Southern Georgia Regional Plan

Regional Assessment

[May 24, 2012]
Southern Georgia Regional Commission

Southern Georgia Regional Commission

Identification of Issues and Opportunities

The Regional Assessment is a review of issues and opportunities within the region including supporting data and analysis. The issues and opportunities as listed in this document may be further refined with additional analysis during the next phase of the Regional Plan, the Regional Agenda.

Housing

A community specific and region wide effort should be undertaken to provide an adequate and diverse supply of quality housing stock in the region to serve the existing and future workforce. This will assist to sustain and improve the economy by attracting and retaining prospective employers.

A current housing inventory not only allows a community to determine its housing needs, but also to assess the adequacy of their current housing stock in regards to age and condition, number and types, owner or renter occupied, costs and commuting distance. When a community supplies quality housing for its workforce, it also provides a valuable marketing tool for recruitment of new employers.

Opportunities to promote a quality housing stock include homebuyer education, code enforcement, infill development and zoning/subdivision regulations.

Obstacles to providing adequate, affordable and quality housing include outdated zoning ordinances, lack of housing rehabilitation programs and large blighted areas.

Issues

- Lack of quality housing choices for all income levels
- Lack of subdivision and housing regulations
- Lack of options for loft and downtown living
- Large blighted areas with distressed housing
- Lack of manufactured home regulations to control placement and improve aesthetics
- Outdated zoning ordinances
- Lack of homebuyer education
- Lack of enforcement and demolition programs for blighted areas
- Lack of balance between available housing and major employment or commercial centers
- Lack of landscaping regulations for maintenance of properties
- Lack of diversity in housing stock

Opportunities

- Local jurisdictions can support and/or assist organizations that provide educational workshops, seminars and other programs for potential homeowners to improve homeownership rates.
- By modifying local land use regulations to allow downtown apartments and loft living, local communities can increase local housing opportunities.
- Local communities can apply to the Georgia DCA to participate in the Georgia Initiatives for Community Housing program.
- Each jurisdiction has the opportunity to encourage the development of public and private housing choices throughout the community to serve a variety of housing needs.
- Communities can modify their local zoning regulations to encourage the location of small stores in walking distance of residences to create mixed-use neighborhoods.
- The development and maintenance of a current housing inventory is one way to promote housing in the region.
- Opportunities exist to create rehab and incentive programs for affordable infill housing.
- Removing condemned houses through an established demolition program is an opportunity to improve local housing.
- Local jurisdictions can promote good, quality housing through the implementation, updating and continued enforcement of subdivision, zoning, and mobile home regulations.
- Opportunity and Enterprise Zones are useful tools to promote redevelopment efforts in declining and blighted areas.
- Communities can support homeowners in the maintenance and upkeep of blighted homes and properties through the development of a code enforcement program.

Transportation

Issues

•Lack of public transportation
•Excess of unpaved roads
•Lack of alternative transportation choices
•Lack of regional transportation options
•Lack of transit access points in more urban settings
•Aging roadway infrastructure
•Lack of connectivity and continuity of sidewalks and biking trails
•Need for creation and/or improvement of sidewalks to promote walkability and to be handicap accessible

Existing and future transportation infrastructure has a great impact on the region's and individual communities' growth and development, including potential for economic development, land use practices, and quality of life for residents.

The region needs to work with its communities in seeking to enhance the transportation infrastructure by constructing missing connections, improving safety, prioritizing projects to promote economic development, and also by providing for pedestrian and bicycle infrastructure which will serve to enhance quality of life for residents and to provide for tourism opportunities and connections.

Opportunities

- Local communities have the opportunity to support and promote improved access to I -75 and I-95 for better connectivity and accessibility to and within the region.
- By developing regional transportation priorities for projects, and supporting other jurisdictions to implement major regional projects, local communities have the opportunity to improve the regional transportation network.
- Each community has the opportunity to promote and support the enhancement of regional accessibility and mobility.
- A bicycle and pedestrian master plan is a great opportunity for each community to address sidewalks, trails and bicycle paths, as well as safety and multi-modal transportation improvements.
- Opportunity exist within the region to support/promote local airports.
- Development of an access management plan for all major corridors is an excellent way to improve local and regional transportation.
- Future road construction planning can be improved through the development of a rights-of-way plan.
- The updating and implementation of the regional Bicycle and Pedestrian Plan is a great opportunity for local communities to participate in regional transportation matters.

Land Use

Encourage land use planning policies and practices in tandem with economic development, tourism, conservation and transportation to strengthen the community structure within the region.

Issues

•Development pressures on environmentally sensitive lands and farm lands
•Lack of regional consistency
•Lack of self sufficiency and utilization of natural resources
•Inadequate farm to market connections
•Local interests often supersede regional cooperation
•Lack of adequate regulations to minimize incompatible land uses
•Lack of conservation of resources
•Lack of code enforcement
•Lack of or very outdated zoning, land use, or subdivision ordinances in most communities in region
•Lack of community and regional identity

Opportunities

The region is mostly rural and undeveloped in character. Therefore, there is an opportunity to preserve environmentally sensitive lands by creating an inventory of developable land and environmentally sensitive lands to ensure the preservation thereof.

- The many historical and natural resources of the area can help create a unique sense of community and space, which local communities can facilitate through land planning.
- Communities within the region may coordinate infill planning efforts within the area.
- The connection between greenbelts and recreational and tourism planning create an opportunity to coordinate green belt planning and recreation and tourism efforts.
- Local communities can facilitate growth by coordinating infrastructure systems.
- All local jurisdictions have can encourage stormwater and flood plain management.
- Open space can serve both recreational and greenspace purposes, thereby helping local communities reach multiple goals through the preservation of open space.
- Land use regulations are crucial to effective local governance, and each local community has the opportunity to improve through regularly updating zoning and land use regulations.
- Economic development can be improved by local governments providing consistent and adaptive land use regulations so developers can understand requirements throughout the area.
- By providing a diversity of land uses, local economies can be improved. Local communities can pursue such land use alternatives to further economic development

Community Facilities

Water and sewer infrastructure are important services offered throughout the region, primarily in the incorporated areas, often acting as an engine to neighborhood rehabilitation or economic development. Many jurisdictions are faced with aged and outdated infrastructure, systems at or near capacity, and the need for expansion of water and sewer lines to meet increasing demand in services. Limited funds force postponement of all except the most urgent projects.

For the benefit of the region as a whole, future major infrastructure projects should be coordinated locally and regionally to efficiently provide services and properly direct future growth while minimizing impacts on the environment.

Issues

- Lack of comprehensive stormwater management planning and initiatives
- Lack of funds for implementation of needed projects
- Outdated water and sewer infrastructure in many parts of the region
- Public facilities are at or near capacity
- Increasing demand for services
- Provision and timing of services concurrent with demand is not feasible
- Lack of regional recreational opportunities
- Lack of region wide fire protection services and training
- Insufficient EMS coverage
- Lack of regional recycling services
- Insufficient coordination of health services within the region

Opportunities

- Often facilities projects in the region have far reaching impacts, and would benefit from inclusion in a joint Capital Improvement Plan for long range planning purposes. Therefore, local communities have the opportunity to assist the Regional Commission in establishing a joint Capital Improvement Plan for major regional facilities projects.
- Throughout the region many communities duplicate services within a single county. Thus, the Regional Commission has the opportunity to encourage consolidation of selected services and/or facilities.
- Few local communities have impact fees or other requirements for local developers to contribute to the cost of providing public services. There is thus a unique opportunity to require the sharing of the cost of providing public services and facilities for new development between developers and local governments in the area.
- Urban growth boundaries and the planned provision of water and sewer lines has a large impact upon where local development occurs. Yet, few local jurisdictions establish a growth boundary or limit public service provisions. Therefore, the local communities have a great opportunity to plan/guide growth via provision of water and sewer lines.
- Local communities have opportunity to tie local services to land uses.
- Explore where impact fee requirements would facilitate expedited infrastructure improvements

Economic Development

The Region covers 18 counties from the coastal region to west of I-75 and from the Florida border to north of Ashburn. While the Region has a strong agricultural foundation, four distinct regional economies exist grouped around the larger retail centers: Valdosta, county seat of Lowndes County, also part of the Metropolitan Statistical Area (MSA) in the region; Waycross with its ties to the coastal region; Douglas; and Tifton. Southern Georgia is also well known for its abundant and accessible natural resources including the Okefenokee Swamp for agro-tourism, timber and water supply. If prudently and conservatively managed, these resources will increasingly serve as economic attractors for many years to come, even as other regions experience declines in the quality and quantity of those resources. The Region as a whole should also invest in providing ample start-up opportunities for the graduates from the Region's universities and technical colleges. This would serve to retain this very skilled workforce in the area, thereby stimulating the economy further through secondary and tertiary effects.

Issues

- Lack of Reuse for closed production facilities
- Low retention of educated workforce
- Perception of region as rural and undeveloped
- Lack of project funding
- Regionally underdeveloped in IT Business Sector
- Lack of higher income jobs
- Lack of small industries
- Lack of local vision and coordinated regional strategic plan for economic development
- Lack of skilled labor
- Under utilization of rail system and local airports
- Insufficient tax revenue
- Strengths of the region as a whole not sufficiently marketed
- Region is divided into three to four separate economies
- Insufficient development of agri-tech industries such as biofuel, research, alternative crop development.

Opportunities

- Every local community can promote the regional attraction/retention of targeted industries.
- Every local community has the opportunity to promote eco-tourism in the region.
- Every local community has the opportunity to promote regionalism.
- Every local community has the opportunity to combine resources.
- Every local community has the opportunity to promote regional idea sharing.
- Regionally, each community can work to match jobs and businesses to the best location.
- Local communities can help the local labor force develop the skills necessary to compete in today's marketplace.
- Marketing the region as a whole, and stressing its overall economic advantages, will help all local communities in the region. Each community and the Regional Commission have an opportunity to develop a regional strategic marketing group.
- Land use planning can impact economic development, and should be coordinated. Local jurisdiction can participate and assist coordinating planning and economic development efforts.
- Every local community can promote the region's local airports, major highways and interstates.
- Every local community can promote major institutions throughout the Region.
- Flexible Zoning and Land Use encourages economic development, and can be developed and implemented by each local community.
- Where applicable, local communities can coordinate local Enthusiasm and support.
- Communities in and around Lowndes County can promote Moody Air Force Base.
- Each community can ensure it is a designated work ready community through the Georgia Work Ready Program.

Intergovernmental Coordination

A review of the different levels of intergovernmental coordination in the Region reveals a need to enhance coordination, and to identify additional areas where coordination may be offered. This will result in cost savings for public schools, transit services, housing, road maintenance, utility providers, economic development, tourism, and recreation. Coordination also helps to eliminate duplication of services; enables services to be provided in areas that they would not otherwise be offered in, and allows savings to be realized due to increased efficiency.

Each community should periodically review their Comprehensive Plan and Service Delivery Strategy to ensure that there are no conflicts within their plans or with neighboring jurisdictions.

Better cooperation and communication would allow communities and groups to work more efficiently together for the good of the entire region. Stronger partnerships enhance the chance that grants, loans or other aid might be awarded to promote and strengthen the region.

Issues

- Coordination between local governments in the Region
- Land Use regulations vary greatly between communities
- Lack of coordination with State agencies
- Lack of community volunteers
- Lack of information sharing at local and regional levels between governments
- Too much local competition for the same resources

Opportunities

- Local communities are not required to, but have the opportunity to regularly update their SDS and Comprehensive Plan.
- With assistance from the Regional Commission, the local communities have the opportunity to take advantage of those grants for regional projects and programs.
- Each community can seek opportunities to share services and facilities with neighboring jurisdictions when mutually beneficial.
- Each community should seek partnerships with private business and organizations, and the Regional Commission has the opportunity to encourage and promote such partnerships.
- Each community has the opportunity to review its services and facilities and those of its neighboring jurisdictions, and consider the consolidation of select government services.
- Local communities and the Regional Commission have an opportunity to improve coordination/sharing to provide more resources for culture, education and businesses.
- Each community has the opportunity to increase Regional and multijurisdictional cooperation.

Population

Understanding population / demographic trends in the region forms the basis for assessing and formulating policies and projects in economic development, land use, community facilities and services, infrastructure and housing.

Many of the communities in the Southern Georgia 18 county region are experiencing a rise in their senior population, which could be seen as both an issue and an opportunity. The rise in the Hispanic population throughout the region can also be seen as an issue, such as providing appropriate services, language barriers and as an opportunity such as taken advantage of a more diversified population with diverse skills.

Other areas such as Waycross, Douglas, Valdosta and Tifton experience the unique challenges that come with a larger student population including the efforts to provide sufficient job and cultural opportunities to inspire those students to stay in the area after they complete their college education.

Issues

- Increasing Senior Population with distinct needs for housing, medical services, recreation and transportation
- Increase in Senior Population may required relative increase in public service expenses such as medical, EMS, recreation.
- Younger generation is leaving the area after college
- Young families require special services for housing and young children.

Opportunities

- Attraction of senior population may enhance a community's economic base and provide a largely untapped knowledge and experience base for the labor market. Therefore, each community can work together with the Regional Commission to market the area to senior populations throughout the country.
- A greater diversity in population will contribute to a greater diversity in workforce skills and cultural backgrounds which can contribute to a more well-rounded society with a higher quality of life for all. Therefore, local jurisdictions and the Regional Commission can expand their marketing efforts for the region to appeal to all ages.

Natural & Cultural Resources

The Regionally Important Resource Plan functions as a regional compilation of natural and cultural resources. It is designed to enhance the focus on coordinated protection and management of these resources in the Southern Georgia Region, including consideration of and planning for impacts of new development.

The Region is home to several State and National Parks and Forests as well as first rate historic and recreational areas including Okefenokee National Wild life Refuge, Banks Lake Wildlife Refuge, Six Rivers, Reed Bingham State Park, General Coffee State Park, Laura S Walker State Park, and Jefferson Davis Memorial Park. These areas have the potential to attract many visitors into the Region if properly marketed and in conjunction with complementary hotel, restaurant and other tourist services.

Abundant and accessible natural and cultural resources are often seen as increasing the quality of life of the area's residents and should also be utilized to attract businesses and the corresponding labor force.

Issues

- Insufficient marketing of natural and cultural resources for tourism
- Lack of regional historic preservation guide
- Environmental pollution challenges especially with regard to water resources
- Alternative energy uses not a major topic of interest
- Lack of funding to preserve valuable historic and cultural resources
- Lack of knowledge/use of innovative funding techniques
- Increasing development pressures on groundwater recharge areas, wetlands and river corridors
- Lack of discernable regional character or identity

Opportunities

- Each community within the region can support the new state wide water management plan.
- The Regional Commission can encourage local communities to promote Best Management Practices for the management of their forests.
- An opportunity exists to explore the development of a regional purchase of development rights program to leverage state and federal funding for the preservation of agricultural lands.
- Where applicable and appropriate, opportunities exist to increase education, awareness and funding opportunities for alternative energy projects.
- There exists an opportunity for the local communities and the Regional Commission to develop a regional stormwater management plan to address this important issue.
- The abundant natural resources of the region give it one of its unique characteristics. As such, opportunities exist to regionally market these resources.
- The abundance of historical buildings and structures within the region have a unique cultural value, as well as often being sound structures with potential for future use. Local communities have an opportunity to explore converting these buildings into housing or commercial uses.
- Few of the historical structures in the area are on the National Register. There is an opportunity to educate the public on the many benefits of placing historical buildings and homes on National Register.

Regional Development Patterns

An analysis of regional development patterns is a vital component of the regional plan. It helps prepare for development where it is likely to occur and mitigate adverse or enhance positive development impacts. Understanding and anticipating these impacts helps local governments and residents to determine the type and quantity of development to encourage within the area and to efficiently and effectively plan for future public service demands, determine conservation needs of natural and cultural resources and coordinate with other local governments.

Projected Development Patterns

The projected development patterns map for the Southern Georgia Regional Commission area illustrates projected land use patterns in the region for a 20-year planning period in the following four categories:

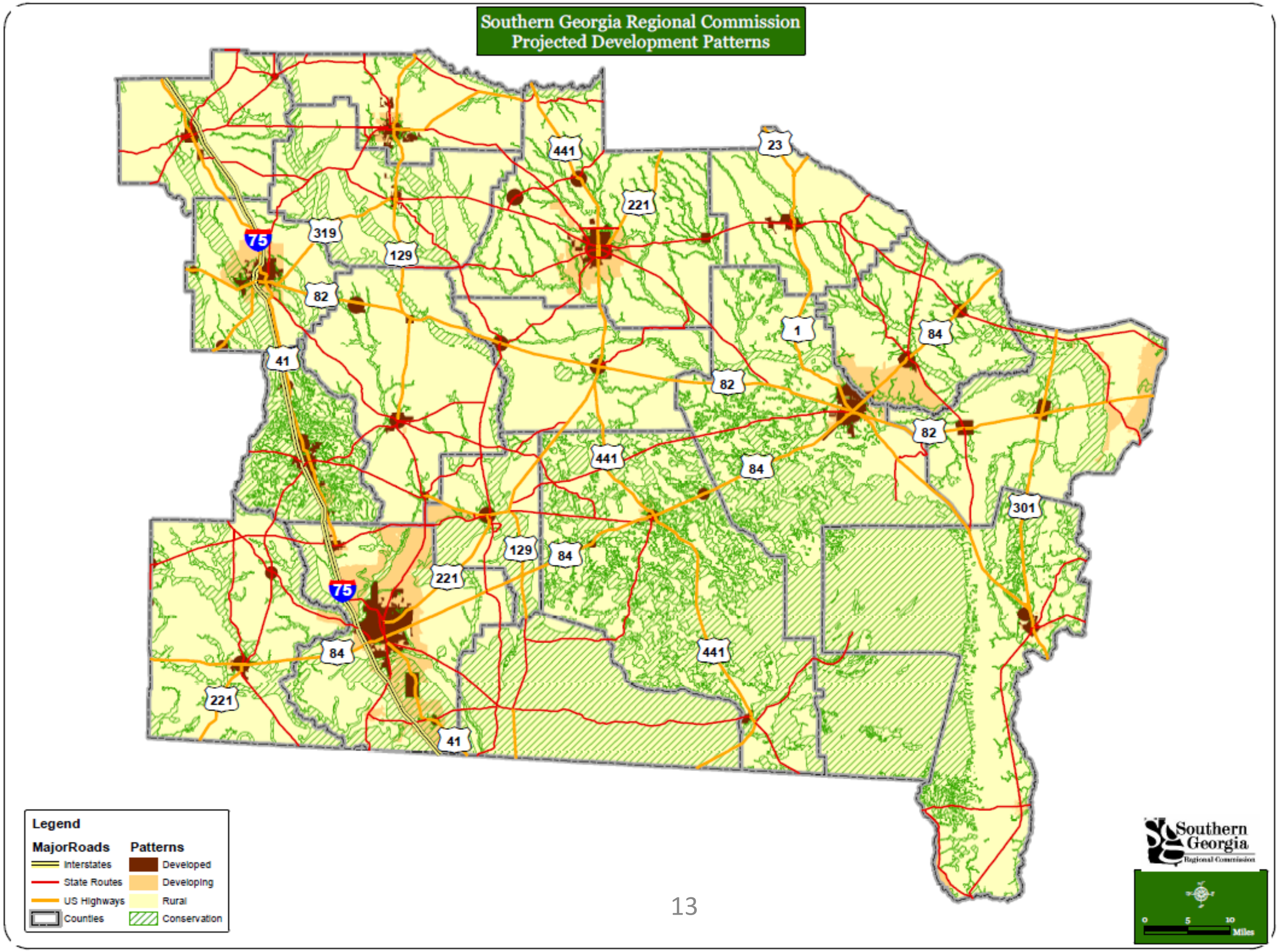
- Conservation: Areas preserved in order to protect important resources or environmentally sensitive areas of the region. Areas shown as conservation must correspond to the Regionally Important Resource Map for the region.

- Rural: Areas not expected to become urbanized or require provision of urban services during the planning period.

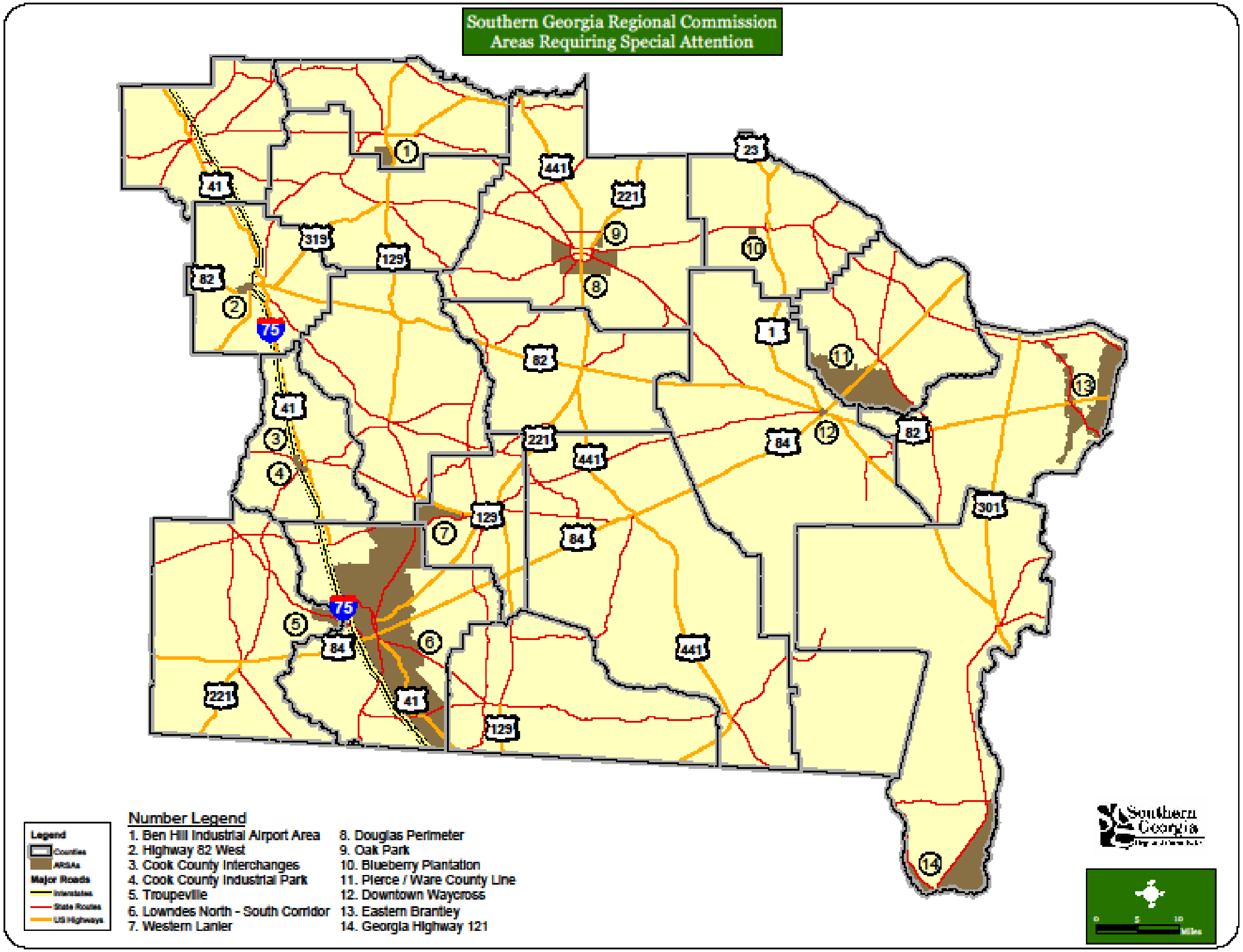
- Developed: Areas exhibiting urban type development patterns and where urban services (i.e., water, sewer, etc.) are already being provided at the time of plan preparation

- Developing : Areas that will likely become urbanized and require provision o f new urban services (i.e., water, sewer, etc.) during the planning period.

Projected Development Patterns Map



Areas Requiring Special Attention



Areas identified on the Regionally Important Resource Map

These areas include natural, historic, cultural and geologic resources significantly important throughout the region , particularly where they intersect with projected development

Areas where significant natural and cultural resources are likely to be impacted by development

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Developing areas in East Brantley along the Satilla River and Glynn County line. Due to the expected growth in this area development pressures from housing, community facilities and services are expected to impact natural and cultural resources, particularly the natural resources of the Satilla River Corridor. The county and adjacent cities should implement policies and services to safeguard the river from the detrimental effects of rapid development.

GA 121 – **from City of Folkston city limits south to the Florida border**. This area has been experiencing a lot of cross-border development from Florida. Even though development has slowed during the recession, it is anticipated that development pressures on this area will increase again in the future, putting additional pressures and potential impacts on the adjacent St. Mary's River corridor.

Areas where rapid development or change of land uses is likely to occur, especially where the pace of development has or may out pace the availability of community facilities and services, including transportation.

Bacon County Blueberry Plantation: This area west of Alma is a multifaceted character area, which includes an adjoining airport, 18 Hole Golf Course, fast growing residential area, and the home of the new Blueberry Plantation. This development will likely continue to develop.

Douglas Perimeter: The area around the perimeter road around Douglas in Coffee County has seen rapid development over the past several years. As the city and the county seek to continue to develop the area, the negative impacts of rapid development will need to be mitigated.

Areas where rapid development or change of land uses is likely to occur, especially where the pace of development has or may out pace the availability of community facilities and services, including transportation.

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Ben Hill County Airport/Industrial area and South Corridor:
The new industrial park, the local airport and recent commercial development along Business Route 107 have created a development friendly environment, where future growth is encouraged. This area will likely continue to develop over the planning period.

•**Troupeville Community**: This area in eastern Brooks County is adjacent to Lowndes County, and has a direct connection to one of the major commercial corridors of the City of Valdosta. Subsequently, new commercial activity and residential growth have continued in this portion of Brooks County in spite of the County's overall population decline. This is an area where typical types of suburban residential subdivision development have occurred.

Cook County I-75 Interchange Areas and Outlet Mall: The presence of several interstate interchanges, an industrial presence and a languishing outlet mall have created opportunities for any number of development or redevelopments in the area. New shopping venues, retail services, and mixed use opportunities could resurrect a once popular shopping destination known as the King Frog. Attention should be given in the area to ensure such future development or redevelopment does not overburden or otherwise negatively impact the community.

Western Lanier County/Banks Lake NWR: On a percentage of overall population, Lanier County has seen the greatest population increase between the last two censuses. The great majority of this growth has occurred in Western Lanier County and along the north shore of the Banks Lake NWR. It is expected that this area will continue to flourish with residential development within the next five years, as property values, good schools, and a close proximity to Moody AFB draw more and more people.

Lowndes County North/South Corridors: Growth within Lowndes County and around the City of Valdosta have tended to go either north toward Moody, or south toward the community of Lake Park and the Florida state line. Particularly, the corridors of US 41 North, Bemiss Road, North Valdosta Road, and Inner Perimeter Road continue to experience new growth and development. These corridors need to be encouraged to grow appropriately given the local services available and the surrounding land uses.

Tift Highway 82 West Corridor: This area in Tift County near the western end of the City of Tifton has seen significant development, specifically, the area from **Highway 82 west of I-75.** Development strategies will need to include provision of infrastructure (water, sewer, roads) concurrent with development and buffers between incompatible uses, sidewalks, landscaping and protection of groundwater recharge areas.

Pierce/Ware County Line: Currently the area in close proximity to the Pierce/Ware County line is developing quickly. Much of this area was at one time agriculture/forestry land use but with the rapid development of this area, the land use will continue to change over the next 20 years. Continued development is expected throughout the planning period.

Areas with significant infill development opportunities,

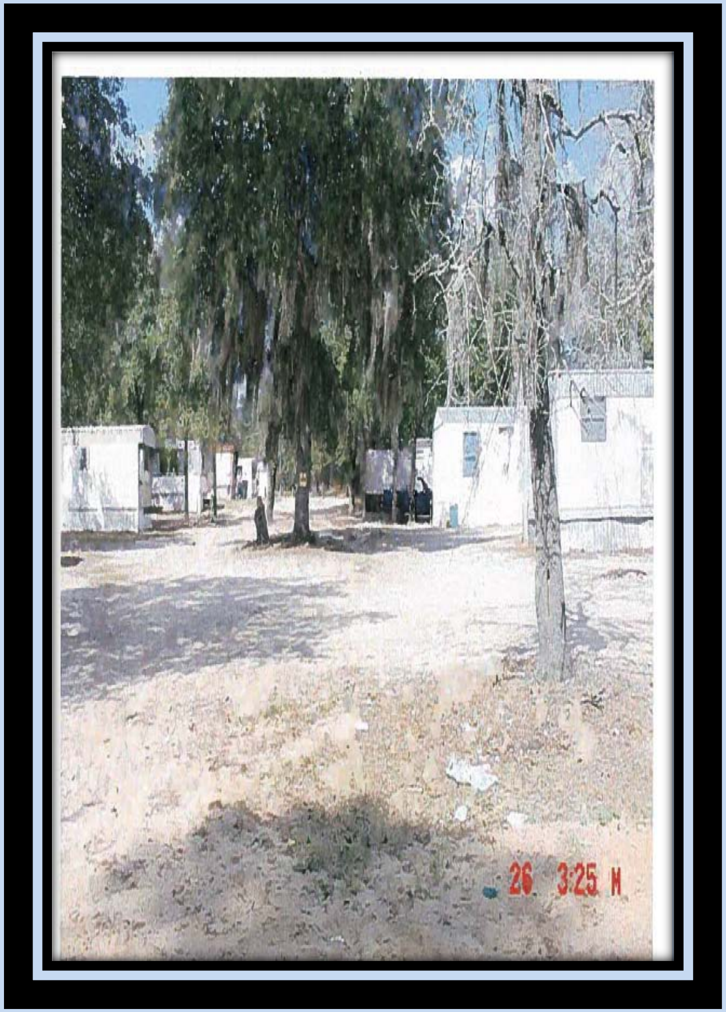
including scattered vacant sites, large abandoned structures, or sites that may be environmentally contaminated.

Cook County Industrial Park: In this area, along the I-75 corridor, the old Del-Cook saw mill provided economic opportunities to over 250 people for 40+ years. Consisting of 155 acres, the old Del-Cook sawmill site is now a potential Brownfield site that has undergone environmental remediation. The property is located in the Adel Industrial park, and is a prime heavy industrial use area.

Downtown Waycross: Within the downtown area of the City of Waycross many older, often historic, buildings are slowly deteriorating, and are in need of redevelopment and/or rehabilitation. The City is focusing on continuing the renovation and rehabilitation of these historic buildings, and is looking into creative new uses and mixed uses that will include residential, commercial and office uses in the area to encourage a vibrant, livable and walkable downtown.

Areas of significant disinvestment,

levels of poverty, and/or unemployment substantially higher than average levels for the region as a whole.



Oak Park Deterioration. The Oak Park area of unincorporated Coffee County houses a large stock of mobile homes. The area is noted for its high concentration of poverty and substandard housing. The County recently completed phase two of the development of a public water system for Oak Park, as part of a series of recommendations established in the 2004 Oak Park Redevelopment Plan. Despite these major improvements, the area lacks sewer service and a paved road system. Health and environmental concerns are rampant in the area.

Quality Community Objectives Analysis

The Quality Community Objectives consider the development patterns and options that will help the Southern Georgia region preserve its unique cultural, natural and historic resources and provide an overall view of the Region's policies. Combined with the insights of Regional Commission staff, this section will assess how well the Southern Georgia region is developing sustainable and livable communities.

Quality Community Objectives Analysis

The Quality Community Objectives consider the development patterns and options that will help Georgia preserve its unique cultural, natural and historic resources and provide an overall view of a community's policies. Combined with the insights of Regional Commission staff, this section will assess how well Southern Georgia is developing sustainable and livable communities.

- Traditional Neighborhoods
- Infill Development
- Sense of Place
- Transportation Alternatives
- Regional Identity
- Heritage Preservation
- Open Space Preservation
- Environmental Protection
- Appropriate Businesses
- Employment Options
- Housing Choices
- Educational Opportunities
- Regional Solutions

Development Patterns

	Yes	No
Traditional Neighborhoods	Sidewalks maintained, clean and safe public areas, schools located near or in neighborhood, some errands can be made on foot (esp. schools)	Few landscaping/tree planting ordinances, very few tree planting campaigns
Infill Development	Inventory of sites/buildings for development, small lot development (5000 square foot or less)	Promotion of brownfield/greyfield, cross-roads development
Sense of Place	Protection of history and heritage, sign ordinances	Distinct characteristics, guidebook to illustrate type of new development, Farmland protection plan
Transportation Alternatives	Shared parking, Southern Georgia Bicycle and Pedestrian Plan	Public transportation, sidewalk network, connectivity and ordinance
Regional Identity	Heritage, economic, agricultural products, tourism, regional education, culture and commerce	Insufficient coordination among local governments

Resource Conservation

	Yes	No
Heritage Preservation	Over half of communities have a historic preservation commission, even though many are not active	Insufficient historic districts, ordinances to ensure new development complements historic resources
Open Space Preservation	Work with state and national conservation programs	Greenspace plan, preserving greenspace, conservation subdivision ordinance
Environmental Protection	Identified and protect natural resources, passed Part V environmental ordinances, stormwater BMPs, land use measures	Incomplete inventory of sensitive areas to steer development away from sensitive areas comprehensive natural resources inventory, tree preservation /planting ordinance

Social and Economic Development

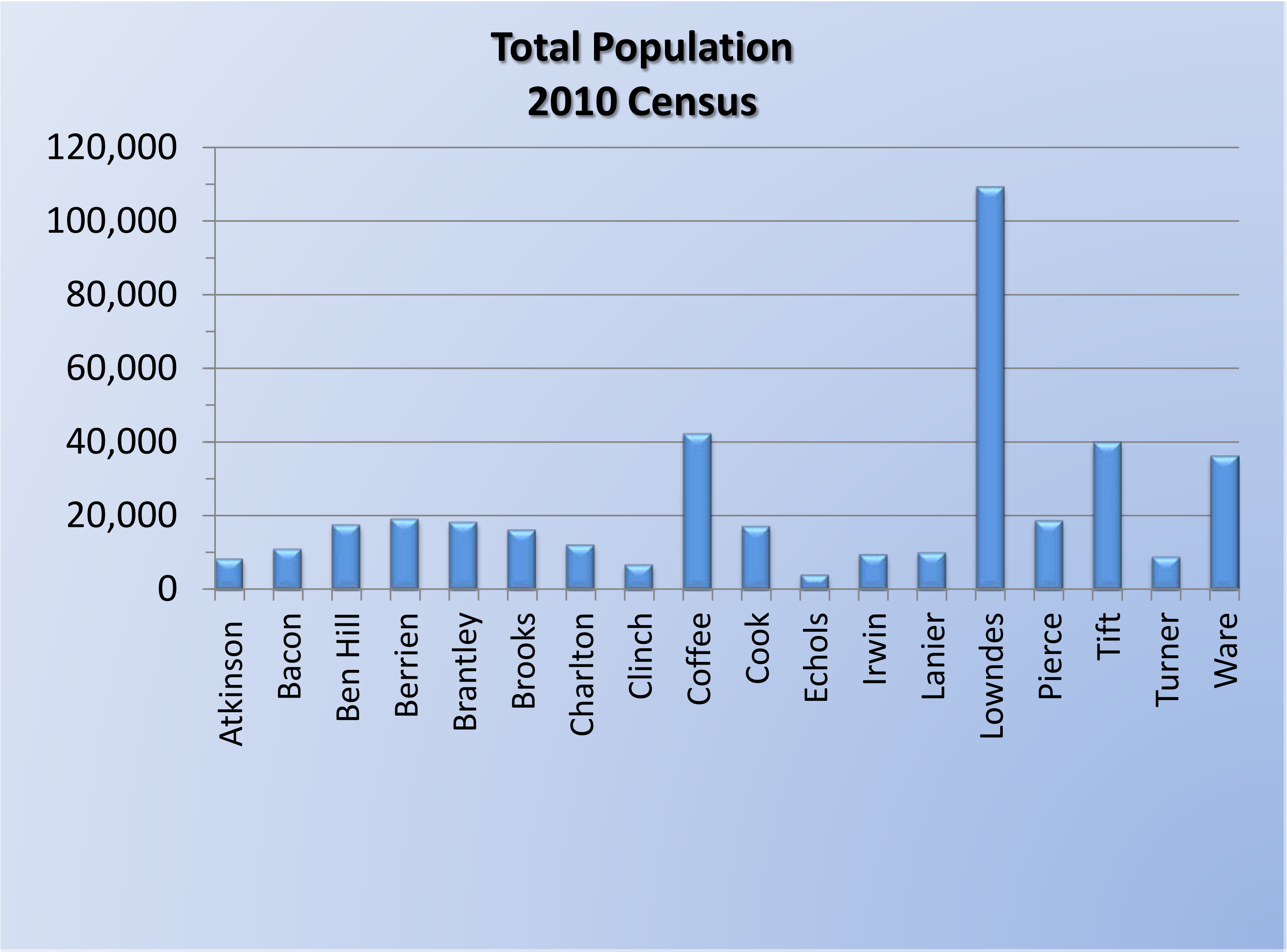
	Yes	No
Growth Preparedness	Shared 20-year population projections, designated areas for growth, reviewed development regulations and/or zoning, public information easy to obtain and understand	Capital Improvements Plan that supports growth
Appropriate Businesses	Diverse jobs base, sustainability, compatibility with current businesses, economic development based on strength/weakness of community	No regional coordinated targeted business recruitment and retention program.
Employment Options	Professional/managerial jobs, jobs for skilled/unskilled labor, entrepreneur supported ED program	Job opportunities for student population completing college in Tifton, Waycross, Valdosta, Douglas
Housing Choices	Housing diversity meets communities needs, work/live in community, loft living, focus on special needs	Senior population and young families need additional choices for affordable quality housing
Educational Opportunities	Higher education, workforce training skills for available jobs in community	Job opportunities for college and vocational/technical college graduates

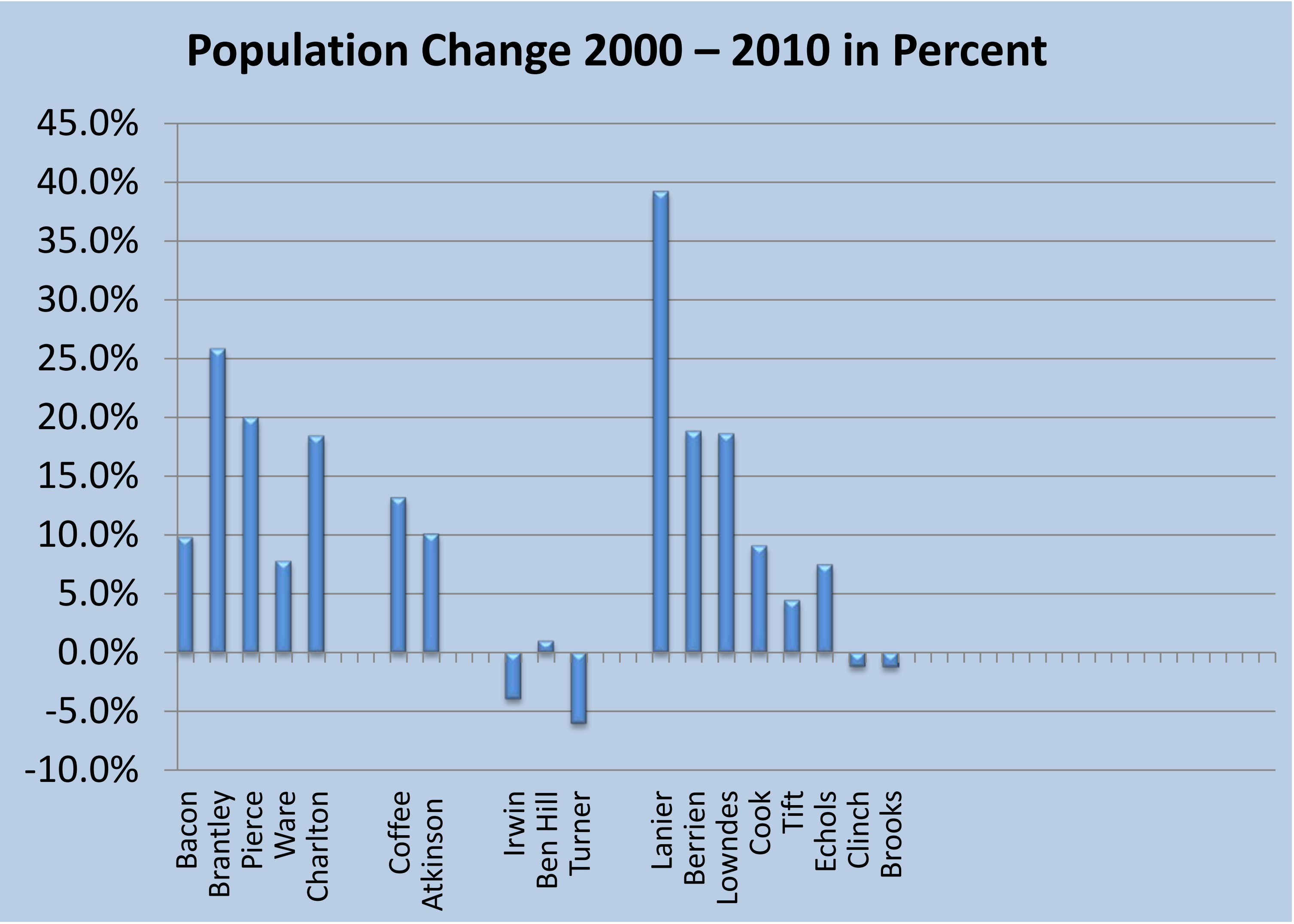
Government Relations

	Yes	No
Regional Relations	Participate in regional economic development and regional environmental organizations, coordinate with other governments to provide/share services, thinks regionally	Coordination for attracting target businesses and industry.
Regional Cooperation	Joint comprehensive planning, build connections with neighboring jurisdictions, work regionally to problem solve and produce region wide strategies	

Supporting Analysis of Data and Information

The following data were used to check the validity of the potential issues and opportunities and projected development patterns map in the areas of Population, Housing, Transportation, Age Distribution, Income, Business Summary, Education, and Employment Comparison.


Total Population
2010 Census
120,000
100,000
80,000
60,000
40,000
20,000
0
Atkinson
Bacon
Ben Hill
Berrien
Brantley
Brooks
Charlton
Clinch
Coffee
Cook
Echols
Irwin
Lanier
Lowndes
Pierce
Tift
Turner
Ware


Population Change 2000 – 2010 in Percent
45.0%
40.0%
35.0%
30.0%
25.0%
20.0%
15.0%
10.0%
5.0%
0.0%
-5.0%
-10.0%
Bacon
Brantley
Pierce
Ware
Charlton
Coffee
Atkinson
Irwin
Ben Hill
Turner
Lanier
Berrien
Lowndes
Cook
Tift
Echols
Clinch
Brooks

Population Ranking – Georgia Trend April 2012

County	Rank in Region 2001	Year 2001 Population	Rank in Region 2011	Year 2011 Population	Rank in State	% Average Annual Growth
Lowndes	1	92,402	1	111,637	20	2.1
Coffee	2	38,350	2	42,566	47	1.1
Tift	3	38,133	3	40,367	49	0.6
Ware	4	35,426	4	36,355	51	0.3
Berrien	6	16,392	5	19,540	91	1.9
Pierce	9	15,811	6	19,075	92	2.1
Brantley	10	15,093	7	18,755	93	2.4
Ben Hill	5	17,315	8	17,605	99	0.2
Cook	8	15,885	9	17,303	100	0.9
Brooks	7	16,307	10	16,099	105	-0.1
Charlton	11	10,675	11	12,094	118	1.3
Bacon	12	10,133	12	11,126	121	1.0
Lanier	16	7,253	13	10,528	126	4.5
Irwin	13	9,953	14	9,406	130	-0.5
Turner	14	9,512	15	8,865	137	-0.7
Atkinson	15	7,641	16	8,371	140	1.0
Clinch	17	6,901	17	6,762	147	-0.2
Echols	18	3,774	18	4,066	153	0.8
Fulton		820,213		943,334	1	1.5
Taliaferro		2,031		1,651	159	-1.9
State Total		8,377,038		9,815,210		1.7

Population

- The total population for the Southern Georgia Region increased **from 366,956 in 2001 to 410,520 in 2011**, a **1.2%** population change in those 10 years. The State of Georgia's population increased by 1.7 percent during the same period.

- Growth centers within the region account for much of the population increases. Lanier County had the largest increase in population (7,241 in 2000 to 10,078 in 2010) of 39.2% percent, due primarily to its proximity to Moody Air Force Base (MAFB), lower property values and taxes and a good school system. The military base and the nearby growth in the north-east portions of Valdosta also contributed to population increases in Lowndes and Berrien County.

- The growth along the coastal counties to the east and influx from Florida, particularly the Jacksonville metropolitan area, drove the population increases in the eastern portions of the region. For example, the second largest population increase of 25.9% occurred in Brantley County from 14,629 in 2000 to 18,411 in 2010. Large population increases also occurred in Pierce and Charlton County due to these nearby growth centers.

- Four of the eighteen counties in the region experienced a loss in population between 2000 and 2010. Turner County experienced the highest loss with 6 %, followed by Irwin County with a 4.0% population decrease. In addition, Clinch and Brooks Counties had a 1% population decline. The loss in population is due in part to the lack of job growth. Lack of job opportunities fails to attract new residents to these counties. Lack of jobs especially for those between 18 and 24 years have forced this population group to move outside those counties to work and live.

Age Distribution 2010 2010 Census QT-P1;

County	Under 5	%	5 – 17	%	18-24	%	25-44	%	45-64	%	65 - 84	%	85 and over	%
Atkinson	708	8.5	1,722	20.5	804	9.6	2,282	27.2	1,969	23.5	824	9.8	66	0.8
Bacon	825	7.4	2,001	18.1	944	8.5	2,989	26.9	2,857	25.7	1,354	10.7	126	0.8
Ben Hill	1,398	7.9	3,270	18.6	1,515	8.6	4,338	24.6	4,645	26.3	2,181	12.4	287	1.6
Berrien	1,325	6.9	3,614	18.7	1,679	8.7	4,902	25.4	5,102	26.5	2,413	12.5	251	1.3
Brantley	1,326	7.2	3,567	19.4	1,544	8.4	4,680	25.4	5,034	27.3	2,091	11.4	169	0.9
Brooks	1,095	6.7	2,755	17.0	1,401	8.6	3,822	23.5	4,610	28.4	2,296	14.2	264	1.6
Charlton	728	6.0	1,914	15.7	1,153	9.5	3,575	29.4	3,258	26.8	1,412	11.6	131	1.1
Clinch	526	7.7	1,317	19.4	618	9.1	1,638	24.1	1,831	26.9	799	11.8	69	1.0
Coffee	3,113	7.3	7,988	18.9	4,384	10.4	11,723	27.7	10,457	24.7	4,197	9.9	494	1.2
Cook	1,305	7.6	3,377	19.6	1,534	8.9	4,363	25.3	4,313	25.1	2,063	12.0	257	1.5
Echols	358	8.9	825	20.4	404	10.0	1,184	29.4	865	21.4	369	9.2	29	0.7
Irwin	602	6.3	1,713	18.0	819	8.6	2,470	25.9	2,449	25.7	1,300	13.7	185	1.9
Lanier	896	6.9	1,872	20.6	963	9.6	2,858	28.4	2,385	23.7	1,027	10.2	77	0.8
Lowndes	8,264	7.6	18,706	17.1	19,016	17.4	28,856	26.4	23,698	21.7	9,549	8.8	1,144	1.0
Pierce	1,309	7.0	3,587	19.1	1,432	7.6	4,777	25.5	5,022	26.8	2,368	12.6	263	1.4
Tift	2,960	7.4	7,400	18.4	4,824	12.0	10,033	25.0	9,777	24.4	4471	11.2	652	1.6
Turner	597	6.7	1,606	18.0	836	9.4	2,159	24.2	2,331	26.1	1,216	13.6	185	2.1
Ware	2,500	6.9	6,057	16.7	3,464	9.5	9,209	25.4	9,551	26.3	4,747	13.0	784	2.2

Age Distribution

- In the Southern Georgia Region the 65 years and older population averages 13% of the population.

- In the region the under 18 years old population group averages 24.4% of the population.

- These percentages highlight one of the major issues confronting the region: that there is a lack of local jobs to encourage the younger population (college graduates and young families with young children) to stay in the area after they have graduated high school or college. The majority of the local youth leaves the area to pursue a college education and/or careers in their chosen fields. Therefore, the population of the post high school age group drops significantly. The population numbers for the older age groups only starts to increase at about middle age, reflecting a trend for those populations to return to retire or care for aging parents. As a result, the older population groups in the region are increasing. Consequently, there is an ever increasing need to plan for the provision of senior services.

Income Characteristics 2010 Census 2006-2010 ACS B17010; S1701; B19301; B19113;

County	Median Household Income $	Median Family Income $	Families Below Poverty Level	%	Individuals Below Poverty Level	%	Labor Force	Unemployment Rate %
Atkinson	33,834	34,859	401	19.8	2,331	28	3,062	16.2
Bacon	31,429	45,442	311	11.6	1,723	16.5	4,485	10.3
Ben Hill	30,134	35,868	1012	22.7	4,635	26.9	6,998	14.4
Berrien	32,202	40,869	929	18.2	4,145	23.1	7,933	12.0
Brantley	37,343	43,028	895	18.2	3,730	21.4	7,210	11.6
Brooks	41,309	47,599	682	14.7	2,687	17	7,792	8.8
Charlton	40,850	45,913	454	18.1	2,261	19.8	4,276	11.5
Clinch	31,963	45,350	324	19.1	1,732	25.7	2,691	11.6
Coffee	35,202	39,880	1957	18.3	8,274	21.3	15,323	17.1
Cook	31,390	37,352	939	21.3	3,854	23.3	6,689	13.0
Echols	32,390	33,664	227	21.4	1,274	32.1	2,133	7.1
Irwin	38,376	51,262	369	14.9	2,344	25.4	3,909	13.8
Lanier	37,522	43,162	488	17.9	1,858	20.4	4,022	9.3
Lowndes	39,096	48,296	3905	15.3	21,690	21.6	52,399	8.8
Pierce	37,062	47,157	669	13.6	2,767	15.4	8,578	9.7
Tift	36,847	45,376	1758	16.9	8,919	22.8	18,308	12.0
Turner	30,763	40,446	509	22.7	2,130	25.4	4,274	13.4
Ware	35,517	47,809	1453	16.7	6,869	20.5	14,732	11.3

Per Capita Income Comparison – Georgia Trend April 2012

County	Rank in Region 2001	Year 2001 Per Capita Income $	Rank in Region 2011	Year 2011 Per Capita Income $	Rank in State	% Average Annual Growth
Brooks	6	21,552	1	30,678	52	4.2
Lowndes	2	23,032	2	30,431	57	3.2
Tift	1	23,234	3	30,423	59	3.1
Turner	12	19,624	4	28,196	89	4.4
Ware	7	21,286	5	27,639	94	3.0
Irwin	10	21,002	6	27,483	98	3.1
Pierce	5	21,751	7	27,411	100	2.6
Berrien	4	22,130	8	27,044	108	2.2
Ben Hill	3	22,365	9	26,902	110	2.0
Clinch	16	17,541	10	25,410	127	4.5
Cook	13	19,202	11	25,174	129	3.1
Coffee	8	21,029	12	24,900	132	1.8
Bacon	9	21,003	13	24,640	135	1.7
Echols	17	16,769	14	23,720	141	4.1
Lanier	11	19,861	15	22,409	148	1.3
Brantley	14	18,827	16	22,211	151	1.8
Atkinson	15	18,719	17	22,132	152	1.8
Charlton	18	15,750	18	20,382	155	2.9
Fulton		47,304		57,410	1	2.1
Telfair		18,040		16,937	159	-0.6
State Average		29.346		35,920		2.2

Income

- **Regional Income Figures:**
  - Average median household income = $35,179
  - Average median family income = $42,964
  - Per Capita Income average =$17,143
  - Irwin County has largest median family income at $51,262, in spite of having a -0.4% population loss between 2000 and 2010. Clinch and Brooks County also have higher median family incomes, yet lost population over the ten year period.

- **Regional Poverty Figures:**
  - Average poverty rate = 22.6%
  - Highest poverty rate = Echols County, 32.1%
  - Lowest poverty rate = Pierce County, 15.4%
  - Fourteen of the Region's eighteen counties are considered to be areas of persistent poverty (more than 20% of a county's population lives below the poverty threshold). The four counties that were below the 20% threshold were Bacon, Brooks, Pierce and Charlton County.

- **Regional Unemployment Figures:**
  - Average unemployment rate = 11.8%
  - Highest unemployment rate = Coffee County, 17.1%
  - Lowest unemployment rate = Echols County, 7.1%

Business Summary 2010 GDOL, Area Labor Profiles

	Total # Businesses	Agriculture & Mining %		Construction		Manuf/Transp Warehouse		Retail Trade		Information		Health care		Other Service		Govt		Other	
Atkinson	131	9	6.9	3	2.3	20	15.3	27	20.6	0	0	7	5.3	39	29.8	23	17.6	3	2.3
Bacon	282	29	10.2	13	4.6	40	14.2	50	17.7	3	1.0	15	5.3	96	34.0	27	9.6	9	3.2
Ben Hill	390	14	3.6	25	6.4	39	10.0	78	20.0	7	1.8	34	8.7	158	40.5	31	7.9	4	1.0
Berrien	309	16	5.2	26	8.4	24	7.8	66	21.4	3	1.0	27	8.7	109	35.3	28	9.1	10	3.2
Brantley	222	15	6.8	37	16.6	22	9.9	33	14.9	3	1.4	11	4.9	66	29.8	31	14.0	4	1.8
Brooks	276	37	13.4	25	9.4	16	5.8	44	15.9	3	1.1	18	6.5	104	37.7	28	10.1	7	2.5
Charlton	169	14	8.3	12	7.1	14	8.3	33	19.5	1	0.6	9	5.3	58	34.5	22	13.0	6	3.6
Clinch	179	33	18.4	8	4.5	12	6.7	25	14.0	3	1.7	9	5.0	59	33.0	32	17.9	1	0.5
Coffee	933	30	3.2	68	7.3	92	9.9	190	20.4	10	1.1	81	8.7	375	40.2	57	6.1	31	3.3
Cook	368	28	7.6	32	8.7	43	11.7	59	16.0	5	1.4	31	8.4	129	35.1	35	9.5	7	2.0
Echols	50	15	30	6	12.0	3	6.0	2	4.0	0	0.0	3	6.0	9	18.0	10	20	2	4.0
Irwin	163	9	5.5	13	7.8	11	6.8	32	19.6	3	1.8	14	8.6	54	33.1	24	14.7	3	1.8
Lanier	143	9	6.3	16	11.2	13	9.1	22	15.4	1	0.7	12	8.4	28	19.6	20	14.0	2	1.4
Lowndes	2,919	37	6.3	270	9.2	184	6.3	503	17.2	35	1.2	341	11.7	1,364	46.7	119	4.0	66	2.3
Pierce	351	21	6.0	60	17.0	37	10.5	59	16.8	2	0.6	21	6.0	120	34.3	24	6.8	7	2.0
Tift	1,209	49	4.0	99	8.2	83	6.7	228	18.8	13	1.1	110	9.0	529	43.8	72	5.9	26	2.1
Turner	175	6	3.4	6	3.4	17	9.7	31	17.7	2	1.1	9	5.1	77	44.0	24	13.7	3	1.7
Ware	1,006	27	2.7	84	8.4	67	6.7	191	19.0	16	1.6	123	12.2	420	41.7	67	6.6	11	1.1

Business Summary

- The majority of businesses in the region are classified as **Other Services** such as Insurance, Banking, etc (41%) or **Retail Trade** (18%). **Construction** and **Manufacturing** are the next largest industry sectors, constituting 8.7% and 8.0% of all businesses respectively. The "other" category captures all businesses that are not specifically mentioned under the main categories in the table.

- The **Information Technology** and **Healthcare Industries** are the smallest industries in all counties. Given the aging of the population, more attention should be focused on providing quality healthcare throughout the region. Focus should also be given to the Information Technology Sector which is attractive to college graduates and encourages home-based start-up businesses that do not require a significant amount of capital, but significantly increases the skilled workforce.

- It is interesting to note that although most of our region is rural, only three counties Echols (3.0%), Clinch (18.4%), and Brooks (13.4%) have higher percentages in **Agriculture** than in either of the two largest industries of **Other Services** and **Retail Trade**. These numbers would support the idea that the region is moving from an agricultural and manufacturing base to the service industries.

Employment Comparison– Georgia Trend April 2012

County	Rank in Region 2001	Year 2001 Employment	Rank in Region 2011	Year 2011 Employment	Rank in State	% Average Annual Growth
Lowndes	1	43,310	1	45,440	17	0.5
Tift	2	20,517	2	17,857	37	-1.3
Ware	4	15,431	3	14,537	42	-0.6
Coffee	3	17,682	4	14,336	44	-1.9
Ben Hill	5	8,135	5	5,835	78	-2.8
Cook	6	5,607	6	3,858	97	-3.1
Berrien	7	4,425	7	3,752	98	-1.5
Bacon	9	3,514	8	3,696	100	0.5
Pierce	8	3,853	9	3,607	102	-0.6
Brooks	10	3,193	10	3,187	109	0.0
Clinch	14	2,262	11	2,649	118	1.7
Charlton	13	2,269	12	2,136	124	-0.6
Irwin	12	2,459	13	2,050	125	-1.7
Brantley	15	1,972	14	2,045	126	0.4
Turner	11	2,594	15	1,883	128	-2.7
Atkinson	16	1,702	16	1,502	136	-1.2
Lanier	17	1,330	17	1,363	139	0.3
Echols	18	960	18	786	153	-1.8
Fulton		758,803		710,347	1	-0.6
Telfair		183		185	159	-0.6
State Total		3,873,985		3,774,613		-0.3

Employment Comparison

- Twelve of the eighteen counties experienced a loss of employment for the period 2001 – 2011.
- Five counties gained employment; Clinch (1.7%), Lowndes (0.5%), Bacon (0.5%), Brantley (0.4%), and Lanier (0.3%).
- Pierce County had no (0.0%) change.
- Of the twelve counties that lost employment, all had a larger loss percentage than that of the State of Georgia.

Educational Attainment of Workforce over 18 2010 2010 Census B15001

County		Less than 9th Grade		9th to 12th grade, no diploma		High School Graduate, GED or equivalent		Some College, no degree		Associate's Degree		Bachelor's Degree		Graduate or professional Degree	
	Total	Male	Female	Male	Female	Male	Female	Male	Female	Male	Female	Male	Femal e	Male	Female
Atkinson	5815	575	350	585	455	1136	1235	316	438	162	144	84	169	50	116
Bacon	8087	364	557	840	622	1856	1735	478	798	92	180	87	163	136	144
Ben Hill	12923	672	436	1184	1509	2546	2661	1034	1181	116	348	383	433	242	339
Berrien	13871	659	774	1278	1455	2449	2338	1113	1334	561	570	409	493	232	206
Brantley	12920	434	352	1264	994	3119	3147	1123	1189	241	496	147	156	61	195
Brooks	12458	524	402	1193	759	2365	2153	924	1696	227	375	448	762	321	304
Charlton	9455	289	258	1280	572	2461	1788	638	1126	237	164	229	138	85	155
Clinch	5040	265	184	550	474	1045	997	350	216	40	151	178	275	151	164
Coffee	30528	1342	1132	2639	2970	6414	5234	2420	2991	923	1677	1082	735	500	737
Cook	12329	534	481	1379	920	1990	2640	1213	1417	222	410	413	331	118	214
Echols	2691	225	208	258	171	693	525	204	161	28	60	18	71	18	48
Irwin	7234	445	261	934	651	1345	1241	499	818	176	277	153	107	108	224
Lanier	6803	360	136	759	502	1241	1320	550	778	142	408	209	149	129	99
Lowndes	78952	1918	1761	7084	4398	11896	12411	10226	11661	2734	2877	4376	5184	2402	2665
Pierce	13408	694	595	977	823	2774	2629	1244	1831	262	449	384	256	174	287
Tift	29357	1297	1183	2241	2964	4627	4816	2846	3628	991	1153	1076	1187	810	954
Turner	6574	257	300	963	537	1088	1202	479	539	74	361	130	298	111	223
Ware	27281	969	867	2492	1746	5655	5497	2368	3249	616	851	606	846	670	838

Education of the Labor Force SGRC Region B15008 2006-2010 ACS 5 year estimates

	Total	18-24	%	25 – 34	%	35-44	%	45-64	%	65+	%
Less than 9th Grade	22790	1336	5.9	2645	11.6	3829	16.8	6148	27.0	8832	38.8
9th to 12th Grade no diploma	48033	9528	19.8	8137	16.9	7022	14.6	14681	30.6	8665	18.0
High School Graduate, GED or equivalent	102626	17115	16.7	16685	16.3	20528	20.0	31338	30.5	16960	16.5
Some College, no degree	63101	14986	23.7	12271	19.4	11451	18.1	17759	28.1	6634	10.5
Assoc. degree	18673	1956	10.5	4533	24.3	4255	22.8	6368	34.1	1561	8.4
Bachelor's degree	21706	1659	7.6	5122	23.6	4548	21.0	7822	36.0	2555	11.8
Graduate or prof. degree	14256	96	0.7	2308	16.2	2922	20.5	6636	46.5	2294	16.1

Education of the Labor Force

- The highest numbers for educational attainment in the region are for high school graduation, GED or equivalent for all age groups. Those numbers drop off drastically for post secondary education with a degree.
- As these numbers begin to decrease, however, a definite increase can be observed in the percentage of the 45-64 age group with a Bachelor’s Degree or Graduate or Professional Degree, especially among woman. This seems to indicate that more people are going back to school later in life after rearing their families or retiring from work.
- A look at the educational attainment of the workforce by gender shows that males represent the vast majority of people without a high school diploma, possibly reflecting early recruitment into the workforce. Of those obtaining a high school diploma only, the number of males and females is fairly even. However, females represent a large majority of the population that obtains a some college education and beyond. This supports the above referenced idea that more people are returning to school, particularly post secondary educations, after rearing their families.

Housing Characteristics 2010 US Census B25024; B25034; B25075

County	Total Units	Single Family	%	Multi-Family	%	Manufactured Homes	%
Atkinson	3,481	1,694	48.7	227	6.5	1,561	44.8
Bacon	4,759	3,041	63.9	253	5.3	1,465	30.8
Ben Hill	7,929	5,080	64.1	1,011	12.8	1,826	23.0
Berrien	8,454	5,404	63.9	258	3.1	2,770	32.8
Brantley	7,839	3,813	48.6	181	2.3	3,845	49.0
Brooks	7,582	5,230	69.0	389	5.1	1,957	25.8
Charlton	4,383	2,304	52.6	254	5.8	1,832	41.8
Clinch	2,994	1,990	66.5	304	10.1	745	24.9
Coffee	16,996	9,820	57.8	1,316	7.7	5,849	34.4
Cook	7,191	4,576	63.6	352	4.9	2,273	31.6
Echols	1,567	690	44.0	59	3.8	818	52.2
Irwin	4,065	2,776	68.3	141	3.5	1,148	28.2
Lanier	3,983	2,295	57.6	232	5.8	1,456	36.6
Lowndes	42,519	28,966	68.1	8,119	19.1	5,424	12.8
Pierce	7,787	4,753	61.0	414	5.3	2,620	33.6
Tift	16,372	9,796	59.8	2,468	15.1	4,080	24.9
Turner	3,873	2,446	63.2	755	19.5	672	17.4
Ware	16,349	10,543	64.5	2,249	13.8	3,557	21.6

Housing Characteristics

- **Regional Housing Statistics:**
  - Single Family = 60.3% of total housing units
  - Multi-Family = 8.3% of total housing units
  - Manufactured Homes = 31.5% of total single family housing units are manufactured homes

- The large number of manufactured homes may be attributed to the fact that they are easy to purchase, are less costly, and can be quickly set up and ready for move in, even in rural areas.

- The low numbers for Multi-Family housing stock are reflective of a more agrarian and rural region where there are few areas with sufficient population density to warrant multi-family housing development. This is supported by the fact that the highest numbers of multi-family housing occur in counties with larger urban areas and population centers.

Number of Residential Structures by Age and County 2010 US Census B25034

	Built 2005 or later	Built 2000 to 2004	Built 1990 to 1999	Built 1980 to 1989	Built 1970 to 1979	Built 1960 to 1969	Built 1950 to 1959	Built 1940 to 1949	Built 1939 or earlier
Atkinson	173	115	877	581	721	221	296	149	348
Bacon	53	240	999	658	1,362	469	364	197	417
Ben Hill	207	433	1,433	1,245	1,860	1,070	501	454	726
Berrien	124	500	2,424	1,507	1,224	602	623	398	1,052
Brantley	91	609	2,430	2,437	1,055	433	287	198	299
Brooks	268	300	2,175	1,205	1,237	650	584	282	882
Charlton	96	265	1,121	729	619	516	447	195	395
Clinch	112	384	571	431	555	395	244	119	183
Coffee	594	1,549	4,148	3,568	2,863	1,572	972	521	1,209
Cook	312	392	1,883	1,101	1,361	788	494	187	673
Echols	109	158	435	349	56	215	215	12	18
Irwin	40	293	800	754	586	488	467	186	451
Lanier	314	163	977	990	473	367	406	95	198
Lowndes	3,522	4,998	8,847	7,192	6,808	3,569	4,087	1,491	2,005
Pierce	202	668	2,074	1,548	1,366	579	557	246	547
Tift	681	1,361	2,995	3,495	2,686	1,851	1,531	919	853
Turner	128	173	609	720	689	484	374	179	517
Ware	384	921	2,850	1,745	2,457	2,223	2,630	1,135	2,004

Number of Residential Structures by Age and County

- The largest gain of housing stock occurred in the twenty year period between 1980 and 1999. After 1999, the number of new structures begins to drop.

- Lowndes County and Ware County both contain the highest number of older structures (those built in 1939 or earlier).

Value of Housing Stock 2010 US Census B25075

	Total	Less than $25,000	$25,000 - $50,000	$50,000 - $100,000	$100,000 - $200,000	$200,000 - $500,000	$500,000 - $1,000,000	Above $1,000,000
Atkinson	1,987	612	266	642	263	152	40	12
Bacon	2,573	266	477	1,062	549	204	15	0
Ben Hill	4.106	514	832	1,386	1,193	199	0	0
Berrien	5,249	1,001	566	1,695	1,434	553	0	0
Brantley	5,656	1,066	1,178	1,348	1,612	425	27	0
Brooks	4,680	544	527	1,499	1,335	631	81	63
Charlton	2,822	435	492	842	788	241	16	8
Clinch	1,828	268	214	683	510	144	0	9
Coffee	10,191	1,926	1,687	2,774	2,689	952	114	44
Cook	4,667	497	755	1,650	1,393	335	0	37
Echols	918	106	259	170	238	130	15	0
Irwin	2,630	333	378	1,082	579	210	21	27
Lanier	2,070	428	240	511	639	187	51	14
Lowndes	22,665	1,423	2,012	4,826	9,189	4,574	545	96
Pierce	5,186	694	785	1,625	1,345	721	40	17
Tift	9,373	1,130	969	2,238	3,374	1,480	172	10
Turner	1,993	283	237	607	547	317	2	0
Ware	8,690	1,071	1,829	2,465	2,627	624	63	11

Value of Housing Stock

- **General Housing Stock Values:**
  - 12.9% are less than $25,000
  - 14% are $25,000 - $50,000
  - 27.9% are $50,000 - $100,000
  - 31.1% are $100,000 - $200,000
  - 12.4% are $200,000 - $500,000
  - 1.2% are $500,000 - $1,000,000
  - 0.4% are above $1,000,000

- Lowndes County has 96 structures valued above $1,000,000, and Brooks County has 63 structures valued above $1,000,000.

- The majority of the housing stock values in the region (59%) fall between $50,000 - $200,000.

Travel Time to work 2010 US Census B08303

	Total	< 5 minutes	5 – 9 minutes	10 – 14 minutes	15 – 19 minutes	20 – 24 minutes	25 – 29 minutes	30 – 34 minutes	35 – 39 minutes	40 – 44 minutes	45 – 59 minutes	60 – 89 minutes	90 < minutes
Total													
Atkinson	2,996	244	371	255	455	427	162	549	111	103	146	137	36
Bacon	3,927	384	993	585	666	141	39	448	122	33	191	166	179
Ben Hill	5,883	209	984	1,552	1,363	353	292	414	81	43	296	113	183
Berrien	6,893	426	776	807	1,362	1,054	425	910	120	57	477	340	139
Brantley	7,082	280	355	538	857	733	411	1,518	257	427	944	686	76
Brooks	6,923	308	798	495	1,361	1,156	770	1,110	120	177	363	126	139
Charlton	4,149	216	528	499	324	205	166	372	332	142	670	619	76
Clinch	2,656	256	762	310	403	180	49	308	74	81	153	37	43
Coffee	15,760	444	2,014	4,024	3,967	2,101	396	1,269	179	191	544	263	368
Cook	6,873	496	778	1,039	1,066	725	414	1,030	330	258	310	308	119
Echols	1,547	27	187	57	184	84	101	502	71	23	125	186	0
Irwin	3,035	113	328	430	761	312	248	585	0	15	120	52	71
Lanier	3,754	201	340	439	511	474	513	606	200	45	212	209	4
Lowndes	46,602	2,177	7,590	10,384	10,610	7,164	2,263	3,379	561	298	1,136	643	397
Pierce	7,244	364	823	1,135	1,163	1,350	249	1,005	162	120	362	319	192
Tift	16,587	887	3,298	4,284	3,450	1,725	503	1,097	131	136	675	307	94
Turner	2,982	270	498	284	309	256	299	548	78	100	231	94	15
Ware	13,067	522	1,966	3,089	2,286	1,404	388	1,266	250	154	827	488	407

Travel Time to Work

- Residents have to travel further to find work as evident by the elevated spikes in 30 minute and 60 minute travel times.
- The counties with the shortest commute times (5-20 minutes) are those with larger commercial areas (Lowndes, Tift, Ware, Ben Hill and Coffee County).