



Wilkinson County and the Cities of  
Allentown, Gordon, Irwinton, Ivey,  
McIntyre and Toombsboro

Joint Comprehensive Plan -  
Community Assessment and Public  
Participation Elements



Planning Requirements

- ✦ Each Local Government is required to prepare a Comprehensive Plan every 10 years.
- ✦ Planning Requirements Changed in 2005
- ✦ Plan contains three components:
  - Community Assessment
  - Public Participation
  - Community Agenda
- ✦ Community Assessment and Public Participation Elements in Draft form for public review.

## Joint Plan Process

- ✦ County and Cities agreed to complete a joint plan in order to be coordinated in our efforts
- ✦ Most data provided from DCA website, compiled and analyzed by Wilkinson County
- ✦ Draft of text came from (a) information supplied by each entity to intern (b) previous plan
- ✦ Land Use Analysis completed by RDC
- ✦ Must address certain areas but it is a local plan meaning we determine how to address the issue

## Community Assessment and Public Participation

- ✦ Community Assessment
  - Identify Potential Issues and Opportunities
  - Analysis of Existing Development Patterns
  - Analysis of Consistency with Quality Community Objectives
  - Supporting Analysis of Data and Information
- ✦ Public Participation
  - Identify Stakeholders
  - Identify Participation Techniques
  - Schedule for completion of Community Agenda

## Community Assessment- Issues and Opportunities

### Population

- Issue: Over past 20 years population of Wilkinson County has declined and is projected to continue
- Opportunity: Number of parcels of land since 2000 has increased 11%

### Economic Development

- Issue: No comprehensive economic development strategy or program
- Opportunity: Comp plan process will develop strategy and hiring of Economic Development Director

## Community Assessment- Issues and Opportunities cont

### Natural and Cultural Resources

- Issue: no active programs to preserve or protect resources; no inventory of assets
- Opportunity: Have adopted basic ordinances; part of Middle Georgia Historic Preservation Committee

### Facilities and Services

- Issue: No capital improvement program including infrastructure repair and replacement; public water and sewer services are not available county-wide.
- Opportunity: Voters approved SPLOST 2003 to facilitate improvements to infrastructure.

## Community Assessment- Issues and Opportunities cont

### ✧ Housing

- Issue: 13% of housing is substandard or dilapidated; lack of special needs housing no active programs to preserve or protect resources; except Gordon and Ivey no code enforcement.
- Opportunity: volunteer organizations are focused on housing rehabilitation; Housing Needs assessment identified areas needing attention.

### ✧ Land Use

- Issue: No county-wide development regulations; only Gordon and Ivey have planning and zoning
- Opportunity: establish ordinances to protect the rural character of Wilkinson County

## Community Assessment- Issues and Opportunities cont

### ✧ Transportation

- Issue: Alternative methods of transportation are only available in a limited capacity.
- Opportunity: widening of 441 near completion; proposed FLF and 441 will intersect in Wilkinson County

### ✧ Intergovernmental Coordination

- Issue: inconsistent cooperation / coordination between cities and county; duplication of services.
- Opportunity: regularly scheduled events/ meetings/ opportunities for sharing and collaboration.

## Community Assessment- Analysis of Existing Development Patterns

- ✦ Review Existing Land Use Patterns
- ✦ Identify Areas Requiring Special Attention
- ✦ Identify Character Areas

## Community Assessment Existing Land Use County Wide

LAND USE CLASSIFICATION	ACRES	
AGRICULTURE   FORESTRY	267,721.19	92.54%
COMMERCIAL	522.50	0.18%
INDUSTRIAL	6,217.70	2.15%
PARKS   RECREATION   CONSERVATION	2,588.88	0.89%
PUBLIC   INSTITUTIONAL	1,626.57	0.56%
RESIDENTIAL	9,526.73	3.29%
TRANSP   COMM   UTILITIES	1,091.23	0.38%
<b>TOTAL ACRES IN COUNTY</b>	<b>289,294.79</b>	<b>100.00%</b>

## Community Assessment Existing Land Use County Wide

	Acres	% of Total
Unincorporated Areas	276,183.57	95.47%
Allentown	1,068.56	0.37%
Gordon	3,496.41	1.21%
Irwinton	2,015.27	0.70%
Ivey	1,908.27	0.66%
McIntyre	3,430.16	1.19%
Toosmboro	1,192.55	0.41%
	289,294.79	

## Community Assessment Existing Land Use Allentown

LAND USE CLASSIFICATION	ACRES	
AGRICULTURE   FORESTRY	735.37	68.82%
COMMERCIAL	43.57	4.08%
PUBLIC   INSTITUTIONAL	5.67	0.53%
RESIDENTIAL	283.95	26.57%
<b>TOTAL ACRES IN CITY</b>	<b>1,068.56</b>	<b>100.00%</b>

## Community Assessment Existing Land Use Gordon

LAND USE CLASSIFICATION	ACRES	
AGRICULTURE   FORESTRY	1,533.44	43.86%
COMMERCIAL	182.62	5.22%
INDUSTRIAL	485.89	13.90%
PARKS   RECREATION   CONSERVATION	24.50	0.70%
PUBLIC   INSTITUTIONAL	203.27	5.81%
RESIDENTIAL	1,040.67	29.76%
TRANSP   COMM   UTILITIES	26.02	0.74%
<b>TOTAL ACRES IN CITY</b>	<b>3,496.41</b>	<b>100.00%</b>

## Community Assessment Existing Land Use Irwinton

LAND USE CLASSIFICATION	ACRES	
AGRICULTURE   FORESTRY	1,368.22	67.89%
COMMERCIAL	17.61	0.87%
PUBLIC   INSTITUTIONAL	109.70	5.44%
RESIDENTIAL	507.46	25.18%
TRANSP   COMM   UTILITIES	12.28	0.61%
<b>TOTAL ACRES IN CITY</b>	<b>2,015.27</b>	<b>100.00%</b>

## Community Assessment Existing Land Use Ivey

LAND USE CLASSIFICATION	ACRES	
AGRICULTURE   FORESTRY	908.78	47.62%
COMMERCIAL	43.33	2.27%
INDUSTRIAL	6.83	0.36%
PARKS   RECREATION   CONSERVATION	472.65	24.77%
PUBLIC   INSTITUTIONAL	20.41	1.07%
RESIDENTIAL	456.26	23.91%
<b>TOTAL ACRES IN CITY</b>	<b>1,908.27</b>	<b>100.00%</b>

## Community Assessment Existing Land Use McIntyre

LAND USE CLASSIFICATION	ACRES	
AGRICULTURE   FORESTRY	1,511.66	44.07%
COMMERCIAL	28.59	0.83%
INDUSTRIAL	1,432.98	41.78%
PARKS   RECREATION   CONSERVATION	17.14	0.50%
PUBLIC   INSTITUTIONAL	20.87	0.61%
RESIDENTIAL	418.57	12.20%
TRANSP   COMM   UTILITIES	0.34	0.01%
<b>TOTAL ACRES IN CITY</b>	<b>3,430.16</b>	



## Community Assessment Existing Land Use Toomsboro

LAND USE CLASSIFICATION	ACRES	
AGRICULTURE   FORESTRY	794.20	66.60%
COMMERCIAL	55.71	4.67%
PARKS   RECREATION   CONSERVATION	22.27	1.87%
PUBLIC   INSTITUTIONAL	17.04	1.43%
RESIDENTIAL	302.00	25.32%
TRANSP   COMM   UTILITIES	1.34	0.11%
<b>TOTAL ACRES IN CITY</b>	<b>1,192.55</b>	

## Community Assessment Special Attention Areas

- ✦ Significant Natural or Cultural Resources
  - Balls Ferry Historic Site
  - Hwy 441 Corridor
  - Hwy 112
- ✦ Rapid Development Areas/ Change Likely to Occur
  - Hwy 441 Corridor
  - Fall Line Freeway

## Community Assessment Special Attention Areas

- ✦ Fast Paced Development (related to infrastructure)
  - Hwy 441 Corridor
  - Fall Line Freeway
- ✦ Redevelopment / Improvements to Aesthetics
  - Hwy 441 Corridor
  - Fall Line Freeway
  - Hwy 57

## Community Assessment Special Attention Areas

- ✦ Large Abandoned Structures/ Sites
  - Brownfield/ Gray field sites
  - Closed/ abandoned landfill sites
- ✦ Infill Development Opportunities
  - Downtown Gordon
  - Town centers of Allentown, Irwinton, Ivey, McIntyre, Toombsboro
- ✦ Disinvestments Areas
  - High poverty census tracts

## Community Assessment Character Areas

- ✦ Conservation and Green space Areas
- ✦ Agricultural Areas
- ✦ Rural Residential Areas
- ✦ Downtown Gordon
- ✦ Town centers of Allentown, Irwinton, Ivey, McIntyre, Toombsboro
- ✦ Scenic Corridor- Hwy 112

## Community Assessment Quality Community Objectives

- ✦ #1 Traditional Neighborhoods
  - Housing clustered around cities/ major transportation routes
  - Schools centrally located
  - Gordon and Ivey have P & Z
  - Cities have sidewalks
- ✦ #2 Infill Development
  - Gordon and Ivey allow small lot development
  - No inventory of property available for in-fill development

## Community Assessment Quality Community Objectives

### ✦ #3 Sense of Place

- Kaolin belt
- Lake Tchicolaka
- Balls Ferry
- Town center of Toombsboro

### ✦ #4 Transportation Alternatives

- Limited alternatives- rural demand response transit
- Sidewalks in city / town limits

## Community Assessment Quality Community Objectives

### ✦ #5 Regional Identity

- Kaolin belt
- Balls Ferry
- Historic Heartland travel region

### ✦ #6 Heritage Preservation

- Gordon has designated historic district
- Part of Middle Georgia Historic Preservation Commission

## Community Assessment Quality Community Objectives

### ✦ #7 Open Space Preservation

- No formal green space plans

### ✦ #8 Environmental Protection

- All have adopted Part V Environmental Protection Ordinances
- Gordon is working on stormwater best management practices
- Ivey and McIntyre have adopted tree preservation ordinances

## Community Assessment Quality Community Objectives

### ✦ #9 Growth Preparedness

- Growth is not projected to occur

### ✦ #10 Appropriate Business

- Gordon has formal ED strategy
- No other govts do
- Kaolin dependent, need to development economic diversification plan

## Community Assessment Quality Community Objectives

### ✿ #11 Employment Options

- Mix of employment options available in county
- Use regional resources for small business development

### ✿ #12 Housing Choices

- Housing development is un-restricted in terms of type of housing
- Special Needs housing is limited

## Community Assessment Quality Community Objectives

### ✿ #13 Educational Opportunities

- Adult literacy opportunities in-county
- Higher educational opportunities within 30 miles

### ✿ #14 Local Self Determination

- Public participation is sought in all areas of government

### ✿ #15 Regional Cooperation

- FLRDA, MGRDC, MGHPC, Balls Ferry, EMA

## Data for Allentown (1)

- ✦ 2000 Population 287, increase of 7.1% from 1990, projected to continue with 16% by 2025
- ✦ # of households increased 14% to 124 in 2005; expected to continue
- ✦ Avg household size 2.24 in 2005 (decline from 1985); projected to be 1.72 in 2025.
- ✦ 11.8% over 25 pop. less than 9<sup>th</sup> grade.
- ✦ 19.7% over 25 pop. less than HS diploma (total 31.5%)

## Data for Allentown (2)

- |                         |                          |
|-------------------------|--------------------------|
| ✦ 1985 Age Distribution | ✦ 2025 Age Distribution  |
| – 33% under 21          | – 20% under 21           |
| – 51% 21-64             | – 58% 21-64              |
| – 15% over 65           | • 1% of population 21-24 |
| ✦ 2005 Age Distribution | – 21% over 65            |
| – 27% under 21          |                          |
| – 54% 21-64             |                          |
| – 17% over 65           |                          |

## Data for Allentown (3)

- ✦ 1985 Racial Composition
  - 67% white
  - 32% black
- ✦ 2005 Racial Composition
  - 63% white
  - 35% black
- ✦ 2025 Racial Composition
  - 60% white
  - 38% black

## Data for Allentown (4)

- ✦ 1985 Per capita \$8,662
- ✦ 2005 Per capita \$19,079
- ✦ 2025 Per capita \$29,495
- ✦ 2000 Avg. Household Income \$35,325
  - 26% earn \$5,000 to \$9,999



## Data for Allentown (5)

- ✦ 2005 Top Employment Sectors
  - Education/ Health/ Social Services
  - Ag/ Mining
  - Real Estate/ Insurance / finance
- ✦ 2025 Top Employment Sectors
  - Education/ Health/ Social Services
  - Real Estate/ Insurance / finance
  - Professional/ scientific/ admn

## Data for Allentown (6)

- ✦ Labor Force
  - 1990 56% of pop in labor force
    - 73% of men
    - 41% of women
  - 2000 48% of pop in labor force
    - 72% of men
    - 35% of women

## Data for Allentown (7)

### ✦ Housing

- 66% of housing units single family site built
- 33% mobile homes
- 93% standard housing condition
  - 2% dilapidated
  - 4% substandard

## Data for Gordon (1)

- ✦ 2000 Population 2152, decrease of 12.8% from 1990, projected to continue with 35.7% by 2025
- ✦ # of households decreased 8% in 2005; expected to continue
- ✦ Avg household size 2.48 in 2005 (decline from 1985); projected to be 1.97 in 2025.
- ✦ 8.1% over 25 pop. less than 9<sup>th</sup> grade.
- ✦ 17.8% over 25 pop. less than HS diploma (total 26%)

## Data for Gordon (2)

### ✦ 1985 Age Distribution

- 37.96% under 21
- 50.1% 21-64
- 11.9% over 65

### ✦ 2025 Age Distribution

- 16.4% under 21
- 64% 21-64
- 19.4% over 65

### ✦ 2005 Age Distribution

- 29.1% under 21
- 56.3% 21-64
- 14.6% over 65

## Data for Gordon (3)

### ✦ 1985 Racial Composition

- 49% white
- 51% black

### ✦ 2005 Racial Composition

- 47% white
- 53% black

### ✦ 2025 Racial Composition

- 40% white
- 58% black

## Data for Gordon (4)

- ✦ 1985 Per capita \$7,926
- ✦ 2005 Per capita \$15,990
- ✦ 2025 Per capita \$24,865
- ✦ 2000 Avg. Household Income \$35,448
  - 15.98% earn \$5,000 to \$9,999

## Data for Gordon (5)

- ✦ 2005 Top Employment Sectors
  - Education/ Health/ Social Services
  - Public Administration
  - Manufacturing
- ✦ 2025 Top Employment Sectors
  - Education/ Health/ Social Services
  - Public Administration
  - Other services

## Data for Gordon (6)

### ✦ Labor Force

- 1990 65% of pop in labor force
  - 73% of men
  - 58% of women
- 2000 57% of pop in labor force
  - 62% of men
  - 55% of women

## Data for Gordon (7)

### ✦ Housing

- 75% of housing units single family site built
- 12.9% mobile homes
- 90% standard housing condition
  - 3% dilapidated
  - 7% substandard

## Data for Irwinton (1)

- ✦ 2000 Population 587, decrease of 8.4% from 1990, projected to continue with 54% by 2025
- ✦ # of households decreased 15.7% in 2005; expected to continue
- ✦ Avg household size 2.35 in 2005 (decline from 1985); projected to be 1.85 in 2025.
- ✦ 7.5% over 25 pop. less than 9<sup>th</sup> grade.
- ✦ 22.6% over 25 pop. less than HS diploma (total 30.2%)

## Data for Irwinton (2)

- |                         |                         |
|-------------------------|-------------------------|
| ✦ 1985 Age Distribution | ✦ 2025 Age Distribution |
| – 36.8% under 21        | – 11.5% under 21        |
| – 50.6% 21-64           | – 63.5% 21-64           |
| – 12.5% over 65         | – 24.9% over 65         |
| ✦ 2005 Age Distribution |                         |
| – 27.6% under 21        |                         |
| – 55.5% 21-64           |                         |
| – 16.7% over 65         |                         |

## Data for Irwinton (3)

- ✦ 1985 Racial Composition
  - 42% white
  - 58% black
- ✦ 2005 Racial Composition
  - 44% white
  - 56% black
- ✦ 2025 Racial Composition
  - 53% white
  - 46% black

## Data for Irwinton (4)

- ✦ 1985 Per capita \$7,483
- ✦ 2005 Per capita \$15,893
- ✦ 2025 Per capita \$24,335
- ✦ 2000 Avg. Household Income \$35,566
  - 21.01% earn \$5,000 to \$9,999

## Data for Irwinton (5)

### ✦ 2005 Top Employment Sectors

- Education/ Health/ Social Services
- Public Administration
- Manufacturing

### ✦ 2025 Top Employment Sectors

- Public Administration
- Arts/ Entertainment / recreation/ accommodations/ food
- Transportation/ warehousing/ utilities

## Data for Irwinton (6)

### ✦ Labor Force

- 1990 57% of pop in labor force
  - 63% of men
  - 52% of women
- 2000 48% of pop in labor force
  - 72% of men
  - 35% of women



## Data for Irwinton (7)

### ✦ Housing

- 66% of housing units single family site built
- 33% mobile homes
- 87% standard housing condition
  - 8% dilapidated
  - 5% substandard

## Data for Ivey (1)

- ✦ 2000 Population 1,100, increase of 4.5% from 1990, projected to continue with 73.3% by 2025
- ✦ # of households increased 75.7% in 2005; expected to continue
- ✦ Avg household size 2.51 in 2005 (decline from 1985); projected to be 2.44 in 2025.
- ✦ 3% over 25 pop. less than 9<sup>th</sup> grade.
- ✦ 16% over 25 pop. less than HS diploma (total 19%)

## Data for Ivey (2)

### ✦ 1985 Age Distribution

- 30.6% under 21
- 59.7% 21-64
- 9.6% over 65

### ✦ 2025 Age Distribution

- 31.3% under 21
- 56.5% 21-64
- 12.1% over 65

### ✦ 2005 Age Distribution

- 30.9% under 21
- 57.2% 21-64
- 11.7% over 65

## Data for Ivey (3)

### ✦ 1985 Racial Composition

- 99% white
- 0.66% black

### ✦ 2005 Racial Composition

- 97% white
- 1.03% black

### ✦ 2025 Racial Composition

- 51% white
- 50.9% black

## Data for Ivey (4)

- ✦ 1985 Per capita \$9,954
- ✦ 2005 Per capita \$18,979
- ✦ 2025 Per capita \$28,055
- ✦ 2000 Avg. Household Income \$42,450
  - 9.43% earn \$5,000 to \$9,999

## Data for Ivey (5)

- ✦ 2005 Top Employment Sectors
  - Education/ Health/ Social Services
  - Public Administration
  - Manufacturing
- ✦ 2025 Top Employment Sectors
  - Education/ Health/ Social Services
  - Retail trade
  - Construction

## Data for Ivey (6)

### ✦ Labor Force

- 1990 67% of pop in labor force
  - 79% of men
  - 57% of women
- 2000 66% of pop in labor force
  - 72% of men
  - 59% of women

## Data for Ivey (7)

### ✦ Housing

- 66% of housing units single family site built
- 33% mobile homes
- 93% standard housing condition
  - 3% dilapidated
  - 4% substandard

## Data for McIntyre (1)

- ✦ 2000 Population 718, increase of 33.2% from 1990, projected to continue with 86.01% by 2025
- ✦ # of households increased 8% in 2005; expected to continue
- ✦ Avg household size 2.79 in 2005 (decline from 1985); projected to be 2.57 in 2025.
- ✦ 13% over 25 pop. less than 9<sup>th</sup> grade.
- ✦ 19.2% over 25 pop. less than HS diploma (total 32.2%)

## Data for McIntyre (2)

- |                         |                         |
|-------------------------|-------------------------|
| ✦ 1985 Age Distribution | ✦ 2025 Age Distribution |
| – 36.4% under 21        | – 35% under 21          |
| – 52.7% 21-64           | – 50% 21-64             |
| – 10.8% over 65         | – 14.9% over 65         |
| ✦ 2005 Age Distribution |                         |
| – 36.0% under 21        |                         |
| – 50.1% 21-64           |                         |
| – 13.8% over 65         |                         |

## Data for McIntyre (3)

- ✦ 1985 Racial Composition
  - 62.7% white
  - 37.31% black
- ✦ 2005 Racial Composition
  - 31.05% white
  - 62.09% black
- ✦ 2025 Racial Composition
  - 17.55% white
  - 73.72% black

## Data for McIntyre (4)

- ✦ 1985 Per capita \$7,451
- ✦ 2005 Per capita \$12,961
- ✦ 2025 Per capita \$18,866
- ✦ 2000 Avg. Household Income \$34,596
  - 66.9% earn \$5,000 to \$9,999

## Data for McIntyre (5)

- ✦ 2005 Top Employment Sectors
  - Education/ Health/ Social Services
  - Agriculture/ forestry/ fishing/ hunting/ mining
  - Manufacturing
- ✦ 2025 Top Employment Sectors
  - Education/ Health/ Social Services
  - Agriculture/ forestry/ fishing/ hunting/ mining
  - Retail trade

## Data for McIntyre (6)

- ✦ Labor Force
  - 1990 54% of pop in labor force
    - 65% of men
    - 43% of women
  - 2000 50% of pop in labor force
    - 52% of men
    - 49% of women

## Data for McIntyre (7)

### ✦ Housing

- 66% of housing units single family site built
- 33% mobile homes
- 79% standard housing condition
  - 10% dilapidated
  - 11% substandard

## Data for Toombsboro (1)

- ✦ 2000 Population 622, decrease of 4.01% from 1990, projected to continue with 10.45% by 2025
- ✦ # of households decreased 12.1% in 2005; expected to continue
- ✦ Avg household size 2.65 in 2005 (decline from 1985); projected to be 2.49 in 2025.
- ✦ 17.6% over 25 pop. less than 9<sup>th</sup> grade.
- ✦ 28.1% over 25 pop. less than HS diploma (total 45.7%)



## Data for Toomsboro (2)

### ✦ 1985 Age Distribution

- 33.1% under 21
- 50% 21-64
- 16.8% over 65

### ✦ 2025 Age Distribution

- 16.9% under 21
- 48.5% 21-64
- 34.5% over 65

### ✦ 2005 Age Distribution

- 25.8% under 21
- 49.3% 21-64
- 24.8% over 65

## Data for Toomsboro (3)

### ✦ 1985 Racial Composition

- 43.19% white
- 56.66% black

### ✦ 2005 Racial Composition

- 45.81% white
- 52.55% black

### ✦ 2025 Racial Composition

- 49.46% white
- 47.31% black

## Data for Toomsboro (4)

- ✦ 1985 Per capita \$6,599
- ✦ 2005 Per capita \$15,977
- ✦ 2025 Per capita \$25,170
- ✦ 2000 Avg. Household Income \$43,165
  - 26.29% earn \$5,000 to \$9,999

## Data for Toomsboro (5)

- ✦ 2005 Top Employment Sectors
  - Manufacturing
  - Education/ health/ social services
  - Construction
- ✦ 2025 Top Employment Sectors
  - Manufacturing
  - Construction
  - Other services

## Data for Toomsboro (6)

### ✦ Labor Force

- 1990 60% of pop in labor force
  - 72% of men
  - 49% of women
- 2000 47% of pop in labor force
  - 58% of men
  - 38% of women

## Data for Toomsboro (7)

### ✦ Housing

- 66% of housing units single family site built
- 33% mobile homes
- 83% standard housing condition
  - 6% dilapidated
  - 11% substandard

## Data for County (1)

- ✦ 2000 Population 10,220, decrease of .08% from 1990, projected to continue with 1% by 2025
- ✦ # of households increased 13.2% in 2005; expected to continue
- ✦ Avg household size 2.54 in 2005 (decline from 1985); projected to be 2.1 in 2025.
- ✦ 9.4% over 25 pop. less than 9<sup>th</sup> grade.
- ✦ 19.5% over 25 pop. less than HS diploma (total 28.9%)

## Data for County (2)

- |                         |                         |
|-------------------------|-------------------------|
| ✦ 1985 Age Distribution | ✦ 2025 Age Distribution |
| – 36.5% under 21        | – 21.5% under 21        |
| – 52.2% 21-64           | – 62.5% 21-64           |
| – 11.1% over 65         | – 15.8% over 65         |
| ✦ 2005 Age Distribution | ✦ Median Age 35.8       |
| – 29.4% under 21        |                         |
| – 56.9% 21-64           |                         |
| – 13.6% over 65         |                         |

## Data for County (3)

### ✦ 1985 Racial Composition

- 67.6% white
- 32.3% black

### ✦ 2005 Racial Composition

- 63.8% white
- 35.8% black

### ✦ 2025 Racial Composition

- 60.4% white
- 38.7% black

## Data for County (4)

### ✦ 1985 Per capita \$7,808

### ✦ 2005 Per capita \$17,023

### ✦ 2025 Per capita \$26,481

### ✦ 2000 Avg. Household Income \$38,947

- 15.4% earn \$5,000 to \$9,999

## Data for County (5)

- ✦ 2005 Top Employment Sectors
  - Education/ health/ social services
  - Manufacturing
  - Public Administration
- ✦ 2025 Top Employment Sectors
  - Education
  - Public Administration
  - Construction

## Data for County (6)

- ✦ Labor Force
  - 1990 62.8% of pop in labor force
    - 72% of men
    - 54% of women
  - 2000 57% of pop in labor force
    - 62% of men
    - 52% of women

## Data for County (7)

### ✦ Housing

- 61% of housing units single family site built
- 34% mobile homes
- 87% standard housing condition
  - 7.1% dilapidated
  - 5.4% substandard

## Community Participation

### ✦ Identify Stakeholders

- Elected/ Appointed officials, incl. Development Authorities, Community Committees
- Banks, Business leaders
- Utility companies, HGTC, Forestry Commission
- Regional Reps of State agencies

## Community Participation

### ✦ Techniques for Participation

- Public Education
  - Information centers at govt bldgs
  - Speakers bureau
  - Printed information
  - Website [www.wilkinsoncounty.net](http://www.wilkinsoncounty.net)
  - Newspapers
- Public Input
  - Meetings and Hearings

## Community Participation

### ✦ Techniques for Participation

- Public Interaction Techniques
  - Brainstorming
  - Vision Goals/ Objectives
- Public Partnership Techniques
  - Stakeholder meetings
  - Intergovernmental Partnership Meetings
  - Task Forces



## Comprehensive Plan Next Steps

- ✦ Public Hearing
  - April 5, 2006 5:30 senior center
- ✦ Local Govt's approval of draft 4/6 through 4/18
- ✦ Transmit Draft of Assessment and Pub Participation to RDC 4/19
- ✦ Work on Community Agenda

## Comprehensive Plan Agenda

- ✦ Community Agenda
  - With an understanding of the assessment, we develop
    - Future land use maps
    - Issues and Opportunities to be pursued in next 20 years
      - Short Term Work Plan (next 5 years)
      - Long Term Work Plan (years 6 through 20)