



**JOINT COMPREHENSIVE  
PLAN FOR WILKINSON  
COUNTY AND THE CITIES  
OF ALLENTOWN,  
GORDON, IRWINTON,  
IVEY, MCINTYRE AND  
TOOMSBORO  
Draft April 2006**

## TABLE OF CONTENTS

INTRODUCTION TO COMMUNITY ASSESSMENT .....	4
COMPONENT 1: IDENTIFICATION OF POTENTIAL ISSUES AND OPPORTUNITIES.....	5
COMPONENT 2: ANALYSIS OF EXISTING DEVELOPMENT PATTERNS .....	9
A. Existing Land Use.....	9
B. Areas Requiring Special Attention .....	16
C. Recommended Character Areas.....	18
COMPONENT 3: ANALYSIS OF CONSISTENCY WITH QUALITY COMMUNITY OBJECTIVES .....	19
COMPONENT 4: SUPPORTING ANALYSIS OF DATA AND INFORMATION .....	24
A. General Population.....	24
1. Total Population.....	24
2. Components of Population Change .....	25
3. Number of Households .....	25
4. Average Household Size.....	26
5. Educational Attainment .....	27
6. Dropout Rates .....	29
7. State Achievement Tests.....	29
8. Standardized Test Scores .....	30
9. Age Distribution.....	30
10. Race and Ethnicity .....	33
11. Per Capita Income.....	34
12. Average Household Income.....	35
13. Household Income Distribution.....	35
B. ECONOMIC DEVELOPMENT.....	38
1. Employment by Sector/ Industry .....	38
2. Earnings by Sector .....	41
3. Average Weekly Wages.....	41
4. Income by Type .....	42
5. Employment by Occupation .....	42
6. Employment Status .....	46
7. Unemployment Rates.....	48
8. Commuting Patterns.....	48
9. Local Economic Development Resources .....	48
10. Economic Development Programs .....	50
11. Education and Training Opportunities.....	50
C. HOUSING.....	51
1. Housing Types and Mix, Housing Condition and Housing Occupancy.....	51
2. Cost of housing .....	54
3. Cost Burdened Households.....	54
4. Special Needs Housing .....	54
5. Jobs-Housing Balance.....	54
D. NATURAL AND CULTURAL RESOURCES .....	55
1. Environmental Planning Criteria .....	55
2. Other Environmentally Sensitive Areas.....	60

3.	Significant Natural Resources.....	63
4.	Significant Cultural Resources .....	65
E.	COMMUNITY FACILITIES AND SERVICES.....	68
1.	Water Supply and Treatment .....	68
2.	Sewer System and Waste Water Treatment.....	69
3.	Other Facilities and Services .....	70
a.	Fire Protection.....	70
b.	Police Protection .....	72
c.	Emergency Medical Services.....	73
d.	Parks and Recreation.....	73
e.	Storm water Management .....	74
f.	Solid Waste Management .....	74
g.	General Government .....	75
h.	Hospitals and Public Health Facilities .....	76
i.	Educational Facilities.....	77
j.	Library and Cultural Facilities .....	77
4.	Consistency with Service Delivery Strategy.....	77
F.	Intergovernmental Coordination.....	78
G.	Transportation System .....	81
1.	Road Network .....	81
2.	Alternate Modes .....	83
3.	Parking .....	83
4.	Railroads, Trucking, Port Facilities and Airports .....	83
5.	Transportation and Land Use Connection .....	83

# **JOINT COMPREHENSIVE PLAN FOR WILKINSON COUNTY AND THE CITIES OF ALLENTOWN, GORDON, IRWINTON, IVEY, MCINTYRE AND TOOMSBORO**

## **INTRODUCTION TO COMMUNITY ASSESSMENT**

Wilkinson County is located in the central part of the state, north of Interstate 16 and south of Interstate 20, along Georgia's Fall Line which divides the Piedmont from the Coastal Plain. The county is approximately 100 miles southeast of Atlanta and 35 miles east of Macon. Wilkinson County was created in 1803 from Indian lands ceded in 1802 (and the later 1805 cessation) as the 28th Georgia county, and named for a veteran of the Revolutionary and 1812 Wars, General James Wilkinson. The county courthouse is located in the city of Irwinton; there are five other municipalities, Allentown, Gordon, Ivey, McIntyre, and Toombsboro. The City of Danville is partially located in Wilkinson County and partially located in Twiggs County. For comprehensive planning purposes, they are part of Twiggs County comprehensive plan and are therefore not addressed here.

Wilkinson County and the cities of Allentown, Gordon, Irwinton, Ivey, McIntyre and Toombsboro have prepared this joint comprehensive plan for compliance with the Local Planning Requirements of the Georgia Department of Community Affairs. The Comprehensive Plan consists of three elements: Community Assessment, Community Participation and the Community Agenda. Appendices include data, maps, and other reference material used in the development of the plan. For the purposes of this plan, the Middle Georgia Region is used as a comparison point and includes the following counties: Baldwin, Putnam, Bibb, Jones, Monroe, Crawford, Peach, Houston, Twiggs, and Pulaski.

The purpose of the Community Assessment is to present a factual and conceptual foundation upon which the rest of the comprehensive plan is built. There are four components to the Community Assessment: identification of potential issues and opportunities, analysis of existing development patterns, analysis of consistency with Quality Community Objectives and supporting analysis of data and information. The preparation of the Community Assessment was completed by the Joint Comprehensive Plan Committee consisting of a representative from Wilkinson County and each of the cities of Allentown, Gordon, Irwinton, Ivey, McIntyre and Toombsboro.

# **COMPONENT 1: IDENTIFICATION OF POTENTIAL ISSUES AND OPPORTUNITIES**

The Joint Comprehensive Plan Committee reviewed the list of typical issues and opportunities provided in the State Planning Recommendations. The evaluation of these recommendations was grounded in the understanding of Wilkinson County as a rural county that encompasses 452 square miles, making it the forty-third largest county in Georgia. The current population is 10,220, with 47% of the total population living in the unincorporated areas of the County. In most cases, the issues and opportunities are applicable to both Wilkinson County and the cities of Allentown, Gordon, Irwinton, Ivey, McIntyre and Toombsboro; however, where exceptions exist, they have been noted.

## **Population Issues**

- Between 1980 and 2000 the population of Wilkinson County declined 1.43% and the Census Bureau projection is for the population decline to continue at 1.81%.
- In 2000, Wilkinson County had a larger percentage of persons over the age of 65 than the Middle Georgia Region, the State of Georgia and the United States.
- Educational attainment for Wilkinson County is lagging behind that of the Middle Georgia Region, the State of Georgia and the United States.
- In 2000, average household income levels for Wilkinson County slightly exceeded the Middle Georgia Region, but lagged behind the rest of the state.
- More than 30% of the population of Wilkinson County has a household income below the poverty line.

## **Population Opportunities**

- Since 2000, the number of parcels of land in Wilkinson County has grown by 11% and the number of houses has increased by 5%.

## **Economic Development Issues**

- Wilkinson County's economy consists largely of kaolin processing facilities and forestry making it vulnerable to downturns in these and related sectors.
- Except for the City of Gordon, Wilkinson County does not have a County vision for economic development activities in the form of an economic development strategic plan.
- At present, Wilkinson County does not have a full time economic development professional to work with existing businesses or to recruit new businesses.
- Economic development programs do not support existing businesses through a formal entrepreneur and small business assistance program or a retention program.
- We do not have a long-term infrastructure plan that guides, directs and supports economic development.
- Wilkinson County economic development programs do not identify, acquire, assemble and/or stabilize property for redevelopment. Wilkinson County does not offer enough jobs or economic opportunity to retain local residents.
- There is an imbalance of available jobs and available education and training of citizens / work force.

- Wilkinson County does not have an active Chamber of Commerce to work with existing business or to promote Wilkinson County.

### **Economic Development Opportunities**

- The City of Gordon has an Economic Development Plan developed in 2004 with the assistance of the Middle Georgia RDC.
- Gordon Better Hometown has an inventory of available properties for redevelopment and operates a façade grant program.
- The Town of Ivey has a BetterTown Committee working on enhancing the town center.
- The Town of Toombsboro has a Downtown Development Committee working to enhance the town center.
- In 2005, Wilkinson County was re-aligned with Heart of Georgia Technical College to address all adult and technical educational needs and job training needs.
- Wilkinson County has partnered with Baldwin County to form the Fall Line Regional Development Authority to promote economic development at the intersection of Hwy 441 and the Fall Line Freeway.
- In 2006, Wilkinson County will hire an Economic Development Director to provide professional economic development services to Wilkinson County and the cities of Allentown, Gordon, Irwinton, Ivey, McIntyre and Toombsboro.
- In 2005, Wilkinson County initiated an Economic Diversification Plan to determine the most suitable additions to the economy for stabilization in the event of a downturn in the kaolin industry and for growth.

### **Natural & Cultural Resources Issues**

- Wilkinson County does not have a formal program that encourages infill development or Brownfield/ greyfield redevelopment.
- New development is not being guided away from natural and cultural resources—directly or indirectly.
- There is no on-going and active education about resource conservation and protection for the public, local elected officials, developers, or economic developers.
- There are erosion, sedimentation, and storm water runoff problems.
- Best management practices are encouraged but not locally enforced as part of the development process.
- Resource protection regulations are not enforced or enforcement is inadequate.
- There are no regulations against unwanted/environmentally hazardous uses (hog farms, landfills, etc.).
- There are no linkages (existing or planned) between local trail systems, state designated bike routes, and existing trails in neighboring communities.

### **Natural & Cultural Resources Opportunities**

- Wilkinson County and the Cities of Allentown, Gordon, Irwinton, Ivey, McIntyre and Toombsboro have adopted Ordinances based on the Part V Environmental Criteria. At present, enforcement is handled by the Wilkinson County Health Department. The Wilkinson County Board of Commissioners plans to create the position of Enforcement Officer to enforce this and other ordinances.

- Public Works employees could receive training on best management practices for road and street maintenance.
- Wilkinson County is part of the Middle Georgia Historic Preservation Committee working on an inventory of all historical properties in the County.
- The Recreation Master Plan includes bike trails, walking trails and community parks to improve the quality of life in Wilkinson County.

### **Facilities and Services Issues**

- The availability of public water and sewer services varies:
  - Wilkinson County does not have county provided water and sewer.
  - Allentown provides water inside and beyond its municipal boundary.
  - Gordon provides water and sewer inside and beyond its municipal boundary.
  - Irwinton provides water inside and beyond its municipal boundary.
  - Ivey provides water and sewer inside its municipal boundary.
  - McIntyre provides water inside and beyond its municipal boundary.
  - Toombsboro provides water inside its municipal boundary.
- Some areas of the County have experienced problems with soils suitable for on-site sewage management systems.
- The future costs of providing services at current growth rates and for the same types of development patterns have not been considered.
- The costs of providing county services for new development are not known or considered.
- Existing infrastructure investments (i.e. already paid for) are not being protected by encouraging infill, redevelopment, and compact development.
- There is no long-term strategy for the location or maintenance of public service facilities.

### **Facilities and Services Opportunities**

- In 2003, Wilkinson County voters approved a SPLOST to fund infrastructure improvements such as roads, streets, bridges, water and sewer, public safety facilities, recreation facilities, and County government buildings.

### **Housing Issues**

- The Housing Needs Assessment identified 13% of housing in Wilkinson County is substandard or dilapidated.
- Wilkinson County does not have varied housing options available to meet residents' needs at all stages of life.
- There is a lack of special needs housing (elderly, handicapped, etc.) in Wilkinson County.
- There is no inventory of public and private land available for the development of future housing.
- Existing structures suitable for conversion to affordable or subsidized housing are not being redeveloped.
- There is a lack of affordable or subsidized housing in Wilkinson County.
- The incentives and barriers to maintenance and/or development of affordable/workforce housing in the city/county have not been inventoried.

- There is an imbalance between location of available housing and major employment centers in the county.
- Code enforcement is not adequate to prevent substandard housing.
- Neither Wilkinson County nor any of the cities have housing programs.
- Wilkinson County does not have an incentive program for affordable infill housing.

### **Housing Opportunities**

- Volunteer, community based organizations exist to address some elderly and low-income housing needs.
- The Housing Needs Assessment completed in 2004 provides an inventory of the condition of housing and thus a starting point for code enforcement.

### **Land Use Issues**

- Wilkinson County is spread out across 452 square miles. The average residential lot is 1.20 acres, compared to the average Georgia lot size of .25 acres.
- Wilkinson County does not have design guidelines to ensure appropriate new and infill development that complements the character of the county.
- Wilkinson County does not have land development regulations; checklists for development review, building codes or rehabilitation codes.
- Wilkinson County does not have code enforcement or site plan review required as a back up for building regulations.
- The City of Gordon and the City of Ivey do have Planning and Zoning and issue building permits.

### **Land Use Opportunities**

- Protection of the rural character of Wilkinson County.
- Wilkinson County is developing an ordinance to govern the subdivision and development of land in the unincorporated areas.

### **Transportation Issues**

- Wilkinson County operates a demand response rural transportation program Monday through Friday during normal business hours.
- There are no designated bus routes or bicycle routes to promote connectivity.
- Wilkinson County does not have sidewalks, bike trails, and crosswalks.
- The cities of Allentown, Gordon, Irwinton, Ivey, McIntyre and Toombsboro have sidewalks and crosswalks, some of which need repair.
- Housing, jobs, daily needs and other activities are not within easy walking distance of one another.

### **Transportation Opportunities**

- The widening of US 441 is near completion through Wilkinson County.
- The proposed Fall Line Freeway will traverse through Wilkinson County and connect with US 441 in Wilkinson County.
- A compilation of assets along Hwy 112 has been completed towards the designation of a scenic byway along Hwy 112 from Allentown to Baldwin County.

- Improvements to the streetscapes of Allentown, Gordon, Irwinton, Ivey, McIntyre and Toombsboro would enhance transportation, economic development and overall quality of life.

### **Intergovernmental Coordination Issues**

- There is inconsistent coordination between Wilkinson County and cities of Allentown, Gordon, Irwinton, Ivey, McIntyre and Toombsboro.
- There are inadequate efforts to increase cooperation and build trust between the city and county governments.
- There are inadequate efforts or programs to continue and strengthen liaisons that foster communication and coordination among residents, the business community and other entities.
- There are inadequate local government efforts to provide efficient, available, responsive, and cost-conscious programs to meet the needs of citizens.

### **Intergovernmental Coordination Opportunities**

- Quarterly Community Roundtable Events, including representatives from the county and the cities, have had some success in sharing issues and information but they have been sporadic.
- The Joint Comprehensive Plan Committee has fostered intergovernmental coordination.

## **COMPONENT 2: ANALYSIS OF EXISTING DEVELOPMENT PATTERNS**

This section of the Community Assessment includes a review of existing land use for the unincorporated area of Wilkinson County, as well as the six incorporated municipalities in Wilkinson County and the cities of Allentown, Gordon, Irwinton, Ivey, McIntyre, and Toombsboro. In addition to existing land use, this section contains a discussion on the areas requiring special attention and the identification of recommended character areas.

### **A. Existing Land Use**

For purposes of this study, the following land classification scheme will be used:

- **Residential.** The predominate use of land within the residential category is for single-family and multi-family dwelling units.
- **Commercial.** This category is for land dedicated to non-industrial business uses, including retail sales, office, service, and entertainment facilities.
- **Industrial.** This category is for land dedicated to manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, mining or mineral extraction activities, or other similar uses.
- **Public/Institutional.** This category includes certain state, federal, or local government uses and institutional land uses. Government uses include city halls and government building complexes, police and fire stations, libraries, prisons, post offices, schools, etc. Examples of institutional land uses include churches, cemeteries, etc.

- **Transportation/Communication/Utilities.** This category includes such uses as major transportation routes, railroad facilities, radio towers, telephone-switching stations, or other similar uses. It should be noted that acreage totals shown in the tables for this section do not reflect the amount of acreage dedicated for highway/road and railroad rights-of-way.
- **Park/Recreation/Conservation.** This category is for land dedicated to active or passive recreational uses. These areas may be either publicly or privately owned and may include playgrounds, public parks, nature preserves, wildlife management areas, national forests, golf courses, recreation centers or similar uses.
- **Agriculture/Forestry.** This category is for land dedicated to farming (fields, lots, pastures, farmsteads, specialty farms, livestock production, etc.), agriculture, or commercial timber or pulpwood harvesting.
- **Undeveloped/Vacant.** This category is for lots or tracts of land that are served by typical urban public services (water, sewer, etc.) but have not been developed for a specific use or were developed for a specific use that has since been abandoned.

*Incorporated and Unincorporated Wilkinson County*

Wilkinson County consists of 289,294 acres of land, the majority of which is in the unincorporated areas (276,183 acres). Agriculture/ Forestry is the largest land use category constituting 92.5% of all land. This is followed by residential (3.2%) and industrial (2.1%). The remaining 2.2% is divided amongst parks/ recreation/conservation (.89%), public / institutional (.56%), transportation / communication / utilities (.38%) and commercial (.18%). In sheer acreage, Gordon is the largest municipality at 3,496.41 acres followed by McIntyre 3,430.16, Irwinton 2,015.27, Ivey 1,908.27, Toombsboro 1,192.55 and Allentown 1,068.56.

*Unincorporated Wilkinson County*

The existing land use in unincorporated Wilkinson County has been tabulated by category on Table 1 and is illustrated on Map 1. There are a total of 276,118.37 acres in unincorporated Wilkinson County, which is 95.4% of the total land acreage in Wilkinson County.

- **Residential** In unincorporated Wilkinson County, there are 6,169.31 acres in residential use. That is 2.24% of the total land area in the unincorporated area and 64.8% of the land in Wilkinson County devoted to residential purposes. Residential use in the unincorporated area consists of mainly single-family detached units or manufactured homes situated on large lots of more than one acre in size. This land use is concentrated in the northern section of the county near Gordon and Ivey, between Hwy 247 and Laurel Branch Church Road, and along Hwy 57 north of Irwinton. There are scattered residential sites along Hwy 96 at the western end of the County and Hwy 112 near Allentown.
- **Commercial** Commercial development in unincorporated Wilkinson County totals 71.32 acres, or .02% of the total land area in the unincorporated area and 13.6% of total acreage in commercial use within the County. Commercial use in unincorporated area includes primarily small convenience stores scattered near the outskirts of the six incorporated areas and along several of the County's major highway systems, including Highways 18, 57, 96, and 441 to serve the traveling public.
- **Industrial** Industrial development in the unincorporated area of Wilkinson County relates largely to the mining and processing of kaolin, which contributes to most of the

economic base in this community. These mines and processing plants located in the unincorporated area are situated north of McIntyre and along Highways 112 and 441. Approximately 4,292.00 acres of land is devoted to this use, and that is 1.6% of the total land area in unincorporated area and 69.0% of the total industrial land in the County.

- **Public/ Institutional** Of the total acreage in the unincorporated portion of Wilkinson County, 0.5%, or 1,302.15 acres, is used for public/institutional purposes. This also equates to 80.1% of the total public/institutional land area in Wilkinson County. In addition to a church camp (just east of Hwy 18 north of Gordon) and several public school and county government facilities (along Hwy 57), there are an extensive number of churches and cemeteries scattered throughout the unincorporated area.
- **Transportation/ Communication/ Utilities** Transportation/ Communication/ Utilities (T/C/U) uses that are currently on the ground in unincorporated Wilkinson County include highway and railroad rights-of-way, communication towers and utility switching stations. Over 96% (1,051.24 acres) of the total T/C/U land uses in Wilkinson County are located in the unincorporated area. Looking at it from another perspective, this land use category represents only 0.4% of the total acreage in unincorporated Wilkinson County.
- **Parks/Recreation/Conservation** Though occupying only approximately 2,042.59 acres, or 0.7% of the total land area in unincorporated Wilkinson County, parks/recreation/conservation (P/R/C) lands play a significant role in the living environment of Wilkinson County. These uses include county recreation areas, a state forest area, and a conservation area in extreme southern Wilkinson between the Oconee River and Sandy Creek. The unincorporated area contains approximately 78.9% of the total P/R/C uses in Wilkinson County.
- **Agriculture/Forestry** The large majority of the land located in unincorporated Wilkinson County (95%) is in agricultural/forestry uses (261,254.95 acres), and what one would expect, 97.6% of the agriculture/forestry land can be found in the areas outside of six municipalities. Agriculture land represents a very small percentage of this land use. The vast majority of the acreage in this category is in timberland (private, corporate, and timber industry ownership).

### *Allentown*

There are a total of 1,068.56 acres of land in the City of Allentown that is .37% of the total acreage in Wilkinson County. There are four land use categories within the City of Allentown; Residential, Commercial, Public/Institutional, and Agriculture/Forestry; and their locations within the City are displayed on Map 2. Total acreage for each of the land use categories is presented in Table 2.

- **Residential** Of the total acreage in the City of Allentown, 26.6%, or 283.95 acres, are in residential use. The housing stock in Allentown consists of primarily single-family detached units with some manufactured homes and are situated on lots of one-half acre or greater. Most of the housing units have been constructed north of Hwy 112 in the western portion of the City.
- **Commercial** Commercial development in the City of Allentown occupies 43.57 acres, or 4.1% of the total acreage, in the City. This land use category is confined in the City's small central business area along Hwy 112 and on several tracts paralleling Hwy 80. The commercial establishments that are present include those that support the agricultural

uses in and around the City and the very basic support services for the population in Allentown and nearby area. There are no retail shops or grocery stores, thus the residents must travel outside of Allentown to satisfy these needs.

- **Public/Institutional** Public/Institutional uses present in the City of Allentown include the City Hall/Fire Station, water treatment facility, post office and a church, and represents only 0.5% of the total acreage in the City.
- **Transportation/Communication/Utilities** Other than the rights-of-way for the highways/roads and railroad, there are no other transportation/communication/utilities uses in the City of Allentown.
- **Agriculture/Forestry** The largest land use category in the City of Allentown in terms of acreage is agriculture/forestry where it occupies 68.8% of the City's total land area, or 735.37 acres. There is a small amount of agriculture activity taking place in the City, but the large majority of the land within this category is in private forestry uses.

### *Gordon*

Map 3 illustrates existing land use in the City of Gordon. According to Table 3, there are a total of 3,496.41 acres within seven land use categories in the City of Gordon, and that accounts for 1.2% of the total land area in Wilkinson County.

- **Residential** Due to the presence of public water and sewer service in the City of Gordon, residential land use development is located on smaller lots (more units per acre) than what is found in other areas of the County. In addition, this has enabled a variety of housing types to be built in the City including single-family detached and attached units, manufactured homes, duplexes, and multi-family dwellings. Residential uses is the second largest land use category in the City of Gordon with 1,372.63 acres, or 39.2% of the total land area in the City. Most of the residential land is situated north of Highways 243 and 18.
- **Commercial** The majority of 252.06 acres (accounting for 7.2% of the total land area) of commercial land use in the City of Gordon is situated in the Central Business District of the City with the remainder located along Highways 18, 57, and 243. Because of its population size, the City of Gordon can support several commercial establishments to serve the residents' basic needs, such as a grocery store, drugstore, bank, and several retail shops. For the remaining retail and service needs, local citizens must travel outside of Gordon.
- **Industrial** The largest industrial activity located within the Gordon City limits is the Engelhard kaolin processing plant. This facility is positioned south of the railroad tracks from Hwy 243 to Hwy 57. Other large industrial areas are the Gordon Industrial Park off Hwy 243 and several tracts that are along railroad facilities in the eastern and western portions of the City. Industrial uses occupy 485.89 acres, or 13.9% of the total land area, in the City of Gordon.
- **Public/Institutional** Public/institutional uses in the City of Gordon include the police and fire stations, library, post office, water and wastewater treatment facilities, state government buildings, churches, cemeteries, etc. The acreage devoted to public/institutional uses totals 150.81 acres, or 4.3% of Gordon's total land area.
- **Transportation/Communication/Utilities** Railroad and road/highway rights-of-way, communication towers, and utility switching stations that constitute the

transportation/communication/utilities uses in the City of Gordon occupies 26.02 acres, or 0.7% of the land area.

- **Parks/Recreation/Conservation** Parks/Recreation/Conservation land uses in the City of Gordon totals 24.50 acres and that is 0.7% of the entire land area. This includes the public park off Hwy 18 and other small passive recreation areas scattered throughout the City.
- **Agriculture/Forestry** Almost 34 percent of the land (1,184.51 acres) within the City of Gordon is in agriculture/forestry use. This use, which is entirely private forestry land, is concentrated north of the residential areas and south of the railroad tracks.

### *Irwinton*

Irwinton, the Wilkinson County seat, contains 2,015.27 acres, or 0.7% of the total land area in Wilkinson County. Map 4 illustrates the existing land use in the City of Irwinton, while Table 4 shows the specific acreage totals for the five land use categories.

- **Residential** Residential development in the City of Irwinton radiates out along both sides of Hwy 441 (north-south) and Hwy 57 (east-west). With the City having public water but no public sewer, residential lots are typically one-half acre or greater. Most of the residential dwellings in the City of Irwinton are single-family detached or manufactured homes. The total residential acreage is 507.46 acres, or 25.1% of the total land area in the City.
- **Commercial** Accounting for a small percentage of the total land area in the City (17.61 acres or 0.9%), commercial use is concentrated in the small downtown area and scattered sites on Highways 57 and 441. There are a few establishments that supply the basic needs of local residences and courthouse employees, but for the most part, residents in Irwinton have to travel outside the city of Irwinton to satisfy the remaining retail and service needs. It is likely that in the future new commercial development will be built near the new alignment of Hwy 441 to accommodate the highway traveling public.
- **Public/Institutional** Public schools, city and county government offices, and churches account for most of the 109.70 acres (5.4% of Irwinton's land area) that is devoted to public/institutional uses in the City of Irwinton. As with the residential and commercial uses in the City, public/institutional uses parallel Highways 441 and 57.
- **Transportation/Communication/Utilities** With the exception of several tracts in the northern section of the City, transportation/ communication/utilities uses are confined to the highway/road rights-of-way, communication towers, and utility substations. Only 0.6% of the City's total land area, or 12.28 acres, is occupied by T/C/U uses.
- **Agriculture/Forestry** The largest land use category in the City of Irwinton is agriculture/forestry; totaling 1,368.22 acres, or 67.8% of the City's land area. Most of the City's southeastern, southwestern, and northern quadrants are classified in this land use category; that is largely private forestry lands.

### *Ivey*

The 1,908.27 acres in the City of Ivey represents .66% of the total land area in Wilkinson County. Land use in the City of Ivey is presented both on Map 5 and Table 5.

- **Residential** Residential development, with the exception of a few duplex units, is entirely single-family detached dwellings and manufactured homes. These residential dwellings occupy a total of 456.26 acres, or 23.9% of the City’s land area. Residential uses in the City of Ivey are concentrated north of Lake Tchukolaho on the east and west sides of Hwy 243. There is one residential subdivision located south of the lake, east of Hwy 243. The original lots were platted based on the presence of public water and private sewer (septic tanks). The recent installation of public sewer in the City will not only protect the water quality of Lake Tchukolaho, but also enable the City to create different residential development scenarios in the future if it so desires.
- **Commercial** Commercial areas in the City of Ivey include Hwy 243 north of Lake Tchukolaho, near the Gordon City Limits and several scattered sites. These uses occupy 33.63 acres, or 1.8% of the total land area in the City. The commercial establishments along Hwy 243 primarily serve the public traveling Hwy 243 or using the lake. The residents of Ivey have to travel outside the city limits to satisfy their basic service needs.
- **Industrial** The sole industrial property in the City of Ivey totals 6.83 acres (0.4% of City’s land area) and is located on the south end of Industrial Boulevard near the railroad tracks.
- **Public/Institutional** Public/Institutional uses within the City of Ivey include the City Hall and Police Department headquarters, water treatment facilities, post office, and several churches that total 20.38 acres, or 1.1% of the land area in the City.
- **Transportation/Communication/Utilities** Transportation/communication/utilities land use in the City of Ivey consists entirely of the highway/road and railroad rights-of-way.
- **Park/Recreation/Conservation** The Park/Recreation/Conservation land uses in the City of Ivey total 482.38 acres, or 25.3% of the land area in the City. The uses identified under this category include Lake Tchukolaho, a private country club off Hwy 243, a private park in the east side of the City north of the lake, and a small conservation area in the west end of the City.
- **Agriculture/Forestry** Consisting entirely of private forestry land located south of Lake Tchukolaho and an area between Hwy 243 and the eastern city limits, the agriculture/forestry classification occupies 908.78 acres, or 47.6% of Ivey’s land area.

*McIntyre*

Within the City of McIntyre, there are a total of 3,430.16 acres, which represents 1.2% of the total acreage in Wilkinson County. The six land use categories in the City of McIntyre are displayed on Map 6 with the associated acreages for each category outlined on Table 6.

- **Residential** Residential use in McIntyre, consisting of both single-family detached dwellings and manufactured homes, occupies 435.12 acres, or 12.7% of the total land area in the City. A large portion of the residential development in McIntyre takes place south of the railroad tracks, though there is some that does occur in a linear pattern north of the tracks. Residential lots are for the most part one-half acre or larger due to the fact that McIntyre is served by public water but not public sewer.
- **Commercial** Most of the commercial activity in the City of McIntyre occurs in the central business district and along Hwy 441, with the remainder located on isolated sites north of the railroad tracks. Approximately 0.8% of the land area in the City, or 28.59 acres, is in commercial use. Like the other small communities in Wilkinson County, the

commercial establishments that are present serve some of the basic retail and service needs of the community; however, residents have to travel outside the city limits for the needs that cannot be met in McIntyre.

- **Industrial** With a total of 1,432.98 acres, or 41.8% of McIntyre's land area, industrial use occupies the second largest amount of land in the community. Most, if not all, of this land is used in support of the kaolin industry, either through the mining of this mineral or the processing of it. Almost all of the land in the western half of the City is in industrial use.
- **Public/Institutional** Public/Institutional uses within the City of McIntyre consist of city government offices, water treatment facilities, post office, and churches, and they account for 20.87 acres, or .60% of entire land area in the City.
- **Transportation/Communication/Utilities** Other than an isolated T/C/U use located in the extreme southern end of the City (0.34 acres), the remaining T/C/U uses are highway/road and railroad rights-of-way.
- **Agriculture/Forestry** The largest land use category in the City of McIntyre is agriculture/forestry encompassing 1,495.16 acres, or 43.6% of the City's land area. These private forestry areas occupy most of the eastern portion of the community on both sides of Hwy 441.

#### *Toombsboro*

Totaling 1,192.55 acres and .41% of the County's land area, the Town of Toombsboro is the second smallest community in Wilkinson County. Map 7 and Table 7 present existing land use in the Town of Toombsboro in graphic and tabular form, respectively.

- **Residential** Approximately one-fourth of the land (302.00 acres) in the Town of Toombsboro is devoted to residential use; single-family detached dwellings and manufactured homes. Having public water with septic tanks lots in the Town are usually one-half acre or larger. Residential land use in the Town of Toombsboro does not take on any particular pattern and is concentrated west of Hwy 112 with a small portion located east of this highway.
- **Commercial** Commercial development in the Town of Toombsboro is largely confined to community's small business district along Hwy 112 near the railroad tracks, several highway commercial uses near the intersection of Highways 57 and 112, and isolated tracts in the eastern and western portions of the Town. The total amount of commercial land in the Town of Toombsboro is 75.72 acres, or 6.3% of total acreage in the Town.
- **Public/Institutional** Town government offices, water treatment facilities, post office, churches, cemeteries, and a nursing home are the primary public/institutional uses situated in the Town of Toombsboro. The total land area occupied by these uses are 17.04 acres, or 1.4% of the Town's land area.
- **Transportation/Communication/Utilities** Transportation/Communication/Utilities is the Town's smallest land use category representing only .11% of the land area in Toombsboro (1.34 acres). The old railroad depot and a private utilities office situated along Hwy 112 near the community's business area and a utility substation located in the southern end of the Town off Hwy 112 are the T/R/C uses in the Town of Toombsboro.
- **Agriculture/Forestry** Agriculture/Forestry uses, which are in essence private timberland areas, occupy most of the outlying areas of the Town of Toombsboro. This land use

category is by far the largest in terms of land area (774.19 acres, or 64.9% of the total land acres) and is more than double the next largest land use category (residential).

## **B. Areas Requiring Special Attention**

Below are the areas requiring special attention that have been identified by the local Comprehensive Planning Committee for further study and review during the development of the Community Agenda.

### **Areas of Significant Natural or Cultural Resources**

- **Balls Ferry Historic Site** - Important Civil War and Native American historical area; land has been acquired with use of a federal grant, and the Georgia DNR is considering a donation from the current owner to develop area as a state park.
- **Highway 441 Corridor**
- **Highway 112** - Proposed Scenic Byway from Allentown to Milledgeville in Baldwin County

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

- **Highway 441 Corridor** - The widening of this highway to four lanes could likely result in an intensification of land uses at McIntyre and Irwinton and along other major intersections in the unincorporated areas of the county.
- **Future Fall Line Freeway Area** - This roadway will impact the communities of Gordon and Ivey and certain portions of unincorporated Wilkinson County.

### **Areas Where Pace of Development May Outpace the Availability of Community Facilities and Services, Including Transportation**

- **Highway 441 Corridor** - McIntyre, Irwinton, and unincorporated Wilkinson County do not have the necessary infrastructure (sewer, storm water, and transportation) or infrastructure capacity (water) to handle any significant intensification of growth that might occur along this corridor. It is imperative that these communities conduct an assessment of possible growth scenarios and establish recommendations in their Community Agenda to improve their water, sewer, storm water, and transportation infrastructure to accommodate this anticipated growth.
- **Future Fall Line Freeway Area** - Gordon and Ivey and Wilkinson County will need to review and study different growth scenarios for this area and determine the infrastructure requirements (water, sewer, storm water and transportation) to meet this growth. From this analysis, strategies and policies can be identified in the Community Agenda that will insure that these issues are addressed and the communities are prepared for the growth that is expected to occur.

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

- **Highway 441 Corridor** - Increased traffic caused by the widening of this highway will bring more people through Wilkinson County, particularly the communities of McIntyre and Irwinton. It is important that travelers are given a good first impression of the county and these communities. A plan should be recommended in the Community Agenda that

improves the attractiveness of the corridor including signage, landscaping at county and community entranceways, and litter and vegetation control along the rights-of-way.

- **Future Fall Line Freeway Area** - When this important highway opens in the northern end of the county, Wilkinson County and the cities of Gordon and Ivey will need to be ready to make their entranceways and street rights-of-way as attractive as possible for these potential travelers. The Community Agenda should include strategies and policies that will need to be put into place related to signage, beautification of entranceways, and litter/vegetation control along road rights-of-way.
- **Highway 57** - Along portions of this roadway heading east toward Irwinton, there is excess litter, junked cars, and other unattractive sights. To the traveler passing through, it does not leave a good impression of the County. Highway 57 is also an important route to the proposed Balls Ferry State Park, which could attract thousands of visitors from other parts of the State. All of this leads to the importance of establishing recommendations in the Community Agenda that will significantly improve the attractiveness and aesthetics along this critical east-west corridor.

### **Large Abandoned Structures or Sites, Including Those That May Be Environmentally Contaminated**

- **Brownfield and Grayfield Sites Around Wilkinson County** - These sites should be identified and strategies set forth in the Community Agenda that will eliminate the contamination (where necessary) and encourage redevelopment of these areas, where possible
- **Closed or Abandoned Landfill Sites Throughout Wilkinson County** - These closed or abandoned sites offer potential for using the methane gas from these sites as an alternative energy source. In addition, many communities throughout the country have transformed old landfill sites for other useful community purposes. The Community Agenda should include recommendations that will examine the various options for these sites.

### **Areas with Significant Infill Development Opportunities**

- **Downtown Gordon** - This community, because of its important historical significance, has enormous potential for attracting visitors and tourists off the Future Fall Line Freeway into its downtown area. Because any new development on infill sites could distract from the historical character of Gordon's downtown area, discussion should take place during the formation of the Community Agenda on strategies to insure the historical integrity of downtown Gordon is maintained. As mentioned in the existing land use section, the communities in Wilkinson County are too small, including Gordon, to attract and retain retail and service establishments beyond those that provide the most basic needs, much less the potential tourists. The Gordon Better Hometown Program, in its development of the downtown area, should examine the mix of uses that can both make it an attraction to tourists, while at the same time increasing retail and service needs of its residents and possibly others in Wilkinson County.
- **Town Centers of Allentown, Ivey, Irwinton, McIntyre, and Toombsboro** - In discussions earlier in this section, each of these communities have important reasons to significantly improve their town centers; Allentown and Toombsboro along a scenic byway; and Ivey, Irwinton, and McIntyre because of highway improvements at their front

door that will increase the number of travelers and potential visitors. Having an attractive town center with an array of shops and other points of interest will bring people in eager to spend money and enjoy the scenery. This is a great opportunity for these communities to expand their tax base and provide needed funds to meet their infrastructure needs. Plans for these town centers should also examine how opportunities can be provided to expand retail and service offering for their residents--a concern addressed in the existing land use section. The Community Agenda should explore the various options available for new development and redevelopment in these town centers and establish short- and long-term strategies to bring these recommendations to fruition.

### **Areas of Significant Disinvestments, Levels of Poverty, and/or Substantial Unemployment**

- **Areas of Significant Poverty** - There are areas within Wilkinson County where a significant percentage of the population have annual incomes at or below the poverty level. In addition to having residents living a meager existence, these areas usually have high incidence of substandard housing and other social problems. The Community Agenda should not only address the income issue in these areas, but also take a holistic approach and identify strategies that effectively engage the housing and social problems as well.

### **C. Recommended Character Areas**

The local Comprehensive Planning Committee has recommended the following character areas for further study during the development of Community Agenda. These character areas are graphically displayed on Map 8.

- **Conservation and Greenspace Areas** - Excellent passive recreation opportunities for Wilkinson County residents while preserving and protecting sensitive natural resources and water quality in the area streams.
- **Agricultural Areas** - Protect the lifestyle of those who want to continue farming and other agricultural activities and pass it down to future generations.
- **Rural Residential Areas** - New and longtime residents of Wilkinson County have come to enjoy the county's predominately rural character and are interested in seeing it maintained. The Community Agenda will need to address how to accommodate the growth in certain corridors of the County while at the same time protecting these rural residential areas that will likely be located on the fringes of this development.
- **Downtown Gordon** - Has important historical significance and potential for new infill development. Its location near the future Fall Line Freeway makes it an attractive destination for travelers and an important economic engine for the County.
- **Town Centers of Allentown, Ivey, Irwinton, McIntyre, and Toombsboro** - Their location near an expanded highway system or scenic byway provide opportunities for new development or redevelopment and expansion of the local tax base.
- **Scenic Corridor** - Hwy 112 - An excellent opportunity to attract visitors in the area and showcase one of most beautiful areas of the county while at the same time, provide an attractive entranceway to the Balls Ferry Historic Site.
- **Major Corridor Other Than Hwy 112**- These corridors are the "doors" of Wilkinson County. Hundreds of people travel these corridors each day passing through Wilkinson County to another destination. It is important these travelers receive a good first

impression of the county. In addition to aesthetics and land use issues, several of the corridors may have serious highway safety concerns that must be addressed.

- **Industrial Areas** - Wilkinson County has identified locations for future industrial development. During the development of the Community Agenda, discussion needs to center on the types of industries that would be the best “fit” for these areas, and to ensure that these sites have suitable infrastructure and transportation accessibility are compatible to the surrounding development.

## **COMPONENT 3: ANALYSIS OF CONSISTENCY WITH QUALITY COMMUNITY OBJECTIVES**

Using the assessment tool provided by the Georgia Department of Community Affairs, the Comprehensive Plan Committee evaluated each local government’s current policies, activities, and development patterns for consistency with the Quality Community Objectives. The results of this process is summarized below, the completed Quality Community Assessment Tool is located in the Appendix for each entity.

### **Georgia Quality Community Objective #1: Traditional Neighborhoods**

Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.

- Given the rural sprawling nature of Wilkinson County, traditional neighborhood development is not an appropriate strategy in the planning period. Housing is clustered around the municipalities and our schools are centrally located.
- Wilkinson County does not have zoning, land use or development regulations that set standards or designate areas for neighborhood development or require the installation of sidewalks.
- Allentown does not have zoning, land use or development regulations that set standards or designate areas for neighborhood development or require the installation of sidewalks.
- Gordon does have a zoning ordinance that designates areas for commercial, residential and retail uses. Gordon has adopted a street tree ordinance, has an organized tree planting campaign and maintains sidewalks for pedestrian traffic.
- Irwinton has adopted a street tree ordinance, has an organized tree planting campaign and maintains sidewalks for pedestrian traffic.
- Ivey does have a zoning ordinance that designates areas for commercial, residential and retail uses.
- McIntyre does not have zoning, land use or development regulations that set standards or designate areas for neighborhood development or require the installation of sidewalks. McIntyre does maintain a system of sidewalks facilitating residents walking to run some errands.
- Toombsboro does not have zoning, land use or development regulations that set standards or designate areas for neighborhood development or require the installation of sidewalks. Toombsboro does maintain a system of sidewalks facilitating residents walking to run some errands.

### **Georgia Quality Community Objective #2: Infill Development**

Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.

- Wilkinson County is actively working to re-use vacant industrial properties; however, a complete inventory of vacant sites and buildings does not exist. In 2006, Wilkinson County is updating the aerial photography with up to date technology to facilitate the inventory of property and identification of potential infill areas.
- Except Gordon, neither Wilkinson County nor the cities have an inventory of vacant sites for in-fill development. Gordon has an inventory of available properties including such information as to whether the property has a structure on it.
- The zoning ordinances of Gordon and Ivey do allow small lots for some uses.

### **Georgia Quality Community Objective #3: Sense of Place**

Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.

- Wilkinson County's position along the Fall Line and as part of the kaolin belt creates a natural sense of place compared to the other counties in the Middle Georgia Region. The Balls Ferry Project is an area of historical, cultural and environmental significance.
- Gordon has delineated areas that are important to the city's heritage.
- Irwinton has unique sense of place as the County seat. There are several landmark buildings in the City that distinguish it from the other municipalities, such as the Union Church and Maebob's Restaurant.
- Ivey has a distinctive sense of place due to the location of Lake Tchukolako. Ivey does regulate signage through its planning and zoning regulations.
- McIntyre has ordinances in place to regulate signage in the city limits.

### **Georgia Quality Community Objective #4: Transportation Alternatives**

Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.

- Wilkinson County has more than 122 miles of state highway through the County. These state highways are connected with more than 338 miles of county roads and city streets. Wilkinson County does offer a demand response rural transportation system as an alternative to personal vehicle use. There are no pedestrian trails or bicycle trails in place as of 2006. The Wilkinson County Recreation Plan does include bicycle trails in the long-range planning periods to provide some connectivity to our cities.
- Allentown does not have a network of sidewalks.
- Gordon has a good network of sidewalks and commercial and retail development share

- parking areas where possible.
- Irwinton has a good network of sidewalks and commercial and retail development share parking areas where possible.
- Ivey does not have a good network of sidewalks; they do permit commercial and retail development to share parking areas where possible.
- McIntyre has a good network of sidewalks and commercial and retail development share parking areas where possible.
- Toombsboro does not have a network of sidewalks.

#### **Georgia Quality Community Objective #5: Regional Identity**

Each region should promote and preserve a regional "identity," or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics

- Wilkinson County and the cities of Allentown, Gordon, Irwinton, Ivey, McIntyre and Toombsboro participate in regional projects such as the Balls Ferry Historical Park Association, the Middle Georgia Historic Preservation Commission, and the 441 Highway, Georgia Historic Heartland Regional Map and Guide, Georgia's Historic Courthouse Tour.

#### **Georgia Quality Community Objective #6: Heritage Preservation**

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

- Wilkinson County and the cities of Allentown, Ivey, Irwinton, McIntyre and Toombsboro do not have designated historic districts.
- The City of Gordon has designated historic districts and has an active preservation commission.

#### **Georgia Quality Community Objective #7: Open Space Preservation**

New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.

- Wilkinson County and the cities of Allentown, Gordon, Irwinton, Ivey, McIntyre and Toombsboro do not have greenspace plans; given the fact that 97% of our land area is undeveloped.

#### **Georgia Quality Community Objective #8 Environmental Protection**

Environmentally sensitive areas should be protected from negative impacts of development, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.

- Wilkinson County has adopted the Part V Environmental Ordinances to protect stream buffers, river corridors, wetlands and other sensitive areas. Given the rural nature of the County, no other ordinances such as tree planting or tree preservation have been considered.
- The cities of Allentown, Gordon, Irwinton, Ivey, McIntyre and Toombsboro have adopted the Part V Environmental Ordinances.
- Gordon is issuing storm water best management practices for all new development.
- Ivey and McIntyre have adopted tree preservation ordinances.
- McIntyre has identified environmentally sensitive areas for protection from development.
- Toombsboro has not adopted a tree preservation ordinance or tree re-planting ordinance.

**Georgia Quality Community Objective #9: Growth Preparedness**

Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.

- Wilkinson County and the cities of Allentown, Gordon, Irwinton, Ivey, McIntyre and Toombsboro are not projected to experience population growth over the next twenty years. Except for Ivey and McIntyre, there is no long-term capital improvement program for infrastructure repair and replacement.

**Georgia Quality Community Objective #10: Appropriate Businesses**

The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.

- Except for the city of Gordon, Wilkinson County and the cities of Allentown, Irwinton, Ivey, McIntyre and Toombsboro do not have a formal economic development strategy.
- Wilkinson County’s economy is largely dependent on the kaolin industry, which has been in a state of decline in most recent years. Given this, Wilkinson County along with the cities of the cities of Allentown, Gordon, Irwinton, Ivey, McIntyre and Toombsboro, is spearheading an effort to develop an economic diversification plan.

**Georgia Quality Community Objective #11: Employment Options**

A range of job types should be provided in each community to meet the diverse needs of the local workforce.

- Wilkinson County and the cities of Allentown, Gordon, Irwinton, Ivey, McIntyre and Toombsboro utilize regional resources such as the Small Business Development Center at the University of Georgia in Athens to support entrepreneurs in the area. The Center has a local office in Macon that is only approximately 30 miles from Wilkinson County. In addition, Wilkinson County and the cities of Allentown, Gordon, Irwinton, Ivey,

McIntyre and Toombsboro are part of the Middle Georgia Regional Development Center's Georgia Small Business Lender, a Certified Development Corporation

### **Georgia Quality Community Objective #12: Housing Choices**

A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.

- Housing development is un-restricted in Wilkinson County and the Cities of Allentown, Gordon, Irwinton, Ivey, McIntyre and Toombsboro allowing for single, multi-family and special needs housing to be developed.

### **Georgia Quality Community Objective #13: Educational Opportunities**

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

- Wilkinson County is served by Heart of Georgia Technical College for our technical and adult learning needs. Courses are offered in Wilkinson County as well as the main campus in Dublin, about 30 miles south. In addition, Wilkinson County is within driving distance to Mercer University, Wesleyan College, Georgia College and State University, Georgia Military College, Middle Georgia Technical College and Central Georgia Technical College.
- Work-Force training is available through Heart of Georgia Technical College to the businesses located in Wilkinson County and the cities of Allentown, Gordon, Irwinton, Ivey, McIntyre and Toombsboro.

### **Georgia Quality Community Objective #14: Local Self-determination**

Communities should be allowed to develop and work toward achieving their own vision for the future. Where the state seeks to achieve particular objectives, state financial and technical assistance should be used as the incentive to encourage local government conformance to those objectives.

- Wilkinson County and the cities of Allentown, Gordon, Irwinton, Ivey, McIntyre and Toombsboro have systems in place to keep citizens informed of all government activities. Notification of meetings and hearings is provided in order to allow any desired public participation. Information is also readily available on the Wilkinson County website.

### **Georgia Quality Community Objective #15: Regional Cooperation**

Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.

- Wilkinson County and our neighbors have made great strides toward improving regional cooperation efforts. Such cooperation is exhibited through the mutual aid agreements that

exist between the County and City public safety providers. Services such as E911, fire, and police are provided throughout the community, regardless of municipal boundaries.

- The County and Cities continue to jointly update their comprehensive plan along with their solid waste plan and service delivery strategy. Although some conflicts have arisen concerning the current service delivery strategy, every effort is being utilized to reach a resolution in a timely manner.

## **COMPONENT 4: SUPPORTING ANALYSIS OF DATA AND INFORMATION**

The purpose of this component is to provide in summary form the supporting analysis of data and information used as the basis of decisions made in components 1, 2 and 3 by the Wilkinson County Board of Commissioners. Complete data is provided in the Appendix for each jurisdiction.

### **A. General Population**

#### **1. Total Population**

##### *Wilkinson County*

The 2000 Census indicated the total population of Wilkinson County as 10,220, reduction of .08% from 1990. Wilkinson County's total population has declined slowly since 1980, with decline rates averaging 1%. In unincorporated Wilkinson County, between 1980 and 2000 there was a decline in population of 1.79%. The U.S. Census Bureau predicts that Wilkinson County will continue to experience negative growth between 2005 and 2025 to a population of 10,035 in 2025. This small loss of population is an aberration when compared to the Middle Georgia region, the state of Georgia, and the United States. All three experienced population growth over the last twenty-five years and projections through 2025 have these trends continuing.

##### *Allentown*

The 2000 Census indicated the total population of Allentown as 287, an increase of 7.1 % from 1990. The U.S. Census Bureau predicts that the population of Allentown will continue increasing over the next 20 years to 335, a 16.7% increase.

##### *Gordon*

The 2000 Census indicated the total population of Gordon as 2,152, a decrease of 12.8% from 1990, continuing the population decline started in 1980. The U.S. Census Bureau predicts that the population of Gordon decline will continue with an additional 35.7% loss of population by 2025.

##### *Irwinton*

The 2000 Census indicated the total population of Irwinton as 587, a decrease of 8.42% from 1990, continuing the population decline started in 1980. The U.S. Census Bureau predicts that the population of Irwinton decline will continue with an additional 54.0% loss of population by 2025.

### *Ivey*

The 2000 Census indicated the total population of Ivey as 1,100, an increase of 4.46% from 1990; this increase is in addition to the 131.4% increase between 1980 and 1990. The U.S. Census Bureau predicts that the population of Ivey will increase by another 73.27% over the next 20 years to 1,906. If realized along with other projections, this would make Ivey Wilkinson County's largest municipality.

### *McIntyre*

The 2000 Census indicated the total population of McIntyre as 718, an increase of 33.2% from 1990; this increase is in addition to the 39.60% increase between 1980 and 1990. The U.S. Census Bureau predicts that the population of McIntyre will increase by another 86.01% over the next 20 years to 1,133.

### *Toombsboro*

The 2000 Census indicated the total population of Toombsboro as 622, a decrease of 4.01% from 1990; this decrease is in addition to the 3.71% decrease between 1980 and 1990. The U.S. Census Bureau predicts that the population of Toombsboro will continue to decline by an additional 10.45% over the next 20 years to 557.

## **2. Components of Population Change**

The two components of population change that will be compared in this section of the Population Element are natural increase and net migration. Natural increase occurs when there are more births than deaths in the population. Net migration is when people are moving into or out of an area.

Given the relative stagnant population from 1990 to 2000, it is easily understood that for Wilkinson County natural and net migration are statistically equal. Throughout the Middle Georgia region, approximately half of the total population change is due to net migration and half the result of natural increase. Statewide, over two thirds of the total population increase has been due to net migration, while just over one third of the growth has been due to natural increase.

## **3. Number of Households**

### *Wilkinson County*

Since 1985 there has been a modest increase in the number of households in Wilkinson County. The current estimated number of households is 3,946, an increase of 13.2% since 1985. In the Middle Georgia region, the current number of households is estimated to be 171,508, a 30% increase since 1980. The state of Georgia has seen a greater increase (53.6%) in the number of households over the last twenty years. The growth in the number of households in the United States is more in line with the Middle Georgia Region and approximately half that of the State of Georgia.

Estimates from the Census Bureau show that Wilkinson County growth rate declining slightly to 12%, while the Middle Georgia region, the state of Georgia, and the United States are all projected to have growth slow significantly.

### *Allentown*

Since 1985, the number of households in Allentown has increased 14.8% to 124 in 2005. The Census Bureau projects this trend continuing but slowing to an 8% increase by 2025. The region is projected to experience a growth of 14% between 2005 and 2025; the State of Georgia is projected to experience a 25% increase; and the United States is projected to see a 19% increase in the number of households between 2005 and 2025.

### *Gordon*

Gordon experienced an 8.3% decline in the number of households between 1985 and 2005. This trend is projected to continue over the next twenty years with an additional 7.3% decline by 2025. The region is projected to experience a growth of 14% between 2005 and 2025; the State of Georgia is projected to experience a 25% increase; and the United States is projected to see a 19% increase in the number of households between 2005 and 2025.

### *Irwinton*

Irwinton experienced a 15.7% decline in the number of households between 1985 and 2005. This trend is projected to continue over the next twenty years with an additional 22.8% decline by 2025. The region is projected to experience a growth of 14% between 2005 and 2025; the State of Georgia is projected to experience a 25% increase; and the United States is projected to see a 19% increase in the number of households between 2005 and 2025.

### *Ivey*

Since 1985, the number of households in Ivey has grown by 75.7% to 499 in 2005. This number is projected to continue increasing but at a slightly slower rate with a 51.9% increase by 2025 to 758. The region is projected to experience a growth of 14% between 2005 and 2025; the State of Georgia is projected to experience a 25% increase; and the United States is projected to see a 19% increase in the number of households between 2005 and 2025.

### *McIntyre*

McIntyre experienced the smallest increase in the number of households since 1985 at 8%. However, by 2025, the number of households is projected to increase by 44.5% to 412. The region is projected to experience a growth of 14% between 2005 and 2025; the State of Georgia is projected to experience a 25% increase; and the United States is projected to see a 19% increase in the number of households between 2005 and 2025.

### *Toombsboro*

Toombsboro experienced a 12.1% decline in the number of households from 1985 to 2005. It is projected that this decline will continue by an additional 13.3% in 2025. The region is projected to experience a growth of 14% between 2005 and 2025; the State of Georgia is projected to experience a 25% increase; and the United States is projected to see a 19% increase in the number of households between 2005 and 2025.

## **4. Average Household Size**

### *Wilkinson County*

While the number of households has increased around the county, the size of the household has decreased. This can be attributed to the changing economic and social conditions of the past

thirty years. Such changes include a general reduction of birth rates as well as dramatic increases in female headed, single parent families and the number of non-elderly single person households. According to the 2004 Georgia County Guide, in the year 2000 16% of the total households are female headed, single parent families; slightly higher than the State average of 12.2%.

In Wilkinson County, the current estimated average household size is 2.54 persons per household, compared to 2.58 for the Middle Georgia Region, 2.61 for the State of Georgia and 2.56 for the United States. The largest decrease in household size over the past twenty years was seen in Wilkinson County, 13.8%, followed by the Middle Georgia Region at 10.7%, the state of Georgia at 4% and the United States at 4%.

By 2025 the average household for Wilkinson County is projected to be 2.1, a 17% decrease over 2005. The Middle Georgia region, the state of Georgia and the United States average household size will increase at rates lower than 1%.

#### *Allentown*

The average household size in Allentown declined from 2.75 in 1985 to 2.24, a decrease of 18.5%. The average household is projected to continue declining by 2025 to 1.72, a 23.2% decrease.

#### *Gordon*

The average household size in Gordon declined from 2.96 in 1985 to 2.48, a decrease of 16.2%. The average household is projected to continue declining by 2025 to 1.97, a 20.5% decrease.

#### *Irwinton*

The average household size in Irwinton declined from 2.83 in 1985 to 2.35, a decrease of 16.9%. The average household is projected to continue declining by 2025 to 1.85, a 21.2% decrease.

#### *Ivey*

The average household size in Ivey declined from 2.64 in 1985 to 2.51, a decrease of 4%. The average household is projected to continue declining by 2025 to 2.44, a 2% decrease.

#### *McIntyre*

The average household size in McIntyre declined from 3.06 in 1985 to 2.79, a decrease of 8%. The average household is projected to continue declining by 2025 to 2.57, a 7% decrease.

#### *Toombsboro*

The average household size in Toombsboro declined from 2.72 in 1985 to 2.65, a decrease of 2.5%. The average household is projected to continue declining by 2025 to 2.49, a 6% decrease.

## **5. Educational Attainment**

### *Wilkinson County*

In 2000, 9.4% of Wilkinson County's adult population 25 and over have less than a ninth grade education. When combined with those who have not completed high school, this percent rises to an alarming 28.9% of the population. Wilkinson County's rate exceeds the region, state and

United States for percentage of population 25 and over without a high school diploma. Although an alarming percentage, this does represent a decline from 59.7% in 1980 and 38% in 1990.

The percentage of Wilkinson County residents with some college has nearly doubled in the last twenty years from 8.2% in 1980 to 15.8% in 2000.

In 2000, 6.5% of Wilkinson County's adult population 25 and over possessed a bachelor's degree compared to 10.8% of the region's population, 16% of the State of Georgia and 15.5% of the United States.

In 2000, 3.10% of Wilkinson County's adult population 25 and over held a graduate or professional degree, half the number of adults in the Middle Georgia Region and nearly two and one half times less than the number at the State and national level.

#### *Allentown*

In 2000, 11.8% of Allentown's adult population 25 and over had less than a ninth grade education. When combined with those who have not completed high school, this percent rises to an alarming 31.5% of the population, although this is a decline from 1980 when 57.9% of population did not have a high school diploma. At 31.5% in 2000, this level exceeds the region, state, and nation. The number of residents with higher education increased in all categories but still below the region, state and nation.

#### *Gordon*

In 1980, 66.9% of the population of Gordon over the age of 25 did not have a high school diploma. By 2000, that number decreased to 26%. Also, the number of residents with some college doubled in the same twenty-year period. In the 1990s, Gordon experienced steady increases in most educational attainment categories. However, a negative trend is the substantial decrease in the number of individuals holding a graduate or professional degree, a -56.80% rate of decline. This trend is most likely contributed to the continual population decrease in the community. A positive trend is the increase in individuals holding a bachelors degree from 85 to 104, a 22.35% rate of growth.

#### *Irwinton*

In 1980, 79.4% of the population of Irwinton over the age of 25 did not have a high school diploma. By 2000, that number decreased to 30.2%. However, the number of residents with a high school diploma did not increase at the same rate, from 34% to 40.7%. During the 1990s, the community of Irwinton has experienced some notable changes in educational attainment. There was a decrease in the number of individuals holding graduate or professional degrees from 34 to 26, a -23.53% rate of decline. There was a decrease in the number of individuals with some college but no degree from 59 to 40, a -32.20% rate of decline. The number of individuals with a bachelor's degree remained the same.

#### *Ivey*

In 1980, 21.9% of the population of Ivey over the age of 25 did not have a high school diploma. By 2000, that number decreased to 19%. There was a substantial increase in the number of high

school graduates from 274 to 328, a 19.71% rate of growth. The number of individuals with a bachelor's degree increased slightly.

### *McIntyre*

In 1980, 34.1% of the population of Gordon over the age of 25 did not have a high school diploma. By 2000, that number decreased to 32.2%. Perhaps the most notable trend in McIntyre's educational attainment was the increase of individuals with a bachelor's degree from 8 to 14, a 75% rate of growth. The number of high school graduates also increased from 104 to 185, a 77.88% rate of growth. The number of individuals with some college but no degree increased from 37 to 79, a 114% rate of growth. These trends can be contributed to McIntyre's increasing total population over the same time period. It appears that the municipality's increase in population may be producing a better-educated community.

### *Toomsboro*

In 1980, 71.7% of the population of Gordon over the age of 25 did not have a high school diploma. By 2000, that number decreased to 45.7%. Toomsboro experienced increases in the number of high school graduates from 143 to 188, a 31.47% rate of growth. Also, the number of individuals with some college increased from 15 to 42, a 180% rate of change. The community experienced negative trends in the decreases among individuals who hold associate or bachelor's degrees. For example, during the 1990s, the number of people holding a bachelor's degree experienced a decline rate of -50.00%.

## **6. Dropout Rates**

In 1995, the drop out rate for Wilkinson County was 10.30%, compared to the State of Georgia at 9%. This represents a ten-year high for both the County and the State. In the late 1990s, the County rate remained between 7.4% and 9.6%, while the State fluctuated between 8.5 and 7.4. Wilkinson County was below the State in 2000 and 2001 but in 2002, the State realized a more substantial decrease than the County. By 2004, the County dropout rate was 4.8% compared to the State of Georgia at 5.0%.

## **7. State Achievement Tests**

In the 2004-2005 academic year, 83% of first time takers met or exceeded mathematics standards on High School Graduation Test, 47% of first time takers met or exceeded mathematics standards on High School Graduation Test, 51% of students passed the end of course test in Algebra, 64% of students passed the end of course test in Biology, and 62 % of students passed the end of course test in Physical Science

In the 2004-2005 acadmeic year, 86% of the students in the 8<sup>th</sup> grade met or exceeded reading CRCT objectives, 79% of the students met or exceeded mathematics CRCT objectives, and 82% of the students met or exceeded science CRCT objectives.

In the 2004-2005 academic year, 87% of the students in the 3<sup>rd</sup> grade met or exceeded reading CRCT objectives, 83% of the students met or exceeded mathematics CRCT objectives, and 79% of the students met or exceeded science CRCT objectives

## **8. Standardized Test Scores**

In the 2004-2005 academic year, the average total SAT score was 848 for the Wilkinson County School system, compared to 1007 for the SAT. This is an increase over 2003-04 at 824 and 2002-03 at 793.

## **9. Age Distribution**

### *Wilkinson County*

In 1985, 36.5% of Wilkinson County's population was under the age of 21, 52.2% was between age 21 and 64 and 11.18% of the population was over the age of 65. The largest segment of the population was between the ages of 5 and 13 at 16.57% followed by 25 to 34. The smallest segment of the population was between the ages of 18 and 20, with 5.24% of the population.

By 2005, 29.4% of Wilkinson County's population was under the age of 21, 56.9% was between age 21 and 64 and 13.61% of the population was over the age of 65. The largest segment of the population was between the ages of 35 and 44 at 16.7% followed by the population of 45 to 54 year olds and those over 65, both at 13.6%. The smallest segment of the population was between the ages of 18 and 20, with 3.74% of the population.

The US Census Bureau projects that by 2025, 21.5% of Wilkinson County's population will be under the age of 21, 62.5% will be between age 21 and 64 and 15.8% of the population will be over the age of 65. The largest segment of the population is expected to be between the ages of 35 and 44 at 21.61%, followed by the population of 45 to 54 year olds at 16.9%. The smallest segment of the population is projected to be between the ages of 14 and 17, with .14% of the population.

The median age in Wilkinson County in 2000 was 35.8, compared to the median age in the United States of 35.3.

### *Allentown*

In 1985, 33.3% of Allentown's population was under the age of 21, 51.6% was between age 21 and 64 and 15% of the population was over the age of 65. The largest segment of the population was between the ages of 25 and 34 at 16.67% followed by 5 to 13. The smallest segment of the population was between the ages of 21 and 24, with 4.67% of the population.

By 2005, 27.9% of Allentown's population was under the age of 21, 54.8% was between age 21 and 64 and 17.2% of the population was over the age of 65. The largest segment of the population was over 65, followed by the population of 45 to 54 year olds at 15.7%. The smallest segment of the population was between the ages of 21 and 24, with 1.08% of the population.

The US Census Bureau projects that by 2025, 20.6% of Allentown's population will be under the age of 21, 58.3% will be between age 21 and 64 and 21.0% of the population will be over the age of 65. The largest segment of the population is expected to be over 65, followed by the population of 35 to 44 year olds and 45 to 54 year olds both at 20.6%. Allentown is projected to have no residents between 18 and 24 by 2025.

The median age in Allentown in 2000 was 38.8 compared to Wilkinson County in 2000 was 35.8 and the median age in the United States of 35.3.

#### *Gordon*

In 1985, 37.9% of Gordon's population was under the age of 21, 50.1% was between age 21 and 64 and 11.9% of the population was over the age of 65. The largest segment of the population was between the ages of 5 and 13 at 17% followed by 25 to 34 year olds. The smallest segment of the population was between the ages of 18 and 21, with 5.53% of the population.

By 2005, 29.1% of Gordon's population was under the age of 21, 56.3% was between age 21 and 64 and 14.6% of the population was over the age of 65. The largest segment of the population was over 65, followed by the population of 45 to 54 year at 14.6%. The smallest segment of the population was between the ages of 14 and 17, with 3.25% of the population.

The US Census Bureau projects that by 2025, 16.4% of Gordon's population will be under the age of 21, 64.0% will be between age 21 and 64 and 19.4% of the population will be over the age of 65. The largest segment of the population is expected to be between 45 to 54 followed by the population over 65. Gordon is projected to have no residents between 14 and 17 and only 2 residents between 18 and 20 by 2025.

The median age in Gordon in 2000 was 34.9 compared to Wilkinson County in 2000 was 35.8 and the median age in the United States of 35.3.

#### *Irwinton*

In 1985, 36.8% of Irwinton's population was under the age of 21, 50.6% was between age 21 and 64 and 12.5% of the population was over the age of 65. The largest segment of the population was between the ages of 5 and 13 at 16.4% followed by 25 to 34 year olds. The smallest segment of the population was between the ages of 21 and 24, with 6.59% of the population.

By 2005, 27.6% of Irwinton's population was under the age of 21, 55.5% was between age 21 and 64 and 16.7% of the population was over the age of 65. The largest segment of the population was between the ages of 35 and 44 at 17.9%, followed by those over 65. The smallest segment of the population was between the ages of 14 and 17, with 1.72% of the population.

The US Census Bureau projects that by 2025, 11.5% of Irwinton's population will be under the age of 21, 63.5% will be between age 21 and 64 and 24.9% of the population will be over the age of 65. The largest segment of the population is expected to be between 35 to 44 followed by the population over 65. Irwinton is projected to have no residents between 14 and 17 and 21 to 24.

The median age in Irwinton in 2000 was 36.0 compared to Wilkinson County in 2000 was 35.8 and the median age in the United States of 35.3.

#### *Ivey*

In 1985, 30.6% of Ivey's population was under the age of 21, 59.7% was between age 21 and 64 and 9.6% of the population was over the age of 65. The largest segment of the population was

between the ages of 25 and 34 at 18.8% followed by 5 to 13 year olds. The smallest segment of the population was between the ages of 14 and 17, with 4.22% of the population.

By 2005, 30.9% of Ivey's population was under the age of 21, 57.2% was between age 21 and 64 and 11.7% of the population was over the age of 65. The largest segment of the population was between the ages of 35 and 44 at 19.1%, followed by those between 5 and 13. The smallest segment of the population was between the ages of 18 and 20, with 3.64% of the population.

The US Census Bureau projects that by 2025, 31.3% of Ivey's population will be under the age of 21, 56.5% will be between age 21 and 64 and 12.1% of the population will be over the age of 65. The largest segment of the population is expected to be between 35 to 44 followed by the population between 5 and 13. The smallest segment of the population is projected to be between the ages of 14 and 17 and 18 and 20, with 3.35% of the population in each age grouping.

The median age in Ivey in 2000 was 36.4 compared to Wilkinson County in 2000 was 35.8 and the median age in the United States of 35.3.

#### *McIntyre*

In 1985, 36.4% of McIntyre's population was under the age of 21, 52.7% was between age 21 and 64 and 10.8% of the population was over the age of 65. The largest segment of the population was between the ages of 5 and 13 at 17.1% followed by 25 to 34 year olds. The smallest segment of the population was between the ages of 18 and 20, with 4.87% of the population.

By 2005, 36.0% of McIntyre's population was under the age of 21, 50.1% was between age 21 and 64 and 13.8% of the population was over the age of 65. The largest segment of the population was between the ages of 5 and 13 at 16.4%, followed by those between 35 and 44. The smallest segment of the population was between the ages of 21 and 24, with 4.24% of the population.

The US Census Bureau projects that by 2025, 35.0% of McIntyre's population will be under the age of 21, 50.0% will be between age 21 and 64 and 14.9% of the population will be over the age of 65. The largest segment of the population is expected to be between 35 to 44 followed by the population between 5 and 13. The smallest segment of the population is projected to be between the ages of 21 and 24, with 3.44% of the population.

The median age in McIntyre in 2000 was 31.9 compared to Wilkinson County in 2000 was 35.8 and the median age in the United States of 35.3.

#### *Toomsboro*

In 1985, 33.1% of Toomsboro's population was under the age of 21, 50.0% was between age 21 and 64 and 16.8% of the population was over the age of 65. The largest segment of the population was over 65 followed by 5 to 13 year olds. The smallest segment of the population was between the ages of 18 and 20, with 4.17% of the population.

By 2005, 25.8% of Toombsboro's population was under the age of 21, 49.3% was between age 21 and 64 and 24.8% of the population was over the age of 65. The largest segment of the population was over 65 followed by those between 45 and 54. The smallest segment of the population was between the ages of 18 and 20, with 2.45% of the population.

The US Census Bureau projects that by 2025, 16.9% of Toombsboro's population will be under the age of 21, 48.5% will be between age 21 and 64 and 34.5% of the population will be over the age of 65. The largest segment of the population is expected to be over the age of 65 followed by the population between 35 and 44. Toombsboro is projected to have no residents between 14 and 17 and less than 1% of its residents between 18 and 20 and 55 to 64.

The median age in Toombsboro in 2000 was 39.1 compared to Wilkinson County in 2000 was 35.8 and the median age in the United States of 35.3.

## **10. Race and Ethnicity**

Blacks and whites have historically been the prominent races within Wilkinson County. In 1985, 56.4% of the population was white, compared to 43.5% black. By 2005, whites comprised 58.7% of the population and blacks comprised 39.6%. The growth in the white population, however, occurred at a slower rate than the decrease in the black population. The Census Bureau projects this trend to continue through 2025 when whites will comprise 61.7% of the population and blacks will comprise 35.3%. There is a small percentage of the population, approximately 1% that is Hispanic. However, this segment of the population is projected to continue the 20-year trend of increasing.

Wilkinson County in comparison to the State of Georgia has a larger black population and a significantly smaller Hispanic population. The State of Georgia's population in 2000 is approximately 65.1% white, 28.7% black and 5.3% Hispanic. The population of the United States in 2000 was 75.1% white, 12.3% black and 12.5% Hispanic.

### *Allentown*

The racial composition of Allentown is slightly different than Wilkinson County. In 1985, whites comprised 67.6% of the population while blacks represented 32.3% of the population. By 2005, the white population had decreased by 11%, faster than the overall decline in population and the black population had increased by 4%. Over the next twenty years, whites are projected to continue the decline to 60.4% remaining the majority population and blacks are projected to continue increasing to 38.7% of the population.

### *Gordon*

In 1985, Gordon's population was nearly evenly split between whites and blacks. Whites comprised 48.9% of the population while blacks represented 50.8% of the population. By 2005, the white population had decreased by 27%, faster than the overall decline in black population of 21%, with whites representing 46.6% of the population and blacks representing 52.5%. Over the next twenty years, whites are projected to continue the decline to 39.5% and blacks are projected to continue increasing to 58.4% of the population.

### *Irwinton*

Irwinton's population has historically been predominately black. In 1985, whites comprised 41.5% of the population and blacks comprised 58.3% of the population. By 2005, the white population had decreased by 25%, slower than the overall decline in black population of 32.3%. Over the next twenty years, whites are projected to increase to 53.3% and blacks are projected to continue decreasing to 45.93% of the population.

### *Ivey*

In 1985, Ivey's population was 98.9% white and .66% black. Between 1985 and 2005, Ivey's overall population increased 67% but the racial mix remained stable with 97.4% white and 1% black. Between 2005 and 2025, as the population is projected to increase, it is still projected that whites will comprise 97.3% of the population and .89% of the population will be black.

### *McIntyre*

McIntyre's population has experienced the largest historical shift. In 1985, 62.9% of the population was white, compared to 37.1% black. By 2005, whites comprised 31.0% of the population and blacks comprised 62.0% and "other" races represented 6.7% of the population. The Census Bureau projects these trends to continue through 2025 when whites will comprise 17.5% of the population, blacks will comprise 73.7% and other races will continue to grow to 8.5%.

### *Toombsboro*

Toombsboro's population in 1985 was 43.1% white and 56.6% black. By 2005, the decline in the overall population was realized more in the black population although blacks were still 52.5% of the population. The Census Bureau projects that by 2025, Toombsboro's population will be 49.4% white, 47.3% black and 3.3% other.

## **11. Per Capita Income**

In 1985, the per capita income of Wilkinson County was \$7,808, compared to \$15,608 in the middle Georgia Region, \$18,512 in the State of Georgia and \$20,713 in the United States. The per capita income of Ivey at \$9,954 was the highest among the municipalities, followed by Allentown at \$8,662 and Gordon at \$7,926. The lowest per capita income was found in Toombsboro at \$6,599. Irwinton and McIntyre were nearly identical at \$7,483 and \$7,451 respectively.

By 2005, the per capita income of Wilkinson County had increased to \$17,023, an increase of 118%; however, Wilkinson County still lagged behind the Middle Georgia Region, State of Georgia and the United States. Although Toombsboro experienced the largest increase at 142%, at \$15,977 the per capita income of Toombsboro ranked it third amongst the cities. The highest per capita income in 2005 is found in Allentown at \$19,079, followed by Ivey at \$18,979, Gordon at \$15,990, Irwinton at \$15,893 and McIntyre at \$12,961.

The U.S. Census Bureau projects that by 2025, the per capita income of Wilkinson County will be comparable to the Middle Georgia Region at \$26,481 but still less than the State of Georgia and the United States. Allentown and Ivey are expected to continue outpacing the County and the other municipalities with \$29,495 and \$28,055 respectively. The per capita income in

Gordon, Irwinton and Toombsboro are projected to be \$24,865, \$24,335 and \$25,170. McIntyre is projected to have the lowest per capita income in 2025 at \$18,866, 71% of the per capita income of the County.

## **12. Average Household Income**

In 1990, the average household income in Wilkinson County was \$29,288, only 4% lower than the Middle Georgia Region but 13% below the State of Georgia. Wilkinson County's average household income was, however, 28% higher than the United States. By 2000, the average household income for Wilkinson County was \$38,947, an increase of 32%. This rate of growth exceeds the rate of growth for the Middle Georgia Region, the State of Georgia and the United States.

The average household income in Toombsboro increased 72% from \$25,095 in 1990 to \$43,165, exceeding the overall county average household income by 10.8%. Although it is a smaller increase at 27.6%, Ivey's average household income ranked it second by 2000 at \$42,450. Irwinton's average household income increased of 42% from \$24,957 in 1990 to \$35,566 in 2000, followed by Gordon at a 16.9% increase from \$30,309 in 1990 to \$35,448 in 2000, Allentown at a 23.9% increase from 28,495 in 1990 to \$35,325 in 2000, and McIntyre, a 24.1% increase from \$27,875 in 1990 to \$34,596 in 2000.

## **13. Household Income Distribution**

### *Wilkinson County*

In 1980, Wilkinson County had 36.3% of its population with household incomes under \$10,000, compared to 34.7% for the region and 33.3% for the State of Georgia. In 1980, Wilkinson County had 47.1% of its population with household incomes between \$10,000 and \$29,999, compared to 43.8% for the region and 42% for the State of Georgia. Wilkinson County had 13.7% of its population with household incomes between \$30,000 and \$59,999, compared to 17.3% for the region and 19.1% for the State of Georgia. Wilkinson County had 1.8% of its population with household incomes between \$60,000 and \$99,999, compared to 2.9% for the region and 4.0% for the State of Georgia. Lastly, Wilkinson County had .6% of the population with incomes over \$100,000, compared to 1.0% for the region and 1.5% for the State of Georgia. For the cities, 1980 data is not available from the US Census Bureau.

In 1990, Wilkinson County had 18.4% of its population with household incomes under \$10,000, compared to 20.1% for the region and 16.7% for the State of Georgia. In 1990, Wilkinson County had 39.9% of its population with household incomes between \$10,000 and \$29,999, compared to 36.3% for the region and 34.6% for the State of Georgia. Wilkinson County had 34.2% of its population with household incomes between \$30,000 and \$59,999, compared to 32.3% for the region and 33.3% for the State of Georgia. Wilkinson County had 6.5% of its population with household incomes between \$60,000 and \$99,999, compared to 9.1% for the region and 11.4% for the State of Georgia. Lastly, Wilkinson County had .8% of the population with incomes over \$100,000, compared to 2.0% for the region and 3.8% for the State of Georgia.

In 2000, Wilkinson County had 15.4% of its population with household incomes under \$10,000, compared to 13.2% for the region and 10.1% for the State of Georgia. In 2000, Wilkinson County had 33.7% of its population with household incomes between \$10,000 and \$29,999,

compared to 27.9% for the region and 24.5% for the State of Georgia. Wilkinson County had 32.7% of its population with household incomes between \$30,000 and \$59,999, compared to 32.7% for the region and 32.1% for the State of Georgia. Wilkinson County had 17.7% of its population with household incomes between \$60,000 and \$99,999, compared to 18.9% for the region and 20.8% for the State of Georgia. Lastly, Wilkinson County had 3.2% of the population with incomes over \$100,000, compared to 7.3% for the region and 12.3% for the State of Georgia.

#### *Comparison of cities and County by Income Range for 2000*

In the under \$10,000 income range, Allentown had the highest percentage at 26.7% followed by Toomsboro, Irwinton, Gordon, Wilkinson County, and McIntyre. Ivey had the lowest percentage at 9.4%.

In the \$10,000 to \$29,999 income range, McIntyre had the highest percentage at 53.6% followed by Irwinton, Toomsboro, Gordon, Wilkinson County, and Ivey. Allentown had the lowest percentage at 20.6%.

In the \$30,000 to \$59,999 income range, Ivey had the highest percentage at 39.3%, followed by Gordon, Allentown, Wilkinson County, Toomsboro and McIntyre. Irwinton had the lowest percentage at 22.2%.

In the \$60,000 to \$99,999 income range, Ivey had the highest percentage at 18.6% followed by Wilkinson County, Allentown, Irwinton, Gordon and Toomsboro. McIntyre had the lowest percentage at 8.0%.

In the over \$100,000 income range, Ivey again had the highest percentage at 4.6%, followed by Gordon, Irwinton, Wilkinson County, Allentown and Toomsboro. McIntyre had the lowest percentage at 2.0%.

#### *Allentown*

- In 1990, Allentown had 17.1% of its population with household incomes under \$10,000, but by 2000, this number rose to 26.7%.
- In 1990, Allentown had 42.8% of its population with household incomes between \$10,000 and \$29,999. In 2000, this number declined by nearly one-half to 20.6%.
- In 1990, Allentown had 29.5% of its population with incomes between \$30,000 and \$59,999; by 2000, it reached 32.7% of the population.
- In 1990, Allentown had 7.6% of its population with incomes between \$60,000 and \$99,999 and 2.8% with incomes over \$100,000. By 2000, the percentage with incomes between \$60,000 and \$99,999 had grown to 17.2% and those over \$100,000 had stabilized at 2.6%.

#### *Gordon*

- In 1990, Gordon had 18.5% of its population with household incomes under \$10,000, but then declined to 15.9% in 2000.
- In 1990, Gordon had 43.5% of its population with household incomes between \$10,000 and \$29,999. In 2000, the number declined to 31.2%.

- In 1990, Gordon had 33.5% of its population with incomes between \$30,000 and \$59,999; by 2000, 35.3% of the population had incomes in this range.
- In 1990, Gordon had 3.6% of its population with incomes between \$60,000 and \$99,999 and .67% with incomes over \$100,000. In 2000, the number of households with incomes between \$60,000 and \$99,999 had nearly tripled to 13.8% and the number over \$100,000 had risen to 3.6%.

#### *Irwinton*

- In 1990, Irwinton had 24.5% of its population with household incomes under \$10,000, but this number declined to 21.0% in 2000.
- In 1990, Irwinton had 47.8% of its population with household incomes between \$10,000 and \$29,999; but this number declined to 38.6% in 2000.
- In 1990, Irwinton had 19.4% of its population with incomes between \$30,000 and \$59,999; by 2000, it reached 22.2% of the population.
- In 1990, Irwinton had 6.0% of its population with incomes between \$60,000 and \$99,999 and 2.1% with incomes over \$100,000. In 2000, the number of households with incomes between \$60,000 and \$99,999 had more than doubled to 14.7% and the number over \$100,000 had risen to 3.3%.

#### *Ivey*

- In 1990, Ivey had 13.2% of its population with household incomes under \$10,000, but this number declined to 9.4% in 2000.
- In 1990, Ivey had 35.2% of its population with household incomes between \$10,000 and \$29,999; but this number declined to 28.5% in 2000.
- In 1990, Ivey had 42.8% of its population with incomes between \$30,000 and \$59,999; by 2000, it declined to 39.3% of the population.
- In 1990, Ivey had 6.3% of its population with incomes between \$60,000 and \$99,999 and 2.3% with incomes over \$100,000. In 2000, the number of households with incomes between \$60,000 and \$99,999 had increased significantly to 18.67% and the number over \$100,000 had risen to 4.6%.

#### *McIntyre*

- In 1990, McIntyre had 22.7% of its population with household incomes under \$10,000, but this number declined to 13.2% in 2000.
- In 1990, McIntyre had 40.7% of its population with household incomes between \$10,000 and \$29,999; in 2000, this number increased to 53.6%.
- In 1990, McIntyre had 24.5% of its population with incomes between \$30,000 and \$59,999; by 2000, it declined slightly to 23.0% of the population.
- In 1990, McIntyre had 8.9% of its population with incomes between \$60,000 and \$99,999 and 2.9% with incomes over \$100,000. In 2000, the number of households with incomes between \$60,000 and \$99,999 had declined to 8.0% and the number over \$100,000 had declined to 2.0%.

#### *Toomsboro*

- In 1990, Toomsboro had 27.6% of its population with household incomes under \$10,000, but this number declined to 16.2% in 2000.

- In 1990, Toomsboro had 38.6% of its population with household incomes between \$10,000 and \$29,999; in 2000, this number declined to 31.8%.
- In 1990, Toomsboro had 24.5% of its population with incomes between \$30,000 and \$59,999; by 2000, it increased slightly to 27.1% of the population.
- In 1990, Toomsboro had 9.2% of its population with incomes between \$60,000 and \$99,999 and zero with incomes over \$100,000. In 2000, the number of households with incomes between \$60,000 and \$99,999 had increased to 12.0% and the number over \$100,000 had increased to 2.5%.

**B. ECONOMIC DEVELOPMENT**

**1. Employment by Sector/ Industry**

*Wilkinson County*

Between the years of 1985 and 2005, the total employment in Wilkinson County declined from 4,250 to 4,145, a 2.47% decrease in employed residents. The US Census Bureau data projects that Wilkinson County will grow by 2.12% between 2005 and 2025, falling just short of the 1985 employment figures.

Wilkinson County Top Employment Sectors

1985	2005	2025
Agriculture, forestry, fishing, hunting and mining	Education, health and social services	Education, health and social services
Education, health and social services	Manufacturing	Public Administration
Manufacturing	Public Administration	Construction

The county’s top industries have changed greatly over the past twenty years. The most notable trend in the tables is the drastic decrease in the county’s mining employment. In 1985, the mining industry comprised 23.2% of the county’s total employment, but by 2005, the industry had declined 67% to 7.67% of total employment. The most dramatic increase (173.1% increase) came in the arts, entertainment, recreation, accommodation, and food services category but this category still only represented 3.69% of Wilkinson County’s economy in 2005.

By 2025, agriculture, forestry, fishing, hunting and mining are projected to be non- existent in Wilkinson County.

For comparison with the State of Georgia, we must use 2000 data. In 2000, Education, Health and Social Services comprised 17.5% of Georgia’s economy compared to 23.4% of Wilkinson County. Manufacturing, Georgia’s second industry at 14.8% is 15.1% of Wilkinson County economy, although it has been in a state of decline in both the county and the state. Finally, retail trade which is 11.9% of Georgia’s employment is only 8.4% of Wilkinson County’s overall employment ranking it fifth in Wilkinson County.

*Allentown*

Allentown’s employment declined by 29.1% between 1985 and 2005. During this time period, Allentown experienced a 30% decline in employment related to agriculture, forestry, fishing,

hunting and mining and a 1100% increase in employment related to professional, scientific, management, administrative and waste management services. By 2025, overall employment will continue to decline in many sectors including mining, construction, manufacturing, wholesale trade, retail trade.

**Allentown Top Employment Sectors**

1985	2005	2025
Manufacturing	Education, health and social services	Education, health and social services
Agriculture, forestry, fishing, hunting and mining	Agriculture, forestry, fishing, hunting and mining	Finance, Insurance and Real Estate
Education, health and social services	Finance, Insurance and Real Estate	Professional, scientific, management, administrative, and waste mgmt services

*Gordon*

Gordon’s employment declined by 17.3% from 1985 to 2005, a trend comparable to the overall decline in population. Between 1985 and 2005, Gordon experienced an 81% decrease in decline in Agriculture, forestry, fishing, hunting and mining and a 250% increase in arts, entertainment, recreation, accommodation and food services. By 20250, Gordon’s top industry will be education, health and social services with 29.9% of all employment. Agriculture, forestry, fishing, hunting and mining are projected to decline to almost non-existent.

**Gordon Top Employment Sectors**

1985	2005	2025
Agriculture, forestry, fishing, hunting and mining	Education, health and social services	Education, health and social services
Education, health and social services	Public Administration	Public Administration
Manufacturing	Manufacturing	Other Services

*Irwinton*

Irwinton’s employment declined by 38.8% from 1985 to 2005, a rate slightly slower than the decline in population between 1985 and 2005. Between 1985 and 2005, Irwinton experienced the greatest decline in wholesale trade (83%) but agriculture, forestry, fishing, funding and mining declined 70.4%. The greatest increase (500%) was in arts, entertainment, recreation, accommodations and food. By 2025, Irwinton’s top industry is projected to be public administration.

**Irwinton Top Employment Sectors**

1985	2005	2025
Education, health and social services	Education, health and social services	Public Administration
Manufacturing	Public Administration	Arts, entertainment, recreation, accommodations, food

Agriculture, forestry, fishing, hunting and mining	Manufacturing	Transportation, warehousing and utilities
----------------------------------------------------	---------------	-------------------------------------------

*Ivey*

Ivey’s employment grew by 64.4% from 1985 to 2005, a rate slightly lower than the population growth during the same period. Between 1985 and 2005, Ivey experienced the greatest growth in the service areas of arts, entertainment, recreation, accommodations and food (540%) and professional, scientific, management, administrative sector (316.6%). By 2025, growth is projected to slow and education, health and social services are expected to be the city’s largest employment sector.

Ivey Top Employment Sectors

1985	2005	2025
Education, health and social services	Education, health and social services	Education, health and social services
Agriculture, forestry, fishing, hunting and mining	Public Administration	Retail trade
Manufacturing	Manufacturing	Construction

*McIntyre*

McIntyre’s employment grew by 71.62% between 1985 and 2005, a slightly higher rate than its population growth for the same period. Between 1985 and 2005, finance, real estate and insurance experienced the most growth (1000%) but still only represented 3.7% of the overall employment of McIntyre citizens. The leading employment sector in 2005 was education, health and social services with 24.6% of all employment. Interestingly, when compared to the other cities and the County as a whole, McIntyre experienced the largest increase in Agriculture, forestry, fishing, hunting and mining with a growth of 26.8%. By 2025, McIntyre is projected to experience growth in all areas.

McIntyre Top Employment Sectors

1985	2005	2025
Agriculture, forestry, fishing, hunting and mining	Education, health and social services	Education, health and social services
Manufacturing	Agriculture, forestry, fishing, hunting and mining	Agriculture, forestry, fishing, hunting and mining
Education, health and social services	Manufacturing	Retail Trade

*Toomsboro*

Toomsboro’s employment declined by 16.5% between 1985 and 2005, a rate faster than the decline in population during the same period. Between 1985 and 2005, professional, scientific, management and administrative experienced the greatest increase (300%) followed by

construction. By 2025, manufacturing and education, health and social services are projected to be the top employers in Toombsboro.

Toombsboro Top Employment Sectors

1985	2005	2025
Education, health and social services	Manufacturing	Manufacturing
Manufacturing	Education, health and social services	Construction
Agriculture, forestry, fishing, hunting and mining	Construction	Other Services

## 2. Earnings by Sector

Information on earnings by sector or industry is only available at county, state and national levels.

In 1985, the mining sector accounted for 42.2% of the earnings of Wilkinson County residents compared to .48% of earnings for the State of Georgia and 1.6% for the United States. The second highest earnings sector for Wilkinson County was manufacturing at 25.8%. This level is comparable to the State of Georgia (20.0%) and the United States (21.4%). The third highest earnings sector for Wilkinson County was state and local government at 8.1%, compared to 10.9% for the State of Georgia and 11.6% for the United States.

In 2005, the manufacturing sector accounted for 44.3% of the earnings of Wilkinson County residents compared to 14.4% for the State of Georgia and 15.2% for the United States. The second highest earnings sector for Wilkinson County was transportation, communications and utilities at 13.2%, compared to 9.9% for the State of Georgia and 6.6% for the United States. The third highest earnings sector for Wilkinson County was mining at 1037%, compared to .25% for the State of Georgia and .79% of the United States.

By 2025, it is predicted that the manufacturing will remain the highest earnings sector for Wilkinson County residents at 45.1%, compared to 12.5% for the State of Georgia and 12.6% for the United States. The second highest earnings sector is predicted to be transportation, communications and utilities at 14.2% for Wilkinson County, compared to 9.6% for the State of Georgia and 6.1% for the United States. The third highest earnings sector for Wilkinson County residents is predicted to be services at 10.4%, compared to 33.7% for the State of Georgia and 36.9% for the United States.

## 3. Average Weekly Wages

Between 1989 and 1999, the period for which data is available, Wilkinson County's average weekly wage for all employment sectors increased by 29.9% from \$457 to \$594. This rate of increase is slower than the State of Georgia. Between 1989 and 1999, Georgia's average weekly wages for all employment sectors increased 55% from \$404 to \$629.

In 1999, the employment sectors with highest average weekly wages in Wilkinson County were: (1) mining (\$840), (2) manufacturing (\$827), and (3) transportation, communication, and utilities

(\$503). An interesting trend is how much larger the average weekly pay for the mining sector and manufacturing sector is compared to the county's average for all industries (\$594). In 1999, Georgia's top three industries based on average weekly wages were: (1) wholesale (\$932); (2) financial, insurance, and real estate (\$900); and (3) transportation, communication, and public utilities (\$895). This rank is somewhat different when compared to the county's top wage industries. The average weekly wages for Wilkinson County's manufacturing sector is substantially higher than the state's figure for the industry. For example in 1999, the average weekly wage for the county's manufacturing sector was \$827 while the figure was only \$684 at the state level.

#### **4. Income by Type**

Please note that city level data is not available for income by type, therefore county, state and national data will be used.

##### *Wages and Salaries*

In 1985, 54.6% of Wilkinson County residents' income was from wages and salaries compared to 62.1% for the State of Georgia and 56.7% for the United States. In 2005, 51.7% of Wilkinson County resident's income was from wages and salaries, compared to 61.0% for the State of Georgia and 57.6% for the United States. By 2025, it is projected that wages and salaries will comprise 51.9% of income in Wilkinson County, compared to 60.9% for the State of Georgia and 58.1% for the United States.

##### *Transfer Payments to Persons*

In 1985, 14.9% of Wilkinson County residents' income was from transfer payments making it the second highest income type. This is compared to 10.7% for the State of Georgia (third highest) and 12.0% for the United States (third highest). In 2005, 18.8% of Wilkinson County resident's income was from transfer payments again making it the second highest income type, compared to 11.2% for the State of Georgia (third highest) and 13.2% for the United States (third highest). By 2025, it is projected that transfer payments will comprise 20.7% of income in Wilkinson County, compared to 12.2% for the State of Georgia and 14.4% for the United States.

##### *Dividends, Interest and Rent*

In 1985, 14.3% of Wilkinson County residents income was from dividends, interest and rent making it the third highest income type. This is compared to 15.7% for the State of Georgia (second highest) and 19.5% for the United States (second highest). In 2005, 12.6% of Wilkinson County resident's income was from dividends, interest and rent again making it the third highest income type, compared to 16.7% for the State of Georgia (second highest) and 18.9% for the United States (third highest). By 2025, it is projected that dividends, interest and rent will comprise 12.1% of income in Wilkinson County, compared to 16.3% for the State of Georgia and 18.5% for the United States.

#### **5. Employment by Occupation**

Employment by occupation indicates the types of jobs that residents are employed in (such as executive or machine operators) regardless of the industry (such as mining or retail trade). City, county, state and national data for 1990 and 2000 are available for analysis.

### *Wilkinson County*

In the 1990s, Wilkinson County's total number of occupations decreased from 4,464 to 4,132, a 7.64% rate of decline. The number of executive, administrative and managerial occupations increased a miniscule amount. Professional and technical specialty occupations increased significantly from 368 in 1990 to 630 in 2000, a 71.20% rate of growth. The categories of sales and administrative support occupations increased slightly. During the 1990s, there was a noticeable decrease in the service occupations category from 591 to 474, a -19.80% rate of decline. There was a dramatic decrease in the number of farming, fishing, and forestry occupations from 111 in 1990 to 36 in 2000, a -67.57% rate of decline. A significant trend was the decrease in the number of precision production, craft, and repair occupations from 805 to 425, a -47.20% rate of decline. Machine operators, assemblers, and inspectors increased substantially from 541 to 762, a 40.85% rate of growth. Lastly, transportation and material moving increased from 256 to 410, a 60.16% rate of growth.

The decrease in occupations within the county is due to the significant decline in the number of precision production, craft, and repair occupations. This is most likely due to the downsizing in the county's kaolin industry during the 1990s. A positive trend in the data is the increase in professional and technical specialty occupations.

In 1990, the top three occupation categories were: (1) precision production, craft, and repair; (2) service occupations; and (3) machine operators, assemblers, and inspectors. By 2000, this ranking had changed significantly. That year the top three occupation categories were: (1) machine operators, assemblers, and inspectors; (2) professional and technical specialty; and (3) clerical and administrative support.

The percentage of machine operators, assemblers, and inspectors increased from 12.12% to 18.48% making it the largest occupation category. Professional and technical specialty occupations also increased significantly from 8.24% in 1990 to 15.28% in 2000. Another notable trend was the decrease in the percentage of precision production, craft, and repair occupations from 18.03% to 10.31%.

The percentage of executive, administrative, and managerial occupation is significant larger for the state than it is for Wilkinson County. In 2000, the 6.69% of the county's occupations fit within in the category while at the state level 14.0% of occupations could be considered this type. The state's percentage of professional and technical specialty occupations is also increasing while at a smaller rate than this category is growing in Wilkinson County. Furthermore, the precision production, craft, and repair occupations are also decreasing at the state level. The other state occupational categories are roughly comparable to the county figures.

Besides a few small variations, the employment by occupation data for all of the United States closely resembles the figures for the state and the county. In 2000, the nation had a significantly larger amount of occupations in the professional and technical specialty category compared to Wilkinson County. Also, the percentage of executive, administrative, and managerial occupations is substantially larger at the nation level than it is within the county. The data shows that it appears that the county's professional occupations growth is lagging behind the state and the nation.

### *Allentown*

During the 1990s, the total number of occupations in Allentown decreased from 115 to 93, a -23.66% rate of decline. A notable trend is the increase in professional and technical specialty occupations from 11 in 1990 to 22 in 2000. Blue-collar occupational categories – e.g., machine operators, assemblers, and inspectors – have decreased with in Allentown. For example, precision production, craft, and repair occupations decreased from 20 in 1990 to 10 in 2000. An interesting trend is how the executive, administrative, and managerial jobs; services occupations; and farming, fishing, and forestry positions have all increased.

In 1990, machine operators, assemblers, and inspectors comprised the largest percentage of occupations within Allentown. By 2000, professional and technical specialty occupations had increased significantly from 9.57% to 23.66% making it the community's largest occupational category. When compared to the county overall, the breakdown in Allentown's occupational categories is approximately the same.

### *Gordon*

During the 1990s, the community of Gordon experienced a decline in total occupations from 1045 to 864, a -17.32 rate of decline. A negative trend was the decline in the number of executive, administrative, and managerial occupations from 87 to 60. Professional and technical specialty occupations increased from 82 to 144. The community experienced a significant decline in its service occupations from 142 to 76. Gordon's precision production, craft, and repair occupations also decreased significantly from 166 to 63. Another notable trend is the increase from 82 to 144 executive, administrative, and managerial positions.

In 1990, precision production, craft, and repair occupations comprised 15.89% of the community's total occupations making it the largest category. By 2000 professional and technical specialty occupations comprised 16.67% making it the largest group. This trend is comparable to what is occurring at the county level. Over the 1990s, the number of precision production, craft, and repair occupations decreased significantly from 15.89% to 7.29% while professional and technical specialty jobs increased from 7.85% to 16.67%. This trend is also representative of what is occurring at the county level.

### *Irwinton*

During the 1990s, Irwinton also experienced a notable decline in occupations from 240 to 206, a -14.17% rate of decline. Unlike the county and most of the municipalities, Irwinton's professional and technical specialty occupations decreased slightly. Another negative trend is the community's decline in executive, administrative, and managerial occupations from 24 to 12. It is alarming that most of Irwinton's occupational categories are decreasing significantly.

From 1990 to 2000, the composition of Irwinton's employment by occupation changed in an unnoticeable manner. In 2000, professional and technical specialty occupations made up the largest category with 16.50% of total occupations. These occupations were also the largest category in 1990. The percentage of community's professional and technical specialty occupations was noticeably larger than the county in 1990 and slightly larger in 2000. However, these occupations decreased during the 1990s while they increased at the county level.

### *Ivey*

During the 1990s, Ivey experienced a growth in total occupation from 496 to 518. This trend is unique when compared to the county and its other municipalities. The only occupational category that experienced a decline was precision production, craft, and repair from 93 in 1990 to 42 in 2000. The community's other occupations have experienced notable increases. For example, machine operators, assemblers, and inspectors increased from 70 in 1990 to 102 in 2000. Also, the community experienced an increase in the number of professional and technical specialty occupations.

In 1990, precision production, craft, and repair occupations comprised 18.75% of total occupations making it the largest category. The second largest was machine operators, assemblers, and inspectors. By 2000, this category increased from 14.11% to 19.69% becoming the largest occupational group in the community. Another notable trend is the increase in the community's professional and technical specialty group from 10.08% to 16.02%. The precision production, craft, and repair occupational category was the only group to experience a significant decline from 18.75% to 8.11%. The data shows that Ivey's has a more diversified and healthy occupational situation.

### *McIntyre*

From 1990 to 2000, McIntyre experienced an increase in the total number of occupations from 199 to 262. This trend can most likely be contributed to the community's 1997 annexation. During the 1990s, the community's professional and technical specialty occupations increased from 9 to 27. The number of transportation and material moving occupations also grew noticeable from 10 to 39.

In 1990, service occupations comprised 18.59% of total occupations making it the largest category. The most significant trend was the increase in the transportation and material-moving category from 5.03% to 14.89% of total occupations. Another notable increase was the percentage of professional and technical specialty occupations from 4.52% to 10.31%.

### *Toomsboro*

During the 1990s, Toomsboro experience a decrease in total occupations from 262 to 212. The most notable declines were in the number of service occupations and executive, administrative, and managerial positions. From the data, it appears that the municipalities that experience a population decline during the 1990s also had a decrease in occupations.

From 1990 to 2000, the community's precision production, craft, and repair occupational category increased from 12.21% to 18.40%. This trend is opposite from what occurred at the county level during the same time period. In 2000, the community's professional and technical specialty category (3.30%) was substantially smaller than at the county level (15.28%). Another significant trend was the increase in the percentage of machine operators, assemblers, and inspectors.

## **6. Employment Status**

### *Wilkinson County*

During the 1990s, the number of Wilkinson County residents in the labor force reduced from 4,735 to 4,443, a -6.17% rate of decline. The county's aging population is most likely contributing to this decline in the labor force. Between 1990 and 2000, the number of civilian workers unemployed increased slightly from 261 to 298. During this same time period, the number of residents in the armed forces increased from 10 to 22.

The number of males in the labor force also decreased from 2,551 in 1990 to 2,268 in 2000; while during this same time period, females in the labor force only decreased by 1. An alarmingly trend was the increase in the number of county residents that were not in the labor force from 2,800 in 1990 to 3,333 in 2000. Most of this increase is due to the number of males leaving the labor force. In 1990, there were 985 males not in the labor force by 2000 this number increased to 1,355 males.

Between 1990 and 2000, the percentage of county residents in the labor force decreased from 62.84% to 57.14%. During the 1990s, the percentage of males in the labor force decreased from 72.22% to 62.60%. For this same time period, the percentage of females in the labor force decreased slightly from 54.50% to 52.37%. Males comprise proportionately a larger percentage of the county's labor force. The decrease in most of the labor force categories is an alarming trend for the county's economy.

When compared to the state and the nation, the percentage of county residents in the work force is notably smaller. In 2000, 66.07% of the state's residents and 63.92% of the nation were in the labor force while only 57.14% of the county's population was employed. The state and the nation also had a larger percentage of males in the labor force when compared to the county's figure. Furthermore, the nation and the state also had a larger percentage of female workers.

### *Allentown*

During the 1990s, the community of Allentown experienced a small decline in the number of residents in the labor force from 115 to 95. The area also had an increase in the number of residents not in the labor force from 89 to 100. As for the county, this increase is most likely contributed to the aging population of Allentown. From 1990 to 2000, the number of males in the labor force decreased significantly from 71 to 51. While during this same time period, the number of females in the labor force remained the same. However, the number of females not in the labor force increased from 63 to 81.

The percentage of the community in the labor decreased substantially during the 1990s from 56.37% to 48.72%. During the decade, the percentage of the community not in the labor force increased noticeably from 43.63% to 51.28%. Accordingly, a significant trend is that a majority of Allentown's residents are not in the labor force. This could have negative consequences for the community's economic health. The percentages of males and females in the labor force decreased during the 1990s. Males comprise a larger proportion of the community's workforce. For example, in 2000, 64.80% of female residents were not in the labor force.

### *Gordon*

During the 1990s, the community of Gordon experienced a decline in the number of residents in the labor force from 1,148 to 904. This can be contributed to the community's decline in population and the increase of elderly residents. The number of males in the labor force also decreased noticeably from 589 in 1990 to 424 in 2000. Furthermore, the number of females in the labor force declined.

In 2000, 57.69% of the community's residents were in the labor force, which is about the same percentage for the county. During the 1990s, the percentage of the community's residents in the labor force decreased from 64.93% to 57.69%. From 1990 to 2000, the percentage of residents not in the labor force increased from 35.07% to 42.31%. The percentage of males in the labor force decreased significantly during the 1990s from 72.81% to 61.54%. Also, during this same time period, the percentage of females in the labor force decreased slightly. The data shows that males comprise a larger proportion of the community's labor force.

### *Irwinton*

Between 1990 and 2000, the number of Irwinton residents in the labor force decreased from 260 to 240. For this same time period, the number of residents not in the labor force increased from 196 to 217. The majority of this decrease in labor force resident is occurring in the male population. From 1990 to 2000, the number of males in the labor force decreased from 121 to 107. Furthermore, during this same time period, the number of male residents not in the labor force increased from 70 to 102. Lastly, a notable trend during the 1990s was the decrease of female residents not in the labor force.

The community of Irwinton has experienced a decline in the percentage of residents in the labor force from 57.02% to 52.52%. The community's percentage of residents not in the labor force is smaller than the county's figure. For example, in 2000, 52.52% of Irwinton residents were in the labor force while the figure was 57.14% at the county level. A negative trend was the increase in the percentage of civilian unemployed residents from 4.39% in 1990 to 7.00% in 2000. In 2000, 47.48% of the community's residents were not in the labor force.

### *Ivey*

Unlike the county, the community of Ivey experienced a slight increase in the number of its residents in the labor force. During the 1990s, the number of Ivey residents in the labor force increased from 537 to 556. However, the community also experienced an increase in the number of residents not in the labor force from 260 in 1990 to 292 in 2000. The community's increase in the number of residents in the labor force can be contributed to population growth.

In 2000, 65.57% of Ivey's residents were in the labor force, a figure substantially larger than the county's percentage. As stated, this is most likely contributed to Ivey's increase in population, but the community also has a younger population than the rest of the county. When compared to the county and the other municipalities, Ivey has a small percentage of residents not in the labor force and a small proportion of unemployed citizens. The community also has the largest percentage of females in the labor force.

### *McIntyre*

During the 1990s, the City of McIntyre also experienced an increase in the number of residents in the labor force from 224 to 292. However, this increase can be contributed not to a population growth or new businesses but rather to the city's annexation. Between 1990 and 2000, the number of McIntyre residents not in the labor force increased substantially from 189 to 287. This large increase is a rather negative trend for the community's economy.

Between 1990 and 2000, the percentage of McIntyre residents in the labor force decreased from 54.24% to 50.43%. When compared to the county, the community of McIntyre has a smaller percentage of residents in the labor force. Another alarmingly trend was the increase in the percentage of residents not in the labor force during the 1990s from 45.76% to 49.57%. The community has the largest percentage of females in the labor force, 49.33% in 2000.

### *Toomsboro*

During the 1990s, the number of Toomsboro residents in the labor force decrease from 289 to 242. Furthermore, the number of residents not in the labor force increased significantly during the 1990s from 196 to 272. These trends are most likely linked to the community's aging population.

During the 1990s, the percentage of Toomsboro residents in the labor force decreased significantly from 72.22% to 57.56%. For the same time period, the percentage of residents not in the labor force increased from 27.78% to 42.44%. The data shows that the community's labor force is proportionately more comprised with male workers.

## **7. Unemployment Rates**

During the 1990s, Wilkinson County experienced some notable changes in its unemployment rate from a low of 4% in 1990 to a high of 9.1% in 1999. By 2000, the unemployment rate had dropped to 5.2%.

During the same period (1990 to 2000) the unemployment rate for the State of Georgia began the period at 5.5 and reached its peak in 1992 at 7%. Since 1992, the unemployment rate for the state has steadily declined to 3.7% in 2000.

In 1990, the unemployment rate in the United States was 5.6% and it also peaked in 1992 at 7.5%. Since 1992, the unemployment rate for the United States has steadily declined to 4.0% in 2000.

## **8. Commuting Patterns**

There was a significant decrease (17.2%) in the number of residents that worked inside Wilkinson County from 2,336 in 1990 to 1,933 in 2000. While the number of residents working outside the county only increased by 72 or 3.5% during the same period. Given the decline in the number of residents in the work force, these changes seem appropriate.

## **9. Local Economic Development Resources**

The Wilkinson County Development Authority was formed over thirty years ago, but it has become increasingly more active since 1999. The authority is comprised of nine members

appointed by Wilkinson County's governing body. The Gordon Development Authority was originally established on January 28, 1980 by resolution of the City of Gordon. There are seven members of the Authority.

Below is a summary of recent economic development projects:

- **CARBO Ceramics:** In 1997, CARBO Ceramics, Inc. located a \$35 million processing facility in Wilkinson County with the assistance of the county government, the Development Authority of Wilkinson County, and the state Department of Community Affairs. In 2004, Wilkinson County and the Development Authority negotiated a plan with CARBO for the company to construct a new facility in Wilkinson County. In 2004, the Authority issued \$170 million revenue bonds dealing with this project. CARBO began construction in October 2004 and phase I of the project was completed in December 2005. The construction of Phase II, two additional production lines, is underway through 2006 and is projected to be completed in 2007.
- **ZCORUM, Inc. (formerly ISP Alliance, Inc.):** Through a joint project with the Wilkinson County Development Authority and the Gordon Development Authority, ZCORUM, Inc. located an Internet service call center in Gordon in 1999. Wilkinson County and the Georgia Department of Community Affairs were instrumental in securing this facility with the acquisition of an EIP grant. Also, a revolving loan fund (RLF) was created and is growing monthly with repayment of the lease/purchase financing provided by the Development Authorities. The facility, worth approximately \$1 million, is now debt free.
- **Sellers Construction** Through a joint project, the Wilkinson County Development Authority and the Gordon Development Authority sold a twenty-acre industrial site on Highway 243 in Gordon to Sellers Construction. The property was leased by Sellers Construction Co., LLC, for several years and in 2005, Sellers purchased the property outright. At the time purchase, employment had grown to more than fifty full-time employees and purchase afforded Sellers Construction the opportunity to expand its investment.
- **Fall Line Regional Development Authority:** Wilkinson County and Baldwin County formed the Fall Line Regional Development Authority to explore the prospects for a large industrial park at the intersections of U.S. Highway No. 441 and the Fall Line Freeway in the North Wilkinson/South Baldwin County area. The authority was successful in applying for One Georgia funds to complete a feasibility study for the industrial park. In 2005, the Authority identified parcels of land and began work with the State of Georgia to acquire the land. In early 2006, the Authority began work on cost estimates for the infrastructure to serve the park.
- **Water and Sewer System:** In 2002, the Georgia General Assembly revived the Joint Water and Sewer Authority, originally established in 1991. The Wilkinson County Development Authority has worked with the cities of McIntyre, Irwinton, Toombsboro,

and Wilkinson County to conduct a feasibility study of a joint sewer system. The cost of such a system is estimated to be \$13 million. The project is still under consideration.

- **PT Power Plasma Torch Facility:** Many environmental researchers have proclaimed the environmental and economical advantages of the innovative plasma torch technology. PT Power, a north Georgia corporation, acquired land in Toombsboro in 2004 and in 2005 received the necessary permits from the State of Georgia. The PT Power facility will process scrap tires with 7000 degrees centigrade plasma torch. The process produces a substantial supply of electricity which then can be redirect and sold as a form of “Green Power.” PT Power is prepared to invest approximately \$30 million to build this facility, which will also provide much-needed jobs. Furthermore, the facility and electricity produced will supply Toombsboro with approximately \$1 million annually in excise taxes.
- **Eagle Bridges Marathon:** Wilkinson County and the Development Authority have been in discussion with Eagle Bridges Marathon to expand their paint and industrial coatings production and sales facility in Gordon. The company’s projected investment is estimated at \$3.7 million.
- **Tremon Street Industrial Park:** Located adjacent to the Eagle Bridges Marathon facility, the Tremon Street Industrial Park was established in 2005 when Wilkinson County transferred 12 acres to the Development Authority of Wilkinson County for redevelopment. This property was previously listed on the Hazardous Site Inventory but is cleared for industrial use. This park has water, sewerage, rail and electricity.
- **Hartford South Industrial Park:** Located on Hwy 243, Hartford South Industrial Park was established in 2005 by the City of Gordon and the Development Authority of the City of Gordon. The Gordon Development Authority has applied for OneGeorgia funding to supplement a loan from the revolving loan fund of Wilkinson County for infrastructure costs.

## 10. Economic Development Programs

Wilkinson County manages a Revolving Loan Fund that was created from the Employment Incentive Program grant when Zcorum originally located in Wilkinson County.

Business loans for fixed assets are available from the Development Corporation of Middle Georgia. Sources for these loans include the Small Business Association, Farmers Home Funds, and the Economic Development Administration.

## 11. Education and Training Opportunities

Heart of Georgia Tech located in Dublin, Georgia, less than thirty miles away, provides technical and adult education to Wilkinson County residents.

## C. HOUSING

### 1. Housing Types and Mix, Housing Condition and Housing Occupancy

In 2003, Wilkinson County contracted the Middle Georgia Regional Development Center (RDC) to conduct a Housing Needs Assessment for the incorporated and unincorporated areas of the County. The primary purpose of this survey was to capture the current condition of housing in the county and to identify what specific areas of the county have a concentration of substandard and dilapidated housing. A complete inventory of houses both in the incorporated and unincorporated areas of Wilkinson County was conducted to capture the type of housing (site built or mobile home), the condition of the housing as standard, substandard or dilapidated and geographic information of the exact location of the house.

The Middle Georgia RDC and Wilkinson County developed the following criteria for classifying housing conditions:

- **Standard:** A standard home is one that, upon initial inspection from the exterior of the home, appears to be in good structural condition. The home may need new paint, gutters replaced, or other minor repairs but is in no significant state of disrepair. The home will exhibit no more than one minor defect and no major defect.
- **Sub-standard:** Upon initial exterior inspection, a sub-standard home appears to be in a state of significant disrepair. The home needs work in order to halt further deterioration. The building appears to be structurally sound, but exhibits minor structural defects. Sub-standard homes will have between two or three minor defects and no major defects.
- **Dilapidated:** Dilapidated homes appear in a serious state of disrepair. The home needs extensive repair or removal in order to protect the health and safety of inhabitants or the general public. The building exhibits little or no structural integrity. Dilapidated buildings will have four or more minor defects and/or one or more major defects.

The Housing Needs Assessment analyzes the housing mix and types, housing conditions, and occupancy.

The housing stock in Wilkinson County is diverse. The age of housing units ranges from the mid-19<sup>th</sup> century to modern. The survey found that 87% of housing within Wilkinson is standard, however, probably due to a lack of building codes and poor economic conditions, 13% is substandard or dilapidated. Of all non-standard homes in Wilkinson County, an overwhelming majority are site built homes. However, a good amount of the manufactured component has been built within the last ten years. As the manufactured component of the housing stock ages, it may be prone to more rapid deterioration. This assumption is underscored by the fact that the manufactured homes in Wilkinson County are non-standard (meaning both substandard and dilapidated) at a slightly higher rate than site built homes. The unincorporated areas of the county have a higher rate of nonstandard housing than the incorporated areas.

The incorporated areas with the highest levels of non-standard housing in Wilkinson County are McIntyre and Toombsboro. McIntyre has a non-standard housing rate of 21.5% while Toombsboro has a non-standard housing rate of 17.7%. Ivey and Allentown have the lowest rates of non-standard housing, both around 6.7%. Additionally most concentrated non-standard housing within unincorporated Wilkinson occurs within a two-mile radius of the city of McIntyre.

The two communities with housing codes in place, Gordon and Ivey, both have higher percentages of standard housing than the Wilkinson County average, implying that housing codes do help improve the standard of living within the County. Unincorporated Wilkinson County has a much higher percentage of manufactured homes than incorporated Wilkinson (42% versus 29%) and is growing at a much slower rate (2.3% vs. 10.8%) over the last 10 years. Wilkinson County as a whole is growing more slowly than its neighbors and Georgia.

Not surprisingly, multi-family housing is found primarily in the larger incorporated communities in Wilkinson County, such as Gordon and McIntyre. Overall, Wilkinson County had a similar percentage of multi-family housing to Twiggs County (3%), but considerably less than that of Laurens (9%), and the State of Georgia (21%).

There are essentially two major steps that can be taken to address substandard and dilapidated housing within a community: the adoption/enforcement of minimum building/housing standards, and the creation of a housing program. Any local governments that wish to effect positive housing changes should adopt minimum housing standards, and possibly go further by creating a housing task force and establishing a housing work program.

#### *Wilkinson County*

Unincorporated Wilkinson's housing units grew 2.3% over the period 1990 - 2000, compared to 10.8% within incorporated Wilkinson. Unincorporated Wilkinson has 42% of its housing units as manufactured homes, compared to 29% of incorporated Wilkinson. The housing stock in the unincorporated areas of the county is younger than that found in the incorporated areas, with 74% of the housing stock being built within the last 30 years compared to 56%, respectively. Unincorporated Wilkinson areas maintain 2% of units without plumbing, compared to 4% in the incorporated areas. Occupancy between the two is similar, around 86%, but unincorporated Wilkinson's owner occupied rate is at 75%, compared to 68% for incorporated Wilkinson. The number of vacant houses has increased by 4% in unincorporated Wilkinson and by 27% in incorporated Wilkinson. Rates of standard housing are similar, at around 86% for both parts of the County.

#### *Allentown*

Allentown lies within four separate counties. Its housing growth is on par with Wilkinson County, but lags behind that of Georgia. Seventy percent of homes within Allentown are site built, while 30% are manufactured. Allentown is much younger than Wilkinson County, with 70% of its housing stock having been built within the last 30 years. All of Allentown's households have adequate plumbing, while its occupancy rate is at 97%, a very high percentage. Vacant housing in Allentown has dropped by 73% over the period 1990 - 2000. Ninety three percent of the housing found in the Wilkinson County portion of Allentown is standard, well above the county average.

#### *Gordon*

Gordon's housing units increased 5% over the last 10 years, just below Wilkinson County's rate. Gordon only has 13% of its homes as manufactured homes, nearly on par with the state and well below the county rate of 34%; nine percent of Gordon's homes are multi-family, triple the Wilkinson rate. Gordon's housing stock is also older than that of Wilkinson, with less than 50%

of housing being built in the last 30 years, compared to Wilkinson's 64%. Gordon's 1% of houses without plumbing is below the percentage of Wilkinson and on par with the state. The number of vacant housing units in Gordon increased by 50% and 87% of units are occupied. Gordon's owner occupied housing is at 67%, below that of Wilkinson County but on par with Georgia. Ninety percent of units within Gordon are considered standard, above the county average.

#### *Irwinton*

Irwinton's housing units increased by 23% over the last 10 years, over three times the Wilkinson County rate and nearly the state rate. Single family homes account for 67% of total housing and, according to the Census, Irwinton has double the rate of multi family homes (7%) than the county. Irwinton's housing stock is older than that of the county and the state, with 51% being built in the last 30 years. Eight percent of units within Irwinton lack plumbing, more than double the county average. The number of occupied units within Irwinton has increased by 23% over the last 10 years, four times the county rate. Irwinton's owner occupied housing rate is at 67%, on par with Georgia. Irwinton's rate of standard housing is the same as the county, at 87%.

#### *Ivey*

Ivey's housing units increased by 16% over the last 10 years, double the county rate. However, 60% of Ivey's housing units are manufactured homes. Nearly 89% of Ivey's housing stock has been built in the last 30 years, making it much younger than that of Wilkinson County and the State. Ten percent of housing units within Ivey lack plumbing, over three times the rate of the County. Ivey has experienced a drop in housing vacancy and an increase in the number of owner occupied houses by 22%, well above the county average. Ninety three percent of units within Ivey are standard, well above the rate of the county.

#### *McIntyre*

McIntyre's housing units increased by 18% over the last 10 years, more than double the County rate. Sixty five percent of McIntyre housing units are single family, while 31% are manufactured homes. Only 50% of McIntyre's housing stock has been built within the last 30 years, compared with 64% of the County's. Four percent of McIntyre's units lack plumbing, on par with the County. The number of occupied housing units has increased by 6%, on par with the County but well below the State. The number of vacant units has increased by 94% over the period 1990 - 2000. Only 59% of McIntyre's housing units are owner occupied, well below the County average of 71%. Only 78% of McIntyre's housing units are standard, below the County average of 87%.

#### *Toomsboro*

Toomsboro's housing units increased less than one percent over the period 1990 - 2000. Seventy seven percent of units are single family, 21% manufactured homes. Only 43% of Toomsboro's housing stock has been built within the last 30 years, much less than the County (64%). The number of units lacking plumbing is on par with the county, at 3%. The occupancy rate is at 83%, and the owner occupied rate is at 63%, both below the rate of the county. Only 82% of units qualify as standard, less than the county average of 87%. Of site built housing in Toomsboro, nearly 20% is not standard.

## **2. Cost of housing**

### *Wilkinson County*

In 1980, the median property value for Wilkinson County was \$21,900 and the median rent was \$62. In 1990, the median property value for Wilkinson County was \$39,500 and the median rent was \$262. By 2000, the median property value for Wilkinson County was \$51,500 and the median rent was \$240. Property values in Wilkinson County have consistently been behind the region and the state.

### *Allentown*

In 1990, the median property value for Allentown was \$49,300 and the median rent was \$300. By 2000, the median property value for Allentown was \$56,300 and the median rent was \$367.

### *Gordon*

In 1990, the median property value for Gordon was \$40,900 and the median rent was \$207. By 2000, the median property value for Gordon was \$51,200 and the median rent was \$275.

### *Irwinton*

In 1990, the median property value for Irwinton was \$37,300 and the median rent was \$270. By 2000, the median property value for Irwinton was \$61,300 and the median rent was \$303.

### *Ivey*

In 1990, the median property value for Ivey was \$52,000 and the median rent was \$364. By 2000, the median property value for Ivey was \$45,500 and the median rent was \$259.

### *McIntyre*

In 1990, the median property value for McIntyre was \$36,400 and the median rent was \$294. By 2000, the median property value for McIntyre was \$52,800 and the median rent was \$411.

### *Toomsboro*

In 1990, the median property value for Toomsboro was \$27,500 and the median rent was \$257. By 2000, the median property value for Toomsboro was \$44,600 and the median rent was \$325.

## **3. Cost Burdened Households**

According to the 2000 United States Census Bureau, 17.4% of homeowners in Wilkinson County are considered “cost burdened” meaning housing is more than 30% of their household income. Allentown has 22.5% of homeowners that are cost burdened; Gordon has 22.6%, Irwinton 21.9%, Ivey 9.8%, McIntyre 15.7% and Toomsboro 32.5%.

## **4 Special Needs Housing**

Wilkinson County has one residential nursing facility for citizens over 65. Given the aging population, this is an area that needs to be expanded.

## **5. Jobs-Housing Balance**

According to the US Census Bureau, in 2000, 52.2% of Wilkinson County residents traveled outside Wilkinson County for employment.

## **D. NATURAL AND CULTURAL RESOURCES**

### **1. Environmental Planning Criteria**

The State of Georgia Rules for Environmental Planning Criteria established five environmentally sensitive areas that local governments must take steps to protect. These areas include water supply watersheds, wetlands, groundwater recharge areas, protected rivers and protected mountains. Wilkinson County and the cities of Allentown, Gordon, Irwinton, Ivey, McIntyre, and Toombsboro have adopted the ordinances were appropriate. No ordinances governing protected mountains have been adopted.

It is the intent and policy of the Wilkinson County and the Cities of Allentown, Gordon, Irwinton, Ivey, McIntyre, and Toombsboro to promote the health, safety, convenience, order, prosperity, and general welfare of Wilkinson County and its residents; to protect the natural resources, the environment, and the public health of Wilkinson County; to protect significant groundwater recharge areas from pollution by spills, discharges, leaks, impoundments, applications of chemicals, injections, and other development; to promote the wise use of wetlands and protect them from alterations that will significantly affect or reduce their primary functions for water quality, flood plain and erosion control, groundwater recharge, aesthetic natural areas, and wildlife habitat areas; to establish measures to preserve an adequate supply of safe drinking water and a quality for state waters which is necessary to protect the health and welfare of the public as well as to provide for future growth; to protect the environment, including the soils, air quality, and water resources, from pollution and inappropriate development; to assist in the orderly, efficient, and integrated development of the County.

#### *Wetlands Protection Districts*

Wilkinson County has a number of streams and creeks. Throughout the county are substantial amounts of Wetlands, some as small as one acre or less while others are larger than 20 acres. The majority of the wetlands are found along the Oconee River and its tributaries, Commissioner Creek, Big Sandy Creek, and Little Commissioner Creek.

Small wetlands of less than 5 acres can be found throughout Wilkinson County. Some of these are the result of kaolin mining. Gordon's wetlands are near such kaolin impoundment lakes. In Ivey, the wetlands are primarily at the northern end of Lake Tchukolaho along Commissioner Creek, but there are also other regions along Beaver Creek. In Toombsboro and McIntyre, the wetlands are along the banks of Commissioner Creek.

With few exceptions, Wilkinson County's wetlands are of the Palustrine (non-tidal) system and are Scrub Shrub or Forested. These areas range from seasonally wetlands to persistent and semi-permanent wetlands. Most are naturally formed; however, many have been created either by beaver and man-made dams or mining operations which often create small ponds. Very few wetlands in the county are of the lacustrine system such as Hodges Lake in the northeastern section of the county.

The wetlands in the Wilkinson County are indispensable and fragile natural resources with significant development constraints due to flooding, erosion, soils limitations. In their natural state, wetlands serve man and nature. They provide habitat areas for fish, wildlife, and

vegetation; water quality maintenance and pollution control; erosion control; natural resources education; scientific study; and open space and recreational opportunities. In addition, the wise management of forested wetlands is essential to the economic well being of many communities within the State of Georgia.

Nationally, a considerable number of these important natural resources have been lost or impaired by draining, dredging, filling, excavating, building, polluting and other acts. Piecemeal or cumulative losses will, over time, destroy additional wetlands. Damaging or destroying wetlands threatens public safety and the general welfare.

Ordinances have been adopted to is to promote wetland protection, while taking into account varying ecological development, recreational and aesthetic values. Activities that may damage wetlands should be located on upland sites to the greatest degree practicable as determined through a permitting process.

The Wetlands Protection District is hereby established which shall correspond to all lands within the jurisdiction of Wilkinson County, Georgia that are mapped as wetlands areas by the U.S. Fish and Wildlife Service National Wetlands Inventory Map. This map shall be referenced as the Generalized Wetlands Map and is hereby adopted by reference and declared part of this ordinance, together with all explanatory matter there on and attached hereto.

The Generalized Wetland Map does not represent the boundaries of jurisdictional wetlands within Wilkinson County and cannot serve as a substitute for a delineation of wetland boundaries by the U.S. Army Corps of Engineers, as required by Section 404 of the Clean Water Act, as amended. Any local government action under this ordinance does not relieve the landowner from federal or state permitting requirements.

No regulated activity will be permitted within the Wetland Protection District without a development permit from Wilkinson County. If the area proposed for development is located within 50 feet of a Wetland Protection District Boundary, as determined by the County Environmental Health Officer using the Generalized Wetland Map a U.S. Army Corps of Engineers determination shall be required. If the Corps determines that wetlands are present on the proposed development site the development permit will not be granted until a Section 404 permit Letter of Permission is issued.

Permitted Uses Not Requiring a Permit. The following uses shall be allowed as a right in the Wetland Protection District to the extent they are not prohibited by any other ordinance or law excluding laws of trespass, and provided they do not require structures, grading, fill, drainage or dredging, except as provided here. (The articles listed in this section are exempted from Section 404 regulations provided they do not have impacts or a navigable waterway that would necessitate acquisition of an individual 404 permit. However, under Section 10 of the Rivers and Harbors Act, a permit may be required in some circumstances.)

- Forestry practices applied in accordance with best management practices approved by the Georgia Forestry Commission (and as specified in Section 404 of the Clean Water Act.)

- Conservation or preservation of soil, water, vegetation, fish, or other wildlife, provided they do not affect waters of the State of Georgia or of the United States in such a way that would require an individual 404 Permit.
- Outdoor passive recreational activities, including fishing, bird watching, hiking, boating, horseback riding, and canoeing.
- Education, scientific research, and natural trails.
- The cultivation of agricultural crops. Agricultural activities shall be subject to the best management practices approved by the Georgia Department of Agriculture.
- The pasturing of livestock provided that riparian wetlands are protected, that soil profiles are not disturbed and approved agricultural best management practices are followed.

Prohibited Uses. The following uses are prohibited within the Wetlands Protection District.

- Receiving areas for toxic or hazardous waste or other contaminants.
- Hazardous sanitary landfills.

#### *Groundwater Recharge Areas Protection District*

In order to provide for the health, safety, and welfare of the public and a healthy economic climate within Wilkinson County and surrounding communities, it is essential that the quality of the public drinking water be ensured. For this reason, it is necessary to protect the subsurface water resources that Wilkinson County and surrounding communities rely on as sources of public water.

Wilkinson County lies on top of a Cretaceous aquifer, which is a significant groundwater source providing water for the portion of Georgia along and below the area's Fall Line. There is sufficient quantity of fresh water available from this aquifer. While the county does not depend on a watershed for its drinking water, attention still must be given to protecting the water supply for the citizens of the county. Accordingly, to ensure safe and clean drinking water, recharge areas must be protected.

Groundwater resources are contained within underground reservoirs known as aquifers. These aquifers are zones of rock beneath the earth's surface capable of containing or producing water from a well. They occupy vast regions of the subsurface and are replenished by infiltration of surface water runoff in zones of the surface known as Groundwater Recharge Areas. Groundwater is susceptible to contamination when unrestricted development occurs within significant Groundwater Recharge Areas. It is, therefore, necessary to manage land use within Groundwater Recharge Areas in order to ensure that pollution threats are minimized.

The Groundwater Recharge Area has been established which shall correspond to all lands within the jurisdiction of Wilkinson County, Georgia that are mapped as significant recharge areas by the Georgia Department of Natural Resources in Hydrologic Atlas 18, 1989 edition.

Each recharge area shall be determined to have a pollution susceptibility of high, medium, or low based on the Georgia Pollution Susceptibility Map Hydrologic Atlas 20, 1992 edition.

#### *Oconee River Corridor Protection District*

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

The Oconee River has been designated as a protected river by the State of Georgia. The purpose of this ordinance is to establish measures to guide future growth and development in the areas adjacent to the Oconee River as defined herein.

The Oconee River Corridor Protection District is hereby designated and shall compose all lands, including islands in areas of the Oconee River within Wilkinson County and being within 100 feet horizontally on the western side of the river as measured from the riverbanks. Also included is the area between the top of the edge of the river, although the strip of the land is not included as part of the 100 foot buffer requirement contained in the minimum standards.

#### Restrictions in District

- Construction within a buffer area is prohibited except as provided herein.
- A natural vegetative buffer shall be maintained at all times in the river corridor, except as otherwise provided herein.
- The natural vegetative buffer shall be restored as quickly as possible following any land disturbing activity.
- Septic tank and septic tank drain fields are prohibited in the river corridor, except as provided herein.
- Single family dwellings including the usual appearances are permitted in the buffer area subject to the following conditions:
  - The dwelling shall be in compliance with all local zoning regulations.
  - The dwelling shall be located on a tract of land containing at least two acres. For the purpose of these standards, the size of the tract of land shall not include any area that lies within the protected river (that is, for tracts of land that include portions of a protected river, the area between the river banks can not be counted towards the two acre minimum size).
  - There shall be only one such dwelling on each two-acre or larger tract of land.
  - A septic tank or tanks serving such a dwelling may be located within the buffer area.
  - Septic tank drain fields shall not be located within the buffer area.
- Industrial and commercial land uses existing in the river corridor prior to the promulgation of this ordinance are exempt from the criteria contained herein, provided that:
  - These uses do not impair the drinking quality of the river water.
  - These uses meet all state and federal environmental rules and regulations.
  - The construction of road crossings and utility crossings is permitted in the river corridor, provided such construction meets all requirements of the Erosion and Sedimentation Control Act of 1975, and all applicable local ordinances on soil erosion and sedimentation control.

The following uses are permitted in the river corridor, provided that such uses do not impair the long-term functions of the protected river or the river corridor:

- Timber production and harvesting, subject to the following conditions:
  - Forestry activity shall be consistent with best management practices established by the Georgia Forestry Commission; and
  - Forestry activity shall not impair the drinking quality of the river water as defined by the federal Clean Water Act, as amended.
- Wildlife and fisheries management activities consistent with the purpose of O.C.GA 12-2-8.
- Wastewater treatment.
- 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 corridor are consistent with this criterion.
- Natural water quality treatment or purification.
- Agricultural production and management, subject to the following conditions:
  - agricultural activity shall be consistent with best management practices established by the Georgia Soil and Water Conservation Commission;
  - agricultural activity shall not impair the drinking quality of the river water as defined by the federal Clean Water Act, as amended; and
  - agricultural activity shall be consistent with all state and federal laws, and all regulations promulgated by the Georgia Department of Agriculture.
- Other uses permitted by the Department of Natural resources or under Section 404 of the Clean Water Act.

Handling areas for the receiving and storage of hazardous waste are prohibited within the river corridor. Hazardous waste or solid waste landfills are prohibited within the river corridor.

Exemptions: The uses are exempt from the river corridor protection plan.

- Land uses existing prior to the promulgation of the Oconee River Corridor Protection District. For the purpose of this ordinance a pre-existing use is defined as any land use or land-disturbing activity, which, prior to the promulgation of this ordinance falls within one of the following categories.
  - is completed.
  - is under construction.
  - is fully approved by the governing authority.
  - all materials have been submitted for approval by the governing authority or is zoned for such use and expenditures in excess of \$2,500.00 have been made in preparation for construction in accordance with such zoning.
- Mining, activities, if permitted by the Department of Natural Resources pursuant to the Georgia Surface Mining Act of 1968, as amended.
- Utilities. (except as discussed above in Section 8.3) if such utilities cannot feasibly be located outside the buffer area (feasibility shall be decided conservatively by the local government) provided that:
  - The utilities shall be located as far from the riverbank as reasonably possible;

- Installation and maintenance of the utilities shall be such as to protect the integrity of the buffer areas as well as is reasonably possible; and
- Utilities shall not impair the drinking quality of the river.
- Forestry and agricultural activities except as discussed above

The County Environmental Health Officer as appointed or employed by the Wilkinson County Board of Health shall be responsible for the environmental health duties of the County Board of Health.

## **2. Other Environmentally Sensitive Areas**

### *Water Supply Watersheds*

The nearest water supply intakes are on the Oconee River at Milledgeville which is north of Wilkinson County and on the Oconee Rive at Dublin to the south of the county.

### *Groundwater Resources*

There are a number of large and small streams that snake through Wilkinson County; given this, there is an abundance of groundwater throughout county. Some examples of large streams are Big Sandy Creek, Commissioner Creek, Little Commissioner Creek, and Black Creek. All these streams are the county's major tributaries of the Oconee River. There are a number of natural and man-made lakes within the county with the largest being the man-made Lake Tchukolaho in Ivey.

The water supply for municipal and industrial usage is pulled from wells drilled into the Cretaceous aquifer. The domestic water supply outside of the municipalities is from private wells. The kaolin industry is the major water user in the county. In 1990, the kaolin industry withdrew 16.52 million gallons per day of groundwater compared to 0.93 withdrawn for public use. Commercial and agricultural practices are minor users of the county's groundwater resources.

### *Steep Slopes*

The majority of the county has slopes ranging from 2% to 8% with erosion potential a cause for concern in some areas. Mining and agricultural practices must be done properly to prevent erosion from occurring. A sedimentation and erosion plan for the entire county would be a great tool to help prevent undue harm to natural resources caused by erosion.

### *Flood Hazard Areas*

The land surrounding the Oconee River and its tributaries comprise most of the county's floodplain areas. The soil types in these areas are Chewacla-Congaree and Bibb-Kinston. These soils range from well drained to very poorly drained, and are commonly found in floodplain areas. The municipalities of Ivey, Gordon, and Irwinton participate in the Federal Emergency Management Agency's National Flood Insurance program.

### *Soil Types*

The soil types of Wilkinson County have been identified by the Department of Agricultural agency the U.S. Soil Conservation Service in the *Soil Survey of Washington and Wilkinson Counties, Georgia*.

The dominant soil types in the Coastal Plain section of the county contain sandy layers. These soil types are:

- **Orangeburg-Faceville** soils are well drained and located on the ridge tops and slopes. These soils have slight erosion hazards and equipment limitations; however, they are generally suited for recreation, streets, residential, commercial and other types of development. For sanitary facilities and shallow excavations, the clay may be a concern. Approximately 30% of the county is comprised of this type of soil. Areas with these types of soils often have slopes of 10% or less.
- **Dothan-Orangeburg-Fuquay** soils are located on the ridge tops and slopes. These soils are also well drained. Dothan and Fuquay soils have slight to moderate restrictions for recreation facilities and are generally suited for building development. These soils have limitations for septic tank/sanitary facilities. These soils make up about 4% of the county and have very slight slopes of less than 8%.
- **Lakeland-Eustis** soils are found on the ridge tops and slopes. These soils are well drained to excessively well drained. These soils make up a small portion of the county, approximately 4%. These soils are sandy and have slopes from level up to 12%. These soils are mainly forested, and they are better suited for urban development. They need special considerations when being development for recreation usage or for construction of sanitary facilities.
- **Lakeland-Orangeburg-Lucy** soils are also found on ridge tops and hillsides. These soils comprise approximately 18% of the county. They are well drained to excessively well-drained sandy soils with slopes ranging from level ground to 17%. These soils are usually forested and are suitable for recreation uses.
- **Vaughan-Ailey-Cowart** soil types are located on gentle slopes and ridge tops of the Sand Hills/Fall Line Hills area of the county. These soils are well drained with sandy or loamy surfaces and loamy subsoil. These soils comprise approximately 6% of the county and have slopes ranging from 2% to 17%. These soils are best suited for urban development and are often cultivated; however, they are not especially well suited for farming. These soils are well drained so there is little danger of erosion.

The creeks that drain into the Oconee River produce soil in that area of the county that is well drained to poorly drained. The soil types of this area comprised of the following:

- **Chewacla-Chastain-Congaree** soils are found on nearly level ground with loamy surface and subsoil that is loamy or clayey. These soils comprise approximately 6% of the county and range from poorly drained to well drain with slopes of less than 2%. These soils are well suited for commercial forestry, but they are not adequate for urban development or the cultivation of row crops. Proper management is necessary in these areas, especially measures dealing with flood plain and wetlands protection.
- **Bibb-Kinston** soils are also found on nearly level ground with loamy or sandy surface and subsurface layers. These are poorly drained soils with slopes of less than 2%. These soil types comprise up to 8% of the county. With proper management, these soils are suited for commercial forestry, but are poorly equipped for farming and urban development because of the flood hazards.

### *Erosion Potential*

Erosion is a major concern in those sections of Wilkinson County with slopes greater than 2%, which is a majority of the county. Most of the soil types have slope between 2% and 8%. This is a problem especially where the sandy layer of topsoil has eroded away leaving the clay under layer either exposed or close to the surface. All soils of Wilkinson County are classified as having “slight” management concerns for erosion. Those soils with the greatest slopes have the most potential for erosion if not managed properly. These soils that have high erosion potential need to be planted with appropriate ground covering. Faceville soils have the highest erosion potential.

The Georgia Soil Erosion and Sedimentation Control Act of 1975 established a statewide erosion management program. This act enables each county to adopt an ordinance regulating the activities under their jurisdiction in order to prevent erosion and sedimentation problems. Certain activities are exempted from this act including surface mining operations and quarrying. The act set forth a number of minimum standards which must be considered when preparing a local erosion management ordinance. These standards include the following:

- Development activities such as excavation and grading must be done in a way to minimize erosion.
- Development must conform to topography and soil type.
- Previous vegetation must be maintained whenever possible.
- Damage from surface water to adjacent property must be minimized.
- Erosion control mechanism and vegetation must be installed as quickly as possible.

### *Plant and Animal Habitat*

Wilkinson County is heavily forested rural area providing habitat for a variety of game and non-game wildlife. Songbirds, migratory birds, waterfowl, dove, and quail are present throughout the county. Rabbits, deer, beaver, raccoons, opossum, gray squirrels, and other species are abundant in Wilkinson County. No protected animal habitat has been identified within the county’s boundaries. There are no federally protected or held lands in the county, and currently there are no state parks.

The Georgia Department of Natural Resources Wildlife Resources Division has identified a small number of rare, threatened, or endangered wildlife that may *possibly* exist within Wilkinson County. These are:

<b>Species</b>	<b>State Status</b>	<b>Habitat</b>
Bachman’s Sparrow	Rare	Open pine or oak woods; old fields; brushy areas
American Swallow Tail Kite	Rare	River swamps, marshes
Gopher Tortoise	Threatened	Sand hills; longleaf pine-turkey oak woods
Bald Eagle	Endangered	Edges of lakes and large rivers

Wood Stork	Endangered	Cypress/gum ponds; river swamps; marshes
Redeye Chub	Rare	Small streams
Red-Cockaded Woodpecker	Endangered	Open pine woods; pine savannas

While the locations of existing habitats in Wilkinson County has not been specifically identified nor mapped, it is evident that one or more rare, endangered, or threatened animal species may exist within the county. This should be taken into account when local leaders construct any type of development plans or regulations.

The Georgia Department of Natural Resources Wildlife Resources Division has identified a small number of rare, threatened, or endangered plant lives that may *possibly* exist within Wilkinson County. These are:

Species	State Status	Habitat
Atlantic White Cedar	Rare	Seepy margins of clearwater streams in sand hills
Dwarf Witch-Alder	Threatened	Openings in low woods; swamps
Indian Olive	Threatened	Oak-hickory-pine woods with healthy under growth
Sweet Pitcher Plan	Endangered	Atlantic White Cedar Swamps; wet meadows
Silky Camellia	Rare	Edges of swamps
Pickering Morning-Glory	Threatened	Open, dry oak scrub of Fall Line sand hills

### 3. Significant Natural Resources

#### *Bedrock Geology*

Wilkinson County and its incorporated governments are located along the Sand Hills section or the Fall Line between the Piedmont Plateau and the Coastal Plain. The majority of the county lies within the Coastal Plain, as does approximately three-fifths of the state. The rocks underlying the Coastal Plain are primarily sand and limestone with clay layers mixed in. These rocks lay on crystalline formations. The northern section of the county – part of the Fall Line – is comprised of primarily Cretaceous soils, while the southern region – the Coastal Plain – is made of mostly Eocene soils.

#### *Mineral Resources*

Kaolin is the most abundant mineral and a crucial component of Wilkinson County’s economy. This white clay is located throughout the sedimentary deposits of the county, especially in the tertiary sands. This mineral is used in paper, paints, inks, china, and porcelain. According to the China Clay Producers Association, Inc., Georgia’s kaolin is used mostly in paper and packaging products.

The importance of kaolin to the county's economy makes it necessary that there is a comprehensive program to ensure that the mineral is preserved for future generations. Although only about 5% of the county's land is actively being mined for kaolin, the kaolin companies have a large portion of the land held in reserve for future mining.

#### *Prime Agricultural and Forest Land*

The Orangeburg, Lucy, and Faceville soils of Wilkinson County are particularly suitable for the growing of loblolly, slash, longleaf pines. In these soil type areas, management concerns of these forests are slight to moderate – making the commercial production of these trees desirable. These forests are of great importance to both the environment and the economy of the county.

The 1997 U.S. forest service survey data showed that approximately 254,400 acres of Wilkinson County is forested. The survey stated that this land was primarily planted with pine trees and some hardwoods. According to the 1997 survey, specific usage of the forest acreage was:

- 3,400 acres of long leaf and slash pine
- 79,200 acres of loblolly and short leaf pine
- 48,200 acres of oak and pine
- 61,800 acres of oak and hickory
- 45,400 acres of oak, gum, and cypress
- 15,800 acres of elm, ash, and cottonwood

Only a small portion of Wilkinson county land is devoted to farming. The 2002 census of agriculture reported that Wilkinson County had 127 farms totaling 30,657 acres in size. The 2002 data show that the county's total farming acreage is over 1,000 acres less than it was in the 1992 census of agriculture. The average farm size was 241 acres with only 2 farms being more than 1,000 acres in size. The average market value for Wilkinson county farms was \$299,680.

Orangeburg, faceville, and dothan soil types are considered prime for farming operations, and these soils comprise approximately 65,000 acres of Wilkinson County. The county's soil supports the cultivation of such crops as corn, peanuts, wheat, and soybeans. Currently, no appreciable amount of cotton or tobacco is grown within the county. During the nineteenth century, cotton, corn, and sweet potatoes were grown heavily in the county. In 1982, less than 15% of the county was utilized for crops and less than 10% was set aside for pasturelands. It can be extrapolated that these percentages are substantially smaller today.

By its very nature, the mining industry is detrimental to the forests and general landscape of an area. Consequently, reputable mining companies revive and reclaim the mined land for future use. In Georgia, law dictates that an acre of land must be reclaimed for each acre mined, which in 1995 produced a cost of approximately \$1,700 per acre to the county's mining companies. In the process of reclamation, companies backfill mined land holes to conform to adjacent topography in order to maintain the general aspects of surrounding land. Furthermore, the land is altered to prevent erosion and commercial forests are planted, which can be used to bring in additional revenue.

#### **4. Significant Cultural Resources**

A survey of the county's historic resources was undertaken in 1975 by a student at the University of Georgia. Unlike most surveys of the period, this particular study identified both high style properties and the more common vernacular structures, which are of no specific style of architecture but a collection of styles. Very few high style structures exist in Wilkinson County. This 1975 survey identified 31 significant resources within the county: 14 in Toombsboro, 3 in Irwinton, and 8 in Gordon. Of these resources, 22 were considered eligible for the National Register of Historic Places, and one could possibly be a National Register Historic District. Several of the structures identified in the 1975 structure were since disappeared, which makes it more important that plans are constructed to protect the remaining resources. It should be noted that this survey is 30 years old; accordingly, it is very dated. Between 1980 and 2000, the number of housing units in Wilkinson County constructed in 1939 or before decreased from 907 to 384. Given this trend, it can be asserted that a number of historic structures are disappearing at an alarming rate, which provides more support for a countywide historic resources preservation plan.

The county has a small number of rural tenant houses, which may be due the practice of mining and timber industries removing such structures. But most likely, this small number of tenant houses is due to the minor role agriculture comprised in the county's economy throughout the 1900s.

A new comprehensive professional survey of the county's historic resources is the first step that should be taken in the construction of a preservation plan. Because of economic and other reasons, the housing units throughout the county are in danger of being damaged or destroyed. The Historic Preservation Division of the Georgia Department of Natural Resources has an established procedure for surveying historic resources. The Historic Preservation Section administers a survey program which gathers data on resources throughout the state and a local region. This state office offers grants on an annual basis for the purposes of conducting these types of surveys. Additionally, the Local Development Fund of the Department of Community Affairs offers local governments funding opportunities twice a year to fund preservation type projects including historic resources surveys.

##### *Landmark Resources*

Due to the size and density of the county's municipalities, most of the significant resources located within city limits are grouped together forming potential historic districts. Furthermore, as stated the 1975 survey identified a number of resources throughout the unincorporated regions of the county. Future research is crucial to identify the status of the county's current historic resources. The land use practices of mining and timber harvesting makes it difficult to define historic open space, and given this, there is no comprehensive account of such regions.

The historic resources that exist in the county primarily reflect the Victorian style because most of the antebellum structures were destroyed. A significant number of plantation type structures are found throughout the county to warrant the preparation of multiple property nominations for National Register. There are also several dogtrotts throughout the county with open and closed breezeways, which also might be researched for a multiple property nomination.

### *National Register of Historic Places*

The National Register of Historic Places is this country's list of buildings, sites, districts, structures, and objects which are historically significant and worthy of preservation. The U.S. Department of the Interior is responsible for this list on a national basis. The Historic Preservation Division of the Georgia Department of Natural Resources is responsible for the list on a state level. The Historic Preservation Division also keeps the Georgia Register of Historic Places, and properties listed in the National Register are automatically listed in the Georgia Register.

Listing in the National Register is official recognition of a resource's significance whether architecturally, historically, or archaeologically. It helps to safeguard these resources but does not guarantee their continued preservation without additional local safeguards. National Register listing does not in any way restrict a property owner's rights to the everyday use and disposal of their property. It only requires review of federally funded, licensed, or permitted actions planned for any National Register list or eligible resource. This required review is legislated in Section 106 of the National Historic Preservation Act of 1966 (as amended) and comes into play with such action as road building or widening projects.

Financial incentives for preservation are dependent on listing in the National Register of Historic Places. Owners of income-producing properties listed in the Register, whether individually or as contributed structure in an historic district, are eligible for a federal 20% tax credit for rehabilitation to the property. Income-producing and personal residential properties listed in the Georgia Register are eligible for a state property tax abatement program.

### *Current Listings*

At present, only one property in Wilkinson County is listed individually in the National Register – the Elam-Camp House in Gordon. This Georgian Revival house was built in 1915 by Civil War veteran William S. Elam, who worked for the Central of Georgia railroad, and the structure was the first brick house built in Gordon. Each brick in the house is stamped with the name of the brick company, McMillan Brick Co. of Milledgeville, which is the firm of the house's architect Robert McMillian. The house arrangement is 4 over 4 rooms with a flat roof and 2 interior chimneys. The windows are 2 by 2 with concrete sills.

Elam was section foreman of the railroad and had moved to Gordon from Baldwin County. He probably had the house constructed after his retirement from the railroad. He was a prominent citizen in Gordon and was a trustee at the Methodist Church. A street in Gordon bares his name.

### *Eligible Properties and Districts*

Many sites throughout the county have been identified as possible candidates for National Register. Districts identified in the county are both in the towns and the rural areas. The rural resources are farmsteads or crossroad communities. Many historic sites can be found in the remnants of the small communities across the county.

Nominations for individual properties, historic districts, and multiple properties with similar historic linkages should be prepared for properties in the county. Grants are available to fund the

preparation of nominations from the Historic Preservation Divisions and from the Department of Community Affairs.

The sites that may be eligible for inclusion in the National Register are enumerated below:

- The Branan farm near Toombsboro, especially the octagonal privy with applied Victorian decoration. This farm is currently vacant and the resources endangered by neglect.
- The Stubbs House on GA Highway 112 north of Toombsboro
- A circa 1840 one and one-half story structure (possibly an enclosed dogtrot) north of the Stubbs property of GA Highway 112.
- Plantation plain on GA 112 about 3 miles north of Toombsboro.
- Hall Plantation on U.S. 441 near Payne Cemetery Road.
- Dogtrot on Wesley Church Road about 1 mile northwest of GA 112.
- The Rutland house/plantation plain about ½ of a mile north of GA 96 on SR 1565.
- Plantation Plain or enclosed dogtrot on the Old Macon Road near the Twiggs County line.
- The Old Jail in Gordon built in 1919 houses the Wilkinson County Historical Society.
- McIntyre House in the City of McIntyre.
- The old jail in McIntyre and Irwinton's old jail.
- The Union Church in Irwinton where U.S. 441 and GA 57 split.
- The remaining mill houses of the Pynetree Paper Mill along Oak Street to Owens Road and the chimney of the mill behind the houses on the Paper Mill Road in Gordon. The houses are double pen and saddlebag type structures built around 1910. The chimney is round and of beige brick and was constructed around the same time. The mill closed in 1926.
- Also, in Gordon there are the commercial buildings and residences on the south side of the tracks near Solomon Road leading past the cemetery and street heading toward Engelhard Kaolin. The district would include structures such as the train depot and a very unusual concrete water tower. Commercial structures along the Railroad, Jackson, and Main streets are predominantly brick with three molded/rusticated concrete block structures.
- The residential area north of the tracks close to the area described above. This district would include the historic Methodist and Baptist Churches.

In Toombsboro, the majority of structures within the city limits are historic. A historic district nomination would include all structures along the railroad tracks, especially the Clay Hotel and the Swampland Opera House.

A potential historic district in Irwinton would be the area about downtown on E. Bank Street and would cross U.S. 441 to include the "Old Union Church." There are two notable plantation plain structures in Irwinton which could be included in a multiple property nominations.

### *Archaeology*

Forty-two archaeological sites have been identified in Wilkinson County, the majority of which are associated with some type of Native American activity. These sites can be found in the

Georgia Archaeological site file at the University of Georgia. These sites are extremely fragile and are in need of robust protection.

## **E. COMMUNITY FACILITIES AND SERVICES**

### **1. Water Supply and Treatment**

#### *Wilkinson County*

Most county residents have individual wells which are regulated by the Wilkinson County Health Department. However, there are six municipal well systems within the county. User fees in these municipalities currently cover the costs of operating these water systems. Each municipality should start developing a capital improvements program to fund any future expansions and maintenance. The expected useful life of each these systems are approximately 40 years – with proper maintenance and adequate planning.

There are no local averages for the amount of water used so the national averages were utilized to assess municipal water systems. According to *Site Planning* (Lynch and Hack, 3<sup>rd</sup> edition), the number of gallons of water used by one person per day in the United States is in the 100 to 200 gallon range, depending on climate, population, industrialization, and other factors. This range will be utilized in the following sections.

Wilkinson County does not operate any type of public water supply system; however, most of the municipalities do offer this service. The following sections describe the municipal water systems and attempts to assess whether they meet current demand and whether they will satisfy future need.

#### *Allentown*

Allentown supplies water to approximately 135 household customers through 2 wells. The city has a storage tank with a capacity of 75,000 gallons. The city has a permit to draw up to 125,000 gallons of water per day from the wells, but currently draws around 48,000 gallons per day. Since Allentown is a rural community with low development, 100 gallons per day was utilized to determine the adequacy of the current water supply. The water supply is treated with chlorine.

#### *Gordon*

Gordon supplies water to approximately 899 to 925 households within the city limits and an estimated 20 households outside the city's boundaries through four city-owned wells. In 2005-06, the city added a well which increased water pull to 300 gallons per minute up from the current 100 gallons per minute. The addition of this new well will allow the city to discontinue usage of an outdated well. The city has a storage capacity of 400,000 gallons and is permitted to withdraw 400,000 gallons per day. In 1995, the average water withdrawn from the city's wells was 340,000 gallons per day. The city treats its water with chlorine and lime. The current pipes are ductile iron and PVC with any new additions being PVC piping. The city is currently planning to expand the water lines past the proposed Fall Line Freeway, probably within the next year. The city is also planning expansions throughout the city limits.

### *Irwinton*

Irwinton provides water service to approximately 701 residential and commercial citizens, of these citizens, 262 are inside the city limits. The water system is comprised of 2 wells that are located on East Main Street. The system contains 26 miles of water lines. The average water withdrawn from the wells is approximately 200,000 gallons per day. The water is treated with chlorine, soda ash, and fluoride. The city has a maintenance shop for the water system. The city's piping system currently needs an upgrade. The pipes, cut offs, meters, and panel control are all becoming obsolete. The system's pipes are galvanized.

### *Ivey*

Ivey supplies water to approximately 428 water customers using an average of 90,000 gallons per day. The city is served by two wells.

### *McIntyre*

McIntyre supplies water to approximately 377 households within its limits and an estimated 40 households outside its boundaries through 2 city-operated wells, which are located at 106 New Street. The average water withdrawn from these wells is 125,000 per day. The city has a permit to withdraw up to 150,000 gallons of water per day. Water is treated with soda ash and chlorine. The community has a storage capacity of 100,000 gallons. Most of the pipes in McIntyre's water system are PVC and were installed in the 1980s.

### *Toomsboro*

Toomsboro supplies water to approximately 228 households through two city-operated wells. The average water withdrawn per day is approximately 60,000 gallons and the city is permitted to draw 100,000 gallons per day. The water is treated with chlorine sulfur. The community has a storage capacity of 65,000 gallons. The system has newly installed PVC pipelines.

## **2. Sewer System and Waste Water Treatment**

### *Wilkinson County*

Wilkinson County does not operate a sewer system; given this, most county residents have individual or community septic tanks – which are regulated by the county's health department. However, the municipalities of Gordon and Ivey do operate sewer systems for their respected cities. But the county and the municipalities of McIntyre, Irwinton, and Toomsboro are currently investigating the cost and benefits of providing a joint sewer system. In 2002, The Joint Wilkinson – McIntyre - Irwinton – Toomsboro Water and Sewer Authority was re-established and active members appointed. A Sewage Feasibility Study was conducted in 2003 outlining the various options for providing sewage service to the cities of McIntyre, Irwinton, Toomsboro and the unincorporated areas in between these cities. The projected cost of the land application system is \$13 million. The project is still under consideration.

### *Allentown*

Allentown does not operate a sewer system. Residents are served by individual on-site sewage management systems.

### *Gordon*

Gordon's system was installed in 1961 with a capacity of 400,000 gallons of effluence per day. The system's main facility is located on Mill Pond Road. Today, the system's capacity is 750,000 gallons of effluence per day. The average flow is 225,000 gallons of effluence per day. The effluence is treated and discharged into Little Commissioner Creek. There is one lift station that is used to overcome the problem created in areas where the slope of the ground does not allow for a gravity flow through the system. The projected life of Gordon's sewer system is 30 years. Gordon recently added a fecal coliform UV treatment system that has a capacity of 750,000 gallons per day.

### *Irwinton*

Irwinton does not operate a sewer system. Residents are served by individual on-site sewage management systems.

### *Ivey*

The City of Ivey's sewer system is connected to Gordon's treatment facility. The Ivey connection generates approximately 1.5 million gallons of effluence per month. Ivey's effluence is treated at the Gordon facility and therefore the treated effluence is also discharged into Little Commissioner Creek.

### *McIntyre*

McIntyre does not operate a sewer system. Residents are served by individual on-site sewage management systems. McIntyre is pursuing grant funding to construct a wastewater treatment facility.

### *Toomsboro*

Toomsboro does not operate a sewer system. Residents are served by individual on-site sewage management systems.

## **3. Other Facilities and Services**

### **a. Fire Protection**

#### *Wilkinson County*

Wilkinson County has two active fire stations which are located in High Hill and Nickelsville communities. The facility in High Hill is located on Stuckey Road. The structure was built in 1995, and its size is 2,400 square feet. The station's personnel are comprised of 10 certified volunteer firefighters and 1 chief. The facility has 1 fire knocker and 1 brush truck. The station's current ISO rating is 8.

The Nickelsville station is located at the intersection of U.S. Highway 441 and GA State Highway 112. The station was constructed in 1991, and its size is 1,600 square feet. The station's personnel are comprised of 18 certified volunteer firefighters and 1 fire chief. Overall, the county has an ISO rating of 8.

In 2003, Wilkinson County constructed a third fire station near the Bloodworth Precinct area in the Northeastern section of the county. Currently, there is no organized fire department for this

station and it is not equipped. However, recruitment and training activities have been organized by the Wilkinson County Emergency Management Agency.

In 2005, Wilkinson County constructed a fourth fire station inside the city limits of Ivey. Currently, there is no organized fire department for this station, however, recruitment and training activities have been organized by the Wilkinson County Emergency Management Agency. A tanker truck has been placed in the station to reduce response time to fires in the northeastern portion of the County.

#### *Allentown*

Allentown's station is adjacent to the Municipal building. The fire department is comprised of 10 certified volunteer firefighters and 1 fire chief. The department has two pumper trucks that are currently in fair condition. The firefighters have pagers to alert them. The current ISO rating for the community's fire protection is 8.

#### *Gordon*

Gordon has a fire station that is located on Hooks Street. The facility was constructed in 1987 and its size is 3,600 square feet. The fire department has 16 certified volunteers. The department has 3 fire trucks and 1 rescue vehicle. The fire department has also added equipment that enables the department to increase its ability to deliver more water to a fire site. The city has an ISO rating of 7.

#### *Irwinton*

Irwinton's fire station is housed in the city hall located on GA Highway 57. This station was constructed in 1957 and occupies a square footage of 497. The fire department is comprised of 5 certified volunteers and 1 chief. The fire department has 2 fire trucks. The community's fire protection has an ISO rating of 8.

#### *Ivey*

As noted above, in 2005 Wilkinson County built a multi-purpose building to house a volunteer fire department and voting precinct. At present, a volunteer fire department formed under the laws of the State of Georgia has not been formed. However, training efforts are underway.

#### *McIntyre*

McIntyre's fire station is located on Main Street. The facility was constructed in 1981 and its size is 2,640 square feet. The fire department has 2 pumpers. The fire department personnel are 10 certified volunteers. The community's fire protection has an ISO rating of 7.

#### *Toombsboro*

Toombsboro's fire station was constructed in 1970 and its size is 1,200 square feet. The fire department is comprised of 10 volunteers. The department has 2 pumpers. The department has a new truck that was acquired in 2000. Also, the community has added an additional 20 hydrants. The community's fire protection has an ISO rating of 8.

**b. Police Protection**

*Wilkinson County*

The Wilkinson County Sheriff Department is housed in the newly constructed Law Enforcement Center, which is located adjacent to the county courthouse. The Law Enforcement Center opened in 1998 and had a construction cost of \$3,015,000, which was funded by Special Purpose Local Option Sales Tax (SPLOST). The facility has a State of Georgia certified capacity to house 50 inmates. The personnel of the Sheriff Department are comprised of the following: (1) 4 full-time dispatchers, (2) 10 sworn full-time officers, and (3) 6 full-time jailers. The department has 13 patrol vehicles, and there is local legislation that requires pursuit vehicles to be replaced at 100,000 miles, which sets their life expectancy at 5 years. The 1995 comprehensive plan stated that the absence of a capital improvement program indicates a lack of planning to replace expensive police equipment. To abate this problem, the SPLOST approved by voters in 2003 provides capital funding for public safety as a method of financing the replacement of patrol vehicles.

*Allentown*

Allentown is served by both the Twiggs County Sheriff's Department and the Wilkinson County Sheriff's Department.

*Gordon*

Gordon's police station is located on Railroad Street. The facility was constructed in 1978, and there were additions made to it in 1991. The facility is 3,619 square feet with a jail that has the capacity to house 10 inmates. The facility is staffed by 4 full-time dispatchers, 5 full-time officers, 2 part-time officers, 1 tactical officer, and 1 chief. The police department has 5 cruisers that are in good condition.

*Irwinton*

Irwinton has a police department that is located inside the City Hall building on 109 East Main Street. The prisoners are housed at the county's Law Enforcement Center. The city's police department has two police vehicles, a full-time chief, and a part-time captain.

*Ivey*

Ivey's police department is located in the Ivey Town Hall located at 148 Hwy 243. The prisoners are housed at the County's Law Enforcement Center. The city's police department has three police vehicles, a full-time chief and two full-time officers.

*McIntyre*

McIntyre's police department is located on 116 Main Street. The facility was purchased in 1988. The structure has no jail so prisoners are housed in the Wilkinson County Law Enforcement Center. The police department has 4 vehicles, which are in good condition. The department is comprised of 4 full-time officers and 1 chief.

*Toombsboro*

Toombsboro's police department is located on Main Street. The facility was constructed in 1970 and lacks a jail. The police department is comprised of two full-time officers. The department has 1 police cruiser that is in good condition.

**c. Emergency Medical Services**

Since 1999, Wilkinson County has provided Ambulance Service through a private contractor. This service is provided in the incorporated and un-incorporated areas of the county. The contract is solely for emergency medical transportation. The county maintains ownership of 3 ambulances (all ALS equipped) and the license for the service. The county's Emergency Medical Services are housed at 8100 Highway 57.

**d. Parks and Recreation**

*Wilkinson County*

On April 6, 1993 a resolution by the Wilkinson County Board of Commissioners was established to appoint the "Wilkinson County Recreation Board" for the purpose of establishing a supervised recreation program for Wilkinson County, Georgia; to provide for the terms of the members, duties of the members of said board, and for other purposes. The recreation board consists of nine (9) members appointed by the Chairman for the Board of Commissioners. The members serve staggered five (5) year terms.

In 2002, the Wilkinson County Board of Commissioners reactivated the Wilkinson County Recreation Board, originally created in 1994. The board is comprised of 9 members each are appointed by the Wilkinson County Board of Commissioners. In 2001, a Recreation Master Plan was developed with the assistance of a professional recreation planner. This strategy outlines the facility and program plans for the time period of 2001 to 2010. The county hired its first Director of Recreation in March 2004. Currently, the Recreation Program provides the following sports and activities: softball, baseball, football, basketball, summer recreation and soccer. All of these sports and activities are made possible through the work of volunteers.

*Allentown*

Allentown does not have a recreation facility inside the city limits. However, Danville, whose city limits adjoin Allentown, has a facility with a basketball court.

*Gordon*

In 2001, Engelhard Corporation donated 39 acres jointly to the City of Gordon and Wilkinson County. This land houses the necessary facilities for softball, baseball, football, and soccer.

The City of Gordon has recreation facilities on a 10-acre site that includes a baseball practice field, a ½ mile paved walking track, 2 unlighted tennis courts, and a picnic area with tables and playground equipment. The facility was acquired from the County Board Of Education. The City of Gordon provides the maintenance for the facility.

*Irwinton*

The City of Irwinton has a walking track located between East Main Street and High Hill Street that was provided by the county.

*Ivey*

The City of Ivey does not own or operate recreational facilities.

### *McIntyre*

The City of McIntyre maintains a park facility with a baseball and playground, walking track public use.

### *Toomsboro*

In 2003, the City of Toomsboro purchased 29 acres for the construction of a recreational facility to include a softball/baseball field, picnic pavilions, and walking trails. The construction of this facility has been temporarily placed on hold due to kaolin mining that is planned for the property.

#### **e. Storm water Management**

The city of Gordon encourages the use of best management practices for storm water management. However, they are the only entity that has a program.

#### **f. Solid Waste Management**

##### *Wilkinson County*

The County disposes its solid waste in Wolf Creek Landfill located in Twiggs County. Until 2005, Twiggs and Wilkinson Counties jointly owned and operated the facility, when they sold the enterprise to a private company. Under the terms of the sale, Wilkinson County has the ability to dispose of up to 30 tons per day of municipal solid waste at no charge. This benefit, through an intergovernmental agreement, has been shared with the cities of Allentown, Gordon, Irwinton, Ivey, McIntyre and Toomsboro.

Wilkinson County has roadside green boxes located at different locations throughout the incorporated areas of the County. These structures are unmanned. Wilkinson County operates two manned convenience centers on at 7050 Gordon-McIntyre Road and 930 Asbell Road and one unmanned center at 8100 Highway 57. A fourth center is planned in the southwestern quadrant of the County. No fee is charged to Wilkinson County residents when they bring their household garbage, bulk waste and recyclables to the Recycling Centers. Recycling is not mandatory but residents are strongly encouraged to participate. Every item that is recycled means one less item in the landfill. Wilkinson County has agreements with various recycled materials handlers to process all of the material collected. Materials received are: glass, aluminum, newspapers, plastics, used motor oil and filters, corrugated cardboard, scrap metal, yard waste, brown goods, tires and household garbage.

##### *Allentown*

Allentown does not offer solid waste services. Residents utilize the county's green boxes.

##### *Gordon*

Gordon has weekly curbside garbage collection with residential trash picked up once a week and commercial trash is picked up twice a week. The city use to maintain two trucks, but now contracts out this garbage pickup service. The city still owns and operates a chipper/shredder. The method in which the municipality provides this service can be asserted to have a long project life.

### *Irwinton*

Irwinton contracts with a privately owned garbage facility for weekly residential curbside pickup and garbage containers. The city does not provide commercial garbage/landfill services. The method in which the municipality provides this service can be asserted to have a long project life.

### *Ivey*

Ivey contracts with a privately owned garbage facility for weekly residential curbside pickup and garbage containers. The city does not provide commercial garbage/landfill services. The method in which the municipality provides this service can be asserted to have a long project life.

### *McIntyre*

McIntyre offers weekly curbside pickup of residential garbage through contract with a private company. The method in which the municipality provides this service can be asserted to have a long project life.

### *Toomsboro*

Toomsboro offers weekly curbside pickup of residential garbage through contract with the private company. The method in which the municipality provides this service can be asserted to have a long project life.

## **g. General Government**

### *Wilkinson County*

Wilkinson County owns and maintains the following public buildings:

- Wilkinson County Health Department
- Wilkinson County Courthouse
- Wilkinson County Old Jail
- Wilkinson County Law Enforcement Center
- Wilkinson County Work Camp (Road Department, Sanitation, Transit, Ambulance)
- Wilkinson County Extension Office
- East Wilkinson County Library
- Wilkinson County Old Senior Center
- Wilkinson County New Senior Center
- Wilkinson County Recycling Center Gordon McIntyre Road
- Wilkinson County Recycling Center Asbell Road
- Wilkinson County Adult Education Centers
- High Hill Fire Station
- Nickelsville Fire Station
- Bloodworth Voting Precinct
- Ivey Voting Precinct
- Wilkinson Service Center

The Wilkinson County Courthouse has undergone some interesting historical experiences. During the Civil War, Union troops damaged the county's courthouse, and the current structure was built in 1924 after a fire damaged the previous courthouse. An annex was constructed in

1974 to meet the demand for additional office space. The county's 1995 plan stated that the courthouse needed additional office space and maintenance. Accordingly, in 2003, Wilkinson County voters recently approved a Special Purpose Local Option Sales Tax (SPLOST) to finance the renovation and addition to the county's courthouse and other projects. This construction began in September 2004 and is projected to be completed by 2006.

#### *Allentown*

In 2002, Allentown constructed a new government facility, which houses the City Hall and Fire Station. The Allentown government facility is 3,600 square feet and the fire station is 1,750 square feet of the structure. The city owns the old fire station, the post office building, and the water treatment structures. Currently, none of the community's general government structures are in need of repair.

#### *Gordon*

Gordon owns and operates the following facilities: (1) the city has an annex for small repairs, (2) the city owns the Chamber of Commerce building, (3) the city is half owner of the library, (4) the old jail (the Historical Society uses this structure), and (5) the train depot, which was recently restored. Of these structures, the old jail needs some restoration. The city also owns a fire station, police department, water and wastewater treatment facilities.

#### *Irwinton*

Irwinton's City Hall is located on East Main Street/State Highway 57, and the structure is in need of renovation and expansion. All of the city's departments are housed in this one building. Furthermore, there is a need for additional parking space. Irwinton also has a water treatment system.

#### *Ivey*

Ivey owns and operates city hall located at 148 Hwy 243 and a public works barn.

#### *McIntyre*

McIntyre owns and operates a city hall, fire station, and police department. The city hall is located 102 Railroad Street and the police department is located on 116 Main Street. The building housing the police department was last renovated in 1988 and is in need of repairs. The other government facilities currently do not need restoration. McIntyre also owns the water treatment facility.

#### *Toombsboro*

Toombsboro owns and operates a city hall, fire station, and water equipment storage building. Currently, these structures are in good shape structurally.

### **h. Hospitals and Public Health Facilities**

#### *Wilkinson County*

There are no hospital facilities located within Wilkinson County; however, there are a number of quality hospitals in the neighboring cities of Milledgeville, Dublin, Sandersville, Warner Robins, and Macon. The City of Macon has an extensive medical community that includes Mercer Medical School, the Medical Center of Central Georgia, HCA Medical Center, and a number of

smaller hospitals. Wilkinson County's rural transit service provides residents with access to these nearby facilities.

Wilkinson County operates a Health Department in Irwinton and there is a clinic located within Gordon. The county's Health Department is located on High Hill Street in the City of Irwinton.

The City of Gordon also has the following healthcare facilities: (1) Reese Family Healthcare, (2) Gordon Medical Center, and (3) the Rural Family Heart Care.

**i. Educational Facilities**

*Wilkinson County*

Wilkinson County Board of Education operates two campuses, one houses the Primary and Elementary schools and the other houses the Middle and High Schools. The Board of Education also has an alternative school for students.

In addition, the Wilkinson County Board of Education houses the Family Literacy Center.

**j. Library and Cultural Facilities**

*Wilkinson County*

Wilkinson County has 2 libraries in the Cities of Irwinton and Gordon. Both of these structures were constructed in 1987. Each library houses one meeting room and provides public access to fax machines, computers, and copiers. The libraries also provide pre-school and club reading programs. The libraries are staffed by 1 full-time employee and volunteers.

The East Wilkinson Library, the Irwinton facility, operates through mix funding from Wilkinson County and the Cities of Irwinton and McIntyre. In 2001, the East Wilkinson Library was renovated through a grant obtained from the State of Georgia Department of Community Affairs. These improvements included a new roof, new carpeting, painting, and HVAC. Local businesses also donated funds and materials to the library.

The Gordon Library is similar in scope and services as the East Wilkinson Library. This library operates through mix funding from Wilkinson County and the Cities of Gordon and Ivey.

There are numerous cultural opportunities in the neighboring cities of Milledgeville, Macon, and Dublin. The college environment of Milledgeville provides a number of fine arts and other cultural programs. Also, the cosmopolitan nature of Macon and its colleges offer a number of cultural activities. But currently, Wilkinson County lacks cultural outlets and programs. Perhaps a governmental program would increase the county's appreciation of cultural activities.

**4. Consistency with Service Delivery Strategy**

The Service Delivery Strategy for Wilkinson County and the Cities of Allentown, Danville, Gordon, Irwinton, Ivey, McIntyre and Toombsboro is being updated in conjunction with this comprehensive plan. According to the current Service Delivery Strategy, all services are being provided by the appropriate agency.

**F. Intergovernmental Coordination**

The information in the following table details the services of Wilkinson County and its municipalities – a description of the service, the providing government, and the funding sources is included.

<b>Service</b>	<b>Government</b>	<b>Funding Source</b>
(1) Animal Control	Gordon	General fund
(2) Courts	County	General fund & user fees
	Toomsboro	General fund & user fees
	Gordon	General fund & user fees
	McIntyre	General fund & user fees
	Irwinton	General fund & user fees
	Ivey	General fund & user fees
(3) Emergency Medical Services	County	General fund
(4) Fire protection	County	General fund & SPLOST (used for capital equipment)
	Gordon	General fund & Wilkinson County supplement
	Irwinton	General fund & Wilkinson County supplement
	Ivey	General fund & Wilkinson County supplement
	McIntyre	General fund & Wilkinson County supplement
	Toomsboro	Wilkinson County supplement
(5) Indigent defense	County	General fund & judicial council funds; county funds indigent defense in Superior, Juvenile, Probate, & Magistrate
	Allentown	General fund
	Ivey	General fund
	Gordon	General fund
	McIntyre	General fund
	Toomsboro	General fund
(6) Jail operations	County	General fund, court fees, & user fees
	Gordon	General fund, court fees, & user fees
(7) Law enforcement	County	General fund, court fees, & user fees
	McIntyre	General fund, court fees, & user fees
	Toomsboro	General fund, court fees, & user fees
	Gordon	General fund, court fees, & user

		fees
	Irwinton	General fund, court fees, & user fees
	Ivey	General fund, court fees, & user fees
(8) Library	County	General fund
	Gordon	General fund
	Ivey	General fund
	Toomsboro	General fund
	McIntyre	General fund
	Irwinton	General fund
(9) Probation services	County	User fees
	Gordon	User fees
	Ivey	User fees
	Toomsboro	User fees
	McIntyre	User fees
	Irwinton	User fees
(10) Public health	County	General fund, state general fund, & user fees
(11) Road construction / maintenance	County	General fund, DOT revenues, & SPLOST
	Gordon	General fund, DOT revenues, & SPLOST
	Ivey	General fund, DOT revenues, & SPLOST
	Toomsboro	General fund, DOT revenues, & SPLOST
	McIntyre	General fund, DOT revenues, & SPLOST
	Irwinton	General fund, DOT revenues, & SPLOST
(12) Senior citizen activities	County	General fund, federal & state revenues
(13) Street lighting	Allentown	General fund
	Gordon	General fund
	Irwinton	General fund
	Ivey	General fund
	McIntyre	General fund
	Toomsboro	General fund
(14) Traffic signs	County	General fund
	Allentown	General fund
	Gordon	General fund
	Irwinton	General fund
	Ivey	General fund
	McIntyre	General fund

	Toombsboro	General fund
(15) 911 communications	County	Enterprise fund, general fund, & user fees
(16) Ambulance	County	General fund
(17) Cemetery	Allentown	General fund
	Gordon	General fund
	Irwinton	General fund
	Toombsboro	General fund
(18) Water service	Allentown	Enterprise funds & user fees
	Gordon	Enterprise funds & user fees
	Irwinton	Enterprise funds & user fees
	Ivey	Enterprise funds & user fees
	McIntyre	Enterprise funds & user fees
	Toombsboro	Enterprise funds & user fees
(19) Solid waste collection	County	General fund
	Allentown	General fund & user fees
	Toombsboro	General fund & user fees
	Gordon	General fund & user fees
	McIntyre	General fund & user fees
	Irwinton	General fund & user fees
	Ivey	User fees
(20) Sewage / septic tanks	Gordon	Enterprise funds & user fees
	Ivey	Enterprise funds & user fees
	McIntyre	
(21) Recreation	County	General fund & SPLOST
	Gordon	General fund & SPLOST
	Toombsboro	SPLOST
(22) Economic development / tourism	County	General fund
	Gordon	General fund

The information above presents detail current services Wilkinson County and its municipalities provide. This can be utilized to construct plans concerning the viability of current services and to assess the future need for additional services. Furthermore, the funding source can be used to determine whether these actions are being funded properly from appropriate resources. Lastly, this information can be used to construct an updated service delivery strategy for Wilkinson County and its municipalities.

The following paragraphs will detail the neighboring governmental units that may affect the services of Wilkinson County and its municipalities. The importance of this inventory is in the impact these governmental units have on the situation in Wilkinson County.

*Adjacent Local Governments*

Only Texas has more counties than the State of Georgia, which has 159 separate county units; accordingly, Wilkinson County is surrounded by a number of counties. These neighboring

counties are Baldwin, Jones, Johnson, Laurens, Twiggs, and Washington. There are a number of neighboring counties that while they do not physically border Wilkinson County these counties nevertheless still have a large impact on the county such as Bibb and Houston.

#### *Wilkinson County Board Of Education*

The Wilkinson County Board of Education is a separate governmental unit that is responsible for the education of the county's children. This entity has certain taxation powers and other governmental authority required of public school boards.

#### *Independent Special Districts*

At the present time, there are no independent special districts.

#### *Independent Development Authorities*

The Development Authority of Wilkinson County was originally established in February 6, 1968 by resolution of the Wilkinson County Board of Commissioners with seven members. In 1999, the Wilkinson County Board of Commissioners expanded the Authority to include nine members to provide more geographic diversity on the Board. Members serve for five year terms when appointed.

The Gordon Development Authority was originally established on January 28, 1980 by resolution of the City of Gordon. There are seven members of the Authority.

The Gordon Downtown Development Authority was established on September 10, 2001 by resolution of the City of Gordon. There are seven members of the Authority.

### **G. Transportation System**

#### **1. Road Network**

Highways are generally classified into three functional categories: (1) arterial routes, (2) collector routes, and (3) local routes. Arterial routes are designed to handle large volumes of traffic. These routes serve as the major source of the movement of goods and services throughout a region and the nation. U.S. Highway 411, which runs through the middle of Wilkinson County, is an example of an arterial road. Collector roads allow for quick traffic flow between arterial routes. Also, these roads provide access to individual properties and businesses. As the name implies, collector roads collect traffic from local streets and direct them to arterial highways. Lastly, local streets are usually low volume, slow speed routes that provide access to homes, businesses, and properties.

#### *Major Arterial Routes*

Currently, the only major arterial route that runs through Wilkinson County is U.S. Highway 441. It extends north to south through the center of the county. This highway is adequate and has recently been expanded so it can be assessed to meet future needs. When construction is complete, the Fall Line Freeway will add another major arterial route to the county. This route will pass through the northern section of Wilkinson County. While it does not pass directly through the county, the Interstate I-16 is very close to the county and the City of Allentown.

#### *Major Collector Routes*

Georgia Highways 18, 57, 243, 112, and 96 are major collector routes passing through Wilkinson County. The greatest influence on traffic count on these roads is movement produced by the timber and kaolin industries. These businesses are highly dependent on surface transportation to take their products to markets; accordingly, the high volume of traffic places a demand on the quality of these routes. Given this, it is important that local policymakers ensure that these routes are in good condition to protect the transportation produced by two of the county's most important economic assets. GA Highway 57 connects Gordon, Irwinton, and Toombsboro with Macon, GA Highway 112 connects Toombsboro with the City of Milledgeville. GA Highway 243 connects Gordon and Ivey to Milledgeville, also. Currently, all these routes are adequate to service current and future needs.

### *Local Routes*

Wilkinson County and its municipalities have a robust network of local roads. Although the amount of volume of these routes is not empirically known, it can be assert that they tend to be very lightly traveled.

All local roads are maintained by the communities with financial assistance from the Georgia Department of Transportation. Past experience shows that the maintenance program satisfies local transportation needs. Given the slow rate of project growth in the county, no major improvements are needed expect for general maintenance and other types of normal upkeep. Accordingly, the current local transportation routes can be considered adequate to serve current and future demands.

### *Sidewalks and Crosswalks*

Sidewalks are defined as designated avenues for the exclusive use of pedestrians and typically are parallel to streets. In comparison, a crosswalk is a marked lane for pedestrians to use when crossing a street. Sidewalks can also add a certain esthetic aspect to a community. Furthermore, they allow citizens to walk more easily to destinations within their town, and this seemingly miniscule amount of exercise can greatly improve the health of these citizens. Accordingly, sidewalks have an esthetic value but also a health value.

Wilkinson County and its municipalities do not have defined or improved pedestrian sidewalks or crosswalks. However, most of the municipalities have unimproved sidewalks and crosswalks in some residential areas and in front of busy routes. Given the low current demand on these facilities, substantial improvements to them should not be considered a high priority. Nonetheless, improvements to these facilities should be a part of each government's capital improvements program.

### *Signalization and Signage*

Based on visual survey, traffic lights and traffic signage appear to be adequate; however, this matter is determined by the Georgia Department of Transportation.

### *Bridges*

Most of the bridges in the county are small concrete structures that allow passage over narrow streams and are adequate for anticipated traffic flow.

## **2. Alternate Modes**

### *Public Transportation*

Wilkinson County operates a rural transit system primarily within the boundaries of the county, but transportation is also offered to Macon, Dublin, and Milledgeville. The program utilizes a fleet of five vans with three being handicap equipped. The hours of operation of this service are Monday through Friday between the hours of 8:00 a.m. and 5:00 p.m. Wilkinson County provides transportation to the general public on a demand response system. It can be asserted that the transit service meets current and future demand.

## **3. Parking**

Street parking is available in Downtown Gordon and in the town centers of Allentown, Irwinton, Ivey, McIntyre and Toombsboro. There are no parking decks in Wilkinson County. There is a rideshare at the intersection of Hwy 18 and Hwy 57.

## **4. Railroads, Trucking, Port Facilities and Airports**

### *Railroads*

Norfolk Southern Railroad has several lines that pass through the centers of Allentown, Gordon, Ivey, McIntyre, and Toombsboro. Most of the traffic on these lines comes from the timber and kaolin industries. Kaolin companies also have rail spurs to their mining sites throughout the county. The present rail lines meet current and future demand.

### *Airports*

Wilkinson County has no airport facility within its bounders. However, the City of Macon has two commuter airports which are in close proximity to Wilkinson County. Hartsfield-Jackson International Airport is located in Atlanta which is within 100 miles from the county. Accordingly, there are smaller airports in Milledgeville and Dublin.

## **5. Transportation and Land Use Connection**

Planned State highway improvements such as the four-lane of 441 and the Fall Line Freeway present opportunities for Wilkinson County and the cities of Gordon, Irwinton and McIntyre to coordinate future land use.