixed incomes, and support the existing Open Door to the Handicapped program and retention of its Glenwood office.
4. There is a need to adopt specific county-wide land use and development regulations, including subdivision standards, more detailed road acceptance standards, and manufactured housing standards to regulate individual manufactured homes and manufactured home parks, and possibly disposal.
5. There is a need to publicize/market available housing on a regional basis, especially that being vacated by the elderly county-wide, to potential new residents to help provide an adequate supply of various housing types and encourage limited partnerships or other means to make land available for sale.
6. There is a need to encourage land development near cities and existing infrastructure so as to provide for coordinated and planned growth.
7. There is a need to pursue funding for housing rehabilitation and for additional public housing.

The chosen goal, objectives, and implementation policies/actions for Wheeler County, Alamo, and Glenwood to meet these identified needs are outlined below. The strategies outlined are consistent with other plan elements in an effort to make Wheeler County a better place to live and work, to meet identified needs, protect important natural and cultural resources, and support planned growth.

**WHEELER HOUSING
GOAL, OBJECTIVES, IMPLEMENTATION
POLICIES/ACTIONS**

GOAL: To ensure access to quality and affordable housing for all existing and future residents.

OBJECTIVE 1: Improve the quality of housing county-wide.

POLICIES/ACTIONS:

- Action 1.1:** Organize a citizen/community/faith-based organization to spearhead efforts to address local housing concerns.
- Action 1.2:** Establish a local Christmas in April or other similar program to assist with repairing homes owned by low income and elderly residents on fixed incomes.
- Action 1.3:** Support Open Door to the Handicapped volunteers' efforts to build ramps for those in need throughout Wheeler County, and retention of their Glenwood office.
- Action 1.4:** Seek public funds for rehabilitation of substandard housing, such as CDBG and CHIP grants.
- Action 1.5:** Utilize prison labor to construct (in house) framing or other needed building components for use in housing rehabilitation projects.
- Action 1.6:** Adopt county-wide land development regulations, including subdivision standards, more detailed road acceptance standards, and manufactured housing standards to regulate individual mobile homes and mobile home parks.
- OBJECTIVE 2:** Provide adequate supply of housing of various types to meet existing and future demand.

POLICIES/ACTIONS:

- Action 2.1:** Encourage the Chamber of Commerce/Development Authority to play a more pro-active role in publicizing/listing local properties available for sale and encouraging limited partnerships or other means to make land available for sale.
- Action 2.2:** Encourage land development near cities and existing infrastructure.
- Action 2.3:** Pursue funding to construct additional public housing.
- Action 2.4:** Provide infrastructure and other incentives to encourage new private housing developments.

LAND USE

Introduction

Land use is a required element of the Georgia Planning Act, and it is easily understood why. The use of land by man impacts the landscape with both seen and unseen consequences. Society's understanding of the use of land has evolved from a desire to occupy vast empty spaces and the notion of "useless" land, to recognition that land is a finite resource that shapes the quality of the environment. The earth is a closed ecosystem where man's activities can have real impacts on the existence and quality of life. Urban development is not always the highest and best use of land and the so-called "useless" land may have important functions related to air and water quality or other environmental complexities.

In local communities, the use of land is a major determinant of what people associate with "character" or the "quality of life." A desirable and efficient use of land is necessary to achieve compatibilities in uses, to provide cost effective and efficient public facilities and services, and to protect environmentally or aesthetically important natural and historic resources. Understanding the existing pattern of land uses and important natural or other development contradictions is necessary to enable a community to accommodate desired public facilities and expected population, housing, and economic demands while protecting resources and areas deemed important to its character and quality of life. Since uses of land are geographically definable, maps of existing and future land uses can be prepared. The existing land use map illustrates current trends, for better or worse, and important constraints. The future land use map depicts how a community desires to develop and protect its character and quality of life. This map can be used as a guide for community decisions affecting future growth and development.

Sound, quality growth and development results from effective and balanced land use planning that anticipates, prepares, and exercises control over development decisions. It guides and directs growth and development into a desirable and efficient pattern of land use to achieve compatibilities in use, proper return and effective use of public investments in infrastructure and services, and minimal impacts to environmentally or aesthetically important natural and cultural

resources. Private property rights are protected and individual desires are accommodated with as much flexibility as possible as long as the public good and its health, safety, and welfare or the rights of adjoining neighbors are not imperiled or infringed.

The lack of planning, on the other hand, can result in uncontrolled and unmanaged growth which can reek havoc on community desires and plans, negatively impact property values, degrade the environment and landscape, and foster other detrimental effects or burdens in a short period of time. It can destroy important natural functions and treasured views or other parts of the landscape. It can cause new public tax or service burdens while lowering return or lessening use of public infrastructure already paid for or invested in. Public desires or future plans or options can be precluded or prevented, while other ill-advised consequences or burdens upon the general public can result.

A community's land use planning efforts are an attempt to provide a policy guide and framework or blueprint for desired growth and development. Sound planning provides for managed growth and development, allowing for needed land use and development, but guiding it in such a manner that balances and protects resources, systems, and other aspects of the landscape important to the community. Such planning tries to lessen, mitigate, or avoid inconsistencies, inefficiencies, or conflicting land use efforts. Existing patterns and trends of land uses, community investment in and location of facilities and services, important natural and cultural constraints, and overriding community desires are considered and accommodated in developing and delineating the community plan. Policies are detailed, lands are designated, and goals, objectives, and actions specified which will help bring about community desires while accommodating necessary or desired community facilities, expected population, housing, or economic development needs or investment, and protecting the resources, landscape, or other components of the land deemed important by the community.

Wheeler County's land use influences since the Great Depression and World War II have primarily been one of decline, the loss of population, businesses, and farms, and growing forest acreage. Only with the location in Alamo of the Wheeler Correctional Facility in the late 1990s by the Corrections Corporation of America has these trends been reversed. However, the Wheeler County community sees itself as one with much potential for growth, especially residential, because of its natural beauty, rural quality of life, and amenities. The local governments continue to invest in community facilities which will support and attract growth.

The following plan illustrates the community's desires for growth and development,

including maps of land use and development constraints. It is a general policy guide and framework for growth and development, not a rigid or unchanging specific picture of future development. It is based on current trends and patterns; accommodation of community desires, needs, and wants at this time; availability of resources; existing knowledge and understanding of the environment; and other factors. Unforeseen developments or unexpected growth, or a change in community vision, could necessitate update. The plan, like most, cannot foresee the future with certain clarity, but is a current statement and reflection of community expectations, consensus, and desires. It provides a context, framework, and background for the public and private sector to evaluate and monitor individual and community decisions affecting the use of the land and community growth and development. As plan implementation and conditions change, more details or further clarification may be needed. The plan will change over time, but changes should not be made without considerable forethought and examination of impacts and consequences to the community's growth, development and vision. Are decisions supportive of, and implementation of, desired community growth, development and vision, or do they erode these efforts and their public good and take the community in a different direction?

Existing Land Use

Existing land use in Wheeler County, Alamo, and Glenwood was examined by the Local Plan Coordination Committee and Heart of Georgia Altamaha RDC Geographic Information Systems Staff. Digitized tax map information was converted into land use information through map and database analysis and comparison. Separation of agricultural and forestry uses had to be accomplished through local knowledge and map examination, but was accomplished on predominant use within a parcel. The resulting information should be used for generalized planning purposes only. The land use mapping was reviewed and verified by local government personnel. The Local Plan Coordination Committee was instrumental in analysis and assessment of existing and future land use patterns, trends, and opportunities.

Land use categories utilized in the development of this plan are the standard land use categories established by the Georgia Department of Community Affairs. These categories are defined below.

Land Use Category Definitions

Residential:

Single-family and/or multi-family dwelling units are the predominant use of land.

Commercial:	Land dedicated to non-industrial business uses, including retail sales, offices, service and entertainment facilities.
Industrial:	Land dedicated to manufacturing facilities, processing plants, factories, warehouses, wholesale trade facilities, mining or mineral extraction activities, or other similar uses.
Public/Institutional:	Land used for state, federal, or local general government uses, and for institutional land uses, public or almost public in nature (except public parks). Examples include city halls, police and fire stations, libraries, prisons, post offices, schools, churches, cemeteries, hospitals, etc.
Transportation/Communications/Utilities:	Land dedicated to uses such as major transportation routes, transit stations, power generation plants, railroad facilities, radio towers, switching stations, airports, port facilities, or other similar uses.
Park/Recreation/Conservation	Land dedicated to active or passive recreation, open space, or natural area uses, including privately owned areas. Examples include playgrounds, public parks, nature preserves, wildlife management areas, national forest, golf courses, recreation centers, or similar uses.
Agriculture:	Land dedicated to agriculture or farming such as fields, lots, pastures, farmsteads, specialty farms, livestock/poultry production, etc. or other similar rural uses.

Forestry:

Land dedicated to commercial timber or pulpwood production or other woodland use.

The results of the existing land use inventory are shown on maps LU-1, LU-2, and LU-3 which depict current uses of land in unincorporated Wheeler County, and the cities of Alamo, and Glenwood, respectively.

Table LU-1 details the estimated acreage of existing land uses in Wheeler County for each of the eight categories of land uses specified above.

Wheeler County encompasses approximately 196,000 acres or about 306 square miles. Its 2000 population density was only about 21 persons per square mile, almost seven times less than the Georgia average of 141 persons per square mile. Wheeler County is a small rural county whose population declined from a high of 9,149 in 1930 to a low of 4,596 in 1960. From 1990 to 2000, the county's population grew 26 percent from 4,903 to 6,179, similar to the state growth rate. From 2000 to 2004, the County has continued to show impressive population growth to an estimated almost 6,800 persons. Unfortunately, most of this growth can be attributed to the prison population of the Wheeler Correctional Facility which has a current count of about 1,475 inmates. This is more than 1 in 5 of persons residing in the county.

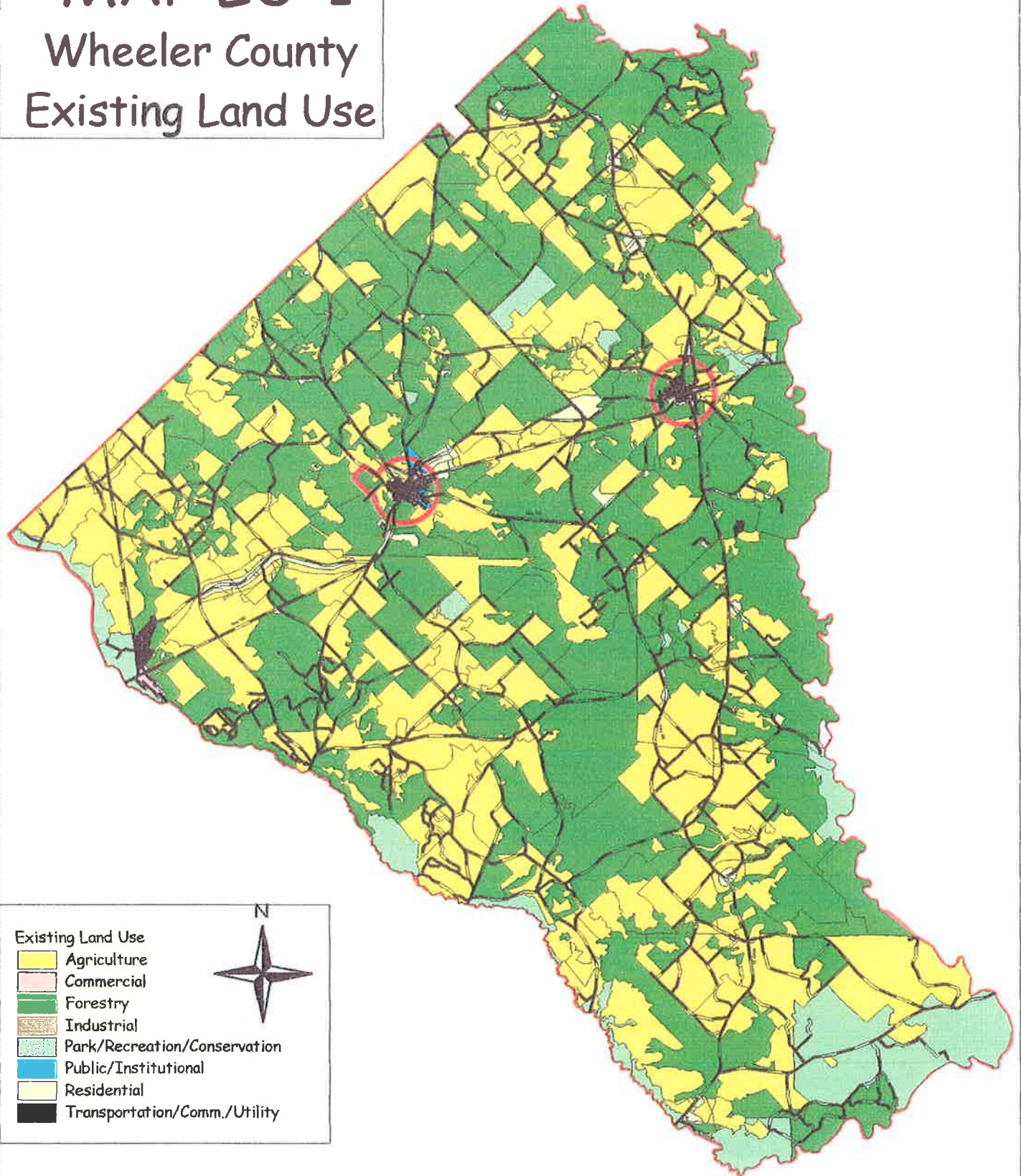
The existing land use information in Table LU-1 notes that about 90 percent of land use acreage is now in the rural uses of agriculture or forestry. The majority of land is likely in forestry use despite Table LU-1 statistics. This is because the information in LU-1 was compiled based on predominant use by tax parcel. A 1997 USDA Forest Service study noted almost 153,600 acres of forestland in Wheeler County. The U.S. Census of Agriculture noted almost 71,300 acres of Wheeler County in farms in 1997 with only about 12,000 acres of harvested cropland. Vegetables, row/forage crops, and timber were the top farm commodities.

Only about five percent of the county's land area lies in the incorporated municipalities of Alamo and Glenwood. Most of the development and economic activity in Wheeler County has concentrated in the past, and continues to concentrate, in or near these municipalities, especially Alamo, the county seat. A little over 30 percent of the county's 2000 population resided in Alamo, and an additional 14 percent in Glenwood. Because of the prison population growth, about 36 percent of county population is estimated to now reside in Alamo, while Glenwood's

MAP LU-1

Wheeler County

Existing Land Use



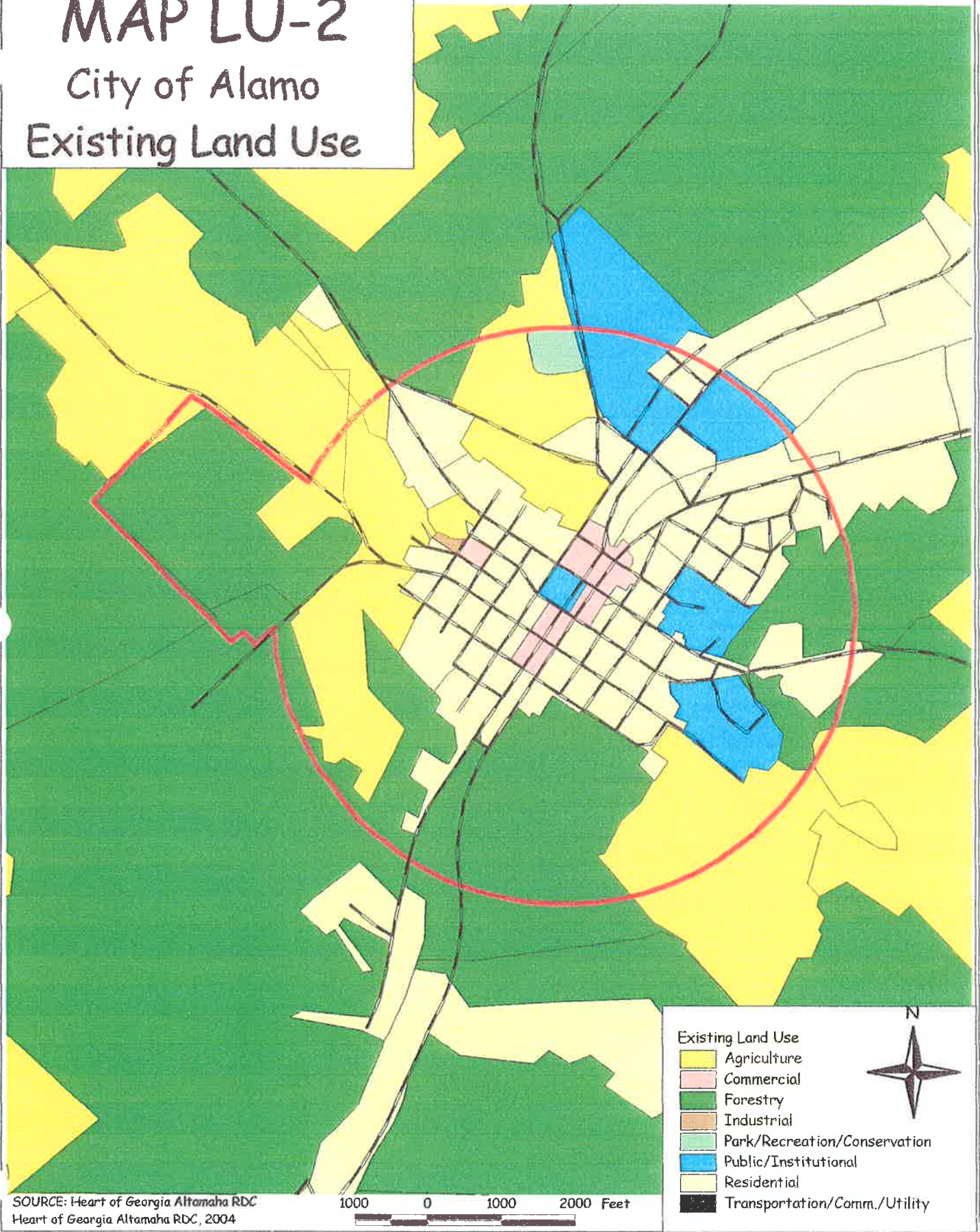
SOURCE: Heart of Georgia Altamaha RDC
Heart of Georgia Altamaha RDC, 2004

2 0 2 4 Miles

MAP LU-2

City of Alamo

Existing Land Use



SOURCE: Heart of Georgia Altamaha RDC
Heart of Georgia Altamaha RDC, 2004

1000 0 1000 2000 Feet

MAP LU-3

City of Glenwood Existing Land Use

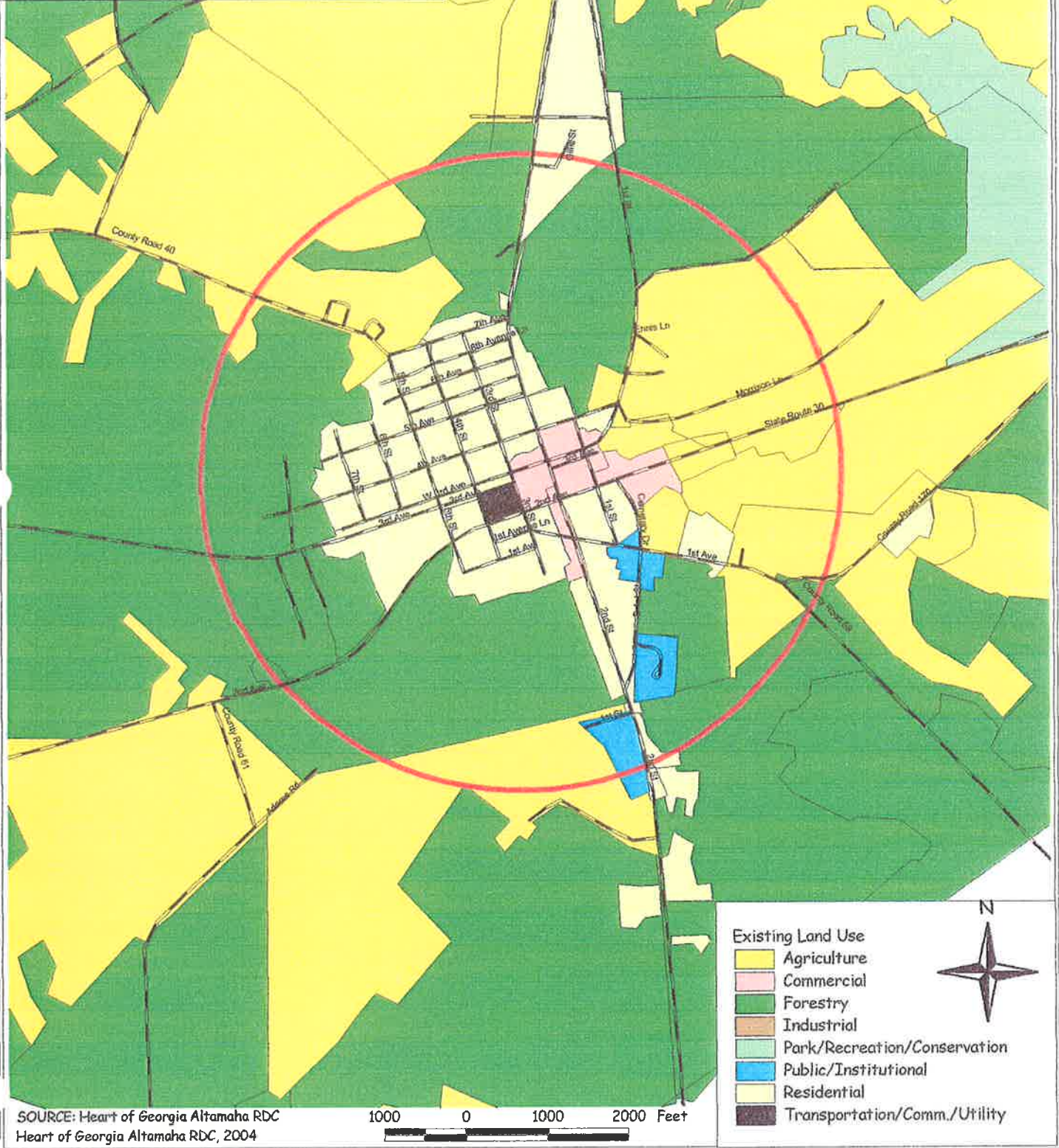


TABLE LU-1
Existing Land Use Distribution, 2004
(Acres)
Wheeler County, Alamo and Glenwood

<u>Land Use Category</u>	<u>Total County</u>	<u>% of Total County</u>	<u>Unincorporated County</u>	<u>% of Unincorporated County</u>	<u>Alamo</u>	<u>% of Alamo</u>	<u>Glenwood</u>	<u>% of Glenwood</u>
Agriculture	80,145	40.9%	77,643	41.5%	1,527	25.9%	975	30.5%
Forestry	96,669	49.3%	91,396	48.9%	3,493	59.3%	1,780	55.6%
Residential	3,278	1.7%	2,466	1.3%	524	8.9%	288	9.0%
Commercial	219	0.1%	153	0.1%	31	0.5%	35	1.1%
Industrial	12	Less than 0.1%	0	0%	11	0.2%	1	Less than 0.1%
Public/Institutional	200	0.1%	10	Less than 0.1%	165	2.8%	25	0.8%
Park/Recreation/Conservation	11,141	5.7%	11,130	6.0%	9	0.2%	2	0.1%
Transportation/Communications/Utilities	4,390	2.2%	4,164	2.2%	130	2.2%	96	3.0%
Total	196,054	100%	186,962	100%	5,890	100%	3,202	100.1%

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NOTE: Percentages may not add to 100.0 because of rounding. These are only estimates, and are not 100 percent accurate because of data assumptions (see text) and computer system peculiarities.

Source: Heart of Georgia Altamaha RDC Geographic Information System, 2004.

population percentage remains at about 14 percent. A large percentage of both municipalities (over three-fourths) remain undeveloped in agriculture or forestry use. Some multi-family housing is located in the municipalities, but residential use in the county remains predominantly single-family with almost all new homes being manufactured homes.

Land Use Assessment

Development History

Wheeler County is a relatively young county, having been created by the State Legislature in 1912 out of Montgomery County. Its forests were the backbone of its economy then, and, to a large extent, remain so today. The railroad was the early stimulus for commerce and development. The county exhibited rapid population growth from about 1890 at the railroad's establishment until the county formation. It remained relatively stable until World War II and the modernization of agriculture, and has been in relatively steady decline since until the recent location of the Wheeler Correctional Facility in the 1990s. The development of modern paved highways, and the emergence of the importance of the automobile has worked to confirm and sustain the county's decline, much as it has done to other small towns losing to surrounding larger regional trade centers. By the same token, U.S. Highway 280 is important to future growth. Highways will facilitate bedroom community growth as the abundant natural resources and quality of life attracts new residents, often working in surrounding trade centers, but choosing to reside in Wheeler County. The abundant natural and cultural resources, the Little Ocmulgee State Park, the slower-paced quality of life of the county, and improving community facilities offer other future opportunities for growth and economic development. The most recent important development has been the location of Wheeler Correctional Facility in the late 1990s in Alamo. The prison currently houses about 1,500 inmates and employs 330 persons.

Alamo and Glenwood were both founded in 1889 with the establishment of the railroad. The heyday of Wheeler County may date within the 10-20 year period before and after its founding when its population was estimated to be 10,000. With the decline of the railroad and the emergency of highways, Wheeler County was set upon a course of long, slow decline until only recently. The 1930 county population was 9,149. The advent of highways meant a loss of business by the county to the nearby larger regional towns of Dublin and Vidalia. The county never was an industrial center, having principally only agriculture-related enterprises and apparel manufacturing. In 1994, at the time of the first county comprehensive plan preparation, the

county had no industry. The period of decline was reversed only in the late 1990s by the location and construction of the Wheeler Correctional Facility by the Corrections Corporation of America. An entrepreneur has recently established a small all-terrain vehicle manufacturing facility in Glenwood. The location of an agricultural operation centered around Vidalia Onions by Del Monte in the 1990s has also provided stability to county agriculture to some degree.

Development Trends

Wheeler County only enjoyed a brief period of rapid growth in the early 20th century before undergoing a long history of decline since the 1930s and the end of World War II brought on and accelerated by the end of the railroad, the decline of the turpentine industry, the advent of the automobile and accessible paved highways, the modernization of agriculture, and the emergence of surrounding rural growth centers, particularly Dublin and Vidalia. This decline has been reversed since the late 1990s, although population growth seen has been misleading since it has really been prison inmates thus far. The opening of the Wheeler Correctional Facility, and the fact that the location of Little Ocmulgee State Park and natural beauty of the county have become an attraction for some commuters, have served to combine and stop the steady decline.

As noted earlier, the 1990s saw a revival of growth in Wheeler County after long decline. The opening of the Wheeler Correctional Facility has added impetus to residential growth as a bedroom community of sorts. The natural beauty and pastoral setting of the county, enhanced by Little Ocmulgee State Park and its golf course and the Oconee and Ocmulgee rivers, has attracted those wanting to live with such a rural quality of life and commute to work elsewhere. There have been no major commercial or other industrial developments. Commercial development has concentrated along U.S. 280 in Alamo and Glenwood, and has primarily been convenience stores and entrepreneurial hometown restaurants.

During the 1990s the county added 299 housing units, including 38 in Alamo and 21 in Glenwood. Most of Alamo's growth was multi-family housing (about two-thirds), with the rest manufactured housing. Glenwood's housing units were almost exclusively manufactured homes. Both towns actually lost site-built single-family houses. Although almost three out of four of the net new housing units in the county were manufactured homes, there were new site-built single family houses constructed. There was a new increase of only four (4) single-family units, but there had to be new units to replace older units lost and the 32 units lost in the towns. The residential growth has been scattered across the county, including the Stuckey community between Alamo and Glenwood, the Cherokee Sandridge development near the Oconee River and

Little River in the north central area of the county near natural resources. Other areas with residential growth are the Erick, Landsburg Church, Bethel Church, and Shiloh/McArthur communities.

The community continues to prepare for growth by updating infrastructure and facilities as feasible in preparing for and attracting growth. Outside state and federal assistance is critical to financing such improvements because of the small tax base. County schools have been upgraded. The County hospital in Glenwood and its sewer system have been upgraded, while a new fire station is under construction. A new library has opened in Alamo, and its sewer system was upgraded in conjunction with the prison opening. The City of Alamo has also recently completed a downtown streetscape improvement project along the railroad using federal Transportation Enhancement funds. A new industrial park adjacent to the railroad and a new community park to serve all of the county are also in the preliminary planning and development stages in Alamo.

Land Use Problems, Needs, and Opportunities

There are some infrastructure needs in the county to accommodate existing and desired growth, but they are not limiting influences. The new industrial park and the community recreation park in Alamo both need substantial development assistance. There is land within or near both municipalities to accommodate growth.

Planned highway improvements to U.S. 280 could make the county even more attractive to residential growth. The continuing promotion and development of Little Ocmulgee State Park, just off Georgia 319/U.S. 441 near the Telfair County line, will further highlight the natural resources of Wheeler County and make it more attractive for residential and other growth. The fields, forests, streams, and wildlife of the county offer opportunities for nature-based tourism, and festivals and other events capitalizing on these resources for unique economic development activities. Improved access to the Oconee, Ocmulgee, and Little Ocmulgee rivers with additional recreational facility development and better promotion will also increase day tourism, and offer more opportunities for promotion and exposure of the county's quality of life.

The downtown business districts of both Alamo and Glenwood have a number of vacant buildings in need of redevelopment and reuse. The community recognizes these opportunities for infill and recapture of past public and private investment. Both municipalities have and continue to focus on downtown revitalization as a key piece of its future growth and development. In

recognition of the importance of downtown revitalization, the two cities successfully petitioned the Georgia Department of Community Affairs, and in 2001 become the first joint participants in the state's Better Hometown Program. The population declines of the past, and the aging population, establish a need for rehabilitation of deteriorated and deteriorating housing across the county. The most concentrated area of deteriorated residential housing is in west Alamo. There is only scattered blight in Glenwood and unincorporated Wheeler County. A somewhat emerging issue is abandoned, dilapidated mobile homes which have exceeded their useful life and are expensive and hard to properly dispose. This will become a bigger issue in the future because of the ever increasing reliance on manufactured housing for new housing units.

The many natural and cultural resources of the county, including the many acres of prime farmland, extensive forests, the Oconee, Ocmulgee, and Little Ocmulgee rivers and the state park are central and crucial to the county's attractiveness and desires for growth. As noted in the enunciated Community Vision and elsewhere, the County desires development protective of and compatible with these resources. The County does not want to be a dumping ground for undesirable uses escaping more populous urban or developed areas. The existing rural character and quality of life in the county is to be maintained and enhanced. The County is already concerned that some of its streams have been listed on the state's 303 (d) list of impaired waters. While these listings may not be scientifically sound, the County does not want uses which seriously contribute to further deterioration. It wants to encourage the implementation of best management practices for all uses and other means to protect water quality.

The County has only established minimal land use regulation ordinances to address subdivision and manufactured homes. The County sees the continuing need to develop land use regulation ordinances for specific issues, but realizes the need to establish a formal public planning body to evaluate problems, regulation options and provide assistance in overall planning and growth guidance. There is a realization that the lack of growth, the previous dearth of regulation, and the general independent nature of its citizens preclude comprehensive zoning in at least the short term. There is a preliminary need to educate the general public on important county resources and on the needs and benefits of land use regulation. Particular needs and concerns that surface through this examination and education process can be addressed through more specialized ordinances. As the regulations and the recognition of the public evolve, a more comprehensive and unified land use regulation approach could be developed, and would be more accepted and palatable over time.

Future Land Use Narrative

Wheeler County is expected to receive only modest growth over the planning period. The number of new residents projected over the next 20 years is about 1,100 persons. The 2025 projected population is 7,879, about 28 percent more than the 2000 Census population of 6,179, but only 16 percent more than the current 2004 population estimate of 6,792. (Much of the 2000-2004 gain was a recent change by the Census Bureau to better account for the population at Wheeler Correctional Facility and not true normal population gains.) Of the expected county population gain, Alamo may gain about 205 persons and Glenwood about 190 persons. Most of the population growth will continue to reside in unincorporated Wheeler County. These growth projections are based on past trends, and could be easily exceeded with successful and unexpected economic development gains. The aging of the population and the lack of existing jobs make this an uphill battle and constant struggle. However, the development strategies outlined in this plan of developing the infrastructure to support and attract growth, and protecting and utilizing the abundant natural and cultural resources of the county as a tool and calling card for residential growth and economic development, are sound means to keep and attract future growth and development. Plans to continue to develop and evolve land use regulation to protect, manage, and guide the desired growth patterns; and to invest in the downtowns, water and sewer systems, industrial park, recreation facilities, and other needed facilities and infrastructure which will direct, support and attract growth; are implementation policies and actions supportive of these growth strategies.

Table LU-2 provides the projection of needed and expected acreages needed over the planning period in each of the same land use categories inventoried for existing land use to accommodate projected growth in population, employment, and housing. This estimate is primarily based on past trends and known plans, but is just that, an estimate. Projections are an inexact science, and tend to be less accurate for small areas because of economy of scale. The nature of development, particularly residential, also is a factor. Residential land is often platted in large areas and subdivisions, but is seldom, especially in rural areas, developed at one time. The net density for new residential acreage is assumed to be one acre per housing unit as this is the minimum for septic tank permitting by the health department. However, more than one acre of land is often purchased when someone locates in unincorporated areas. Commercial acreage needed was assumed to be similar to the existing commercial acreage per current population, and this was the standard utilized. The spatial requirement for future industrial needs was simply the size of the new industrial park – 54 acres and a 50 acre available site near Glenwood. This park

TABLE LU-2
Projected Future Land Use Distribution, 2025
(acres)
Wheeler County, Alamo, and Glenwood

<u>Land Use Category</u>	<u>Total County</u>	<u>Net County Need</u>	<u>Unincorporated County</u>	<u>Net Unincorporated Need</u>	<u>Alamo</u>	<u>Net Alamo Need</u>	<u>Glenwood</u>	<u>Net Glenwood Need</u>
Agriculture	79,300	-845	76,927	-716	1,444	-83	929	-46
Forestry	95,823	-846	90,679	-717	3,410	-83	1,734	-46
Residential	4,073	+795	3,157	+691	568	+44	348	+60
Commercial	253	+34	177	+24	34	+3	42	+7
Industrial	116	+104	50	+50	65	+54	1	0
Public/Institutional	221	+21	12	+2	179	+14	30	+5
Transportation/Communication/ Utilities	5,087	+697	4,830	+666	141	+11	116	+20
Park/Recreation/Conservation	11,181	+40	11,130	+0	49	+40	2	0
Total	196,054	0	186,962	0	5,890	0	3,202	0

Source: Heart of Georgia Altamaha Regional Development Center and Wheeler County Comprehensive Plan Local Coordination Committee, 2004.

and other existing sites should accommodate expected growth. In the same manner Park/Recreation/Conservation was adjusted to reflect the new community park size (40 acres) in Alamo. Similar population related densities were principally used to project other land uses. Most of net new lands needed were deducted from current agricultural and forestry uses simply because over 90 percent of the county is in these uses, and these uses include some “undeveloped” lands. These lands would be those available for purchase and development.

Alamo and Glenwood, particularly Alamo, will continue to be the focus of more intense land use developments including commercial, industrial, and multi-family residential development. There are a number of reasons. Alamo is the county seat and host of the majority of current economic activity, and the municipalities have the only sewer systems in the county. Both are located along the U.S. 280 corridor. The planned new industrial park is along U.S. 280 in Alamo and its sewer service area. The potential industrial site in Glenwood is just east of the City along U.S. 280 and could be annexed. Commercial growth will also be in Alamo and Glenwood along U.S. 280.

Residential growth will continue to be primarily single-family manufactured housing scattered across the county. The Stuckey, Cherokee Sandridge, and Erick communities and others previously mentioned will continue to be the focus of residential growth in the county. There may be some additional residential growth both in the northern and southern fringes of both Alamo and Glenwood.

There will likely not be any annexations in the county in the planning period. The City of Alamo recently annexed the planned new industrial park on U.S. 280 East. There is a possibility the industrial site near Glenwood could be annexed if outside interest surfaced, as it is currently about one-quarter mile east of the city limits. The completion of facilities in the new Alamo industrial park and the development of facilities in the new recreation park, along with the widening of U.S. 280, are the major infrastructure needs of the county to support desired growth patterns and accommodate planned goals and objectives. These actions will require outside financial assistance and efforts to reach fruition. Planned highway improvements by the state for U.S. 280 would support desired growth patterns. Continuing downtown revitalization efforts in Alamo and Glenwood will also be important to realizing plans.

Wheeler County has much prime farmland and abundant natural resources, including the Oconee, Ocmulgee, and Little Ocmulgee rivers, the Little Ocmulgee State Park, many wetlands, and important archaeological, historic, and cultural sites, which are viewed as key contributors to

the existing and future economy of the county and its quality of life. These important and sensitive areas are so abundant as they cannot be detailed on the land use maps, but would be part of “agriculture,” “forestry,” and “park/recreation/conservation” uses shown. These critical/sensitive and important areas are discussed more fully in the Natural and Cultural Resources element, and shown on maps included or referenced there. A land use map, especially in a rural area, only reflects community preferences as a general policy guide. It is not intended to dictate specific activities on individual parcels or delineate all constraints to development impacting a particular parcel either.

No areas of Wheeler County are expected to see significant land transition from one use to another although there will be limited change from agricultural/forestry to residential. Even in those areas the predominant uses will remain agriculture/forestry. Additional agriculture uses will likely convert to forestry across the county. The downtowns of Alamo and Glenwood would be the principal areas needing redevelopment. There are no true concentrated areas of housing rehabilitation and redevelopment need within Glenwood and unincorporated Wheeler County, as such housing is scattered throughout the jurisdictions. There is one neighborhood in west Alamo with a concentration of housing rehabilitation need. Factors expected to influence growth patterns have previously been discussed and include the U.S. 280 improvements, bedroom residential promotion, and the Little Ocmulgee State Park. The lack of land for sale has been a limiting influence in the past, but this is rapidly changing as older residents die and estates are divided and sold.

Future Land Use Strategy and Maps

The Wheeler County desired community of the future is detailed in the accompanying “goal, objectives, and implementation policies/actions” and future land use maps. These specific statements of community strategy are detailed following this text and maps. These action statements and the future land use maps coalesce the community wishes and desires into a strategy of implementation for the local governments and others. They convey community wishes to developmental interests and act as a context to guide decision-making on the location of uses, development, infrastructure, and implementation activities, including land use regulation. More particular implementation activities and proposed timing for chosen policies and actions are included in the Short Term Work Programs for each government elsewhere in the plan.

This plan and these maps promote and complement the espoused strategy of the

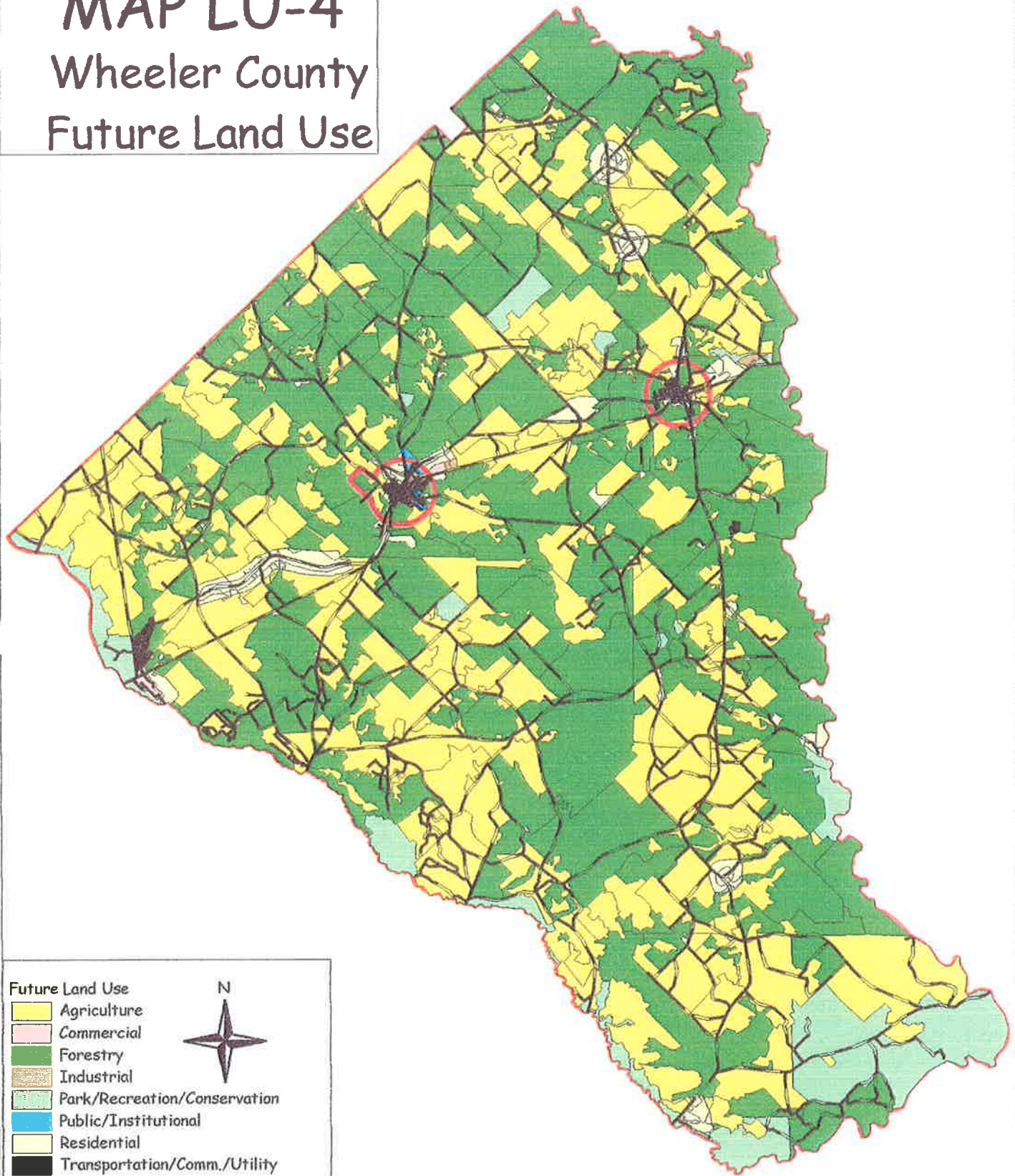
Community Vision, essentially maintaining the rural character of the county, and protecting and utilizing the county's agricultural, natural, and cultural resources for compatible future growth and economic development. Land uses would continue in a similar manner as exists now with protection and enhancement of the rural character and quality of life. Such growth would be encouraged and supported through education and guidance, provision of the infrastructure and an environment conducive for quality growth, and appropriate specific land use regulation which protects existing resources and promotes sound, compatible development. These plans will accommodate expected growth from projected population increases and new development resulting from community economic development, housing, or community facilities activities. They are consistent, supportive, and conducive to identified policies and strategies of all other elements in this community comprehensive plan.

The future land use maps which illustrate the desired and chosen strategies for Wheeler County, Alamo, and Glenwood are shown on Maps LU-4, LU-5, and LU-6, respectively. The reality of limited growth is reflected, but the expected growth is amply provided areas for development. Small use gains are not necessarily shown because of scale, their uncertain location or development, and because of the private rights debate it could create. It should again be pointed out that this plan and these maps are a generalized guide for development of the community. It is not intended to dictate, or specifically limit, private land use decisions or activities on any one parcel, or predict the future with perfect accuracy. It serves as a reflection of community desires, a statement of community strategy, and a policy guide for development, both public and private. Using it in this context as a framework to evaluate and guide decision-making can appropriately help effectuate the desired Wheeler County of the future.

MAP LU-4

Wheeler County

Future Land Use



Future Land Use

- Agriculture
- Commercial
- Forestry
- Industrial
- Park/Recreation/Conservation
- Public/Institutional
- Residential
- Transportation/Comm./Utility

N



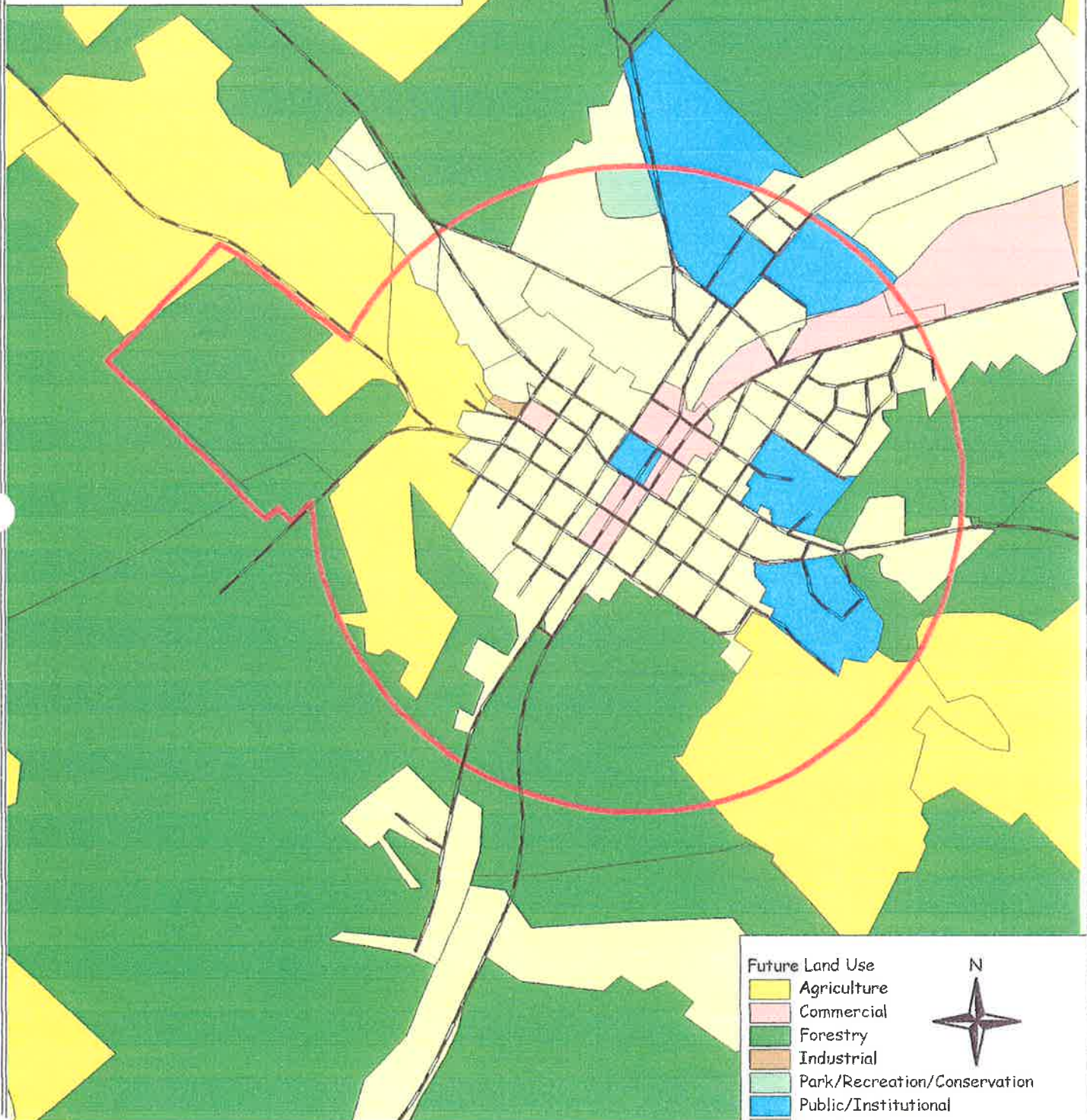
SOURCE: Heart of Georgia Altamaha RDC
Heart of Georgia Altamaha RDC, 2004



MAP LU-5

City of Alamo

Future Land Use



Future Land Use

- Agriculture
- Commercial
- Forestry
- Industrial
- Park/Recreation/Conservation
- Public/Institutional
- Residential
- Transportation/Comm./Utility



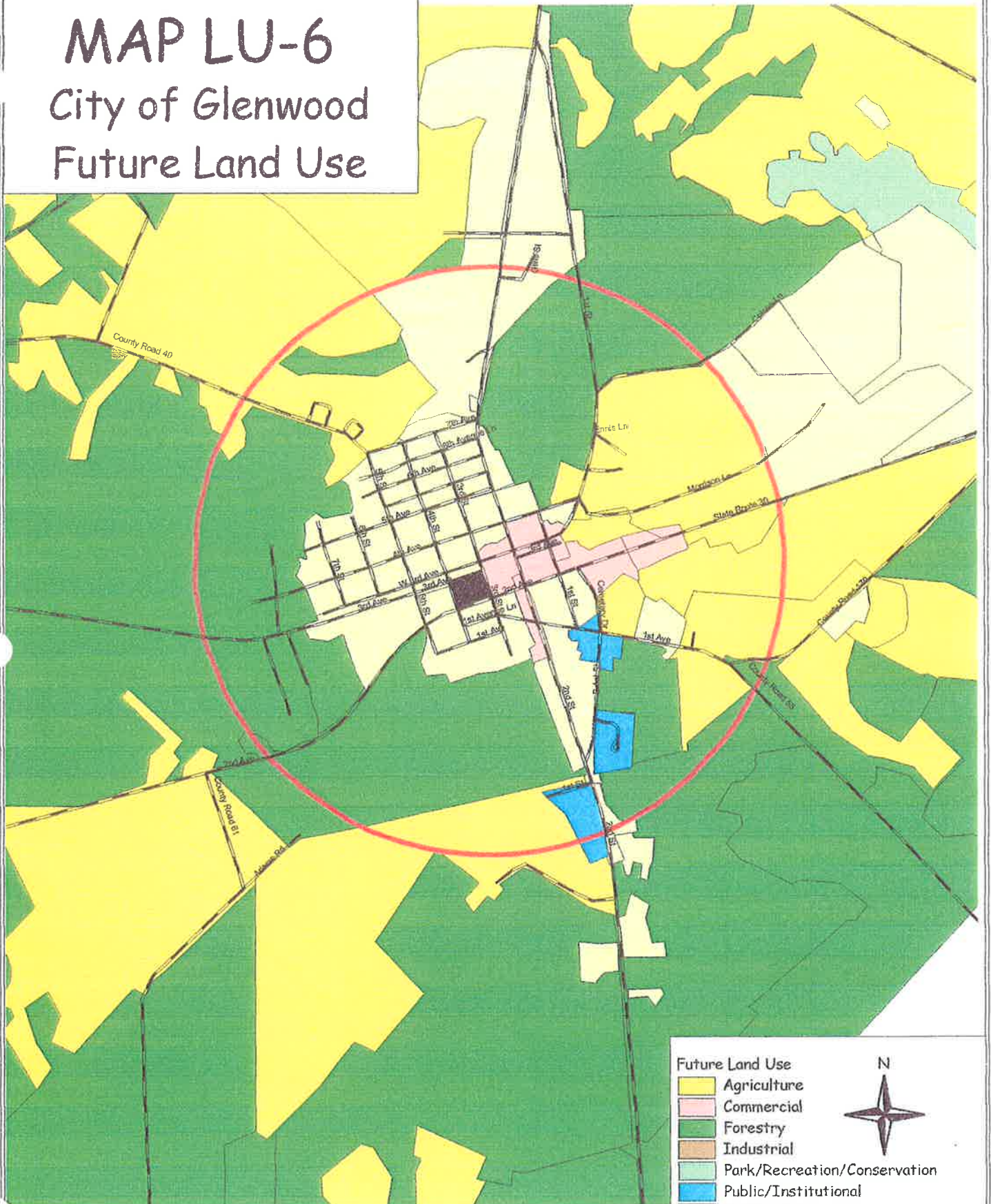
SOURCE: Heart of Georgia Altamaha RDC
 Heart of Georgia Altamaha RDC, 2004



MAP LU-6

City of Glenwood

Future Land Use



Future Land Use

- Agriculture
- Commercial
- Forestry
- Industrial
- Park/Recreation/Conservation
- Public/Institutional
- Residential
- Transportation/Comm./Utility

N

SOURCE: Heart of Georgia Altamaha RDC
 Heart of Georgia Altamaha RDC, 2004

1000 0 1000 2000 Feet

**LAND USE
GOAL, OBJECTIVES, AND IMPLEMENTATION
POLICIES/ACTIONS**

GOAL: To provide for and encourage quality growth and development and to provide the community facilities supportive of and conducive to such growth, while maintaining the county's rural character, protecting its natural resources, and enhancing its quality of life.

OBJECTIVE 1: Provide education and guidance for coordinated land use management and planned quality growth and development.

POLICIES/ACTIONS:

Action 1.1: Establish a county-wide planning committee or formal planning commission to assist in growth management education, guidance and evaluation of regulation options.

Action 1.2: Conduct a public education and information gathering campaign to discuss the need and benefits of land use regulation and to flesh out public concerns and identify specific needs.

Action 1.3: Educate the public on important natural and cultural resources, the utilization of protected resources for attracting quality growth and development, the impacts of land uses and development on these resources, and on the role of land use regulation in encouraging conservation and planning and managing growth and development as desired.

OBJECTIVE 2: Develop the regulatory mechanisms and land use regulation appropriate and conducive to protecting the existing quality of life and resources, and promoting sound, compatible future growth and development.

POLICIES/ACTIONS:

- Action 2.1:** Strictly enforce existing land use ordinances and regulations, such as those for environmental conservation, flood plain management, and health department regulations.
- Action 2.2:** Develop at least minimal ordinances regulating permit/location, subdivision development, and manufactured housing in Wheeler County and Glenwood.
- Action 2.3:** Develop specific new ordinances identified by the Planning Committee or otherwise as needed to protect existing resources and development, to prevent nuisances and uses disruptive to the community's plans and vision, and to encourage quality growth.
- Action 2.4:** Work to consolidate the various county land use regulations and separate ordinances into a more comprehensive and unified land development ordinance.
- Action 2.5:** Long term, develop comprehensive land use management or zoning ordinance in Glenwood and the county.

OBJECTIVE 3: Provide the environment and infrastructure within Wheeler County to entice and direct quality residential, commercial, industrial and other economic development.

POLICIES/ACTIONS:

- Action 3.1:** Upgrade the sewer and wastewater treatment system of Glenwood to provide for additional capacity for growth.
- Action 3.2:** Fully develop the new industrial park in Alamo.

- Action 3.3:** Rehabilitate and revitalize existing downtown commercial and other landmark properties in Alamo and Glenwood for continued adaptive public and private uses.
- Action 3.4:** Develop measures which accomplish the removal and prevention of abandoned mobile homes and other eyesores in the county and its municipalities.
- Action 3.5:** Support community beautification efforts utilizing local garden clubs, civic clubs, and prison details.
- Action 3.6:** Promote and utilize the county's agricultural base and natural resources for compatible economic development and enterprises.
- Action 3.7:** Protect, promote, and support the agricultural and forest uses of the county, and encourage continued agricultural production.
- Action 3.8:** Participate in the Altamaha River Partnership, and otherwise promote nature-based tourism within the county, including golf, hunting, fishing, agri-tourism, and venture biking.
- Action 3.9:** Develop the community recreation park in Alamo with a wide range of quality facilities.

INTERGOVERNMENTAL COORDINATION

Relationship of Governmental Entities and Programs to Local Government Comprehensive Plan

Entities

There are no apparent conflicts identified in Wheeler County's joint comprehensive plan with the adjacent counties. The local comprehensive plan does call for working with neighboring counties where appropriate. For example, Wheeler County and the City of Alamo presently contracts with Telfair County for proper disposal of solid waste, and the City of Glenwood contracts with Toombs County in a likewise manner. Similarly, the county is an active member of the Altamaha River Partnership and its efforts to promote the river for nature-based tourism. Wheeler County is presently working with other participating counties in the U.S. 441 Heritage Highway Association to advocate the completion of the multi-laning of U.S. 441 in Georgia and to promote tourism development along the route. The county also participates in a joint leadership program with Telfair County. The county's local governments also participate in regional efforts through the Heart of Georgia Altamaha Regional Development Center and the Regional Economic Development Academy. A successful joint effort also exists among Wheeler, Montgomery, and Treutlen counties in the administration of the Tri-County Alternative Program for Success (TAPS), an alternative school located in Glenwood. The local governments in the county generally work well with each other, and all are cooperating to improve the community. Meetings are held periodically among the chief elected officials of each government as well as the Alamo City Administrator to discuss issues as they arise. The local governments in the county also work well with the Wheeler County Board of Education. The school system prepares its own separate Five-Year Facilities Plan and keeps it updated annually. The local government comprehensive plan is consistent with the school system's facilities plan, and the County and its municipalities work with the school system on any needed infrastructure improvements. It identifies the Wheeler County Economic Development Authority and the City of Alamo Development Authority as the main organizations to oversee economic development activities for the county and the city. This arrangement is not seen as a conflict in that the city and county development authorities do work together on projects that have both municipal and countywide benefit, such as the ongoing efforts to develop an industrial park in Alamo, and multiple authorities may allow needed flexibility. Wheeler County also has a joint Airport Authority with Telfair County to oversee the Telfair-Wheeler County Airport, to which the county serves as a host.

Programs and Requirements

The Wheeler County Service Delivery Strategy was updated in conjunction with the county's joint local comprehensive plan, and the Strategy is consistent with the comprehensive plan. The local comprehensive plan is also consistent with the Total Maximum Daily Load (TMDL) implementation plan that was prepared under EPD requirements for Ochwalkee creek.

The comprehensive plan's implementation policies/actions address supporting the local implementation of the TMDL plan. On a state and regional level, the County also participates in the Altamaha River Partnership, which is a regional effort among the 11 counties along the river to promote economic development and nature-based tourism activities. Other state and regional programs, such as the Coastal Zone Management Program, the Governor's Greenspace Program, the Appalachian Regional Commission, and Transportation for non-attainment areas, are not in effect in Wheeler County and are not applicable.

Existing Coordination Mechanisms

Entities

There are several formal coordination mechanisms in existence between the county and adjacent counties. As mentioned earlier, Wheeler County and the City of Alamo contract with Telfair County for disposal of the county's and city's solid waste in the Telfair County Landfill. The City of Glenwood contracts with Toombs County to dispose of its solid waste in the Toombs County Landfill. Wheeler County also has a joint airport authority with Telfair County to oversee the operation of the Telfair-Wheeler County Airport, which is located in Wheeler County and jointly funded by both counties. Wheeler County is also participating with Telfair County in the formation of a joint E-911 system that would serve both counties. Wheeler County participates in a joint effort with Montgomery and Treutlen counties in the operation of the Tri-County Alternative Program for Success (TAPS). Located in Glenwood, the three counties partnered together in 1995 to create an alternative school for area students who have to be removed from a regular classroom environment due to disruptive behavior. The beneficial program allows students to re-enter the regular classroom environment upon successful completion of the program. The cities of Alamo and Glenwood also coordinate efforts to operate a joint Better Hometown Program, which was created in 2001 upon designation by the Georgia Department of Community Affairs. As issues arise, the local government chief elected officials and city administrator of Alamo consult and/or meet with the appropriate administrator/chief elected official as needed.

There are no formal coordination mechanisms existing between one or more local governments in the county. Meetings are held as needed among the appropriate chief elected officials and the city administrator of Alamo to resolve any ongoing problems or conflicts. In matters involving the local school system, the chief elected officials and the city administrator of Alamo are available to meet with the school superintendent to resolve issues. Matters involving the Economic Development Authority are handled in regular meetings between the authority's executive director and the chief elected officials. Issues concerning the City of Alamo's Development Authority are handled in regular meetings between the chairman of the authority, the city administrator of Alamo, and the Mayor and/or City Council. Issues related to the Airport Authority are dealt with as needed through meetings with the authority's chairperson, the city administrator of Alamo, and chief elected officials from both Telfair and Wheeler counties. The joint comprehensive plan preparation was coordinated by a formal executive committee and a local plan coordination committee with public and private sector members appointed by all of the local governments.

Programs and Requirements

Wheeler County and the municipalities of Alamo and Glenwood are all included in Wheeler County's Service Delivery Strategy. These governments meet on a regular basis to discuss and resolve issues that arise within the various components of the Strategy. The TMDL implementation plan that has been prepared locally is not required to be implemented at this time. There are current regional coordination mechanisms available through the Altamaha River Partnership, the U.S. 441 Heritage Highway Association, and the Heart of Georgia Altamaha Regional Development Center. The County also participates in regular meetings of the Altamaha River Partnership to assist in the coordination of its economic development and nature-based tourism efforts along the river. The U.S. 441 Heritage Highway Association is working to advocate the completion of widening the highway throughout Georgia, as well as promoting the highway as a prime tourist route through the state. The local governments also actively participate in the RDC which provides a regional forum and means of cooperation, and the Regional Economic Development Academy serves as a forum to promote education and training while promoting economic development on a regional scale. Other state and regional programs are not applicable to Wheeler County at this time.

Joint Planning and Service Agreements

Entities

The local governments in Wheeler County have an inter-agency agreement concerning responses by the various agencies in times of local emergencies. The county and Telfair County have a joint service agreement for the Telfair-Wheeler County Airport and will have one for the planned joint E-911. There currently are no other joint planning or service agreements between the local governments in Wheeler County and adjacent local governments, the school board, and the development authority.

Programs and Requirements

Under the county's Service Delivery Strategy, Wheeler County and the cities of Alamo and Glenwood have joint agreements concerning annexations, dispute resolution, and water/sewer service extensions. The Service Delivery Strategy, including these agreements, was updated concurrent with the joint local comprehensive plan. The County has a service agreement with Telfair County concerning the operation of the airport and will have one for the provision of E-911 service, as documented above. There is no joint planning or service agreement involving the Altamaha River Partnership or the U.S. 441 Heritage Highway Association. Other state and regional programs are not applicable to Wheeler County.

Special Legislation and Joint Meetings or Work Groups for the Purpose of Coordination

No special legislation or joint meetings or work groups are applicable to Wheeler County involving other local entities or state programs, other than the Altamaha River Partnership and the U.S. 441 Heritage Highway Association mentioned earlier, and other than the committees

appointed to coordinate the joint comprehensive plan preparation. The local governments in the county do meet periodically to coordinate the countywide Service Delivery Strategy and keep it current, and there is regular coordination, both formal and informal, at the local government staff levels.

Local Government Parties or Offices With Primary Responsibility for Coordination

Entities

The chief elected officials from each local government and the city administrator of Alamo are the lead agents countywide for coordinating with administrators from the adjacent local governments, the school superintendent, the Economic Development Authority executive director, the chairman of the Alamo Development Authority, and the Airport Authority chairman.

Programs and Requirements

The city administrator of Alamo and the chief elected officials of each local government are responsible for coordinating local issues under the countywide Service Delivery Strategy, the Altamaha River Partnership, and the U.S. 441 Heritage Highway Association. Other state and regional programs are not applicable to Wheeler County.

Issues Arising From Growth and Development Proposed In Nearby Governments

At this time, there are no issues arising from growth and development proposed in nearby governments or within the local governments in the county. No land use conflicts are present along the county's jurisdictional borders with adjacent counties. The county's comprehensive plan does not conflict with those of its neighbors. The local plan is also consistent with the Heart of Georgia Altamaha RDC's regional plan. The regional review hearing process for comprehensive plans is sufficient to obtain information about other local government plans and policies. Currently there are no service provision conflicts or overlaps or annexation issues in effect. The countywide Service Delivery Strategy is effective in addressing these issues.

Specific Problems and Needs Identified Within Each of the Comprehensive Plan Elements That Would Benefit From Improved or Additional Intergovernmental Coordination

There are several areas within the Local Comprehensive Plan that could stand to benefit from strengthened coordination efforts. Regional efforts to promote tourism and natural resource protection are well underway through ongoing participation in such regional groups as the Altamaha River Partnership and the U.S. 441 Heritage Highway Association. These efforts need to be maintained and strengthened as appropriate. Greater coordination and commitment between the County, the Economic Development Authority, and the City of Alamo Development

Authority could expand the resources available for consistent and steady economic development activities. A need also exists to strengthen the educational and skill levels of the local labor force to ensure that citizens have the skills needed for the kinds of development the county would like to attract. The relationship between the local governments of Wheeler County, the Wheeler County School System, the Region 9 Workforce Investment Board, and the Heart of Georgia Technical College to improve facilities and services should be expanded as needed. The need for potential coordination does exist concerning the enhancement of information sharing among all local governments as well as the potential for consolidating services. Another area of potential coordination exists in the possibility of combining recycling activities in the county with Montgomery County and its successful operation. A significant need also exists in the area of land use planning. Wheeler County would stand to benefit from coordinated efforts among all jurisdictions in the coordination, establishment, and/or consolidation of comprehensive countywide land use regulations to address such areas as erosion and sedimentation control, manufactured housing, and codes enforcement. A countywide planning commission would be an effective tool toward developing a comprehensive and unified land development mechanism.

Adequacy of Existing Coordination Mechanisms With Related State Programs and Goals and Implementation Portions of the Local Comprehensive Plan

The countywide Service Delivery Strategy was updated concurrent with the Local Comprehensive Plan. The local governments believe that the current Service Delivery Strategy provides a very effective and efficient delivery of local services. The Strategy addresses procedures for resolving land use and annexation issues, as well as infrastructure improvements such as water and sewer service extensions. The County's membership in the Heart of Georgia Altamaha Regional Development Center provides an avenue for improved coordination of these issues, both on a local and regional basis. The Altamaha River Partnership's economic development and environmental conservation efforts are consistent with Wheeler County's joint local comprehensive plan. The comprehensive plan's Implementation Policies/Actions addresses the continued participation by the County in the regional group. Other state and regional programs are not applicable to Wheeler County.

INTERGOVERNMENTAL COORDINATION
GOAL, OBJECTIVES, AND IMPLEMENTATION POLICIES/ACTIONS

GOAL: To improve the overall well-being of Wheeler County by maintaining and increasing the coordination mechanisms among the County, its municipalities, and others, both locally and regionally, that will lead to a more effective and efficient delivery of local government services countywide, improve and upgrade existing community facilities and services, and attract the kind of growth and development that leads to a more stable and viable economic base while preserving the natural environment.

OBJECTIVE 1: To focus countywide attention on fostering a more viable economic base through increased support of countywide economic development activities, encouraging activities that lead to increased entrepreneurialism, developing partnerships to enhance economic recruitment efforts, focusing marketing and recruitment efforts on those activities which draw upon community assets, and enhancing the local agriculture industry and agri-business.

POLICIES/ACTIONS:

Action 1.1: Encourage the Wheeler County Chamber of Commerce and the Wheeler County Development Authority to increase their efforts to market Wheeler County to prospective businesses/industries.

Action 1.2: Create the infrastructure necessary to support the development of Internet-based entrepreneurial establishments in Wheeler County.

Action 1.3: Establish regular meetings among local economic development organizations and representatives of local businesses and industries to identify needs/concerns of local businesses and devise methods to address identified needs/concerns.

- Action 1.4:** Establish partnerships with economic development organizations in neighboring counties to strengthen business and industrial recruitment activities by taking advantage of programs and resources on a regional level.
- Action 1.5:** Develop and strengthen leadership skills among Wheeler County citizens by continuing to participate in joint leadership programs with Telfair County and participating in the Regional Economic Development Academy.
- Action 1.6:** Seek the assistance of state economic development entities in creating an industrial recruitment package for Wheeler County.
- Action 1.7:** Promote ongoing agri-tourism activities in Wheeler County and seek the development of further venues in the county.
- Action 1.8:** Support efforts to restart the Short Line (Americus to Vidalia) Railroad.
- Action 1.9:** Participate in and support the regional efforts of the Altamaha River Partnership to enhance and promote the Greater Altamaha River Basin for sustainable nature-based tourism, including golf, hunting, fishing, agri-tourism, and venture biking.
- Action 1.10:** Participate in U.S. 441 Heritage Highway Association's efforts to promote heritage tourism along its route.

OBJECTIVE 2: To maintain and enhance ongoing areas of coordination of facilities and services countywide to assure greater efficiency and effectiveness.

POLICIES/ACTIONS:

- Action 2.1:** Adopt and coordinate enforcement of countywide land development and protection ordinances, with particular emphasis on appropriate standards for new road development.

- Action 2.2:** Utilize the regional landfill facilities in Telfair, Toombs, and/or other counties for waste disposal by Alamo, Glenwood, and Wheeler County.
- Action 2.3:** Develop a county recycling plan, and explore opportunities for increased recycling on a cooperative regional basis.
- Action 2.4:** Explore the feasibility of consolidating recycling operations with Montgomery County.
- Action 2.5:** Implement an E-911 system with Telfair County, educate the public in the proper use of the system, and train dispatchers.
- Action 2.6:** Short term, continue to evaluate the need for upgrading and consolidating of countywide fire protection facilities and services, including stations, manpower, more full-time trained personnel, and equipment to provide more effective and efficient service, and to accommodate future population growth.
- Action 2.7:** Enhance information sharing between all government branches.
- Action 2.8:** Explore opportunities to merge city/county services and study the feasibility of possible consolidation.
- Action 2.9:** Work to provide adequate facilities for the Heart of Georgia Technical College Adult Learning Center in Alamo, and assist in seeking the expansion of facilities and services as needed.

OBJECTIVE 3: Pursue joint efforts to develop the regulatory mechanisms and land use regulation appropriate and conducive to protecting the existing quality of life and resources, and promoting sound, compatible future growth and development.

POLICIES/ACTIONS:

- Action 3.1:** Establish a countywide planning committee or formal planning commission to assist in growth guidance and evaluation of regulation options.
- Action 3.2:** Develop specific new ordinances identified by the Planning Committee or otherwise as needed to protect existing resources and development, to prevent nuisances and uses disruptive to the community's plans and vision, and to encourage quality growth.
- Action 3.3:** Develop at least minimal ordinances regulating permit/location, subdivision development, and manufactured housing in Wheeler County and Glenwood.
- Action 3.4:** Work to consolidate the various county land use regulations and separate ordinances into a more comprehensive and unified land development ordinance.
- Action 3.5:** Long term, develop comprehensive land use management or zoning ordinance in Glenwood and the county.
- Action 3.6:** Adopt and enforce state soil erosion and sedimentation control laws/regulations to provide for local administration and coordination with other land development regulations.
- Action 3.7:** Develop measures which accomplish the removal and prevention of abandoned mobile homes and other eyesores in the county and its municipalities.

Community Facilities and Services Element

Appendix A

Listing of Roads for Wheeler County and
the cities of Alamo and Glenwood

WHEELER COUNTY

<u>Co Rd No.</u>	<u>Name</u>
1	Smoke House Road
2	Colson Road
3	Morrison Lane
4	<i>No Road</i>
5	Bobcat Road
6	Bobcat Spur
7	Deer Run Road
8	Dry Branch Road
9	Bonner Lane
10	Loggers Road
11	Loggers Spur
12	Bend Road
13	Horseshoe Road
14	<i>No Road</i>
15	Tax Lane
16	Landsburg Church Road
17	Turkey John Road
18	Tobacco Road
19	Branch Road
20	Club Road
21	Frost Lane
22	Landsburg Road
23	Beulah Spur
24	Beulah Church Road
25	Ash Road
26	Elm Road
27	Edge Lane
28	Maple Road
29	Crossroad VFD Road
30	Currie Loop
31	Big Branch Road
32	Woods Road
33	Eastman Spur
34	White Springs Road
35	Tar Road
36	Stuckey Church Road
37	Dallas Road
38	Travis Circle Road
39	Asher Road
40	Snowhill Ch. Of God Road
41	Oak Grove Cem. Road
42	Oak Grove Lane
43	Red Road
44	Clark Lane
45	Blue Road
46	<i>No Road</i>
47	Little Lane
48	Gray Road
49	Harvey Lane
50	Crooked Road
51	<i>No Road</i>
52	Forestry Road

WHEELER COUNTY

53	Stuckey Lane
54	Field Road
55	<i>No Road</i>
56	<i>No Road</i>
57	<i>No Road</i>
58	Cat Squirrel Road
59	Dead River Road
60	<i>No Road</i>
61	Still Road
62	<i>No Road</i>
63	Bear Creek Spur
64	Bear Creek Lane
65	<i>No Road</i>
66	Bill Road
67	Major Road
68	Ledbetter Road
69	Double 00 Lane
70	Lotts Creek road
71	Bear Road
72	Clark's Bluff Road
73	Camp Road
74	Melon road
75	Sandridge Road
76	Pecan Road
77	Walnut Road
78	Adams Cem. Road
79	Power Line Road
80	Free Run Road
81	Little Pond Road
82	Peanut Road
83	Cotton Road
84	Bo Weevil Road
85	Jordan Road
86	Horse Lane
87	Beetle Road
88	Lady Bug Road
89	Beetle Lane
90	Livingston Cem. Lane
91	Shiloh Loop
92	Hunters Lane
93	Shiloh Church Road
94	St. Paul Church Road
95	Bells Ferry Road
96	Mill Creek Road
97	Mill Creek Lane
98	Tillman Cem. Road
99	Tillman Spur
100	Opossum Road
101	Turkey Lane
102	Fox Road
103	<i>No Road</i>
104	Rabbit Road
105	Triangle Road

WHEELER COUNTY

106	Coyote Lane
107	Coyote Road
108	Sandpit Road
109	Cattle Road
110	Farmers Road
111	Pigeon Road
112	Davis Chapel Church Road
113	Edwards Creek Road
114	Bird lane
115	Camp Creek road
116	Robin Road
117	Wheat Road
118	Gold Fish Raod
119	Pine Straw Road
120	Union Church Road
121	<i>No Road</i>
122	Red Bird Lane
123	<i>No Road</i>
124	Hay Lane
125	Wheat Lane
126	Bay Springs Church Road
127	Oak Ridge Road
128	Sand Road
129	Doe Lane
130	Guy Road
131	Sandy Loop
132	Erick Road
133	<i>No Road</i>
134	Springhill Church Road <i>old Ga. 134</i>
135	Beagle Lane
136	Community Church Road <i>from Co Rd 175 to Ga. 31</i>
136	Harrelson Cem. Road <i>from Ga. 31 to Co Rd 180</i>
136	John Ezekial Selph Road <i>from Co Rd 180 to Dodge County Line</i>
137	Mt. Olivet Road
138	Old Helena Dirt Road
139	Old Long Bridge Road
140	Shell Road
141	Quail Road
142	Shooting Clay Lane
143	Crappie Road
144	Crappie Loop
145	<i>No Road</i>
146	Voltswagon Road
147	Grimes Cem. Road
148	Friendship Church Road
149	Erick Cem. Road
150	Timber Road
151	Towns Lane
152	Hole Road
153	Fish House Road
154	Dew Road
155	Mt. Carmel Church Road
156	Trailer Lane

WHEELER COUNTY

157 Pine Lane
158 *No Road*
159 Clark Cem. Road
160 *No Road*
161 New Stuckey Cem. Lane
162 Moss Road
163 Browning Cem. Road
164 Deer Wood Road
165 Rat Road
166 Ponderosa Road
167 *No Road*
168 Baker Cem. Lane
169 *No Road*
170 Stone Road
171 Gillis Road
172 Clegg Road
173 Pleasant Hill Church Road
174 Springhill Road
175 Little Rock Road
176 Stuckey Church Road
177 Old Glenwood Road
178 Snowhill Baptist Ch. Road
179 Ochwalkee Road
180 Mt. Olivet Church Road
181 Ag Road
182 Acorn Road
183 Hole Spur
184 Builders Road
185 Builders Lane
186 Asphalt Lane
187 *No Road*
188 Pool Lane
189 *No Road*
190 Still Lane
191 Cat Squirrel Lane
192 Sand Pit Spur
193 Otter Road
194 Beaver Road
195 Pleasant Hill Lane
196 Roberson Road
197 *No Road*
798 *No Road*
199 Dead End Lane
200 Avant Road
201 Cherokee Road

US 441 Ga. 31
US 280 Ga. 30
Ga. 126 Ga. 126
Ga. 19 Ga. 19
Ga. 46 Ga. 46
Ga. 149 Ga. 149

City of Alamo/List of Roads

Name of Road	Paved/Unpaved	Mileage	Type of Road
West Main Street	P	0.9	State/Federal
West First Avenue	P	1200 FT	City
West Second Ave.	P	1400 FT	City
West Third Ave.	P	1200 FT	City
East Main Street	P	1.5	State/Federal
East First Avenue	P	1700 FT	City
East Second Ave.	P	2000 FT	City
East Maple Drive	P	1200 FT	City
East Cherry Drive	P	1700 FT	City
West Railroad St.	P	0.9	City
Walker Drive	UP	400 FT	City
Towns Avenue	UP	600 FT	City
South Steward St.	P	1400 FT	City
Oxford Street	UP	0.7	City
West Lucille Ave.	P	2000 FT	City
West Pearl Ave.	P	1600 FT	City
West Forest Ave.	P	1800 FT	City
South Broad St.	P	2000 FT	City
S Jefferson St.	P	1600 FT	City
S Magnolia Lane	P	800 FT	State/US
S Cypress Lane	P	1000 FT	State/US
S Bluebird Lane	P	600 FT	City
S Mockingbird Wa	P	1800 FT	City
Lakeview Drive	P	700 FT	City
West Stubbs St.	P	1400 FT	City
East Railroad St.	P	0.9	City
East Forest Ave.	P	400 FT	City
East Pearl St.	UP-400 FT/P-500 FT	900 FT	City
East Lucille Ave.	P	1400 FT	City
East Stubbs St.	P	400 FT	City
S Commerce St.	P	0.9	State
South Pine Street	P	2000 FT	City
N Jefferson Street	P	1800 FT	City
Nellie Street	P	900 FT	City
Sharpton Drive	P	800 FT	City
Snowhill Drive	P	0.9	City
Lewis Street	P	700 FT	City
Wheeler Street	P	800 FT	City
Slaton Street	P	900 FT	City
N Commerce St.	P	0.9	State

Name of Road	Paved/Unpaved	Mileage	Type of Road
McRae Street	P	800 FT	City
North Pine Street	P	1200 FT	City
Kent Street	P	1400 FT	City
North Broad St.	P	1.5	City
Hartley Road	UP	2000 FT	City

City of Glenwood/List of Roads

Name of Road	Paved/Unpaved	Mileage	Type of Road
Project Street	P		City
East First Avenue	P		City
Stone Drive	UP		City
West First Avenue	P		City
W First Avenue Lane	UP		City
South First Street	P		City
North First Street	P		City
East Morrison Lane	UP		City
Underwood Lane	UP		City
East Ennis Lane	UP		City
West Second Avenue	P		State/Federal
East Second Avenue	P		State/Federal
Cemetery Drive	P		City
South Second Street	P		State/Federal
North Second Street	P		State/Federal
Coleman Lane	UP		City
Northeast Gillis Street	P		City
East Roberson Street	P		City
Southeast Third Ave.	P		City
Southwest Third Ave.	P		City
Rountree Lane	UP		City
Rivers Lane	P		City
Northeast Third Ave.	P		City
Northwest Third Ave.	P		City
South Third Street	P		City
North Third Street	P		City
South Fourth Street	P		City
North Fourth Street	P		City
South Culver Street	UP		City
North Culver Street	UP		City
West Culver Street	UP		City
West Fourth Avenue	P		City
East Fourth Avenue	P		City
South Fifth Street	P		City
North Fifth Street	P		City
West Fifth Avenue	P		City
W Fifth Avenue Lane	P		City
East Sixth Avenue	UP/P		City
West Sixth Avenue	UP/P		City
W Sixth Avenue Lane	U		City

Name of Road	Paved/Unpaved	Mileage	Type of Road
North Sixth Street	P		City
W Seventh Ave.	P		City
North Seventh St.	UP/P		City
East Sixth Avenue	UP		City

APPENDIX B

Implementation Strategy and Five Year Short-Term Work Programs

Reports of Accomplishments

Short-Term Work Programs

IMPLEMENTATION STRATEGY AND FIVE-YEAR SHORT-TERM WORK PROGRAMS

Introduction

As stated earlier, *The Joint Wheeler County Comprehensive Plan* is a local plan developed by the citizens and leaders of Wheeler County in the true spirit and intent of the Georgia Planning Act of 1989. It is a consensus of community needs and desires to make Wheeler County and its cities an even better place to live and work in the future. However, the best of plans are simply guides to action; it takes concerted actions by people to make plans reality. As part of the planning process mandated by the Georgia Planning Act of 1989 and its Minimum Planning Standards and Procedures, communities must include an “implementation strategy,” including a five-year short-term work program. It is appropriate to quote the purpose of the implementation strategy as specified in an earlier version of the Minimum Standards:

Purpose: The purpose of the implementation strategy is to ensure that the comprehensive plan developed by a community is used by the community leaders as a guide to make decisions affecting the community’s future. Too often in the past, comprehensive plans have been developed for communities but not used to help guide decisions. It is the intent of the planning act for plans to be developed so that they can be implemented and used in the local, regional, and state decision-making process. To be implemented, a local plan must have the support of the governing officials, of the local residents and of the local businesses and developers. Without resident and community involvement in the process, implementation will be difficult, at best. A community and its residents must feel ownership in its plan and the plan must contain appropriate goals for the community and address unique needs and aspirations.

Local Implementation Strategy Format

Wheeler County, the City of Alamo, and the City of Glenwood have chosen to combine and delineate overall implementation strategies with their statements of needs and goals in the text following each planning element. There is a “Goals, Objectives, and Implementation Policies/Actions” section at the end of each element and its discussion on inventory, assessment and needs. The “Objectives” will provide overall guidance for dealing with growth and development of Wheeler County and its municipalities over the next 20 years. More specific implementation activities to carry out the outlined goals are detailed in the “Implementation

Policies/Actions.” While the Implementation Strategy contains specific activities to address the needs and goal outlined for each element, statements outlining local government policy concerning the identified needs and goals are also included in order to set future policy parameters. The overriding strategies articulated by this plan are provision of facilities and services to prepare for and accommodate economic growth. At the same time, there is recognition that Wheeler County’s vast forests, agricultural base, and very unique natural and cultural resources deserve protection through education, promotion, proper planning, and specific land use regulations and ordinances. They offer much potential as a focal point for multi-faceted future economic development.

Since the local plan is a full update of the existing comprehensive plan prepared in 1994, it is necessary and required that a Report of Accomplishments for each local government’s existing Five-Year Short Term Work Program be prepared. This is a useful tool that allows a local government to evaluate its progress in implementing the goals, objectives, and actions identified in its local plan. It is also helpful to a local government in identifying current and future needs. The Report of Accomplishments lists for each element the projects that were included to accomplish the needs and goal for that particular element, and gives the status of each project listed. Many projects can be completed within the five-year allotted period, while others may be ongoing but not yet completed. Other projects may have had to be postponed or even dropped from the Five-Year Short-Term Work Program for various reasons, including, but certainly not limited to, a lack of available financial resources or a lack of community or political support. For each project listed, the status of that project is given along with a clarifying comment or explanation. Where such projects were either postponed or dropped, an explanation is given as to why the local government(s) involved was not able to initiate or complete the project. Finally, some projects and activities may be of such a nature that it may take more than five years to successfully complete. Where this is the case, these projects are carried over into the next Five-Year Short-Term Work Program to be completed during that time period.

The following Five-Year Short-Term Work Programs provide a detailed listing of the specific programs and projects which each local government needs to carry out, or at least initiate, in the first five years of the planning period of the new plan. Activities and projects resulting from the planning process were prioritized by the Wheeler County Local Plan Coordination Committee and the local governing bodies. These activities and projects are listed for each local government for each of the five years, 2005 through 2009. Under each local government’s Five-Year Short-Term Work Program, activities and projects are grouped by the seven planning areas (economic

development, natural and cultural resources, community facilities and services, housing, land use, transportation, and intergovernmental coordination).

Each activity or project is prioritized according to the year chosen by the local planning process as appropriate for initiation of action. A project often will take more than one year to accomplish. Some projects may apply to more than one planning area. Where this is the case, the applicable project will be listed once with the other applicable element(s) being included. Similarly a project, or more likely a program or activity, may be listed under every local government's work program, even if the role of the smaller governments is limited. This was often done on issues of countywide importance where the support and involvement of everyone in the county is needed.

These Short-Term Work Programs need to be incorporated into the decision-making and budgeting processes of the local governments of Wheeler County. These guides to action should be used by the local governments and by other interested parties, such as the Wheeler County Chamber of Commerce and the Wheeler County Development Authority, as benchmarks for progress in improving Wheeler County. It would be best that as each year comes to an end, an evaluation of progress be made, any necessary changes accommodated, and a new five-year work program be established. Local governments should not wait until the end of the five years to prepare the mandated new Short-Term Work Program. The plan is and can be a community tool for improvement, not just a mandated exercise, if it is used and kept current. This requires a commitment of involved action by all concerned.

**Comprehensive Plan Reports of
Accomplishments**

**Wheeler County
City of Alamo
City of Glenwood**

WHEELER COUNTY
Comprehensive Plan Short Term Work Program
Report of Accomplishments

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments	
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N		
ED	2001	Consider the development of a multi-county development authority	N		N			N		Y	While Wheeler County has its own development authority, plans for entering into a multi-county development authority with one or more neighboring counties has been dropped due to a current lack of interest at the local level.
NR	2000	Develop and adopt the Georgia Department of Natural Resources rules on environmental protection for groundwater recharge areas and wetlands in the county	Y	2000							The County adopted a model ordinance in 2000 based on the DNR's Part V Environmental Planning Criteria, which covered groundwater recharge areas, wetlands, and protected river corridors.
NR	2000	Erect signs to identify historic sites in the county	N		N			Y	2009		Although there has been some discussion between the County and the Wheeler County Chamber of Commerce, this activity has been postponed due to the current lack of adequate funding. It is hoped that such funding could be in place by 2009 to erect signs throughout the county identifying historical sites.
NR	2000	Promote the preservation of the natural and historical resources of the county for tourism and as a liveable residential community, especially for retirees	N		N			N		Y	This activity will continue on an ongoing basis through the marketing and promotional efforts of the Wheeler County Chamber of Commerce, but is being dropped from the New STWP because it is a policy statement and not a specific activity. This item will be addressed as part of the Goals and Objectives of the Comprehensive Plan.

WHEELER COUNTY
Comprehensive Plan Short Term Work Program
Report of Accomplishments

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
NR	2000	Develop, adopt and implement an ordinance for the protection of the Oconee River Corridor in the county	Y	2000						The County adopted a model ordinance in 2000 based on the DNR's Part V Environmental Planning Criteria, which covered groundwater recharge areas, wetlands, and protected river corridors.
CF	2001	Replace county ambulance	N		N			Y	2005	Replacing the county ambulance has been postponed due to a lack of adequate funding. However, it has been included in the County's recently passed SPLOST and should be accomplished in 2005.
CF	2001	Purchase dump truck for Road Department	Y	2001						A dump truck for the Road Department was purchased in 2001.
CF	2000	Consider countywide consolidation of services	N		N			Y	2009	Although there has been some discussion in previous years concerning some form of consolidation of services, this activity has been postponed until 2009 due to a current lack of interest and political support.

**WHEELER COUNTY
Comprehensive Plan Short Term Work Program
Report of Accomplishments**

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments -	
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N		
CF	2000	Study existing county infrastructure, identifying potential improvements	N		N			N		Y	Among the infrastructure improvements that have occurred in the last five years has been the construction of a new library, renovations to the courthouse, and the construction of a new jail. The County has applied for CDBG funds for the purposes of addressing the needed paving of some streets in the county. However, this item as worded will be dropped from the New STWP since it is more of a policy statement than a specific activity, and will be reworded in the New STWP with more specific activities.
CF	2000	Make upgrades to Roads Department equipment including considering the purchase of a new truck	N		N			Y	2005		Making upgrades to the Roads Department has been postponed due to a lack of adequate funding. However, it has been included in the County's recently passed SPLOST and should be accomplished in 2005.
CF	2001	Purchase new vehicle for Sheriff's Department	Y	2003							Two new vehicles were purchased for the Sheriff's Department in 2003.
CF	2000	Complete renovation of the courthouse	Y	2001							The renovation of the courthouse was completed in 2001.
CF	2000	Apply for COPS grant to update the Sheriff's Department	Y	2002							A COPS grant was applied for and received in 2002.

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WHEELER COUNTY
Comprehensive Plan Short Term Work Program
Report of Accomplishments

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments	
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N		
CF	2000	Seek grant for ambulance	N		N			N		Y	The pursuit of grant funding to purchase a new ambulance was dropped due to the County's decision to utilize upcoming SPLOST monies instead.
CF	2000	Explore feasibility of establishing an E-911 system	N		Y	2006					Wheeler County has joined with Telfair County to apply for One Georgia Authority funds to establish a joint E-911 system, and it is hoped that such a system will be operational by 2006.
LU	2000	Consider adopting a countywide zoning ordinance	N		N			Y	2009		The consideration of adopting a countywide zoning ordinance has been postponed due to the lack of public interest and political support. It is hoped that a sufficient level of support can be obtained to adopt zoning countywide by 2009.
LU	2000	Consider land use measures based on the Georgia DNR on River Corridor protection to protect adverse developments along the Oconee River	Y	2000							The County adopted a model ordinance in 2000 based on the DNR's Part V Environmental Planning Criteria, which covered groundwater recharge areas, wetlands, and protected river corridors.

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CITY OF ALAMO
Comprehensive Plan Short Term Work Program
Report of Accomplishments

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
ED	2000	Aid the Wheeler County Chamber of Commerce in their endeavor to retain existing businesses and to bring in new businesses and industries	N		N				Y	This activity will be continued on an ongoing basis but will be dropped from the New STWP because it is a policy statement rather than a specific activity. This item will be addressed in the Goals and Objectives of the Comprehensive Plan.
ED	2000	Work with the Wheeler County Library in creating the resources necessary for improving the county's educational progress	Y	2003						A new county library was constructed in 2003 with all local governments in Wheeler County participating financially. The City of Alamo contributed \$7500 for its part.
ED	2000	Work with the regional PIC in encouraging city residents to participate in employment and training programs of the JTPA programs	N		N			N	Y	The WIA program has a One-Stop Center located in the City, and the City assists the WIA program with holding periodic job fairs. However, this item will be dropped from the New STWP because it is a policy statement rather than a specific activity. It will be addressed in the Goals and Objectives of the Comprehensive Plan.
NR	2000	Work with the Georgia Environmental Protection Division (EPD) to ensure the protection of the natural resources in the city in accordance with the DNR Rules on Environmental Protection	Y	2000						The City adopted a model ordinance in 2000 based on the DNR's Part V Environmental Planning Criteria, which covered groundwater recharge areas, wetlands, and protected river corridors.

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CITY OF ALAMO
Comprehensive Plan Short Term Work Program
Report of Accomplishments

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Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
CF	2000	Purchase new vehicle for Police Department	Y	1999, 2000						The City purchased new vehicles for the Police Department in 1999 and 2000.
CF	2001	Upgrade old water lines within the city limits	Y	2003						In 2003 the City added new fire hydrants and installed new 6" lines.
CF	2002	Upgrade old sewer lines within the city limits	N		N		Y	2005		The upgrading of sewer lines has been postponed due to a lack of adequate funding. The City has applied for CDBG funds and hopes to initiate this project in 2005.
CF	2000	Replace roof on City Hall	N		N		Y	2006		Replacing the roof on City Hall has been postponed until 2006 so as to allow for enough time for more adequate funding to be obtained.
CF	2003	Purchase new garbage truck or privatize garbage pickup	Y	2002						A new garbage truck was purchased in 2002.
CF	2004	Replace old water tank	N		N		N		Y	The replacement of the water tank was dropped due to the City's decision to repair the tank instead.
CF	2004	Improve fire protection within the city	Y	2003						In 2003 the City added new fire hydrants and enlarged water lines to improve fire protection.
LU	2000	Adopt and implement a zoning ordinance	Y	2000						The adoption of a zoning ordinance took place in 2000.
LU	2000	Work with the Heart of Georgia Altamaha Regional Development Center and the Department of Community Affairs in developing and managing any Resources of Regional Importance that are located in the city	N		N		N		Y	This item was dropped due there being no Resources of Regional Importance designated within the City.

CITY OF GLENWOOD
Comprehensive Plan Short Term Work Program
Report of Accomplishments

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments	
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N		
ED	2000	Promote City of Glenwood as a good retirement community	N		N			N		Y	This activity will be continued on an ongoing basis but will be dropped from the New STWP because it is a policy rather than a specific activity. It will be addressed in the Goals and Objectives of the Comprehensive Plan.
ED	2000	Encourage and promote educational programs of the county	N		N			N		Y	This is a policy statement as opposed to a specific activity. This activity has been dropped due to the fact it is covered in other parts and entities within the comprehensive plan and is not a specific responsibility of the City.
ED	2000	Support business retention programs	N		N			N		Y	In 2003 the City passed a 100 percent Freeport Tax exemption. The City continuously supports the programs of the Wheeler County Chamber of Commerce and the Wheeler County Development Authority. This activity will be continued on an ongoing basis, but will be dropped from the New STWP due to the fact it is more of a policy statement than a specific activity. It will be addressed in the Goals and Objectives of the Comprehensive Plan.

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CITY OF GLENWOOD
Comprehensive Plan Short Term Work Program
Report of Accomplishments

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
NR	2000	Protect water supply aquifer	Y	2000						The City adopted a model ordinance in 2000 based on the DNR's Part V Environmental Planning Criteria, which covered groundwater recharge areas, wetlands, and protected river corridors.
NR	2000	Promulgate and enforce the DNR's environmental criteria on wetland and groundwater protection	Y	2000						The City adopted a model ordinance in 2000 based on the DNR's Part V Environmental Planning Criteria, which covered groundwater recharge areas, wetlands, and protected river corridors.
CF	2000	Extend 8" water lines for fire hydrants	N		Y	2005				The City is currently in the process of replacing its fire hydrants. Also, CDBG funds have been applied for to extend water lines and revamp the City's sewer system. It is hoped that this project can be completed in 2005, and this activity will be combined in the New STWP with other similar improvements to minimize duplication of activities.
CF	2000	Resurface existing streets	Y	2001-2004						Over the last four years, the City has resurfaced approximately two streets per year through the utilization of LARP funds.

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CITY OF GLENWOOD
Comprehensive Plan Short Term Work Program
Report of Accomplishments

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
CF	2000	Extend sidewalks within the commercial district, public areas and residential neighborhoods	N		N		Y	2005		The extension of sidewalks was postponed due to a lack of adequate funding. The City has applied for TE funds, and hopes to secure the funding necessary to initiate the project in 2005.
CF	2001	Consider consolidation of city/county services	N		N		Y	2009		Although there has been some discussion in previous years concerning some form of consolidation of services, this activity has been postponed until 2009 due to a current lack of interest and political support.
CF	2000	Upgrade and improve city streets	N		N		N		Y	This activity will continue on an ongoing basis, but will be dropped from the New STWP because it is a policy statement rather than a specific activity. It will be replaced in the New STWP with more specific activities.
HO	2002	Rehabilitate substandard housing	Y	2002						The City utilized CDBG funds to rehabilitate 10-12 houses in 2002.
HO	2000	Encourage development of single family housing	N		N		N		Y	The City provides free sewer hookups and water connections to encourage the development of additional single family homes in the City. This activity will continue on an ongoing basis but will be dropped from the New STWP since it is a policy statement and not a specific activity. This item will be addressed in the Goals and Objectives of the Comprehensive Plan.

**CITY OF GLENWOOD
Comprehensive Plan Short Term Work Program
Report of Accomplishments**

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Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
			HO	2002	Implement modernization grant received for public housing	N		N		
HO	2000	Support Glenwood Housing Authority	N		N		N		Y	The City will continue to support its Housing Authority on an annual basis. However, this item is being dropped due to it being a policy statement and not a specific action. It will be addressed in the Goals and Objectives of the Comprehensive Plan.
HO	2001	Support development of manufactured housing	N		N		N		Y	This activity will continue on an ongoing basis but will be dropped from the New STWP because it is a policy statement and not a specific activity. It will be addressed in the Goals and Objectives of the Comprehensive Plan.
LU	2000	Develop and adopt a zoning ordinance	N		N		Y	2009		The adoption of a zoning ordinance has been postponed until 2009 due to the current lack of political support.
LU	2001	Develop and adopt housing and building codes	N		N		Y	2009		The adoption of housing and building codes has been postponed until 2009 due to the current lack of political support, and will be reworded in the New STWP to combine similar activities and minimize duplication.

**Comprehensive Plan Short Term Work
Programs**

**Wheeler County
City of Alamo
City of Glenwood**

**WHEELER COUNTY COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2005-2009**

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Element	Activity	Years							Responsibility			Estimated Cost	Funding Source			
		2005	2006	2007	2008	2009	Each Year	Beyond 2009	County	City	Other		Local	State	Federal	Private
ED	Initiate entrepreneurial activities through the establishment of a mentoring group of local entrepreneurs through the Chamber of Commerce, or by other programs, that will help to provide the support structure necessary to encourage the increased development of entrepreneurs				X						Chamber	NA				
ED, IC	Participate in joint leadership programs with Telfair County and participate in the Regional Economic Development Academy						X	X	X		Chamber, Dev. Auth.	NA				
ED, LU	Complete, as soon as possible, the development of the industrial park in Alamo	X	X						X	X	Dev. Auth., DCA (One Georgia)	\$500,000 (total)	X	X		
ED	Seek a new speculative building for the industrial park in Alamo			X	X				X	X	Dev. Auth., DCA (One Georgia)	\$500,000 (total)	X	X		
ED	Advertise availability of job tax credit incentives						X	X			Chamber, Dev. Auth.	\$500/yr.	X			
ED	Seek assistance in attracting technology-oriented businesses, such as call centers, to Wheeler County			X					X		Dev. Auth., DCA (One Georgia)	\$500,000	X	X		
ED	Establish a concerted marketing effort to attract more service-oriented establishments to Wheeler County			X	X	X			X	Both	Chamber, Dev. Auth.	\$50,000 (total)	X			

**WHEELER COUNTY COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2005-2009**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source			
		2005	2006	2007	2008	2009	Each Year	Beyond 2009	County	City	Other		Local	State	Federal	Private
ED	Seek funding to develop further agri-tourism venues countywide			X	X	X			X		Chamber, Dev. Auth., DCA (One Georgia), DNR (LWCF)	\$250,000 (total)	X	X	X	X
ED, NCR, IC	Participate in the Altamaha River Partnership's regional efforts to enhance and promote the Greater Altamaha River Basin for sustainable nature-based tourism, including golf, hunting, fishing, agri-tourism, and venture biking						X		X		Chamber	NA				
ED, NCR, CFS	Seek funds to increase access to the Oconee River by developing new/upgrading existing public boat landings as needed			X	X				X			\$12,000 (total)	X			
ED, NCR, IC	Participate in U.S. 441 Heritage Highway Association's efforts to promote heritage tourism along its route						X	X	X		Chamber	NA				
ED, NCR	Revive performances of <i>Lighterd Knot</i> at Little Ocmulgee State Park Amphitheatre and promote as a heritage tourism venue			X	X						Chamber, Private Citizens	\$2,500 (total)	X			X

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**WHEELER COUNTY COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2005-2009**

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Element	Activity	Years							Responsibility			Estimated Cost	Funding Source			
		2005	2006	2007	2008	2009	Each Year	Beyond 2009	County	City	Other		Local	State	Federal	Private
NCR	Erect signs to identify historic sites in the county					X		X	X		Chamber, Hist. Soc., Ga. Hist. Soc.	\$2,500/sign	X	X		X
NCR	Upgrade and enforce a countywide flood plain management ordinance in accordance with Federal Emergency Management Agency (FEMA) requirements	X							X	Both	FEMA	\$1,000 (enforcement)	X			
NCR, IC	Adopt and enforce state soil erosion and sedimentation control laws/regulations to provide for local administration and coordination with other land development regulations					X			X			\$1,000 (enforcement)	X			
NCR	Pursue Georgia Scenic Byway status for GA 19 in Wheeler County				X	X			X		Hist. Soc.	NA				
NCR	Activate/reorganize Wheeler County Historical Society			X							Hist. Soc., Private Citizens	NA				
CFS	Advocate the completion of four-laning of U.S. 441 and U.S. 280 in Wheeler County						X	X	X	Both	Chamber, Dev. Auth., DOT	\$13.5 million (allocated in current STIP)		X	X	

**WHEELER COUNTY COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2005-2009**

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Element	Activity	Years							Responsibility			Estimated Cost	Funding Source			
		2005	2006	2007	2008	2009	Each Year	Beyond 2009	County	City	Other		Local	State	Federal	Private
CFS	Seek funding for airport improvements including various facilities, expansion of hangars and terminal, construction of a taxi strip, the widening, expanding, and resurfacing of the runway, radio, and automated navigational and landing aids						X	X	X		DOT	\$1 million + (total)	X	X	X	
CFS, IC	Investigate the feasibility of expanding recycling activities within the county, develop a recycling plan, and investigate the feasibility of increased recycling on a regional basis through consolidating recycling operations with Montgomery County	X	X	X					X			\$50,000 (total)	X	X		
CFS	Seek funding to establish a program for the proper disposal of tires, batteries, and white goods	X	X	X					X			\$50,000 (total, part of recycling)	X	X		
CFS	Investigate the feasibility of privatized collection of solid waste	X							X			NA	X			
CFS	Seek funding to upgrade equipment and manpower of the Sheriff's Department as needed						X	X	X		COPS	\$30,000 (total)	X		X	
CFS, IC	Implement an E-911 system with Telfair County, educate the public in the proper use of the system, and train dispatchers	X (funds)	X (begin)	X	X	X		X	X		Telfair County, DCA (One Georgia)	\$400,000 (total)	X			

**WHEELER COUNTY COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2005-2009**

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Element	Activity	Years							Responsibility			Estimated Cost	Funding Source			
		2005	2006	2007	2008	2009	Each Year	Beyond 2009	County	City	Other		Local	State	Federal	Private
CFS, IC	Investigate the feasibility of consolidating fire protection services countywide					X			X	Both		NA				
CFS	Acquire funding to replace county ambulance	X							X		SPLOST	\$100,000	X			
CFS	Contract with a private vendor for EMS service						X	X	X		Private Vendor	\$186,000/yr.	X			
CFS	Investigate the feasibility of providing automatic defibrillators through the Sheriff's and volunteer fire departments at strategic locations throughout the county		X						X			\$5,000 per device	X			
CFS, LU	Seek funding to complete a new countywide recreation complex						X		X		SPLOST	\$700,000	X			
CFS, IC	Study the feasibility of consolidating city/county services					X			X	Both		\$15,000	X			
CFS, IC	Seek funds to assist the Heart of Georgia Technical College Adult Learning Center in Alamo with the expansion of facilities and services as needed						X		X	X	HGTC, DTAE	\$50,000 (total)	X	X		
CFS	Seek funding for additional staff, an increased local book budget, and the purchase of computers and software for public use as needed at the Wheeler County Library						X		X		Reg. Library Bd., DTAE	\$20,000 (total)	X	X		
CFS	Seek funds to establish, promote, and market future cultural activities and events						X		X	Both	Chamber	\$2,500 (total)	X			

**WHEELER COUNTY COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2005-2009**

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Element	Activity	Years							Responsibility			Estimated Cost	Funding Source			
		2005	2006	2007	2008	2009	Each Year	Beyond 2009	County	City	Other		Local	State	Federal	Private
CFS	Purchase a new truck for the Roads Department	X							X		SPLOST	\$25,000	X			
HO	Organize a citizen/community/faith-based organization to spearhead efforts to address local housing concerns				X				X	Both	Chamber, Housing Coalition, Private Citizens	NA				
HO	Seek CDBG and CHIP funding as needed for rehabilitation of substandard housing		X (CHIP)	X			X		X		DCA (CDBG, CHIP)	\$200,000 (CHIP)	X	X	X	X
HO	Establish a local Christmas in April or other similar program to assist with repairing homes owned by low income and elderly residents on fixed incomes					X			X	Both	Churches, Private Citizens, Civic Clubs	\$1,000	X			
HO, IC	Adopt countywide land development regulations, including subdivision standards, more detailed road acceptance standards, and manufactured housing standards to regulate individual manufactured homes and manufactured home parks					X			X	Both		NA				
HO	Investigate obtaining prison labor to construct (in house) framing or other needed building components for use in housing rehabilitation projects					X			X	Both	DOC, CCA	\$20,000		X		

**WHEELER COUNTY COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2005-2009**

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Element	Activity	Years							Responsibility			Estimated Cost	Funding Source			
		2005	2006	2007	2008	2009	Each Year	Beyond 2009	County	City	Other		Local	State	Federal	Private
LU, IC	Establish a countywide planning committee or formal planning commission to assist in growth management education, guidance, and evaluation of regulation options					X			X	Both		NA				
LU	Conduct a public education and information gathering campaign to discuss the need and benefits of land use regulation and to flesh out public concerns and identify specific needs					X			X	Both	Planning Comm., Chamber	\$1,000	X			
LU, IC	Develop specific new ordinances identified by the Planning Committee or otherwise as needed to protect existing resources and development, to prevent nuisances and uses disruptive to the community's plans and vision, and to encourage quality growth					X		X	X	Both	Planning Comm.	NA				
LU, IC	Seek the consolidation of various county land use regulations and separate ordinances into a more comprehensive and unified land development ordinance							X	X	Both	Planning Comm.	NA				
LU, IC	Develop at least minimal ordinances regulating permit/location, subdivision development, and manufactured housing in Wheeler County and Glenwood				X				X	X		NA				

**WHEELER COUNTY COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2005-2009**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source			
		2005	2006	2007	2008	2009	Each Year	Beyond 2009	County	City	Other		Local	State	Federal	Private
LU, IC	Seek the development of a comprehensive land use management or zoning ordinance in Glenwood and Wheeler County							X	X	X	Planning Comm., RDC	NA				
LU, IC	Develop measures for the removal and prevention of abandoned mobile homes and other eyesores in the county and its municipalities							X	X	Glen.	Planning Comm.	NA				

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**CITY OF ALAMO COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2005-2009**

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Element	Activity	Years							Responsibility			Estimated Cost	Funding Source			
		2005	2006	2007	2008	2009	Each Year	Beyond 2009	County	City	Other		Local	State	Federal	Private
ED, LU	Complete, as soon as possible, the development of the industrial park in Alamo	X	X						X	X	Dev. Auth., DCA (One Georgia)	\$500,000 (total)	X	X		
ED	Seek a new speculative building for the industrial park in Alamo			X	X				X	X	Dev. Auth., DCA (One Georgia)	\$500,000 (total)	X	X		
ED	Advertise availability of job tax credit incentives						X	X			Chamber, Dev. Auth.	\$500/yr.	X			
ED	Seek assistance in attracting technology-oriented businesses, such as call centers, to Wheeler County			X					X		Dev. Auth., DCA (One Georgia)	\$500,000	X	X		
ED	Establish a concerted marketing effort to attract more service-oriented establishments to Wheeler County			X	X	X			X	Both	Chamber, Dev. Auth.	\$50,000 (total)	X			
NCR	Upgrade and enforce a countywide flood plain management ordinance in accordance with Federal Emergency Management Agency (FEMA) requirements	X							X	Both	FEMA	\$1,000 (enforcement)	X			
NCR	Develop a new Better Hometown Board of Directors to coordinate and actively promote ongoing revitalization of downtown Alamo and Glenwood, including reuse of existing historic buildings					X				Both	BHT	NA				

**CITY OF ALAMO COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2005-2009**

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Element	Activity	Years							Responsibility			Estimated Cost	Funding Source			
		2005	2006	2007	2008	2009	Each Year	Beyond 2009	County	City	Other		Local	State	Federal	Private
NCR	Pursue continued "Main Street" type improvements for downtown Alamo and Glenwood, such as building/façade rehabilitations, streetscape projects, etc., as needed						X			Both	DOT (TE)	\$500,000 (total)	X	X	X	
CFS	Advocate the completion of four-laning of U.S. 441 and U.S. 280 in Wheeler County						X	X	X	Both	Chamber, Dev. Auth., DOT	\$13.5 million (allocated in current STIP)		X	X	
CFS	Seek funding to improve sidewalks in Alamo and Glenwood as needed						X			Both	DOT (TE)	\$500,000 (total, part of TE)	X	X	X	
CFS	Seek funding for drainage improvements as needed in Alamo and Glenwood in identified areas of need						X			Both		\$200,000 (total)	X			
CFS	Seek funding to upgrade the water systems in Alamo and Glenwood to serve the entire city limit area by replacing all water lines less than 6-inches in diameter and inadequate appurtenances	X	X							X	DCA (CDBG)	\$500,000 (total)	X	X	X	
CFS	Develop and strictly enforce requirements detailing water system development standards in subdivision regulations for all county municipalities					X				Both		\$1,000 (enforcement)	X			

**CITY OF ALAMO COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2005-2009**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source			
		2005	2006	2007	2008	2009	Each Year	Beyond 2009	County	City	Other		Local	State	Federal	Private
CFS	Seek CDBG or other funds to upgrade sewerage systems in Alamo and Glenwood to serve all residents by replacing inadequate lines and adding monitors to all lift stations	X								X	DCA (CDBG)	\$500,000 (total)	X	X	X	
CFS	Replace roof on City Hall		X							X		\$5,000	X			
CFS	Seek funding as needed to upgrade equipment and manpower of the Police Departments in Alamo and Glenwood						X			Both	COPS	\$25,000 (total)	X		X	
CFS, IC	Investigate the feasibility of consolidating fire protection services countywide					X			X	Both		NA				
CFS	Seek funding to upgrade and improve recreation facilities in Alamo and Glenwood						X		X	X	SPLOST	\$700,000	X			
CFS, IC	Study the feasibility of consolidating city/county services					X			X	Both		\$15,000	X			
CFS, IC	Seek funds to assist the Heart of Georgia Technical College Adult Learning Center in Alamo with the expansion of facilities and services as needed						X		X	X	HGTC, DTAE	\$50,000 (total)	X	X		
CFS	Seek funds to establish, promote, and market future cultural activities and events						X		X	Both	Chamber	\$2,500 (total)	X			

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**CITY OF ALAMO COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2005-2009**

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Element	Activity	Years							Responsibility			Estimated Cost	Funding Source			
		2005	2006	2007	2008	2009	Each Year	Beyond 2009	County	City	Other		Local	State	Federal	Private
HO	Organize a citizen/community/faith-based organization to spearhead efforts to address local housing concerns				X				X	Both	Chamber, Housing Coalition, Private Citizens	NA				
HO	Seek CDBG and CHIP funding for rehabilitation of substandard housing as needed		X (CHIP)	X			X		X		DCA (CDBG, CHIP)	\$200,000 (CHIP)	X	X	X	X
HO	Establish a local Christmas in April or other similar program to assist with repairing homes owned by low income and elderly residents on fixed incomes					X			X	Both	Churches, Private Citizens, Civic Clubs	\$1,000	X			
HO, IC	Adopt countywide land development regulations, including subdivision standards, more detailed road acceptance standards, and manufactured housing standards to regulate individual manufactured homes and manufactured home parks					X			X	Both		NA				
HO	Investigate obtaining prison labor to construct (in house) framing or other needed building components for use in housing rehabilitation projects					X			X	Both	DOC, CCA	\$20,000		X		

**CITY OF ALAMO COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2005-2009**

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Element	Activity	Years							Responsibility			Estimated Cost	Funding Source			
		2005	2006	2007	2008	2009	Each Year	Beyond 2009	County	City	Other		Local	State	Federal	Private
LU, IC	Establish a countywide planning committee or formal planning commission to assist in growth management education, guidance, and evaluation of regulation options					X			X	Both		NA				
LU	Conduct a public education and information gathering campaign to discuss the need and benefits of land use regulation and to flesh out public concerns and identify specific needs					X			X	Both	Planning Comm., Chamber	\$1,000	X			
LU, IC	Develop specific new ordinances identified by the Planning Committee or otherwise as needed to protect existing resources and development, to prevent nuisances and uses disruptive to the community's plans and vision, and to encourage quality growth					X		X	X	Both	Planning Comm.	NA				
LU, IC	Seek the consolidation of various county land use regulations and separate ordinances into a more comprehensive and unified land development ordinance							X	X	Both	Planning Comm.	NA				

**CITY OF GLENWOOD COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2005-2009**

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Element	Activity	Years							Responsibility			Estimated Cost	Funding Source			
		2005	2006	2007	2008	2009	Each Year	Beyond 2009	County	City	Other		Local	State	Federal	Private
ED, IC	Participate in joint leadership programs with Telfair County and participate in the Regional Economic Development Academy						X	X	X	X	Chamber, Dev. Auth.	NA				
ED	Advertise availability of job tax credit incentives						X	X			Chamber, Dev. Auth.	\$500/yr.	X			
ED	Seek assistance in attracting technology-oriented businesses, such as call centers, to Wheeler County			X					X		Dev. Auth., DCA (One Georgia)	\$500,000	X	X		
ED	Establish a concerted marketing effort to attract more service-oriented establishments to Wheeler County			X	X	X			X	Both	Chamber, Dev. Auth.	\$50,000 (total)	X			
NCR	Upgrade and enforce a countywide flood plain management ordinance in accordance with Federal Emergency Management Agency (FEMA) requirements	X							X	Both	FEMA	\$1,000 (enforcement)	X			
NCR	Develop a new Better Hometown Board of Directors to coordinate and actively promote ongoing revitalization of downtown Alamo and Glenwood, including reuse of existing historic buildings					X				Both	BHT	NA				

**CITY OF GLENWOOD COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2005-2009**

422

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source			
		2005	2006	2007	2008	2009	Each Year	Beyond 2009	County	City	Other		Local	State	Federal	Private
NCR	Pursue continued "Main Street" type improvements for downtown Alamo and Glenwood, such as building/façade rehabilitations, streetscape projects, etc.						X			Both	DOT (TE)	\$500,000 (total)	X	X	X	
CFS	Advocate the completion of four-laning of U.S. 441 and U.S. 280 in Wheeler County						X	X	X	Both	Chamber, Dev. Auth., DOT	\$13.5 million (allocated in current STIP)		X	X	
CFS	Seek funding to improve sidewalks in Alamo and Glenwood as needed						X			Both	DOT (TE)	\$500,000 (total, part of TE)	X	X	X	
CFS	Seek funding for drainage improvements as needed in Alamo and Glenwood in identified areas of need						X			Both		\$200,000 (total)	X			
CFS	Seek funding to upgrade the water systems in Alamo and Glenwood to serve the entire city limit area by replacing all water lines less than 6-inches in diameter and inadequate appurtenances	X	X	X						X	DCA (CDBG)	\$500,000 (total)	X	X	X	
CFS	Develop and strictly enforce requirements detailing water system development standards in subdivision regulations for all county municipalities					X				Both		\$1,000 (enforcement)	X			

**CITY OF GLENWOOD COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2005-2009**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source			
		2005	2006	2007	2008	2009	Each Year	Beyond 2009	County	City	Other		Local	State	Federal	Private
CFS	Seek CDBG or other funds to upgrade sewerage systems in Alamo and Glenwood to serve all residents by replacing inadequate lines and adding monitors to all lift stations	X	X	X						X	DCA (CDBG)	\$500,000 (total)	X	X	X	
CFS, LU	Upgrade wastewater treatment facility in Glenwood	X	X	X						X	DCA (CDBG)	\$500,000 (total, part of CDBG)	X	X	X	
CFS	Seek funding to upgrade equipment and manpower of the Police Departments in Alamo and Glenwood						X			Both	COPS	\$25,000 (total)	X		X	
CFS, IC	Investigate the feasibility of consolidating fire protection services countywide					X			X	Both		NA				
CFS	Seek funding to upgrade and improve recreation facilities in Alamo and Glenwood						X		X	X	SPLOST	\$700,000	X			
CFS, IC	Study the feasibility of consolidating city/county services					X			X	Both		\$15,000	X			
CFS	Seek funds to establish, promote, and market future cultural activities and events						X		X	Both	Chamber	\$2,500 (total)	X			
CFS	Seek funds to establish a satellite library facility in Glenwood		X							X	Reg. Library Bd., DTAE	\$250,000	X	X		

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**CITY OF GLENWOOD COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2005-2009**

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Element	Activity	Years							Responsibility			Estimated Cost	Funding Source			
		2005	2006	2007	2008	2009	Each Year	Beyond 2009	County	City	Other		Local	State	Federal	Private
HO	Organize a citizen/community/faith-based organization to spearhead efforts to address local housing concerns				X				X	Both	Chamber, Housing Coalition, Private Citizens	NA				
HO	Seek CDBG and CHIP funding as needed for rehabilitation of substandard housing		X (CHIP)	X			X		X		DCA (CDBG, CHIP)	\$200,000 (CHIP)	X	X	X	X
HO	Establish a local Christmas in April or other similar program to assist with repairing homes owned by low income and elderly residents on fixed incomes					X			X	Both	Churches, Private Citizens, Civic Clubs	\$1,000	X			
HO, IC	Adopt countywide land development regulations, including subdivision standards, more detailed road acceptance standards, and manufactured housing standards to regulate individual manufactured homes and manufactured home parks					X			X	Both		NA				
HO	Investigate obtaining prison labor to construct (in house) framing or other needed building components for use in housing rehabilitation projects					X			X	Both	DOC, CCA	\$20,000		X		

**CITY OF GLENWOOD COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2005-2009**

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Element	Activity	Years							Responsibility			Estimated Cost	Funding Source			
		2005	2006	2007	2008	2009	Each Year	Beyond 2009	County	City	Other		Local	State	Federal	Private
LU, IC	Establish a countywide planning committee or formal planning commission to assist in growth management education, guidance, and evaluation of regulation options					X			X	Both		NA				
LU	Conduct a public education and information gathering campaign to discuss the need and benefits of land use regulation and to flesh out public concerns and identify specific needs					X			X	Both	Planning Comm., Chamber	\$1,000	X			
LU, IC	Develop specific new ordinances identified by the Planning Committee or otherwise as needed to protect existing resources and development, to prevent nuisances and uses disruptive to the community's plans and vision, and to encourage quality growth					X		X	X	Both	Planning Comm.	NA				
LU, IC	Seek the consolidation of various county land use regulations and separate ordinances into a more comprehensive and unified land development ordinance							X	X	Both	Planning Comm.	NA				
LU, IC	Develop measures for the removal and prevention of abandoned mobile homes and other eyesores in the county and its municipalities					X			X	X	Planning Comm.	NA				

**CITY OF GLENWOOD COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2005-2009**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source			
		2005	2006	2007	2008	2009	Each Year	Beyond 2009	County	City	Other		Local	State	Federal	Private
LU, IC	Develop at least minimal ordinances regulating permit/location, subdivision development, and manufactured housing in Wheeler County and Glenwood				X				X	X		NA				
LU, IC	Seek the development of a comprehensive land use management or zoning ordinance in Glenwood and Wheeler County					X			X	X	Planning Comm., RDC	NA				

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APPENDIX C

The Joint Wheeler County Solid Waste Management Plan

The Joint Wheeler County Solid Waste Management Plan 2014

Prepared For:
Wheeler County
City of Alamo
City of Glenwood

Prepared By:
Heart of Georgia Altamaha Regional Development Center
July, 2004

Wheeler County Solid Waste Management Plan

I. Introduction

Wheeler County is located in the southern region of the State of Georgia. Created by a State Legislative act in 1912, Wheeler County is a community with a significant elderly population that is experiencing minimal growth. Located just south of Interstate 16 between Savannah and Macon, Wheeler County has good transportation routes connecting the county to several of Georgia's major cities. These transportation routes serve as major thoroughfares through Wheeler County. Many motorists traveling east and west across the state utilize State Route 30/U.S. 280 as an efficient means of transportation. State Route 19 also serves as a quick and efficient route to travel to U.S. Interstate 16 to reach Macon and Atlanta. With an estimated 2002 population of 6,579, the county's population increased 27.6 percent from 1980 to 2002. In 2000, the number of occupied housing units was 2,011. A vast majority of Wheeler County's land area consists of agriculture and forestland. The largest employer in Wheeler County by far is the Wheeler Correctional Facility, which employs 331 people and houses 1,486 prisoners and is operated by the Corrections Corporation of America. There are no other commercial industries located in Wheeler County that employ 50 or more people. This makes the prison a critical employer for the economy of Wheeler County.

Wheeler County has two incorporated cities that are participating in this solid waste plan. The City of Alamo is the county seat of Wheeler County. Its 2000 population was 1,943. The City of Glenwood had a 2000 population of 885. Although part of the City of Scotland is located in Wheeler County, the Georgia Department of Community Affairs has assigned it to Telfair County for planning purposes, and that is consistent with City wishes.

II. Waste Disposal Stream Analysis

A. Inventory of Waste Stream Generators

Contributing to the overall waste stream in the unincorporated areas of Wheeler County are households and industry. These sectors contribute different items such as paper, plastic, brown goods, food, and industrial waste.

It is estimated that approximately 90 percent of the materials is household garbage and 10 percent is industrial. In the City of Alamo, households, industries, and institutions contribute to the overall waste stream. Households contribute approximately 45 percent of the overall waste stream. Institutions, such as the schools in the Wheeler County School System and the Wheeler Correctional Facility, contribute about 50 percent and industries contribute approximately five percent. In the City of Glenwood, households, a school, and minimal industries contribute to the overall waste stream. These sectors contribute paper, plastics, food, and glass. Households contribute approximately 85 percent of the waste stream. Institutions, such as the Wheeler County Hospital and the Tri-County Alternative Program for Success or TAPS, contribute approximately 10 percent and industry approximately 5 percent of the waste stream.

B. Anticipated Waste Amounts

Several steps were required to determine the amount of municipal solid waste that is generated in Wheeler County in terms of pounds per person per day through the years of 2003 to 2014. First, the total population for the county was projected from 2004 through 2014. Once the population was projected, the amount of waste that was disposed of by Wheeler County and its municipalities from 2001-2003 was recorded for each year. This amount was then divided by population estimates from 2001-2003 to get a per capita amount of municipal solid waste. It was then decided to utilize the highest per capita number (0.464 in 2003) to avoid being overly conservative. Then, the 2003 per capita number was utilized to get a constant rate of the amount of solid waste disposed for the remaining years of the per capita municipal solid waste generated. Thus, it was assumed that the annual rate of growth would remain consistent in order to best produce a reasonable estimate.

To determine the total tonnage disposed, the projected population for each year (2003-2014) was then multiplied by the highest per capita number (0.464 in 2003) to determine an amount disposed for each year.

The total number of recyclables collected each year in Wheeler County are not estimated to be large enough to warrant projections. Citizens drop off

newspapers, aluminum cans, glass, and plastics in the county's two recycling bins; however, the amount accumulated for each item is estimated to not reach one ton in total capacity each year. Therefore, estimates are not warranted.

The total tonnage of disposed waste for each year was determined to be the total amount of waste generated per year, because the recyclables were not estimated. That total was then divided by 365 to get the total tons per day. Next, the total tons per day were multiplied by 2,000 (2,000 lbs. equals one ton) to get the total pounds per day. That total was then divided by the projected population to get the total pounds per person per day of waste generated. This number resulted in the total number of tons of municipal solid waste disposed of in Wheeler County for 2003-2014 as shown in Table 1.

The composition of the municipal solid waste generated each year from 2003-2014 is also broken down in tons based upon the GA EPD state figure during the first two seasonal sorts in 2003. The figures for Wheeler County are assumed to be the same as the state figures because no figures were available at the local level. These figures are shown in Table 2.

Table 1
Annual Projections of Wheeler County
Municipal Solid Waste 2003-2014 (in Tons)

Year	Population	Tons Disposed	Tons Recycled	Total Generated	Lbs./Person/Day Generated
2003	6,593	3,059	N/A	3,059	2.54
2004	6,792	3,151	N/A	3,151	2.54
2005	6,815	3,162	N/A	3,162	2.54
2006	6,850	3,178	N/A	3,178	2.54
2007	6,878	3,191	N/A	3,191	2.54
2008	6,911	3,207	N/A	3,207	2.54
2009	6,938	3,219	N/A	3,219	2.54
2010	6,968	3,233	N/A	3,233	2.54
2011	7,021	3,258	N/A	3,258	2.54
2012	7,074	3,282	N/A	3,282	2.54
2013	7,127	3,307	N/A	3,307	2.54
2014	7,180	3,332	N/A	3,332	2.54

Source: US Bureau of the Census, www.census.gov, Heart of Georgia Altamaha RDC Staff, 2004

Table 2
Annual Projections of Wheeler County
Municipal Solid Waste Separated by Type 2003-2014 (in Tons)

Year	Inorganics	Paper	Plastic	Glass	Metal	Organic	C & D
2003	98	1,162	486	125	177	820	193
2004	101	1,197	501	129	183	844	199
2005	101	1,202	503	130	183	847	199
2006	102	1,208	505	130	184	852	200
2007	102	1,213	507	131	185	855	201
2008	103	1,219	510	131	186	859	202
2009	103	1,223	512	132	187	863	203
2010	103	1,229	514	132	188	866	204
2011	104	1,238	518	134	189	873	205
2012	105	1,247	522	135	190	880	207
2013	106	1,257	526	136	192	886	208
2014	107	1,266	530	137	193	893	210

Sources: Heart of Georgia Altamaha RDC Staff, GA EPD, 2004

III. Waste Reduction Element

A. Inventory of Current Waste Reduction and Recycling Programs

As a part of the State of Georgia's efforts to reduce the amount of waste by 25 percent, Wheeler County and its municipalities have a recycling bin in the City of Alamo and in the City of Glenwood. Citizens drop off newspapers, aluminum cans, glass, and plastics. Newspapers are picked up by the Wheeler County training center for packaging purposes. The Wheeler County Cooperative Extension Service also collects chemical jugs for recycling and proper disposal. However, the amount accumulated for each item is estimated to not reach one ton in total capacity per year as previously mentioned. The Wheeler County recycling program targets all residents of Wheeler County and encourages the recycling of items through proper disposal. This program has had only limited success since its inception with the County's resources being limited due to a small tax base. It has also been limited by the small, low density population in the county, and resulting low total waste generation. The County continuously needs to look for ways to expand the program.

B. Source Reduction

Wheeler County and its municipalities do not have formal waste reduction programs through reuse programs, financial incentives, waste audits, waste exchanges, or industrial process changes.

C. Recycling

Wheeler County has developed a recycling and collection program for the County and its municipalities, but with limited effectiveness. The County has established two recycling bins, but additional ones are needed. The program is not very large at the present time, however; it has potential to grow once additional funds become available.

IV. Yard Trimming Mulching/Composting

A. Inventory of Composting and Mulching Programs

Wheeler County does not currently have a composting/mulching program in use nor do they anticipate a program in the near future. However, the County encourages residents to take yard trimmings to the City of Alamo

compost/mulch area for decomposition. The City of Alamo does have a composting/mulching program. The City provides curbside pickup and households can voluntarily take their compost/mulch to the compost/mulch site that the City of Alamo operates located on Hartley Road. The City has approximately 2,500 square foot of capacity to properly process compost/mulch. The City does collect yard trimmings, and they are added to the compost/mulch area. Processed compost/mulch is used to supply city flowerbeds, and it is placed in washed out places. The City of Glenwood does not have a composting/mulching program, nor does it have an everyday curbside pickup that collects yard trimmings. The City does recommend taking the items to the City of Alamo compost/mulch site.

B. Special Management Items

Wheeler County and its municipalities do not have a program in order to collect tires, batteries, and white goods throughout the county. Citizens may take items to a local filling station where a private company that properly disposes them picks them up. White goods can be taken to a local body shop in Alamo where they are placed in cars and crushed for extra weight or to a local furniture store in Glenwood where they are properly disposed.

C. Waste Reduction Assessment

The Wheeler County recycling program's current waste reduction programs are not adequate to achieve the state's 25% per capita waste disposal reduction goal. While the programs are somewhat successful at best, more funding is needed to expand the program to achieve the State of Georgia's waste reduction goals. However, the small size and population of Wheeler County is a limiting factor. The county and municipalities may utilize nearby local governments to have access to recycling equipment and storage capabilities. Should a natural disaster or another event generate a large amount of unanticipated waste, there are several options of removing such waste that will be considered. The county's recycling program would be utilized to recycle as much of the waste as possible. Composting/mulching would be used where practical. After these options are utilized, if a large quantity of waste remains it would be sent to the landfill that each local government is contracted with to dispose of their waste. If the recycling program should become interrupted in case of a natural disaster or other event, the public will be notified on what

procedures will take place via the media. This notification will take place through the newspaper and public service announcements on the radio. The time frame required would probably be at least one week to be able to go through the proper procedures to continue the recycling program.

D. Waste Reduction Needs:

1. Expand and continue to utilize the City of Alamo's yard trimming collection program.
2. Continue the current utilization method of disposing of yard waste by the City of Alamo.
3. Citizens of Wheeler County need to utilize the filling station and the body shop as a means of collecting tires, batteries and white goods.
4. Encourage the expansion of recycling activities county-wide, and continue to upgrade the county's recycling facilities.

Waste Reduction Goals:

1. Develop a composting/mulching program county-wide.
2. Develop a county-wide collection program for tires, batteries, and white goods.

V. Collection Element

A. Inventory of Current Solid Waste and Recyclable Collection Programs

At the present time Wheeler County operates a collection system for rural residents of the county. The County utilizes dumpsters located throughout the county to collect household garbage. The County picks up the dumpsters two times per week serving 2,540 customers. Once the garbage is collected, it is taken to the Telfair County Landfill, which it has a capacity to operate for approximately 16 more years. Its remaining capacity is 669,585.00 cubic yards. The County also has 29 commercial sites where it collects garbage. The commercial rate is \$40.00 per month for once a week pickup and \$75.00 for twice a week pickup. The City of Alamo utilizes curbside pickup to collect their household waste at a rate of \$8.25 for residential and \$9.75 for

commercial customers, which picks up garbage twice a week. The City of Alamo takes the collected garbage to the Telfair County Landfill once a week. The City of Glenwood also uses curbside pickup in order to collect waste. The City is responsible for the pickup one time per week when it is taken to the Toombs County Landfill at a rate of \$28.00 per ton. The Toombs County Landfill has a capacity to operate for approximately 22 more years. Its remaining capacity is 1,954,689.00 cubic yards.

Wheeler County and its municipalities do not have a program in order to collect tires, batteries, and white goods throughout the county. Citizens may take items to a local filling station where a private company that properly disposes of them picks them up. White goods can be taken to a local body shop in Alamo where they are placed in cars and crushed for extra weight or to a local furniture store in Glenwood where they are properly disposed. Citizens of Wheeler County and its municipalities may take recyclables to one of two recycling bins located in Wheeler County.

Inventory of Landfills and Haulers of Solid Waste Serving Wheeler County

Telfair County Landfill
Route 1/County Road 143
McRae, GA 31055

Toombs County Landfill
P.O. Box 112
Lyons, GA 30436

Wheeler County Board of Commissioners
PO Box 181
Alamo, GA 30411

City of Alamo
PO Box 646
Alamo, GA 30411

City of Glenwood
PO Box 616
Glenwood, GA 30428

B. Yard Trimmings Collection

The City of Alamo provides curbside pickup for yard trimmings. Citizens of Wheeler County and the City of Glenwood are encouraged to take their yard trimmings to the City of Alamo compost/mulch site located on Hartley Street.

C. Adequacy of Collection Programs

The collection methods utilized to collect solid waste by Wheeler County and its municipalities are adequate to serve the citizens of Wheeler County, although they may wish to investigate privatization in the future. With several regional landfills located in close proximity to Wheeler County, the accessibility of a landfill for solid waste collection purposes by the local governments is adequate. The collection method utilized by Wheeler County to collect recyclables is somewhat effective at best. A program to collect white goods, tires, and batteries needs to be developed as funds become available. The cities of Alamo and Glenwood utilize the convenience centers for the collection of recyclables. The cities of Alamo and Glenwood do not have a program in order to collect tires, batteries, and white goods. However, citizens may take their items to the filling station or to the local body shop located in the county.

D. Illegal Dumping

There is a minimal problem in Wheeler County with illegal dumping. The County utilizes code enforcement to combat the problem of illegal dumping. Thus far, the program is proving to be a success in the incorporated as well as the unincorporated areas of the county. While there are few instances of illegal dumping occurring in the City of Alamo, if it should happen, the City utilizes the Wheeler County Code Enforcement Program to combat the problem(s). Illegal dumping is a minimal problem within the City of Glenwood, but if it occurs, the City relies on the Wheeler County Code Enforcement to correct the problem(s).

E. Collection Needs:

1. Citizens of Wheeler County need to utilize the yard trimmings collection program provided by the City of Alamo.
2. Continue current means of collecting solid waste in the unincorporated areas of the county and encourage the increased utilization of recycling by all citizens.
3. Wheeler County needs to investigate the feasibility of establishing a collection program for tires, batteries, and white goods.

Collection Goals:

1. Continue the current method of collection and voluntary drop-off of recyclables county-wide.
2. Continue the current method of collection and voluntary drop-off of special management items county-wide.

F. Contingency Strategy

In case of a natural disaster or another event that may interrupt the flow of garbage pickup, Wheeler County and its municipalities may utilize another private contractor to resume collection of solid waste. The County and municipalities may also utilize nearby local governments to have access to solid waste collection equipment, if an excessive amount of waste is generated. The cities of Alamo and Glenwood have an understanding with two other municipalities (City of Soperton and City of Mount Vernon) to work together to solve any problem(s) that may arise. The City of Alamo also has a backup truck it may utilize. If these options are necessary to adequately serve Wheeler County, the local governments would be required to go through the proper procedures to be able to put the options into operation. The time frame would probably require at least one week to follow all proper procedures to continue solid waste collection. If the recycling program should become interrupted in case of a natural disaster or other event, the public will be notified on what procedures will take place via the media. This notification will take place through the newspaper and public service announcements on the radio.

VI. Disposal Element

A. Disposal

The Telfair County Landfill is a public municipal solid waste landfill located in Telfair County. According to GA EPD, in 2003, Telfair County had a remaining capacity of 669,585.0 cubic yards. Its average daily tons in 2003 was 70.0, and it has a rate of fill of 140.00 cubic yards per day. Its estimated fill date is September 24th, 2020, which means that the landfill has approximately 16 years of remaining capacity. Telfair County accepts household wastes.

The Toombs County Landfill is a public municipal solid waste landfill located in Toombs County. According to GA EPD, in 2003, Toombs County had a remaining capacity of 1,954,689.0 cubic yards. Its average daily tons in 2003 was 150.0, and it has a rate of fill of 300.00 cubic yards per day. Its estimated fill date is November 3rd, 2026, which means that the landfill has approximately 22 years of remaining capacity. The Toombs County Landfill accepts household wastes.

B. Thermal Treatment Technologies

Wheeler County and its municipalities do not have any thermal treatment technologies, nor are any planned in the future.

C. Adequacy for Planning Period

The Telfair Landfill will be adequate to meet the needs of Wheeler County and the City of Alamo for the ten-year planning period. The remaining capacity as of 2003 was 669,585.0 cubic yards, or an estimated life of 16 more years.

The Toombs County Landfill will be adequate to meet the needs of the City of Glenwood for the ten-year planning period. The remaining capacity as of 2003 was 1,954,689.0 cubic yards, or an estimated life of 22 more years.

D. Disposal Needs:

1. Continue to utilize the regional landfill facilities.

Disposal Goals:

1. Continue to utilize the current method of solid waste disposal throughout the county.

E. Assurance of Ten-year Disposal Capacity (See Attachment A)

Continue to utilize the current method of solid waste disposal throughout the county.

F. Contingency Strategy for Disposal

In case of a natural disaster or another event that may interrupt the flow of garbage pickup or generate a large amount of extra waste, Wheeler County and its municipalities have access to a number of regional landfill facilities in close proximity to Wheeler County to handle the excess waste that such an event might generate. These facilities are located in Wayne and Candler counties. If this option becomes necessary, the County would be required to go through the proper procedures to be able to put this option into operation. The time frame would probably require at least one week to follow all proper procedures to continue solid waste disposal. If the recycling program should become interrupted in case of a natural disaster or other event, the public will be notified on what procedures will take place via the media. This notification will take place through the newspaper and public service announcements on the radio.

VII. Land Limitation Element

A. Natural Environmental Limitations

Wheeler County's abundant natural resources are becoming recognized by its citizens as an increasingly important asset to the county's future growth and development. A growing interest is emerging in protecting the area's fragile resources while balancing the need for growth. The following discussion highlights the natural environmental limitations of Wheeler County.

According to the 1989 Hydrologic Atlas 18 of the Georgia Geologic Survey, Wheeler County's significant groundwater recharge areas are contained in the Southern Coastal Plain Major Land Area and the Miocene/Pliocene Recent Unconfined Aquifer and are located along the county's southern border with Telfair County west and south of Alamo, the central portion of the county

north and south of Alamo including the city limits, and the Little Ocmulgee River in the western edge of the county. These areas have been identified by the Georgia Department of Natural Resources in a companion pollution susceptibility map as having medium to high pollution susceptibility, with areas of high pollution susceptibility being located mainly south of Alamo with one area located west of the city. A countywide ordinance modeled after the Georgia Department of Natural Resources' Part V Environmental Planning Criteria is in effect that protects the county's groundwater recharge areas from possible contamination due to toxic or hazardous substances. A sizable portion of Wheeler County (19.74 percent) has also been designated as wetlands on the National Wetlands Inventory prepared by the U.S. Fish and Wildlife Service. Much of the wetlands in the county are located along the Oconee and Ocmulgee River Basins as well as the Little Ocmulgee River, but not all of the wetlands in the county are confined to these areas. These areas of the county are known to contain a variety of habitats of protected flora and fauna, as well as nesting and breeding grounds for a number of protected animals. The County also has two rivers, the Ocmulgee and the Oconee rivers, which are identified for protection under the 1991 River Corridor Protection Act. The Ocmulgee River flows on the southern end of the county, forming the county's southern boundary with Jeff Davis County. The Oconee River flows along the eastern side of the county, forming the county's eastern boundary with Montgomery County. A variety of hunting and fishing opportunities are located along the rivers, making them very popular for recreational uses. Three boat landings are located along the Wheeler County side of the Oconee River, just east of Glenwood off of U.S. Highway 280, which offer the potential for tourism opportunities. Development along the river has been minimal, generally limited to weekend hunting/fishing dwellings. More significant residential development is occurring in the southeastern portion of the county south of Glenwood. One other major river, the Little Ocmulgee River, is also located in Wheeler County. However, the segment of this river that is located in the county does not meet the minimum flow criteria necessary to qualify as a protected river corridor under present DNR standards. Nonetheless, the river flows through the City of Alamo as mentioned earlier, and it is a part of the county's groundwater recharge areas.

These resources (except for the Little Ocmulgee River mentioned above) are somewhat protected throughout Wheeler County under a model ordinance that was based on DNR's Part V Environmental Planning Criteria and adopted by all of the local governments in the county in 2000. This ordinance provides for strict limitations on the use of land near these identified resources.

Two other environmental resources identified by DNR under the Part V Environmental Planning Criteria, water supply watersheds and protected mountains, are not present in Wheeler County and thus are not applicable.

B. Criteria for Siting Solid Waste Facilities

Wheeler County had a joint landfill with Treutlen County that was closed in the late 1990s, and the County presently continues to monitor that site. The County and the cities of Alamo and Glenwood currently handle the collection and disposal of solid waste within their respective jurisdictions. Wheeler County and the City of Alamo both contract with the Telfair County landfill to accept solid waste from their jurisdictions for disposal and are responsible for transporting the waste they collect to the landfill. The City of Glenwood transfers its solid waste to the Toombs County landfill, where the City has a contract for that landfill to accept the City's solid waste. Because of the county's abundant natural resources and the intent of the County's Community Vision to utilize these resources in the County's future growth and development, the County does not believe that the location of any additional solid waste handling facilities would be compatible with the community's vision for its future growth and development.

While the City of Alamo is the only local government in Wheeler County that has a zoning ordinance in place, the City of Glenwood and the unincorporated area of Wheeler County do have some land use regulations in place, such as subdivision regulations. There are several factors to be taken into consideration when determining the compatibility of solid waste handling facilities to the surrounding area. The Natural and Cultural Resources element and other portions of the Wheeler County Joint Comprehensive Plan, as well as this Solid Waste Management Plan, identify areas where such a facility may or may not be acceptable. The County does not desire such a facility to locate within a five (5) -mile radius of either of the municipalities. This will

allow room for residential areas in and near the cities to grow and expand around the cities in those areas that are planned for future residential development. Simultaneously, it is desired that such facilities locate at a minimum of one-half mile from any residential area. This will lessen the possibility of adversely impacting adjacent properties through reduced property values or undue burdens on existing infrastructure.

Other considerations include airport safety. The County has one airport that is jointly owned by Telfair County and is located adjacent to the Little Ocmulgee State Park near McRae. It is the County's intention that no solid waste handling facility locate within at least one (1) mile of the Telfair-Wheeler County Airport to ensure the safety of incoming and outgoing aircraft from interference caused by birds that might be attracted to the solid waste facility. Flood plains are another consideration. The County does not desire that such a facility locate in the 100-year flood plain. In fact, DNR Rule 391-3-4-.05 (1) (d) states that a facility cannot restrict the flow of the 100-year flood. Wetlands and groundwater recharge areas are protected by the countywide ordinance based on DNR's Part V Environmental Planning Criteria. The County is also desirous of protecting the many and various natural streams that dot the area's landscape. It is desired by the County that no facility locate within one-half mile of any stream. Solid waste handling facilities are also discouraged from locating near any area of the county that is identified as prime farmland or as having either archaeological or cultural significance. Fault areas, seismic impact zones, and unstable areas do not apply to Wheeler County.

C. Local Procedures for Siting Solid Waste Facilities

As part of the site selection process, an applicant must prepare an engineering report detailing how the solid waste handling facility will comply with all applicable local, state, and federal regulations. The report must also discuss how the facility will be compatible with surrounding land uses and community facilities, including detailing the impact on roads and any required improvements, the uses of land in close proximity, adjacent properties, required water system improvements, wastewater management systems, and erosion control measures. It should also articulate information pertaining to the operation of the facility, such as the hours of operation, location and size

of the facility, capacity, types of materials to be accepted, disposal fees, private or public usage, and number of employees.

Along with an engineering report, the applicant must prepare a Public Participation Plan. This plan will highlight to the County how the applicant will inform the public, businesses, and interested parties of the proposed facility. The plan must identify the order in which these parties will be notified and the manner in which such notification will be conducted. The County would then review the plan, and upon approval, the applicant would execute the plan and prepare a Public Participation Report that would document the results of the Public Participation Plan. A Public Hearing would then be held at the applicant's expense to solicit the views and concerns of local citizens.

Finally, the applicant must provide an Impact Statement and an Environmental Assessment prior to any action by the County or any public hearing. This is so that the proposed impact on the current solid waste management infrastructure, collection capability and disposal capacity, and the County's ability to meet the state's 25% per capita waste disposal reduction goal can be adequately addressed, along with the potential impact on the surrounding natural environment. The Impact Statement should also address compatibility of the project with the Wheeler County Joint Comprehensive Plan and this Solid Waste Management Plan. Upon the completion and submittal of all required documentation, public hearings, and public meetings, the County will then conduct a review and issue its findings as to the approval or rejection, based on all applicable local, state, and federal regulations, and compatibility with local plans.

D. Land Limitation Needs:

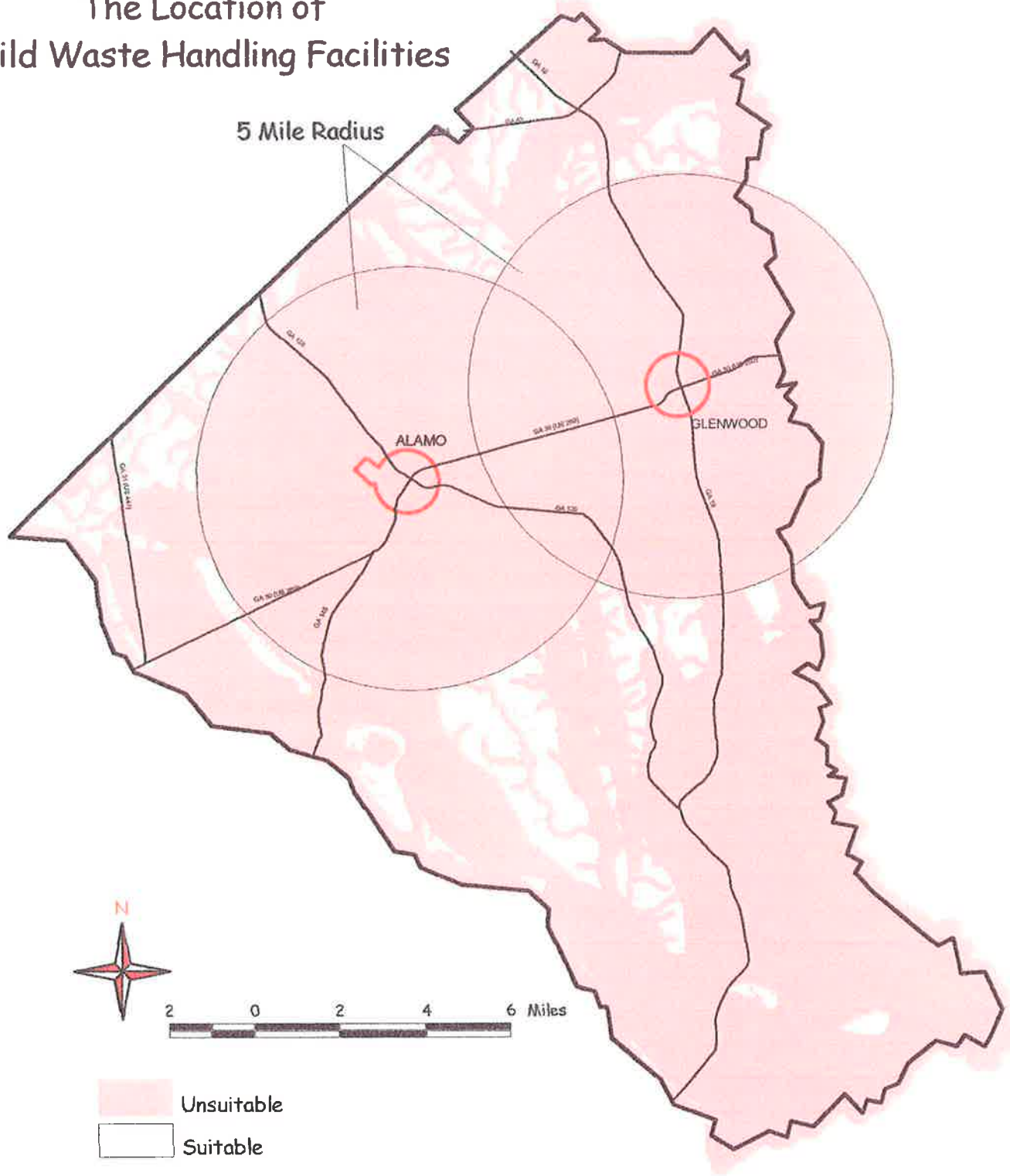
1. There is a need to develop a formal application process with rules and procedures regarding solid waste handling facilities that are consistent with the newly updated Solid Waste Management Plan.

Land Limitation Goals:

1. Wheeler County seeks to create a formal application process that will insure that solid waste handling facilities are located in areas that are suitable for

Wheeler County

Areas Unsuitable For
The Location of
Solid Waste Handling Facilities



SOURCE: Heart of Georgia Altamaha RDC
Heart of Georgia Altamaha RDC, 2004

such facilities, are compatible with surrounding land uses, are in compliance with applicable local, state, and federal regulations, preserve the existing rural character and maintain/enhance the current quality of life while providing for compatible and quality future growth and development, prevent nuisances and uses disruptive to the community's plans and vision, and are not considered for location in areas that have been identified as unsuitable due to environmental or land use limitations.

VIII. Education and Public Involvement Element

A. Existing Local Government Programs

The local governments in Wheeler County have a couple of different programs to educate the public concerning solid waste management. In 2002, Wheeler County received funds through the Georgia Department of Natural Resources Scrap Tire Management Program to develop a local codes enforcement program to combat the problems of littering and illegal dumping countywide. All of the county's municipalities are also covered by this program. In addition to enforcing the countywide codes ordinance, the local codes enforcement officer has the responsibility of educating the general public about proper solid waste management and source reduction. Realizing that educating the youth of the county is essential to any public education effort, the code enforcement officer routinely gives presentations to the local schools and distributes literature and other materials promoting the use of recycling and the proper disposal of household waste and other materials. Informational articles are periodically submitted to the local media to help reach out to the public at large, and the codes enforcement officer gives presentations and training programs to various local civic organizations from time to time. The County's codes enforcement program has had limited effectiveness to date in helping to reduce the amount of illegal dumping due to the lack of abundant and available resources. However, littering, though still present to some degree, is not as much of a problem as was the case previously. Because of its effectiveness on both the enforcement front and the education side, Wheeler County needs to continue its codes enforcement program and expand as appropriate.

In addition to utilizing the codes enforcement program, Wheeler County has a limited recycling program that has been in existence since the late 1990s. The County funds and operates two recycling bins, one each in the cities of Alamo and Glenwood. Citizens countywide can bring certain recyclable items they may have and drop them off at either recycling bin on a voluntary basis. Items that are accepted for recycling include aluminum cans, glass, newspapers, and plastics. However, the use of recycling by local citizens appears to be rather minimal at the present time. Newspapers are collected periodically by the Wheeler County Training Center to be used for packaging purposes. The Wheeler County Cooperative Extension Service collects chemical jugs for recycling and to ensure proper disposal of this hazardous form of waste. Currently, the County's recycling program does not accept such items as tires, batteries, or white goods due to limited funding. However, a need does exist for such a program to be implemented. Citizens may presently take these items to a local filling station where they are collected by a private company to be disposed of properly. A local auto repair shop in Alamo accepts white goods where they are crushed for extra weight for vehicles. A local furniture store in Glenwood will also accept white goods for disposal as well.

The County utilizes its Codes Enforcement program to promote increased recycling activities among the general public by utilizing the local media for various promotional efforts, and by speaking to numerous civic organizations and the local schools and distributing informational materials. With all of Wheeler County's schools located within the City of Alamo, the City along with the County's Codes Enforcement officer works closely with the school system to provide educational programs and activities to students concerning recycling and waste reduction. Since the formation of recycling activities in the County, there has been a small increase in recycling participation by the public. The lack of available resources due to the County's small tax base creates limits on the scope of any program that is undertaken. There has been some initial discussion at the local level about possibly entering into a regional recycling program with a neighboring county or counties. A possibility does exist that perhaps the County could consolidate its recycling efforts with Montgomery County and its successful operation. This is a potential avenue that merits some exploration by local officials. The County

recognizes the need to foster increased utilization of recycling activities countywide and will continue to pursue avenues to expand its recycling operations and increase usage by the local citizenry.

The local governments in Wheeler County do not currently participate in many local or regional public involvement programs. Wheeler County currently participates in the Keep America Beautiful program and plans to continue to do so. Neither municipality participates in any regional or state programs at this time, but there is a need to do so in the future.

B. Solid Waste Advisory Committee/Task Force

This is not applicable currently in any of the local governments in Wheeler County. There are no plans to establish such a committee in the near future.

C. School System Programs

The only currently organized education program through the Wheeler County School System is that mentioned earlier in conjunction with the City of Alamo, as well as previously mentioned through the countywide codes enforcement program.

D. Litter Control Programs

In addition to its codes enforcement program, Wheeler County and the cities of Alamo and Glenwood have previously utilized inmates from the Wheeler Correctional Institute in Alamo to conduct roadside pickups and other cleanup methods. Although this program has been discontinued at the present time due to budget cuts at the state level, the local governments hope that funding will be available in the future to restart the program. The County also utilizes the volunteer efforts of the Wheeler County 4-H Club from time to time as well.

E. Regional RDC Programs

There currently are no RDC programs in effect in Wheeler County, nor are there any plans to establish a program(s) in the near future.

F. Summary of Needs/Assessment

The general priority needs as determined by the local governments for public education and involvement are as follows:

1. There is a need to continue an active codes enforcement program countywide with an increased emphasis on litter control, promoting the use of recycling, source reduction, and reuse where appropriate. Additional funds to expand the program's scope should be pursued as necessary.
2. There is a need to increase the promotion and utilization of recycling activities throughout Wheeler County.
3. There is a need to continue a recycling/waste reduction education program within the Wheeler County School System, in conjunction with the education program offered by the Wheeler County Codes Enforcement and the City of Alamo.
4. There is a need for the cities of Alamo and Glenwood to participate in local, regional, and state beautification activities.

G. Education and Public Involvement Goals

1. Maintain a countywide education and technical assistance program as a joint effort among Wheeler County and all municipalities in source reduction, reuse, recycling, and composting.
2. Support the continuation of educational programs within the Wheeler County School System concerning recycling and source reduction activities, and establish new programs as needed.
3. Increase the voluntary recycling and reduction opportunities for businesses and industries.
4. Increase participation in local, regional, and state beautification efforts, both in the incorporated and unincorporated areas, and form local programs as appropriate.

**Wheeler County Solid Waste
Management Plan**

Reports of Accomplishments

**Wheeler County
City of Alamo
City of Glenwood**

**Wheeler County Solid Waste Management Plan
Report of Accomplishments**

IX. Wheeler County – Waste Stream Element

STWP ITEM: **Establish ongoing data collection system/procedure addressing collection, reduction, transfer and disposal.**

COMPLETE: Yes.

PROJECT STATUS: Wheeler County has a data collection system in place to monitor the quantity of waste collected and transferred to the Telfair County landfill. This activity will not be restated in the New STWP.

STWP ITEM: **Manage data collection system.**

COMPLETE: Yes.

PROJECT STATUS: This activity will be continued on an ongoing basis but will not be restated in the New STWP.

STWP ITEM: **Monitor waste quantity and composition annually.**

COMPLETE: Yes.

PROJECT STATUS: This activity will be continued on an ongoing basis but will not be restated in the New STWP.

**Wheeler County Solid Waste Management Plan
Report of Accomplishments**

X. Wheeler County – Collection Element

STWP ITEM: Continued status quo for solid waste collection.

COMPLETE: Yes.

PROJECT STATUS: The County has a number of unstaffed green boxes throughout the County that are utilized for solid waste collection. This arrangement will continue on an ongoing basis and will be restated in the New STWP.

STWP ITEM: Conduct investigation for privatizing collection services.

COMPLETE: Yes.

PROJECT STATUS: The County held discussions with Sullivan Environmental Services, Inc. concerning privatizing solid waste collection services in Wheeler County. However, the County determined that contracting for solid waste collection is not feasible at the present time. This activity will not be restated in the New STWP.

STWP ITEM: Maintain and develop a drop-off system for recyclable materials.

COMPLETE: Yes.

PROJECT STATUS: Wheeler County provides unmanned recycling bins and encourages citizens to drop off their recyclable items at the bins on a voluntary basis. This activity will continue on an ongoing basis and will be restated in the New STWP.

STWP ITEM: Research the possibility of setting up convenience stations

COMPLETE: No.

REASON NC: Establishing convenience stations was determined to not be feasible at this time due to the lack of funding resources to adequately staff the stations.

PROJECT STATUS: This activity will not be restated in the New STWP.

**Wheeler County Solid Waste Management Plan
Report of Accomplishments**

XI. Wheeler County – Waste Reduction Element

STWP ITEM: Develop drop-off system for recyclable materials.

COMPLETE: Yes.

PROJECT STATUS: Wheeler County provides two unmanned recycling bins to its citizens throughout the county. Citizens are encouraged to bring their recyclable items to the bins on a voluntary basis. Items that are accepted include aluminum cans, newspapers, glass, and plastics. The Cooperative Extension Service office collects chemical jugs for recycling twice per year. This activity will be continued on an ongoing basis and will be restated in the New STWP.

STWP ITEM: Determine drop-off sites.

COMPLETE: Yes.

PROJECT STATUS: The County has two unmanned recycling bins that are utilized for the collection of household recyclable items countywide. This activity will not be restated in the New STWP.

STWP ITEM: Procure private services for collection of recyclables at drop-off sites.

COMPLETE: No.

REASON NC: The County formerly contracted with a private vendor for the collection of cardboard for recycling but no longer does so. The County's determination is that it is not feasible at this time to contract with a private vendor for the collection of recyclables.

PROJECT STATUS: This activity will not be restated in the New STWP.

STWP ITEM: Operate drop-off program.

COMPLETE: Yes.

PROJECT STATUS: This activity will continue on an ongoing basis and will be restated in the New STWP.

STWP ITEM: Target specific recyclables for commercial collection.

COMPLETE: No.

REASON NC: The County does not carry out a commercial recyclables collection program at this time due to a lack of feasibility.

PROJECT STATUS: This activity will not be restated in the New STWP.

STWP ITEM: **Coordinate commercial recycling program with residential drop-offs.**

COMPLETE: No.

REASON NC: The County does not carry out a commercial recyclables collection program at this time due to a lack of feasibility.

PROJECT STATUS: This activity will be restated in the New STWP.

STWP ITEM: **Administer commercial recycling program.**

COMPLETE: No.

REASON NC: The County does not carry out a commercial recyclables collection program at this time due to a lack of feasibility.

PROJECT STATUS: This activity will be restated in the New STWP.

STWP ITEM: **Examine economic incentives for commercial businesses in disposal and collection.**

COMPLETE: Yes.

PROJECT STATUS: This activity will continue on an ongoing basis and will be restated in the New STWP.

STWP ITEM: **Construct and operate a construction and demolition landfill.**

COMPLETE: No.

REASON NC: A construction and demolition landfill has not been constructed due to a lack of interest and feasibility at the present time.

PROJECT STATUS: This activity will not be restated in the New STWP.

STWP ITEM: **Develop disposal fee incentives for reduction and recycling for industries.**

COMPLETE: No.

REASON NC: Disposal fee incentives were not enacted due to a lack of feasibility at the present time.

PROJECT STATUS: This activity will not be restated in the New STWP.

**Wheeler County Solid Waste Management Plan
Report of Accomplishments**

XII. Wheeler County – Disposal Element

STWP ITEM: Close Landfill – Phase 1-4 (Treutlen – Wheeler).
COMPLETE: Yes.
PROJECT STATUS: Phases 1-4 of the Treutlen-Wheeler County landfill were closed in 1995. A thirty-year monitoring program is currently ongoing. The monitoring of the landfill will be restated in the New STWP.

STWP ITEM: Conduct investigation for a transfer station.
COMPLETE: No.
REASON NC: A transfer station was deemed to not be necessary at this time due to the close proximity of the Telfair County landfill, which Wheeler County utilizes through a contract to dispose of waste collected by Wheeler County.
PROJECT STATUS: This activity will not be restated in the New STWP.

STWP ITEM: Establish ongoing data collection system for monitoring disposal quantities.
COMPLETE: Yes.
PROJECT STATUS: Wheeler County has in place a data collection system for monitoring the quantity of waste disposed by the County in the Telfair County landfill. The maintenance of this system will be restated in the New STWP.

STWP ITEM: Contract and transfer solid waste to the Telfair County Sanitary Landfill.
COMPLETE: Yes.
PROJECT STATUS: This activity will continue on an ongoing basis and will be restated in the New STWP.

**Wheeler County Solid Waste Management Plan
Report of Accomplishments**

XIII. Wheeler County – Joint Education Element

STWP ITEM: **Develop a countywide education and technical assistance program as a joint effort among the County and each of the cities in source reduction, reuse, recycling, and composting.**

COMPLETE: Yes.

PROJECT STATUS: A countywide education and technical assistance program is in place through the Wheeler County Codes Enforcement program. This activity will be continued on an ongoing basis and will be restated in the New STWP.

STWP ITEM: **Target audiences for education programs and administer the education program.**

COMPLETE: Yes.

PROJECT STATUS: This activity will continue on an ongoing basis through the Wheeler County Codes Enforcement program and will be restated in the New STWP.

STWP ITEM: **Develop school system programs to coordinate efforts for educating students.**

COMPLETE: Yes.

PROJECT STATUS: A program is in place through the Wheeler County School System to educate students concerning recycling and general solid waste management. The County's Codes Enforcement officer also gives presentations to the local schools on a routine basis. This activity will continue on an ongoing basis and will be restated in the New STWP.

STWP ITEM: **Develop programs to inform citizens of recycling and reduction opportunities.**

COMPLETE: Yes.

PROJECT STATUS: This activity will continue on an ongoing basis through the Wheeler County Codes Enforcement program and will be restated in the New STWP.

STWP ITEM: **Develop Solid Waste Citizens Advisory Committee for public involvement.**

COMPLETE: No.

REASON NC: There is no current interest in developing such a committee, and there are no current plans to establish one in the near future.

PROJECT STATUS: This activity will not be restated in the New STWP.

STWP ITEM: Create educational opportunities in conjunction with the commercial recycling program.

COMPLETE: No.

REASON NC: Wheeler County does not have a commercial recycling program in place at this time due to a current lack of feasibility.

PROJECT STATUS: This activity will be restated in the New STWP.

STWP ITEM: Develop an education program directed toward increasing the voluntary reduction and recycling activities of industries.

COMPLETE: Yes.

PROJECT STATUS: This activity will continue on an ongoing basis through the Wheeler County Codes Enforcement program and will be restated in the New STWP.

STWP ITEM: Coordinate educational activities through media opportunities.

COMPLETE: Yes.

PROJECT STATUS: This activity will continue on an ongoing basis through the Wheeler County Codes Enforcement program and will be restated in the New STWP.

STWP ITEM: Develop educational materials for recycling, reuse, reduction, and composting.

COMPLETE: Yes.

PROJECT STATUS: This activity will continue on an ongoing basis through the Wheeler County Codes Enforcement program and will be restated in the New STWP.

STWP ITEM: Coordinate special promotions for recycling activities.

COMPLETE: Yes.

PROJECT STATUS: This activity will continue on an ongoing basis through the Wheeler County Codes Enforcement program and will be restated in the New STWP.

STWP ITEM: Develop and coordinate volunteer base for educational activities.

COMPLETE: Yes.

PROJECT STATUS: This activity will be continued on an ongoing basis and will be restated in the New STWP.

**Wheeler County Solid Waste Management Plan
Report of Accomplishments**

XIV. Wheeler County – Financing Element

STWP ITEM: Determine most effective methods of revenue recovery for solid waste management programs.

COMPLETE: Yes.

PROJECT STATUS: This activity will continue on an ongoing basis but will not be restated in the New STWP.

STWP ITEM: Determine tipping fees for disposal facility.

COMPLETE: Yes.

PROJECT STATUS: The County charges tipping fees to commercial customers. This activity will continue on an ongoing basis but will not be restated in the New STWP.

STWP ITEM: Update user fees for waste collection and drop-off system.

COMPLETE: Yes.

PROJECT STATUS: Fees to commercial customers will be updated as needed, but this activity will not be restated in the New STWP.

STWP ITEM: Engage in full cost accounting for solid waste management activities.

COMPLETE: Yes.

PROJECT STATUS: This activity will continue on an ongoing basis but will not be restated in the New STWP.

STWP ITEM: Examine economic incentives for commercial and industrial sectors.

COMPLETE: Yes.

PROJECT STATUS: This activity will continue on an ongoing basis but will not be restated in the New STWP.

**Wheeler County Solid Waste Management Plan
Report of Accomplishments**

Wheeler County – Land Limitations Element

STWP ITEM: **To monitor local, state, and federal regulations to ensure site suitability for future solid waste management facilities.**

COMPLETE: No.

REASON NC: This was determined to be unnecessary due to the County's utilization of the Telfair County landfill for solid waste disposal.

PROJECT STATUS: This activity will not be restated in the New STWP.

**Wheeler County Solid Waste Management Plan
Report of Accomplishments**

XV. City of Alamo – Waste Stream Element

STWP ITEM: **Establish ongoing data collection system/procedure addressing collection, reduction, transfer and disposal.**

COMPLETE: Yes.

PROJECT STATUS: The City has a data collection system in place to monitor the quantity of solid waste collected and disposed in the Telfair County landfill. This activity will continue on an ongoing basis but will not be restated in the New STWP.

**Wheeler County Solid Waste Management Plan
Report of Accomplishments**

XVI. City of Alamo – Collection Element

STWP ITEM: Continued status quo for solid waste collection.

COMPLETE: Yes.

PROJECT STATUS: The City has a twice per week curbside collection program in place, and transfers the collected waste to the Telfair County landfill. This arrangement will continue on an ongoing basis and will be restated in the New STWP.

STWP ITEM: Conduct investigation for privatizing collection services.

COMPLETE: Yes.

PROJECT STATUS: The City held discussions with Sullivan Environmental Services, Inc. concerning contracting for solid waste collection. However, the City determined that this was not feasible due to an increase in the City's sewer rates that would have to take place. This activity will not be restated in the New STWP.

STWP ITEM: Maintain and develop a drop-off system for recyclable materials.

COMPLETE: Wheeler County provides unmanned recycling bins and encourages citizens to drop off their recyclable items at the bins on a voluntary basis. This activity will continue on an ongoing basis and will be restated in the New STWP.

PROJECT STATUS: This activity will continue on an ongoing basis and will be restated in the New STWP.

**Wheeler County Solid Waste Management Plan
Report of Accomplishments**

XVII. City of Alamo – Waste Reduction Element

STWP ITEM: **Develop drop-off system for recyclable materials.**

COMPLETE: Yes.

PROJECT STATUS: Wheeler County provides two unmanned recycling bins to its citizens throughout the county. Citizens are encouraged to bring their recyclable items to the bins on a voluntary basis. Items that are accepted include aluminum cans, newspapers, glass, and plastics. The Cooperative Extension Service office collects chemical jugs for recycling twice per year. This activity will be continued on an ongoing basis and will be restated in the New STWP.

STWP ITEM: **Determine drop-off sites.**

COMPLETE: Yes.

PROJECT STATUS: The City has one recycling bin for citizens to drop-off their recyclable items on a voluntary basis. This activity will not be restated in the New STWP.

STWP ITEM: **Procure private services for collection of recyclables at drop-off sites.**

COMPLETE: No.

REASON NC: The County formerly contracted with a private vendor for the collection of cardboard for recycling but no longer does so. The County's determination is that it is not feasible at this time to contract with a private vendor for the collection of recyclables.

PROJECT STATUS: This activity will not be restated in the New STWP.

STWP ITEM: **Operate drop-off program.**

COMPLETE: Yes.

PROJECT STATUS: This activity will continue on an ongoing basis and will be restated in the New STWP.

STWP ITEM: **Target specific recyclables for commercial collection.**

COMPLETE: No.

REASON NC: The County does not carry out a commercial recyclables collection program at this time due to a lack of feasibility.

PROJECT STATUS: This activity will not be restated in the New STWP.

STWP ITEM: **Coordinate commercial recycling program with residential drop-offs.**
COMPLETE: No.
REASON NC: The County does not carry out a commercial recyclables collection program at this time due to a lack of feasibility.
PROJECT STATUS: This activity will not be restated in the New STWP.

STWP ITEM: **Examine economic incentives for commercial businesses in disposal and collection.**
COMPLETE: Yes.
PROJECT STATUS: This activity will be continued on an ongoing basis and will be restated in the New STWP.

STWP ITEM: Operate a mulching program at a centralized site.
COMPLETE: Yes.
PROJECT STATUS: The City collects yard debris and offers it to its citizens to be used for residential landscaping. This activity will continue on an ongoing basis and will be restated in the New STWP.

**Wheeler County Solid Waste Management Plan
Report of Accomplishments**

XVIII. City of Alamo – Joint Education Element

STWP ITEM: **Develop a countywide education and technical assistance program as a joint effort among the County and each of the cities in source reduction, reuse, recycling, and composting.**

COMPLETE: Yes.

PROJECT STATUS: A countywide education and technical assistance program is in place through the Wheeler County Codes Enforcement program. This activity will be continued on an ongoing basis and will be restated in the New STWP.

STWP ITEM: **Target audiences for education programs and administer the education program.**

COMPLETE: Yes.

PROJECT STATUS: This activity will continue on an ongoing basis through the Wheeler County Codes Enforcement program and will be restated in the New STWP.

STWP ITEM: **Develop school system programs to coordinate efforts for educating students.**

COMPLETE: Yes.

PROJECT STATUS: A program is in place through the Wheeler County School System to educate students concerning recycling and general solid waste management. The County's Codes Enforcement officer also gives presentations to the local schools on a routine basis. This activity will continue on an ongoing basis and will be restated in the New STWP.

STWP ITEM: **Develop programs to inform citizens of recycling and reduction opportunities.**

COMPLETE: Yes.

PROJECT STATUS: This activity will continue on an ongoing basis through the Wheeler County Codes Enforcement program and will be restated in the New STWP.

STWP ITEM: **Develop Solid Waste Citizens Advisory Committee for public involvement.**

COMPLETE: No.

REASON NC: There is no current interest in developing such a committee, and there are no current plans to establish one in the near future.

PROJECT STATUS: This activity will not be restated in the New STWP.

STWP ITEM: Create educational opportunities in conjunction with the commercial recycling program.
COMPLETE: No.
REASON NC: Wheeler County does not have a commercial recycling program in place at this time due to a current lack of feasibility.
PROJECT STATUS: This activity will be restated in the New STWP.

STWP ITEM: Develop an education program directed toward increasing the voluntary reduction and recycling activities of industries.
COMPLETE: Yes.
PROJECT STATUS: This activity will continue on an ongoing basis through the Wheeler County Codes Enforcement program and will be restated in the New STWP.

STWP ITEM: Coordinate educational activities through media opportunities.
COMPLETE: Yes.
PROJECT STATUS: This activity will continue on an ongoing basis through the Wheeler County Codes Enforcement program and will be restated in the New STWP.

STWP ITEM: Develop educational materials for recycling, reuse, reduction, and composting.
COMPLETE: Yes.
PROJECT STATUS: This activity will continue on an ongoing basis through the Wheeler County Codes Enforcement program and will be restated in the New STWP.

STWP ITEM: Coordinate special promotions for recycling activities.
COMPLETE: Yes.
PROJECT STATUS: This activity will continue on an ongoing basis through the Wheeler County Codes Enforcement program and will be restated in the New STWP.

STWP ITEM: Develop and coordinate volunteer base for educational activities.
COMPLETE: Yes.
PROJECT STATUS: This activity will continue on an ongoing basis and will be restated in the New STWP.

**Wheeler County Solid Waste Management Plan
Report of Accomplishments**

XIX. City of Alamo – Financing Element

STWP ITEM: Determine most effective methods of revenue recovery for solid waste management programs.

COMPLETE: Yes.

PROJECT STATUS: This activity will continue on an ongoing basis but will not be restated in the New STWP.

STWP ITEM: Update user fees for waste collection and drop-off system.

COMPLETE: Yes.

PROJECT STATUS: User fees will continue to be updated as needed, but this will not be restated in the New STWP.

STWP ITEM: Engage in full cost accounting for solid waste management activities.

COMPLETE: Yes.

PROJECT STATUS: This activity will continue on an ongoing basis but will not be restated in the New STWP.

STWP ITEM: Examine economic incentives for commercial and industrial sectors.

COMPLETE: Yes.

PROJECT STATUS: This activity will continue on an ongoing basis but will not be restated in the New STWP.

**Wheeler County Solid Waste Management Plan
Report of Accomplishments**

XX. City of Glenwood – Waste Stream Element

STWP ITEM: **Establish ongoing data collection system/procedure addressing collection, reduction, transfer and disposal.**

COMPLETE: Yes.

PROJECT STATUS: The City has a data collection system in place to monitor the quantity of solid waste collected and disposed in the Toombs County landfill. This activity will continue on an ongoing basis but will not be restated in the New STWP.

**Wheeler County Solid Waste Management Plan
Report of Accomplishments**

XXI. City of Glenwood – Collection Element

- STWP ITEM:** **Continued status quo for solid waste collection.**
COMPLETE: Yes.
PROJECT STATUS: The City has a once per week curbside collection program in place, and transfers the collected waste to the Toombs County landfill. This arrangement will continue on an ongoing basis and will be restated in the New STWP.
- STWP ITEM:** **Conduct investigation for privatizing collection services.**
COMPLETE: Yes.
PROJECT STATUS: The City held discussions with Sullivan Environmental Services, Inc. concerning contracting for solid waste collection. However, the City determined that this was not feasible at this time. This activity will not be restated in the New STWP.
- STWP ITEM:** **Maintain and develop a drop-off system for recyclable materials.**
COMPLETE: Wheeler County provides unmanned recycling bins and encourages citizens to drop off their recyclable items at the bins on a voluntary basis. This activity will continue on an ongoing basis and will be restated in the New STWP.
PROJECT STATUS: This activity will continue on an ongoing basis and will be restated in the New STWP.

**Wheeler County Solid Waste Management Plan
Report of Accomplishments**

XXII. City of Glenwood – Waste Reduction Element

STWP ITEM: Develop drop-off system for recyclable materials.

COMPLETE: Yes.

PROJECT STATUS: Wheeler County provides two unmanned recycling bins to its citizens throughout the county. Citizens are encouraged to bring their recyclable items to the bins on a voluntary basis. Items that are accepted include aluminum cans, newspapers, glass, and plastics. The Cooperative Extension Service office collects chemical jugs for recycling twice per year. This activity will be continued on an ongoing basis and will be restated in the New STWP.

STWP ITEM: Determine drop-off sites.

COMPLETE: Yes.

PROJECT STATUS: The City has one recycling bin for citizens to drop-off their recyclable items on a voluntary basis. This activity will not be restated in the New STWP.

STWP ITEM: Procure private services for collection of recyclables at drop-off sites.

COMPLETE: No.

REASON NC: The County formerly contracted with a private vendor for the collection of cardboard for recycling but no longer does so. The County's determination is that it is not feasible at this time to contract with a private vendor for the collection of recyclables.

PROJECT STATUS: This activity will not be restated in the New STWP.

STWP ITEM: Operate drop-off program.

COMPLETE: Yes.

PROJECT STATUS: This activity will continue on an ongoing basis and will be restated in the New STWP.

STWP ITEM: Target specific recyclables for commercial collection.

COMPLETE: No.

REASON NC: The County does not carry out a commercial recyclables collection program at this time due to a lack of feasibility.

PROJECT STATUS: This activity will not be restated in the New STWP.

STWP ITEM: **Coordinate commercial recycling program with residential drop-offs.**
COMPLETE: No.
REASON NC: The County does not carry out a commercial recyclables collection program at this time due to a lack of feasibility.
PROJECT STATUS: This activity will be restated in the New STWP.

STWP ITEM: **Examine economic incentives for commercial businesses in disposal and collection.**
COMPLETE: Yes.
PROJECT STATUS: This activity will be continued on an ongoing basis and will be restated in the New STWP.

**Wheeler County Solid Waste Management Plan
Report of Accomplishments**

XXIII. City of Glenwood – Joint Education Element

STWP ITEM: **Develop a countywide education and technical assistance program as a joint effort among the County and each of the cities in source reduction, reuse, recycling, and composting.**

COMPLETE: Yes.

PROJECT STATUS: A countywide education and technical assistance program is in place through the Wheeler County Codes Enforcement program. This activity will be continued on an ongoing basis and will be restated in the New STWP.

STWP ITEM: **Target audiences for education programs and administer the education program.**

COMPLETE: Yes.

PROJECT STATUS: This activity will continue on an ongoing basis through the Wheeler County Codes Enforcement program and will be restated in the New STWP.

STWP ITEM: **Develop school system programs to coordinate efforts for educating students.**

COMPLETE: Yes.

PROJECT STATUS: A program is in place through the Wheeler County School System to educate students concerning recycling and general solid waste management. The County's Codes Enforcement officer also gives presentations to the local schools on a routine basis. This activity will continue on an ongoing basis and will be restated in the New STWP.

STWP ITEM: **Develop programs to inform citizens of recycling and reduction opportunities.**

COMPLETE: Yes.

PROJECT STATUS: This activity will continue on an ongoing basis through the Wheeler County Codes Enforcement program and will be restated in the New STWP.

STWP ITEM: **Develop Solid Waste Citizens Advisory Committee for public involvement.**

COMPLETE: No.

REASON NC: There is no current interest in developing such a committee, and there are no current plans to establish one in the near future.

PROJECT STATUS: This activity will not be restated in the New STWP.

STWP ITEM: Create educational opportunities in conjunction with the commercial recycling program.
COMPLETE: No.
REASON NC: Wheeler County does not have a commercial recycling program in place at this time due to a current lack of feasibility.
PROJECT STATUS: This activity will be restated in the New STWP.

STWP ITEM: Develop an education program directed toward increasing the voluntary reduction and recycling activities of industries.
COMPLETE: Yes.
PROJECT STATUS: This activity will continue on an ongoing basis through the Wheeler County Codes Enforcement program and will be restated in the New STWP.

STWP ITEM: Coordinate educational activities through media opportunities.
COMPLETE: Yes.
PROJECT STATUS: This activity will continue on an ongoing basis through the Wheeler County Codes Enforcement program and will be restated in the New STWP.

STWP ITEM: Develop educational materials for recycling, reuse, reduction, and composting.
COMPLETE: Yes.
PROJECT STATUS: This activity will continue on an ongoing basis through the Wheeler County Codes Enforcement program and will be restated in the New STWP.

STWP ITEM: Coordinate special promotions for recycling activities.
COMPLETE: Yes.
PROJECT STATUS: This activity will continue on an ongoing basis through the Wheeler County Codes Enforcement program and will be restated in the New STWP.

STWP ITEM: Develop and coordinate volunteer base for educational activities.
COMPLETE: Yes.
PROJECT STATUS: This activity will continue on an ongoing basis and will be restated in the New STWP.

**Wheeler County Solid Waste Management Plan
Report of Accomplishments**

XXIV. City of Glenwood – Financing Element

STWP ITEM: **Determine most effective methods of revenue recovery for solid waste management programs.**

COMPLETE: Yes.

PROJECT STATUS: This activity will continue on an ongoing basis but will not be restated in the New STWP.

STWP ITEM: **Update user fees for waste collection and drop-off system.**

COMPLETE: Yes.

PROJECT STATUS: User fees will continue to be updated as needed, but this will not be restated in the New STWP.

STWP ITEM: **Engage in full cost accounting for solid waste management activities.**

COMPLETE: Yes.

PROJECT STATUS: This activity will continue on an ongoing basis but will not be restated in the New STWP.

STWP ITEM: **Examine economic incentives for commercial and industrial sectors.**

COMPLETE: Yes.

PROJECT STATUS: This activity will continue on an ongoing basis but will not be restated in the New STWP.

**Wheeler County Solid Waste
Management Plan**

Short Term Work Programs

**Wheeler County
City of Alamo
City of Glenwood**

WHEELER COUNTY SOLID WASTE MANAGEMENT PLAN
SHORT TERM WORK PROGRAM
2005-2014

COLLECTION ELEMENT				
ACTIVITY	YEARS THE PLAN IS COVERING	PARTY OR PARTIES RESPONSIBLE FOR MANAGING THE ACTIVITY	ESTIMATED COST OF PROPOSED PROGRAMS	FUNDING SOURCE
Maintain unmanned green boxes for solid waste collection	2005-2014	Wheeler County	\$100,000/yr.	Local
Maintain unmanned recycling bins as the drop-off system for recyclable materials	2005-2009	Wheeler County	\$100,000/yr. (part of solid waste collection)	Local
Maintain drop-off system for special management items	2005-2009	Private Haulers	NA	NA
WASTE REDUCTION ELEMENT				
ACTIVITY	YEARS THE PLAN IS COVERING	PARTY OR PARTIES RESPONSIBLE FOR MANAGING THE ACTIVITY	ESTIMATED COST OF PROPOSED PROGRAMS	FUNDING SOURCE
Continue drop-off system for recyclable materials	2005-2009	Wheeler County	\$100,000/yr. (part of solid waste collection)	Local
Operate drop-off program for recyclable materials	2005-2009	Wheeler County	\$100,000/yr. (part of solid waste collection)	Local
Examine economic incentives for commercial businesses in disposal and collection	2005-2014	Wheeler County	NA	NA
Develop countywide composting/mulching program	2007	Wheeler County	\$5,000	Local
Develop collection program for tires, batteries, and white goods	2007	Wheeler County, City of Alamo, City of Glenwood	\$100,000/yr. (part of solid waste collection)	Local

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WHEELER COUNTY SOLID WASTE MANAGEMENT PLAN
 SHORT TERM WORK PROGRAM
 2005-2014

DISPOSAL ELEMENT				
ACTIVITY	YEARS THE PLAN IS COVERING	PARTY OR PARTIES RESPONSIBLE FOR MANAGING THE ACTIVITY	ESTIMATED COST OF PROPOSED PROGRAMS	FUNDING SOURCE
Monitor the landfill in accordance with EPD requirements	2005-2014	Wheeler County	\$20,000/yr.	Local
Maintain data collection system for monitoring disposal quantities	2005-2014	Wheeler County	NA	NA
Contract with Telfair County landfill or another entity to dispose of solid waste generated in Wheeler County	2005-2014	Wheeler County, Telfair County	\$30/ton (\$85,000/yr.)	Local
LAND LIMITATION ELEMENT				
ACTIVITY	YEARS THE PLAN IS COVERING	PARTY OR PARTIES RESPONSIBLE FOR MANAGING THE ACTIVITY	ESTIMATED COST OF PROPOSED PROGRAMS	FUNDING SOURCE
Carry out the formal procedure established in the County's Solid Waste Management Plan for applicants seeking to locate solid waste handling facilities in Wheeler County	2005-2014	Wheeler County	NA	NA

WHEELER COUNTY SOLID WASTE MANAGEMENT PLAN
SHORT TERM WORK PROGRAM
2005-2014

PUBLIC EDUCATION AND INVOLVEMENT ELEMENT				
ACTIVITY	YEARS THE PLAN IS COVERING	PARTY OR PARTIES RESPONSIBLE FOR MANAGING THE ACTIVITY	ESTIMATED COST OF PROPOSED PROGRAMS	FUNDING SOURCE
Maintain a countywide education and technical assistance program through the Wheeler County Codes Enforcement office as a joint effort among the County and each of the cities in source reduction, reuse, recycling, and composting	2005-2014	Wheeler County Codes Enforcement	\$20,000/yr.	Local
PUBLIC EDUCATION AND INVOLVEMENT ELEMENT				
ACTIVITY	YEARS THE PLAN IS COVERING	PARTY OR PARTIES RESPONSIBLE FOR MANAGING THE ACTIVITY	ESTIMATED COST OF PROPOSED PROGRAMS	FUNDING SOURCE
Target audiences for education programs and administer the education program	2005-2014	Wheeler County Codes Enforcement	\$20,000/yr.	Local
Develop school system programs to coordinate efforts for educating students	2005-2014	Wheeler County Codes Enforcement, School System	NA	NA
Maintain programs to inform citizens of recycling and reduction opportunities, and develop new programs as appropriate	2005-2014	Wheeler County Codes Enforcement	NA	NA
Create educational opportunities to encourage recycling among commercial establishments	2005-2014	Wheeler County Codes Enforcement	NA	NA

WHEELER COUNTY SOLID WASTE MANAGEMENT PLAN
 SHORT TERM WORK PROGRAM
 2005-2014

PUBLIC EDUCATION AND INVOLVEMENT ELEMENT				
ACTIVITY	YEARS THE PLAN IS COVERING	PARTY OR PARTIES RESPONSIBLE FOR MANAGING THE ACTIVITY	ESTIMATED COST OF PROPOSED PROGRAMS	FUNDING SOURCE
Maintain an education program directed toward increasing the voluntary reduction and recycling activities of industries	2005-2014	Wheeler County Codes Enforcement	NA	NA
Coordinate educational activities through media opportunities	2005-2014	Wheeler County Codes Enforcement	\$1,000/yr.	Local
Develop educational materials for reduction, reuse, recycling, and composting	2005-2014	Wheeler County Codes Enforcement	\$1,000/yr.	Local
Coordinate special promotions for recycling opportunities	2005-2014	Wheeler County Codes Enforcement	NA	NA
Maintain and coordinate a volunteer base for educational activities	2005-2014	Wheeler County Codes Enforcement, Garden Club	NA	NA

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CITY OF ALAMO SOLID WASTE MANAGEMENT PLAN
SHORT TERM WORK PROGRAM
2005-2014

COLLECTION ELEMENT				
ACTIVITY	YEARS THE PLAN IS COVERING	PARTY OR PARTIES RESPONSIBLE FOR MANAGING THE ACTIVITY	ESTIMATED COST OF PROPOSED PROGRAMS	FUNDING SOURCE
Maintain curbside collection program for solid waste in the City	2005-2014	City of Alamo	\$10,000/yr.	Local
Maintain unmanned recycling bins as the drop-off system for recyclable materials	2005-2009	Wheeler County	\$100,000/yr. (part of solid waste collection)	Local
Maintain drop-off system for special management items	2005-2009	Private haulers	NA	NA
WASTE REDUCTION ELEMENT				
ACTIVITY	YEARS THE PLAN IS COVERING	PARTY OR PARTIES RESPONSIBLE FOR MANAGING THE ACTIVITY	ESTIMATED COST OF PROPOSED PROGRAMS	FUNDING SOURCE
Continue drop-off system for recyclable materials	2005-2009	Wheeler County	\$100,000/yr. (part of solid waste collection)	Local
Operate drop-off program for recyclable materials	2005-2009	Wheeler County	\$100,000/yr. (part of solid waste collection)	Local
Examine economic incentives for commercial businesses in disposal and collection	2005-2014	City of Alamo	NA	NA
Operate a mulching program	2005-2014	City of Alamo	\$5,000/yr.	Local
Develop collection program for tires, batteries, and white goods	2007	Wheeler County, City of Alamo, City of Glenwood	\$10,000/yr. (part of solid waste collection)	Local

CITY OF ALAMO SOLID WASTE MANAGEMENT PLAN
SHORT TERM WORK PROGRAM
2005-2014

DISPOSAL ELEMENT				
ACTIVITY	YEARS THE PLAN IS COVERING	PARTY OR PARTIES RESPONSIBLE FOR MANAGING THE ACTIVITY	ESTIMATED COST OF PROPOSED PROGRAMS	FUNDING SOURCE
Contract with Telfair County landfill or another entity to dispose of solid waste generated in the City of Alamo	2005-2014	City of Alamo, Telfair County	\$30/ton per year	Local
LAND LIMITATION ELEMENT				
ACTIVITY	YEARS THE PLAN IS COVERING	PARTY OR PARTIES RESPONSIBLE FOR MANAGING THE ACTIVITY	ESTIMATED COST OF PROPOSED PROGRAMS	FUNDING SOURCE
Carry out the formal procedure established in the County's Solid Waste Management Plan for applicants seeking to locate solid waste handling facilities in Wheeler County	2005-2014	Wheeler County	NA	NA
PUBLIC EDUCATION AND INVOLVEMENT ELEMENT				
ACTIVITY	YEARS THE PLAN IS COVERING	PARTY OR PARTIES RESPONSIBLE FOR MANAGING THE ACTIVITY	ESTIMATED COST OF PROPOSED PROGRAMS	FUNDING SOURCE
Maintain a countywide education and technical assistance program through the Wheeler County Codes Enforcement office as a joint effort among the County and each of the cities in source reduction, reuse, recycling, and composting	2005-2014	Wheeler County Codes Enforcement	\$20,000/yr.	Local
Target audiences for education programs and administer the education program	2005-2014	Wheeler County Codes Enforcement	\$20,000/yr.	Local

CITY OF ALAMO SOLID WASTE MANAGEMENT PLAN
SHORT TERM WORK PROGRAM
2005-2014

PUBLIC EDUCATION AND INVOLVEMENT ELEMENT				
ACTIVITY	YEARS THE PLAN IS COVERING	PARTY OR PARTIES RESPONSIBLE FOR MANAGING THE ACTIVITY	ESTIMATED COST OF PROPOSED PROGRAMS	FUNDING SOURCE
Develop school system programs to coordinate efforts for educating students	2005-2014	Wheeler County Codes Enforcement, School System	NA	NA
Maintain programs to inform citizens of recycling and reduction opportunities, and develop new programs as appropriate	2005-2014	Wheeler County Codes Enforcement	NA	NA
Create educational opportunities to encourage recycling among commercial establishments	2005-2014	Wheeler County Codes Enforcement	NA	NA
Maintain an education program directed toward increasing the voluntary reduction and recycling activities of industries	2005-2014	Wheeler County Codes Enforcement	NA	NA
Coordinate educational activities through media opportunities	2005-2014	Wheeler County Codes Enforcement	\$1,000/yr.	Local
Develop educational materials for reduction, reuse, recycling, and composting	2005-2014	Wheeler County Codes Enforcement	\$1,000/yr.	Local
Coordinate special promotions for recycling opportunities	2005-2014	Wheeler County Codes Enforcement	NA	NA
Maintain and coordinate a volunteer base for educational activities	2005-2014	Wheeler County Codes Enforcement, Garden Club	NA	NA

CITY OF GLENWOOD SOLID WASTE MANAGEMENT PLAN
SHORT TERM WORK PROGRAM
2005-2014

COLLECTION ELEMENT				
ACTIVITY	YEARS THE PLAN IS COVERING	PARTY OR PARTIES RESPONSIBLE FOR MANAGING THE ACTIVITY	ESTIMATED COST OF PROPOSED PROGRAMS	FUNDING SOURCE
Maintain curbside collection program for solid waste in the City	2005-2014	City of Glenwood	\$10,000/yr.	Local
Maintain unmanned recycling bin as the drop-off system for recyclable materials	2005-2009	Wheeler County	\$100,000/yr. (part of solid waste collection)	Local
Maintain drop-off system for special management items	2005-2009	Private Haulers	NA	NA
WASTE REDUCTION ELEMENT				
ACTIVITY	YEARS THE PLAN IS COVERING	PARTY OR PARTIES RESPONSIBLE FOR MANAGING THE ACTIVITY	ESTIMATED COST OF PROPOSED PROGRAMS	FUNDING SOURCE
Continue drop-off system for recyclable materials	2005-2009	Wheeler County	\$100,000/yr. (part of solid waste collection)	Local
Operate drop-off program for recyclable materials	2005-2009	Wheeler County	\$100,000/yr. (part of solid waste collection)	Local
Examine economic incentives for commercial businesses in disposal and collection	2005-2014	City of Glenwood	NA	NA
Develop countywide composting/mulching program	2007	Wheeler County, City of Alamo, City of Glenwood	\$10,000/yr. (part of solid waste collection)	Local
Develop a collection program for tires, batteries, and white goods	2007	Wheeler County, City of Alamo, City of Glenwood	\$10,000/yr. (part of solid waste collection)	Local

CITY OF GLENWOOD SOLID WASTE MANAGEMENT PLAN
SHORT TERM WORK PROGRAM
2005-2014

DISPOSAL ELEMENT				
ACTIVITY	YEARS THE PLAN IS COVERING	PARTY OR PARTIES RESPONSIBLE FOR MANAGING THE ACTIVITY	ESTIMATED COST OF PROPOSED PROGRAMS	FUNDING SOURCE
Contract with Toombs County landfill or another entity to dispose of solid waste generated in the City of Glenwood	2005-2014	City of Glenwood, Toombs County	\$30/ton per year	Local
LAND LIMITATION ELEMENT				
ACTIVITY	YEARS THE PLAN IS COVERING	PARTY OR PARTIES RESPONSIBLE FOR MANAGING THE ACTIVITY	ESTIMATED COST OF PROPOSED PROGRAMS	FUNDING SOURCE
Carry out the formal procedure established in the County's Solid Waste Management Plan for applicants seeking to locate solid waste handling facilities in Wheeler County	2005-2014	Wheeler County	NA	NA
PUBLIC EDUCATION AND INVOLVEMENT ELEMENT				
ACTIVITY	YEARS THE PLAN IS COVERING	PARTY OR PARTIES RESPONSIBLE FOR MANAGING THE ACTIVITY	ESTIMATED COST OF PROPOSED PROGRAMS	FUNDING SOURCE
Maintain a countywide education and technical assistance program through the Wheeler County Codes Enforcement office as a joint effort among the County and each of the cities in source reduction, reuse, recycling, and composting	2005-2014	Wheeler County Codes Enforcement	\$20,000/yr.	Local
Target audiences for education programs and administer the education program	2005-2014	Wheeler County Codes Enforcement	\$20,000/yr.	Local

CITY OF GLENWOOD SOLID WASTE MANAGEMENT PLAN
SHORT TERM WORK PROGRAM
2005-2014

PUBLIC EDUCATION AND INVOLVEMENT ELEMENT				
ACTIVITY	YEARS THE PLAN IS COVERING	PARTY OR PARTIES RESPONSIBLE FOR MANAGING THE ACTIVITY	ESTIMATED COST OF PROPOSED PROGRAMS	FUNDING SOURCE
Develop school system programs to coordinate efforts for educating students	2005-2014	Wheeler County Codes Enforcement, School System	NA	NA
Maintain programs to inform citizens of recycling and reduction opportunities, and develop new programs as appropriate	2005-2014	Wheeler County Codes Enforcement	NA	NA
Create educational opportunities to encourage recycling among commercial establishments	2005-2014	Wheeler County Codes Enforcement	NA	NA
Maintain an education program directed toward increasing the voluntary reduction and recycling activities of industries	2005-2014	Wheeler County Codes Enforcement	NA	NA
Coordinate educational activities through media opportunities	2005-2014	Wheeler County Codes Enforcement	\$1,000/yr.	Local
Develop educational materials for reduction, reuse, recycling, and composting	2005-2014	Wheeler County Codes Enforcement	\$1,000/yr.	Local
Coordinate special promotions for recycling opportunities	2005-2014	Wheeler County Codes Enforcement	NA	NA
Maintain and coordinate a volunteer base for educational activities	2005-2014	Wheeler County Codes Enforcement, Garden Club	NA	NA

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Wheeler County Joint Solid Waste Management Plan

Attachment A

Assurance of Ten-year Disposal Capacity Letters for
Wheeler County and the cities of Alamo and Glenwood



Board of Commissioners of Telfair County

713 TELFAIR AVENUE
McRAE, GEORGIA 31055
PHONE # (229) 868-5688 - FAX # (229) 868-7950

ROY R. SELPH, CHAIRMAN
THOMAS E. DOPSON, SR., VICE-CHAIRMAN
TRAVIS P. COOK
BEULAH A. DOLLAR
TIMMY C. LEE
Gwen Wilmoth, CLERK

June 30, 2004

Mr. Bobby Cox, Sr. City Administrator
City of Alamo
P.O. Box 646
Alamo, Georgia 30411

Dear Mr. Cox;

This letter serves as a disposal capacity assurance for waste generated by the City of Alamo. Waste is hauled by the City to the Telfair County Landfill and the Georgia EPD permit number for this facility is 134-015-D.. This facility has a remaining capacity of 35 years. This assurance is based upon the total disposal of approximately 5,891.07 tons per year of commercial, residential, and the industrial waste in the City of Alamo.

We thank the City of Alamo for this business partnership and look forward to providing environmentally sound waste disposal options for the foreseeable future.

Sincerely,

A handwritten signature in cursive script that reads "Roy R. Selph".

Roy R. Selph
Chairman



Board of Commissioners of Telfair County

713 TELFAIR AVENUE
McRAE, GEORGIA 31055
PHONE # (229) 868-5688 - FAX # (229) 868-7950

ROY R. SELPH, CHAIRMAN
THOMAS E. DOPSON, SR., VICE-CHAIRMAN
TRAVIS P. COOK
BEULAH A. DOLLAR
TIMMY C. LEE
Gwen Wilmoth, CLERK

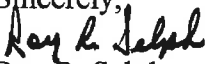
June 30, 2004

Mr. O.C. Adams, Chairman
Wheeler County Board of Commissioners
209 West Forest Avenue
P.O. Box 181
Alamo, Georgia 30411

Dear Mr. Adams,

This letter serves as a disposal capacity assurance for waste generated by the Wheeler County Board of Commissioners. Waste is hauled by the County to the Telfair County Landfill and the Georgia EPD permit number for the facility is 134-0150D. This facility has a remaining capacity of 35 years. This assurance is based upon the total disposal of approximately 5,891.07 tons per year of commercial, residential, and industrial waste in Wheeler County.

We thank the Wheeler County Board of Commissioners for this business partnership and look forward to providing environmentally sound waste disposal options for the foreseeable future.

Sincerely,

Roy R. Selph
Chairman

Toombs County Commissioners

CHARLES RUSTIN
Chairman

ROY LEE WILLIAMS
District #1
Vice-Chairman

LOUIE POWELL
District #2

Meeting Date: Second Tuesday of Each Month

P. O. Box 112
Lyons, Georgia 30436
Phone: 912-526-3311
Fax: 912-526-1004

D. DURWARD NEE SMITH
District #3

MELL TAYLOR
District #4

BETH TAYLOR
County Clerk &
Office Manager

September 08, 2003


Mayor G.M. Joiner, Jr.
City of Glenwood
P.O. Box 616
Glenwood, GA 30428

Dear Mayor Joiner,

This letter serves as a disposal capacity assurance for waste generated by the City of Glenwood. Waste is hauled by the City to the Toombs County Landfill and the Georgia EPD Permit number for this facility is 138-006D. This facility has a remaining capacity of 23 years. This assurance is based upon the total disposal of approximately 190 tons per year of commercial, residential, and industrial waste in the City of Glenwood.

We thank the City of Glenwood for this partnership and look forward to providing environmentally sound waste disposal options for the foreseeable future.

Sincerely,



Charles Rustin
Chairman,
Toombs County Commissioners

APPENDIX D

Wheeler County Service Delivery Strategy Certification



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 WHEELER 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.

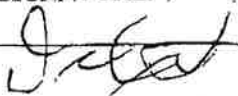


If Option A is selected, only this form, signed by the appropriate local government representatives must be provided to DCA.

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))¹ 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).

¹If 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:
	Isaac J. Culver, Jr.	Chairman	Wheeler County	8-19-04
	Bobby Cox, Jr.	Mayor	City of Alamo	
	G. M. Joiner, Jr.	Mayor	City of Glenwood	

APPENDIX E

Local Government Transmittal Resolutions

**Wheeler County
City of Alamo
City of Glenwood**

RESOLUTION

WHEREAS, the Georgia Planning Act of 1989 requires all local governments in Georgia to prepare a comprehensive plan, and the Comprehensive Solid Waste Management Act of 1990 requires all local governments to prepare a solid waste management plan; and

WHEREAS, the Georgia Department of Community Affairs has established "Minimum Planning Standards and Procedures" under the Georgia Planning Act of 1989 for coordinated and comprehensive planning, including standards and procedures for the preparation of local comprehensive plans and implementation thereof, public participation, and coordinated review; and similar "Minimum Planning Standards and Procedures" under the Comprehensive Solid Waste Management Act of 1990; and

WHEREAS, Wheeler County, Georgia has participated with the cities of Alamo and Glenwood in a coordinated and comprehensive planning process under the Georgia Planning Act of 1989, the Comprehensive Solid Waste Management Act of 1990, and both of the Minimum Planning Standards and Procedures through the Wheeler County Comprehensive Plan Executive and Local Plan Coordination committees, and with the assistance of the Heart of Georgia Altamaha Regional Development Center, to update its existing adopted comprehensive plans and solid waste plans with new full plan updates;

WHEREAS, this coordinated and comprehensive planning process has resulted in the new joint plans, *The Joint Wheeler County Comprehensive Plan: Wheeler County, Alamo, and Glenwood 2025*, and *The Joint Wheeler County Solid Waste Management Plan 2014*, including separate "Five-Year Short-Term Work Programs" for Wheeler County in each plan;

WHEREAS, requirements for public participation in the development of these comprehensive and solid waste management plans as mandated by the appropriate Minimum Planning Standards and Procedures have been met, including an initial joint public hearing prior to development of the plans held on January 8, 2004 to receive input, and a final public hearing held on July 1, 2004 to brief the public on the draft plans and receive further input prior to submission of the plans for review and comment; and

WHEREAS, Wheeler County has participated in the development, reviewed, and approved both *The Joint Wheeler County Comprehensive Plan* and *The Joint Wheeler County Solid Waste Management Plan*, including the Wheeler County Short-Term Work Programs, as its local comprehensive plan under the Georgia Planning Act of 1989 and as a guide for its future growth and development, and as its solid waste management plan under the Comprehensive Solid Waste Management Act of 1990, respectively.

NOW, THEREFORE BE IT RESOLVED that the Wheeler County Board of Commissioners certifies that public participation and other requirements of the Minimum Planning Standards and Procedures for both plans have been met, and that *The Joint Wheeler County Comprehensive Plan: Wheeler County, Alamo, and Glenwood 2025*, and the *Joint Wheeler County Solid Waste Management Plan 2014* are hereby authorized to be submitted to the Heart of Georgia Altamaha Regional Development Center and the Georgia Department of Community Affairs for formal review, comment, and recommendation before formal adoption of both plans by the Wheeler County Board of Commissioners as mandated by Georgia law and the Georgia Department of Community Affairs.

SO RESOLVED, this 9th day of July, 2004.

BY: _____

ATTEST: _____

RESOLUTION

WHEREAS, the Georgia Planning Act of 1989 requires all local governments in Georgia to prepare a comprehensive plan, and the Comprehensive Solid Waste Management Act of 1990 requires all local governments to prepare a solid waste management plan; and

WHEREAS, the Georgia Department of Community Affairs has established "Minimum Planning Standards and Procedures" under the Georgia Planning Act of 1989 for coordinated and comprehensive planning, including standards and procedures for the preparation of local comprehensive plans and implementation thereof, public participation, and coordinated review; and similar "Minimum Planning Standards and Procedures" under the Comprehensive Solid Waste Management Act of 1990; and

WHEREAS, the City of Alamo, Georgia has participated with Wheeler County and the City of Glenwood in a coordinated and comprehensive planning process under the Georgia Planning Act of 1989, the Comprehensive Solid Waste Management Act of 1990, and both of the Minimum Planning Standards and Procedures through the Wheeler County Comprehensive Plan Executive and Local Plan Coordination committees, and with the assistance of the Heart of Georgia Altamaha Regional Development Center, to update its existing adopted comprehensive plans and solid waste plans with new full plan updates;

WHEREAS, this coordinated and comprehensive planning process has resulted in the new joint plans, *The Joint Wheeler County Comprehensive Plan: Wheeler County, Alamo, and Glenwood 2025*, and *The Joint Wheeler County Solid Waste Management Plan 2014*, including separate "Five-Year Short-Term Work Programs" for the City of Alamo in each plan;

WHEREAS, requirements for public participation in the development of these comprehensive and solid waste management plans as mandated by the appropriate Minimum Planning Standards and Procedures have been met, including an initial joint public hearing prior to development of the plans held on January 8, 2004 to receive input, and a final public hearing held on July 1, 2004 to brief the public on the draft plans and receive further input prior to submission of the plans for review and comment; and

WHEREAS, the City of Alamo has participated in the development, reviewed, and approved both *The Joint Wheeler County Comprehensive Plan* and *The Joint Wheeler County Solid Waste Management Plan*, including the City of Alamo Short-Term Work Programs, as its local comprehensive plan under the Georgia Planning Act of 1989 and as a guide for its future growth and development, and as its solid waste management plan under the Comprehensive Solid Waste Management Act of 1990, respectively.

NOW, THEREFORE BE IT RESOLVED that the Mayor and City Council of the City of Alamo certifies that public participation and other requirements of the Minimum Planning Standards and Procedures for both plans have been met, and that *The Joint Wheeler County Comprehensive Plan: Wheeler County, Alamo, and Glenwood 2025*, and the *Joint Wheeler County Solid Waste Management Plan 2014* are hereby authorized to be submitted to the Heart of Georgia Altamaha Regional Development Center and the Georgia Department of Community Affairs for formal review, comment, and recommendation before formal adoption of both plans by the City of Alamo as mandated by Georgia law and the Georgia Department of Community Affairs.

SO RESOLVED, this 12th day of July, 2004.

BY: 

ATTEST: 

My Commission Expires Feb. 2, 2008

RESOLUTION

WHEREAS, the Georgia Planning Act of 1989 requires all local governments in Georgia to prepare a comprehensive plan, and the Comprehensive Solid Waste Management Act of 1990 requires all local governments to prepare a solid waste management plan; and

WHEREAS, the Georgia Department of Community Affairs has established "Minimum Planning Standards and Procedures" under the Georgia Planning Act of 1989 for coordinated and comprehensive planning, including standards and procedures for the preparation of local comprehensive plans and implementation thereof, public participation, and coordinated review; and similar "Minimum Planning Standards and Procedures" under the Comprehensive Solid Waste Management Act of 1990; and

WHEREAS, the City of Glenwood, Georgia has participated with Wheeler County and the City of Alamo in a coordinated and comprehensive planning process under the Georgia Planning Act of 1989, the Comprehensive Solid Waste Management Act of 1990, and both of the Minimum Planning Standards and Procedures through the Wheeler County Comprehensive Plan Executive and Local Plan Coordination committees, and with the assistance of the Heart of Georgia Altamaha Regional Development Center, to update its existing adopted comprehensive plans and solid waste plans with new full plan updates;

WHEREAS, this coordinated and comprehensive planning process has resulted in the new joint plans, *The Joint Wheeler County Comprehensive Plan: Wheeler County, Alamo, and Glenwood 2025*, and *The Joint Wheeler County Solid Waste Management Plan 2014*, including separate "Five-Year Short-Term Work Programs" for the City of Glenwood in each plan;

WHEREAS, requirements for public participation in the development of these comprehensive and solid waste management plans as mandated by the appropriate Minimum Planning Standards and Procedures have been met, including an initial joint public hearing prior to development of the plans held on January 8, 2004 to receive input, and a final public hearing held on July 1, 2004 to brief the public on the draft plans and receive further input prior to submission of the plans for review and comment; and

WHEREAS, the City of Glenwood has participated in the development, reviewed, and approved both *The Joint Wheeler County Comprehensive Plan* and *The Joint Wheeler County Solid Waste Management Plan*, including the City of Glenwood Short-Term Work Programs, as its local comprehensive plan under the Georgia Planning Act of 1989 and as a guide for its future growth and development, and as its solid waste management plan under the Comprehensive Solid Waste Management Act of 1990, respectively.

NOW, THEREFORE BE IT RESOLVED that the Mayor and City Council of the City of Glenwood certifies that public participation and other requirements of the Minimum Planning Standards and Procedures for both plans have been met, and that *The Joint Wheeler County Comprehensive Plan: Wheeler County, Alamo, and Glenwood 2025*, and the *Joint Wheeler County Solid Waste Management Plan 2014* are hereby authorized to be submitted to the Heart of Georgia Altamaha Regional Development Center and the Georgia Department of Community Affairs for formal review, comment, and recommendation before formal adoption of both plans by the City of Glenwood as mandated by Georgia law and the Georgia Department of Community Affairs.

SO RESOLVED, this 6 day of July, 2004.

BY:



ATTEST:

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