A RESOLUTION TO ADOPT
THE UPDATED CALHOUN COUNTY CONSOLIDATED
COMPREHENSIVE PLAN INCLUDING A NEW
SHORT TERM WORK PROGRAM

WHEREAS, the Mayor and the Council of Arlington, Georgia found it necessary to update their portion of the Calhoun County consolidated Comprehensive Plan and corresponding Short Term Work Program as part of the requirements to maintain the City's Qualified Local Government status;

WHEREAS, City of Arlington held public hearings to allow private citizens to review the Comprehensive Plan and Short Term Work Program Update and:

WHEREAS, the Georgia Department of Community Affairs has found the Comprehensive Plan and STWP to meet the Minimum State Planning Standards and:

WHEREAS, the Southwest Georgia Regional Development Center reviewed the City of Arlington's Comprehensive Plan and Short Term Work Program update based on content, internal consistency, and found the absence of conflicts with other local comprehensive and regional plans; and

THEREFORE, BE IT RESOLVED by the Mayor and the City Council of Arlington, Georgia that the updated Comprehensive Plan and Short Term Work Program shall be adopted. Hereby certifying that adequate citizen participation requirements have been met.

Adopted on the 10th day of August 2004.

Mayor

Turner Bostwick

Turner Bostwick

(seal)

Witness

A RESOLUTION TO ADOPT
THE UPDATED CALHOUN COUNTY CONSOLIDATED
COMPREHENSIVE PLAN INCLUDING A NEW
SHORT TERM WORK PROGRAM

WHEREAS, the Chairman and Commission of Calhoun County, Georgia found it necessary to update their portion of the Calhoun County consolidated Comprehensive Plan and corresponding Short Term Work Program as part of the requirements to maintain the County's Qualified Local Government status;

WHEREAS, Calhoun County held public hearings to allow private citizens to review the Comprehensive Plan and Short Term Work Program Update and:

WHEREAS, the Georgia Department of Community Affairs has found the Comprehensive Plan and STWP to meet the Minimum State Planning Standards and:

WHEREAS, the Southwest Georgia Regional Development Center reviewed the County's Comprehensive Plan and Short Term Work Program update based on content, internal consistency, and found the absence of conflicts with other local comprehensive and regional plans; and

THEREFORE, BE IT RESOLVED by the Chairman and Commission of Calhoun County, Georgia that the updated Comprehensive Plan and Short Term Work Program shall be adopted. Hereby certifying that adequate citizen participation requirements have been met.

Adopted on the 12th day of August 2004.

Chairman

Mike Stuart

Mike Stuart

(seal)

Witness

Josie Griffin

A RESOLUTION TO ADOPT
THE UPDATED CALHOUN COUNTY CONSOLIDATED
COMPREHENSIVE PLAN INCLUDING A NEW
SHORT TERM WORK PROGRAM

WHEREAS, the Mayor and the Council of Edison, Georgia found it necessary to update their portion of the Calhoun County consolidated Comprehensive Plan and corresponding Short Term Work Program as part of the requirements to maintain the City's Qualified Local Government status;

WHEREAS, the City of Edison held public hearings to allow private citizens to review the Comprehensive Plan and Short Term Work Program Update and:

WHEREAS, the Georgia Department of Community Affairs has found the Comprehensive Plan and STWP to meet the Minimum State Planning Standards and:

WHEREAS, the Southwest Georgia Regional Development Center reviewed the City of Edison's Comprehensive Plan and Short Term Work Program update based on content, internal consistency, and found the absence of conflicts with other local comprehensive and regional plans, and

THEREFORE , BE IT RESOLVED by the Mayor and the City Council of Edison, Georgia that the updated Comprehensive Plan and Short Term Work Program shall be adopted. Hereby certifying that adequate citizen participation requirements have been met.

Adopted on the 9th day of August 2004.

Mayor

Reeves Lane

(seal)

Witness

Nikky Williams
City Clerk

A RESOLUTION TO ADOPT
THE UPDATED CALHOUN COUNTY CONSOLIDATED
COMPREHENSIVE PLAN INCLUDING A NEW
SHORT TERM WORK PROGRAM

WHEREAS, the Mayor and the Council of Leary, Georgia found it necessary to update their portion of the Calhoun County consolidated Comprehensive Plan and corresponding Short Term Work Program as part of the requirements to maintain the City's Qualified Local Government status;

WHEREAS, City of Leary held public hearings to allow private citizens to review the Comprehensive Plan and Short Term Work Program Update and:

WHEREAS, the Georgia Department of Community Affairs has found the Comprehensive Plan and STWP to meet the Minimum State Planning Standards and:

WHEREAS, the Southwest Georgia Regional Development Center reviewed the City of Leary's Comprehensive Plan and Short Term Work Program update based on content, internal consistency, and found the absence of conflicts with other local comprehensive and regional plans; and

THEREFORE, BE IT RESOLVED by the Mayor and the City Council of Leary, Georgia that the updated Comprehensive Plan and Short Term Work Program shall be adopted. Hereby certifying that adequate citizen participation requirements have been met.

Adopted on the 2nd day of August 2004.

Mayor

Gerald C Dean

Gerald C. Dean

(seal)

Witness

Josephine Stripling

A RESOLUTION TO ADOPT
THE UPDATED CALHOUN COUNTY CONSOLIDATED
COMPREHENSIVE PLAN INCLUDING A NEW
SHORT TERM WORK PROGRAM

WHEREAS, the Mayor and the Council of Morgan, Georgia found it necessary to update their portion of the Calhoun County consolidated Comprehensive Plan and corresponding Short Term Work Program as part of the requirements to maintain the City's Qualified Local Government status;

WHEREAS, City of Morgan held public hearings to allow private citizens to review the Comprehensive Plan and Short Term Work Program Update and:

WHEREAS, the Georgia Department of Community Affairs has found the Comprehensive Plan and STWP to meet the Minimum State Planning Standards and:

WHEREAS, the Southwest Georgia Regional Development Center reviewed the City of Morgan's Comprehensive Plan and Short Term Work Program update based on content, internal consistency, and found the absence of conflicts with other local comprehensive and regional plans; and

THEREFORE, BE IT RESOLVED by the Mayor and the City Council of Morgan, Georgia that the updated Comprehensive Plan and Short Term Work Program shall be adopted. Hereby certifying that adequate citizen participation requirements have been met.

Adopted on the 2nd day of August 2004.

Mayor

Fred J. Oliver

Fred J. Oliver

(seal)

Witness

Addie C. Taylor
Clerk

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1.) Home Buyer
2.) Own Home

3.) Home Rental Housing Loan & Home Community Housing Devt.
4.) Permanent Supportive Housing Program
5.) Rural Rental Housing Development Fund
6.) Pre-Development Loans
7.) Community HOME Investment Program (CHIP)
8.) Federal Housing Tax Credit
9.) Georgia Housing Tax Credit
10.) Empowerment Zones or Enterprise Communities (EZ/EC)

U.S. Depart of Agriculture-Rural Housing Service
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Introduction

Calhoun County
and the cities of
Arlington, Edison, Leary & Morgan

The development of the Calhoun County Comprehensive Plan is warranted by the State of Georgia Planning Act of 1989. It represents joint participation in a coordinated long range planning process by the State of Georgia, Calhoun County and the cities of Arlington, Edison, Leary and Morgan. The purpose of this plan is to provide elected officials and policy makers with a tool for managing and guiding the communities' future growth and development. By providing inventories of existing conditions, projecting future growth, and listing future goals and objectives the comprehensive plan can provide useful information for guiding and encouraging efficient use of land and other resources while providing for the protection of those resources. The comprehensive planning process also provides for the completion of five-year *short term work programs* that serve as the foundation for decision making regarding the future land use policies, economic development, housing resources, community facilities and natural and cultural resource protection.

By meeting the Minimum Planning Standards and Procedures warranted by the State of Georgia, each participating local government will retain their Qualified Local Government Status. This status enables Georgia communities to remain eligible for state loans, grants and permits.

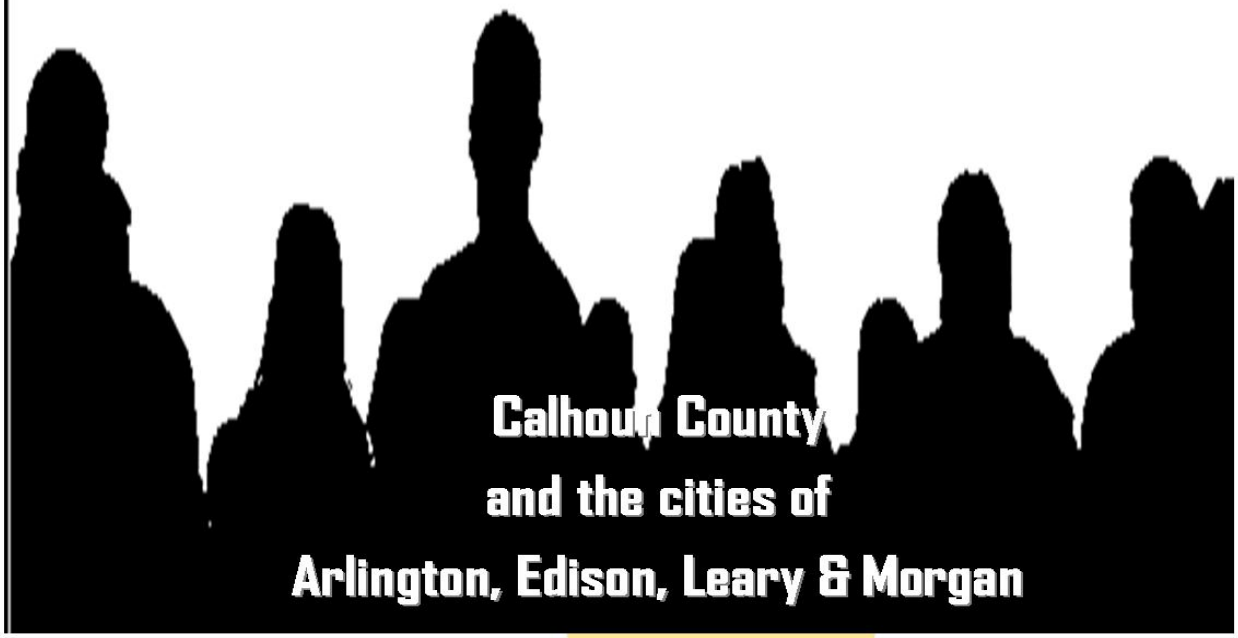
This plan was completed using a three step process as outlined in the Georgia Department of Community Affairs Minimum Standards and Procedures for Local Comprehensive Planning effective January 1, 2004. The three step planning process is as follows:

- **Inventory of Existing Conditions,**
- **Assessment of Current & Future Needs and**
- **Articulation of Goals and An Associated Implementation Program.**

Each step was completed for the seven required elements of the plan. The elements addressed in the plan include: 1) Population, 2) Housing, 3) Economic Development, 4) Community Facilities, 5) Natural Resources, 6) Land Use and 7) Intergovernmental Coordination. The various sections of the plan are accompanied by implementation strategies, which include the communities' goals and objectives and five-year short term work programs.

In accordance with the Minimum Comprehensive Planning Standards and Procedures, during the planning process each community advertised in the appropriate media publications and held the two required joint public hearings. In addition each of the governments in Calhoun County appointed two people from their community to serve on a Planning Committee to provide insight into community needs and concerns. The Southwest Georgia Regional Development Center provided technical assistance in preparing the plan and a hard copy as well as an electronic copy was presented to the local governments prior to being submitted to the Georgia Department of Community Affairs.

Population



Calhoun County
and the cities of
Arlington, Edison, Leary & Morgan

Population

The Population Element provides local governments the opportunity to inventory and assess trends in population growth or decline and in the demographic characteristics of the population. This information, merged with information in the natural and cultural resources element that identifies constraints and /or opportunities affecting future development, forms a foundation for the economic development, community facilities and services, transportation, housing and land use elements of the plan. This information will assist local governments in determining community service and infrastructure needs, employment opportunities and housing needed to support the existing and future population. In addition, this element may be used as a basis for determining desired growth rate, population densities and development patterns that are consistent with the goals and policies established in the other plan elements (DCA PlanBuilder, 2004).

A. Introduction

An understanding of a community's past, present, and probable future population characteristics serves as the basis of many comprehensive planning efforts. The following population element of this consolidated comprehensive plan provides an overview of various socio-economic characteristics of Calhoun County and its cities. In many instances these figures are compared to the nation, the state of Georgia and the fourteen-county Southwest Georgia Region. In order to compare county and city information to the region, the state and the nation, the raw data was converted to a common denominator format such as per capita or percentage of total for each data category. Population characteristics analyzed in this element include population trends and projections, age, race, number of households, education levels and income. All data used came from four different sources: US Census, 2000, Woods & Pool Economics, Southwest Georgia Regional Plan and the Georgia Department of Community Affairs.

B. Total Population

Total population data and related projections provide a foundation for the entire comprehensive plan. These figures give the government an opportunity to plan for the size, extent and range of community facilities and services.

Total Population Inventory

For the most part, as farming has become less labor intensive than it was at the turn of the century, rural county populations have either decreased, remained stagnant or increased slightly. As a rural area, Calhoun County has experienced similar population trends. However, **Table 2.0** shows the projected gradual increase in the population of Calhoun County over the next 20 years.

TABLE 2.0: CALHOUN COUNTY TOTAL POPULATION 1980-2025	
Category-Year	**Total Population**
1980	5,716
1985	5,480
1990	4,999
1995	5,660
2000	6,324
2001	6,343
2002	6,353
2003	6,367
2004	6,383
2005	6,403
2006	6,422
2007	6,436
2008	6,461
2009	6,479
2010	6,509
2015	6,621
2020	6,776
2025	6,892
Source: Woods & Poole Economics, 2003	

The decline in population of Calhoun County between 1980 and 1990 was characteristic of Region 10: Southwest Georgia during that time period. **Tables 2.1-2.3** display population trends over the past 10 years for Region 10, the state of Georgia and the nation. The numbers indicate that population growth in Calhoun County has been about the same as the state of Georgia (26.4 percent), but greater than the United States (13 percent). The numbers for the region indicate a small, but steady increase in population over the past 10 years for the majority of the counties in Southwest Georgia with the exception of Baker and Dougherty County. Those two counties experienced small decreases in population. However, Calhoun County had a large increase in population between 1990-2000 (26 percent). An analysis of the individual cities indicates a small percentage of population increase for Arlington and Edison. The other communities in Calhoun County (Leary, Morgan and the unincorporated areas) have been relatively stagnant since the initial writing of this plan (1993/1994) with the exception of the city of Morgan. **Table 2.4** displays population changes in the cities over the past 20 years. Abrupt growth is not prevalent in any portion of this county. Although the numbers indicate a large increase in population in the City of Morgan over the past 10 years, it is evident that the increase can be attributed to the building of Calhoun State Prison. The prison was built in the city of Morgan in 1993 and has increased the population by 537 percent. In total, the population increased by approximately 1200 institutionalized residents.

Several factors must be considered when analyzing the validity of population estimates and projections. These factors include the accuracy of the previous census figures, the number of institutionalized residents, the net increase and the net migration. Each of these factors must also be considered when planning for the provision of community facilities and services.

TABLE 2.1: REGIONAL POPULATION TRENDS								
Place	**1970**	**1980**	**1990**	**2000**	**%Change 1970-80**	**%Change 1980-90**	**%Change 1970-90**	**%Change 1990-00**
SWGA Region	286,490	321,799	321,102	352,930	12.3	0.2	12.1	10.0
Baker	3,815	3,803	3,643	4074	(1.7)	(5.1)	(4.5)	(1.2)
Calhoun	6502	5716	5009	6320	13.5	12.3	22.9	26.2
Colquitt	32383	35464	36670	42053	(9.9)	3.6	13.2	14.7
Decatur	22371	25552	25574	28240	(14.3)	0.1	14.3	10.4
Dougherty	90348	100920	96505	96065	12.4	(4.4)	6.8	(0.5)
Early	12700	13144	11885	12354	3.8	(9.9)	(6.4)	3.9
Grady	17789	19845	20314	23659	11.3	2.2	14.2	16.5
Lee	7102	11843	16346	24757	65.9	39.1	131.5	51.5
Miller	6389	7028	6292	6383	10.0	(10.8)	(1.5)	1.4
Mitchell	18948	21125	20309	23982	11.4	(0.4)	7.2	15.3
Seminole	7135	9074	9028	9369	28.3	(0.5)	26.6	3.8
Terrell	11368	11997	10655	10970	5.3	(11.4)	(6.5)	3.0
Thomas	34733	38163	39065	42737	10.4	2.3	12.5	9.4
Worth	14907	18125	19807	21967	21.6	9.3	32.9	11.0
Source: Southwest Georgia Regional Plan, 2003								

TABLE 2.2: GEORGIA TOTAL POPULATION	
Category-Year	**Total Population**
1980	5,484,440
1985	5,962,720
1990	6,506,530
1995	7,323,980
2000	8,229,820
2001	8,338,460
2002	8,449,130
2003	8,560,620
2004	8,670,510
2005	8,784,650
2006	8,895,580
2007	9,008,670
2008	9,122,070
2009	9,235,630
2010	9,349,660
2015	9,940,380
2020	10,550,700
2025	11,185,100
Source: Woods & Poole Economics Inc., 2003	

TABLE 2.3: UNITED STATES TOTAL POPULATION	
Category-Year	**Total Population**
1980	227,226,000
1985	237,925,000
1990	249,464,000
1995	266,086,000
2000	282,125,000
2001	284,844,000
2002	287,635,000
2003	290,459,000
2004	293,229,000
2005	296,135,000
2006	298,933,000
2007	301,819,000
2008	304,712,000
2009	307,603,000
2010	310,519,000
2015	325,767,000
2020	341,658,000
2025	358,301,000
Source: Woods & Poole Economics Inc., 2004	

TABLE 2.4: CALHOUN COUNTY CITY TOTAL POPULATION TRENDS			
City	**1980**	**1990**	**2000**
Arlington			
(Population)	1713	1528	1602
Edison			
(Population)	1247	1188	1340
Leary			
(Population)	845	695	666
Morgan			
(Population)	874	230	1464
Source: US Census, 2000			

Total Population Assessment

Since past population trends have not indicated any significant population growth (non-institutionalized population) for Calhoun County, it is apparent that the focus in Calhoun County and the cities of Arlington, Edison, Leary and Morgan should be to sustain and maintain the current population. This can be done by improving the quality of life for current residents. Although all of the governments would like to increase population to help propel the economy and increase the tax base, the numbers do not indicate that there will be any abrupt population growth over the next 20 years. The governments acknowledge that because of the rural, isolated nature of the county, it would be difficult to reverse this trend. It is recommended that the governments of Calhoun County work together to improve the quality of life for current residents including, but not limited to community facilities and services, economic development, housing and the development of civic and cultural activities. By focusing on improving the conditions for current residents, the county and its municipalities will become more attractive to new residents.

C. Households

The purpose of the household's inventory and analysis element of the comprehensive plan is to aid communities in preparing for future housing demand. Changes in average

household size can be compared with regional, state and national trends to account for social changes in the community.

Households Inventory

It is difficult to make long term assumptions about households. There are several factors that influence the number of households in a community. These include housing affordability, the increase in teen pregnancy, divorce rates, the number of single parent households versus two parent households and the number of multi-family housing units versus single family housing units. **Tables 2.5-2.8** give an overview of the number of households for Calhoun County, the state of Georgia and each of the cities.

TABLE 2.5: CALHOUN COUNTY NUMBER OF HOUSEHOLDS										
Category	**1980**	**1985**	**1990**	**1995**	**2000**	**2005**	**2010**	**2015**	**2020**	**2025**
Total	1,848	1,888	1,805	1,862	1,966	2,011	2,050	2,081	2,100	2,110
Source: Woods & Poole Economics, 2003										

TABLE 2.6: GA NUMBER OF HOUSEHOLDS										
Category	**1980**	**1985**	**1990**	**1995**	**2000**	**2005**	**2010**	**2015**	**2020**	**2025**
Total	1,886,550	2,124,630	2,380,830	2,684,490	3,022,410	3,265,030	3,501,380	3,727,580	3,929,140	4,108,410
Source: Woods & Poole Economics, 2003										

TABLE 2.7: CALHOUN (CITIES) COUNTY: TOTAL NUMBER OF HOUSEHOLDS			
Government	**1980**	**1990**	**2000**
Calhoun County			
(# of Households)	1833	1792	1964
Arlington			
(# of Households)	561	553	583
Edison			
(# of Households)	410	414	501
Leary			
(# of Households)	261	259	281
Morgan			
(# of Households)	132	74	92
Source: Woods & Poole Economics, 2003			

Households Assessment

The projected number of households in Calhoun County indicates a small but steady increase over the next 20 years. In conjunction with total population increases for Calhoun County, the number of households also appears to be on a steady increase in both the incorporated and unincorporated portions of Calhoun County. The increase in households in the county can be attributed to factors such as the increase in population, the increase in single parent families due to divorce and the increase in the availability of multi-family housing units. It will be important for the local governments to assure that sufficient housing is available to meet the slowly increasing demand.

Average Household Size

Throughout the recent history of the State of Georgia average household size has declined. Calhoun County and the cities of Arlington, Edison, Leary and Morgan have also experienced a decline in average household size. The decline in household size is interesting because there has been an increase in the number of households not only in Calhoun County, but in the state of Georgia and in Region 10: Southwest Georgia. The increase in households and the decrease in household size are definitely related. The numbers indicate that more individuals are choosing to live on their own, versus living with relatives, contributing to the increase in number of households and the decrease in average household size. Projections by Woods & Poole Economics suggest there will be a continual decline in household size until the year 2025, when household size will begin increasing. See **Tables 2.8 and 2.9** for current average household sizes and for Woods & Poole projections of household sizes for Calhoun County and the State of Georgia.

TABLE 2.8: CALHOUN COUNTY AVERAGE HOUSEHOLD SIZE										
Category	**1980**	**1985**	**1990**	**1995**	**2000**	**2005**	**2010**	**2015**	**2020**	**2025**
Persons per Household	3.050	2.850	2.720	2.650	2.530	2.500	2.480	2.470	2.500	2.520
TABLE 2.9: GA AVERAGE HOUSEHOLD SIZE										
Category	**1980**	**1985**	**1990**	**1995**	**2000**	**2005**	**2010**	**2015**	**2020**	**2025**
Persons per Household	2.830	2.730	2.660	2.650	2.650	2.610	2.590	2.590	2.600	2.630
Source: Woods & Poole Economics, 2003										

D. Age Distribution

Having an accurate understanding of the age structure of a community and changes in its age distribution allows local governments to appropriately plan for the future provision of the proper types and levels of service.

Age Distribution Inventory

To make demographic data useful for planning, age groups (cohorts) are formed and classified by their function and place in the community. The population of these groups is compared to populations in the previous years to see how the community is changing. The categories listed in **Tables 2.10-2.12** for Calhoun County and its cities show the age cohorts and the corresponding percentages between 1980 and 2020. The projections for the county were calculated by Woods & Poole Economics and they are based on historic and current trends. **Table 2.10** displays historic, current and projected age distributions by percentages for Calhoun County between 1980 and 2020. The projections for the cities were calculated by the Southwest Georgia Regional Development Center and should be considered as estimates only.

Arlington's population is not expected to grow significantly over the next 20 years, resulting in an expected to age distribution that will be comprised of an increasingly elderly population. Leary is expected to lose population during the planning period in nearly all age groups. Edison however is expecting a substantial increase in population that will affect all age cohorts, particularly the under 18 group. Morgan is

anticipating a tremendous population growth, although this will primarily be in the institutionalized population. The 18 to 55 year age groups all show a substantial growth, for the most part representing the expansion of the prison facility. The projections for Morgan are much greater than those for the county done by Woods and Poole. This is a result of the inclusion of the expansion of the prison.

Age Distribution Assessment

It is important to note the age groups that are projected to change during the planning horizon. For the year 2000, the 50-plus age group was approximately 26 percent of the population, while the 50-plus population in 2010 is projected to increase to 32.1 percent and the numbers indicate a continual increase in the 50-plus age group in 2020 with projections indicating that the senior citizen population will constitute approximately 40% of the total population. Within the planning horizon, Calhoun County as a whole will need to look at the necessity of planning for a population that is aging rapidly. With this awareness, the local government can plan for the housing, recreational and medical needs of an older population.

Calhoun County age distribution trends are very similar to those of Region 10: Southwest Georgia. **Table 2.16** indicates that the median age for Calhoun County in 2000 was 35.6. The State of Georgia average median age in 2000 was 33.4, while the regions average median age was just shy of Calhoun County at 35.1 in 2000.

Assessment of the cities shows different planning needs in each. As mentioned, Arlington's population is not expected to increase substantially, although it will shift to an older one. This will require more activities and services available for an aging population. Leary, with its projected population decline, will have to plan for reduced need for services, as well as reduced revenues. Edison and Morgan are both expecting population increases, although resulting from different reasons. Edison is expected to grow from in-migration, resulting in an increase in its youth population. As a consequence, the city should be prepared to provide activities and services for children through school. It should also look to improving conditions to retain high school graduates, or at least bring college graduates back to Calhoun County. Morgan on the other hand will experience growth from the prison facility. This increase will primarily be institutionalized, although a portion will be from related businesses and services.

TABLE 2.10: CALHOUN COUNTY AGE DISTRIBUTION (%)					
Category	**1980**	**1990**	**2000**	**2010**	**2020**
Total	100.00%	100.00%	100.00%	100.00%	100.00%
Age 0 to 4	8.14%	7.42%	6.02%	5.70%	6.04%
Age 5 to 9	8.26%	7.42%	5.91%	5.67%	5.95%
Age 10 to 14	9.76%	8.98%	6.33%	5.90%	5.68%
Age 15 to 19	10.44%	8.42%	6.63%	5.64%	5.58%
Age 20 to 24	8.19%	5.80%	8.49%	5.64%	5.30%
Age 25 to 29	6.70%	6.70%	7.35%	5.88%	5.05%
Age 30 to 34	5.81%	7.58%	8.24%	8.57%	5.56%
Age 35 to 39	4.37%	6.80%	9.20%	7.54%	5.95%
Age 40 to 44	4.16%	6.18%	8.51%	8.11%	8.28%
Age 45 to 49	4.57%	4.40%	7.51%	9.02%	7.25%
Age 50 to 54	5.42%	4.28%	5.80%	8.40%	7.91%
Age 55 to 59	4.74%	4.28%	3.95%	6.85%	8.16%
Age 60 to 64	4.67%	4.78%	3.49%	5.10%	7.42%
Age 65 to 69	4.57%	4.80%	3.12%	3.41%	5.84%
Age 70 to 74	4.25%	3.76%	3.10%	2.61%	3.82%
Age 75 to 79	3.27%	3.50%	2.74%	2.09%	2.35%
Age 80 to 84	1.64%	2.56%	1.77%	1.67%	1.55%
Age 85 & Over	1.03%	2.32%	1.83%	2.18%	2.32%
Source: Woods & Poole Economics Inc., 2003					

Table 2.10A Calhoun County: Age Distribution										
Category	**1980**	**1985**	**1990**	**1995**	**2000**	**2005**	**2010**	**2015**	**2020**	**2025**
Total	5,716	5,480	4,999	5,660	6,324	6,403	6,509	6,621	6,776	6,892
Age 0 to 4	465	425	371	379	381	366	371	386	409	417
Age 5 to 9	472	414	371	372	374	387	369	385	403	422
Age 10 to 14	558	505	449	428	400	368	384	368	385	392
Age 15 to 19	597	507	421	415	419	398	367	392	378	385
Age 20 to 24	468	410	290	404	537	381	367	339	359	352
Age 25 to 29	383	390	335	382	465	532	383	366	342	365
Age 30 to 34	332	380	379	470	521	484	558	396	377	358
Age 35 to 39	250	308	340	469	582	530	491	562	403	383
Age 40 to 44	238	269	309	414	538	578	528	482	561	400
Age 45 to 49	261	235	220	356	475	543	587	533	491	571
Age 50 to 54	310	251	214	280	367	477	547	582	536	498
Age 55 to 59	271	256	214	214	250	343	446	514	553	510
Age 60 to 64	267	266	239	219	221	242	332	434	503	541
Age 65 to 69	261	248	240	225	197	198	222	301	396	453
Age 70 to 74	243	224	188	203	196	172	170	190	259	340
Age 75 to 79	187	182	175	176	173	156	136	139	159	223
Age 80 to 84	94	119	128	130	112	120	109	102	105	115
Age 85 & Over	59	91	116	124	116	128	142	150	157	167
Source: Woods & Poole Economics Inc., 2003										

TABLE 2.11: CALHOUN COUNTY POPULATION BY AGE			
Category	**1980**	**1990**	**2000**
TOTAL Population	5717	5013	6320
0 – 4 Years Old	553	355	381
5 – 13 Years Old	801	733	712
14 – 17 Years Old	531	389	302
18 – 20 Years Old	293	207	271
21 – 24 Years Old	386	192	443
25 – 34 Years Old	710	747	986
35 – 44 Years Old	488	668	1118
45 – 54 Years Old	572	413	842
55 – 64 Years Old	538	457	471
65 Years and Over	846	852	794
Source: US Census 2000			

TABLE 2.12: ARLINGTON CITY AGE DISTRIBUTION FOR CITIES			
Category	**1980**	**1990**	**2000**
TOTAL Population	1713	1528	1602
0 – 4 Years Old	163	123	145
5 – 13 Years Old	242	268	276
14 – 17 Years Old	167	118	105
18 – 20 Years Old	81	54	83
21 – 24 Years Old	103	55	71
25 – 34 Years Old	202	240	194
35 – 44 Years Old	156	122	249
45 – 54 Years Old	175	125	149
55 – 64 Years Old	170	230	123
65 Years and Over	257	230	207
Source: US Census 2000			

Table 2.12 B: Arlington City Projected Age Distribution								
Category	**1980**	**1990**	**2000**	**2005**	**2010**	**2015**	**2020**	**2025**
Total Population	1713	1528	1602	1639	1658	1677	1696	1715
0-4 years old	163	123	145	134	123	112	101	90
5-13 years old	242	268	276	231	292	300	308	316
14-17 years old	167	118	105	129	79	66	53	40
18-20 years old	81	54	83	112	141	170	199	228
21-24 years old	103	55	71	79	87	95	146	111
25-34 years old	202	240	194	148	102	56	115	136
35-44 years old	156	122	249	230	350	630	145	208
45-54 years old	175	125	149	191	197	221	304	269
55-64 years old	170	230	123	187	153	166	210	225
65 years and over	257	230	207	198	134	138	115	92
Source: RDC Projections, 2004								

TABLE 2.13: EDISON CITY AGE DISTRIBUTION FOR CITIES			
Category	**1980**	**1990**	**2000**
TOTAL Population	1247	1188	1340
0 – 4 Years Old	116	70	97
5 – 13 Years Old	163	175	191
14 – 17 Years Old	122	70	80
18 – 20 Years Old	57	49	55
21 – 24 Years Old	77	29	64
25 – 34 Years Old	146	166	127
35 – 44 Years Old	111	137	172
45 – 54 Years Old	127	97	165
55 – 64 Years Old	124	103	108
65 Years and Over	202	292	281
Source: US Census 2000			

Table 2.13 B: Edison City Projected Age Distribution								
Category	**1980**	**1990**	**2000**	**2005**	**2010**	**2015**	**2020**	**2025**
Total Population	1247	1188	1340	1492	1644	1796	1948	2100
0-4 years old	116	70	97	124	151	178	205	232
5-13 years old	163	175	191	207	223	239	255	271
14-17 years old	122	70	80	90	100	110	120	130
18-20 years old	57	49	55	61	70	73	79	85
21-24 years old	77	29	64	99	134	169	204	239
25-34 years old	146	166	127	88	49	10	121	91
35-44 years old	111	137	172	207	242	277	312	347
45-54 years old	127	97	165	233	298	363	338	402
55-64 years old	124	103	108	113	118	123	128	133
65 years and over	202	292	281	270	259	248	186	170
Source: RDC Projections								

TABLE 2.14: LEARY CITY AGE DISTRIBUTION FOR CITIES			
Category	**1980**	**1990**	**2000**
TOTAL Population	845	695	666
0 – 4 Years Old	86	52	58
5 – 13 Years Old	129	96	96
14 – 17 Years Old	72	62	40
18 – 20 Years Old	50	34	26
21 – 24 Years Old	63	28	46
25 – 34 Years Old	114	99	58
35 – 44 Years Old	67	104	103
45 – 54 Years Old	82	52	117
55 – 64 Years Old	74	65	36
65 Years and Over	108	103	86
Source: US Census 2000			

Table 2.14C: Leary City: Projected Age Distribution								
Category	**1980**	**1990**	**2000**	**2005**	**2010**	**2015**	**2020**	**2025**
Total Population	**845**	**695**	**666**	**637**	**608**	**579**	**550**	**521**
0-4 years old	**86**	**52**	**58**	**60**	**62**	**64**	**66**	**68**
5-13 years old	**129**	**96**	**96**	**96**	**96**	**96**	**96**	**96**
14-17 years old	**72**	**62**	**40**	**18**	**14**	**26**	**48**	**70**
18-20 years old	**50**	**34**	**26**	**18**	**10**	**2**	**6**	**14**
21-24 years old	**63**	**28**	**46**	**28**	**10**	**8**	**16**	**14**
25-34 years old	**114**	**99**	**58**	**17**	**24**	**65**	**26**	**22**
35-44 years old	**67**	**104**	**103**	**102**	**101**	**100**	**99**	**98**
45-54 years old	**82**	**52**	**117**	**182**	**121**	**132**	**67**	**34**
55-64 years old	**74**	**65**	**36**	**7**	**122**	**51**	**108**	**49**
65 years and over	**108**	**103**	**86**	**69**	**52**	**35**	**18**	**56**

Source: RDC Projections, 2004

TABLE 2.15: MORGAN CITY AGE DISTRIBUTION FOR CITIES			
Category	**1980**	**1990**	**2000**
TOTAL Population	874	230	1464
0 – 4 Years Old	88	5	14
5 – 13 Years Old	132	25	28
14 – 17 Years Old	75	27	8
18 – 20 Years Old	50	10	56
21 – 24 Years Old	64	9	201
25 – 34 Years Old	117	52	448
35 – 44 Years Old	71	20	407
45 – 54 Years Old	86	17	181
55 – 64 Years Old	77	44	67
65 Years and Over	114	21	54
Source: US Census 2000			

Morgan City: Projected Age Distribution								
Category	**1980**	**1990**	**2000**	**2005**	**2010**	**2015**	**2020**	**2025**
Total Population	**874**	**230**	**1464**	**2698**	**3932**	**5166**	**6400**	**7634**
0-4 years old	**88**	**5**	**14**	**23**	**32**	**41**	**50**	**59**
5-13 years old	**132**	**25**	**28**	**31**	**34**	**37**	**40**	**43**
14-17 years old	**75**	**27**	**8**	**11**	**30**	**49**	**68**	**87**
18-20 years old	**50**	**10**	**56**	**102**	**148**	**194**	**240**	**286**
21-24 years old	**64**	**9**	**201**	**393**	**585**	**777**	**969**	**1161**
25-34 years old	**117**	**52**	**448**	**832**	**1240**	**1538**	**1896**	**2254**
35-44 years old	**71**	**20**	**407**	**794**	**1181**	**1568**	**1955**	**2342**
45-54 years old	**86**	**17**	**181**	**345**	**509**	**673**	**837**	**1001**
55-64 years old	**77**	**44**	**67**	**90**	**113**	**136**	**159**	**182**
65 years and over	**114**	**21**	**54**	**77**	**120**	**153**	**186**	**219**
Source: RDC Projections, 2004								

TABLE 2.16 : MEDIAN AGE SOUTHWEST GEORGIA 1980-2000						
	1980		1990		2000	
County	Total Population	Median Age	Total Population	Median Age	Total Population	Median Age
Baker	3,808	27.9	3,615	31.7	4,074	34.2
Calhoun	**5,717**	**28.3**	**5,013**	**33.6**	**6,320**	**35.6**
Colquitt	35,376	29.8	36,645	32.5	42,053	33.7
Decatur	25,495	28.0	25,511	31.6	28,240	36.4
Dougherty	100,718	26.0	96,311	29.9	96,065	32.2
Early	13,158	28.7	11,854	33.4	11,854	36.4
Grady	19,845	30.2	20,279	32.9	20,279	35.5
Lee	11,684	26.7	16,250	29.7	24,757	32.6
Miller	7,038	29.7	6,280	34.7	6,383	38.2
Mitchell	21,114	26.7	20,275	30.6	23,932	34
Seminole	9,057	30.1	9,010	33.7	9,369	37.5
Terrell	12,017	28.1	10,653	33.1	10,970	35.4
Thomas	38,098	29.3	38,986	33.0	42,737	36.3
Worth	18,064	28.5	19,745	31.4	21,967	35.7
Region	**321,189**	**28.4**	**320,427**	**32.4**	**352,880**	**35.1**
State	**5,463,105**	**28.7**	**6,478,216**	**31.6**	**8,186,453**	**33.4**

Source: Southwest Georgia Regional Plan, 2003

E. Racial Composition

Planning decisions must often take into consideration the racial and ethnic diversity of the local population. An understanding of the racial make up of a community enables government officials to plan activities and events that are representative of community needs, concerns and values.

Racial Composition Inventory

Awareness of racial composition is a required element of comprehensive plans in Georgia and a very important political issue in Calhoun County, its cities as well as in the state and the nation. Understanding past trends and changes can be useful for understanding the change within a community. However, the best way to address racial issues in planning is through open discussion and understanding among citizens of the community. Regardless of race, all community members want to improve the quality of life and therefore should learn to work together toward that goal.

According to the 2000 census, Blacks or African Americans accounted for 12.9 percent of the nation's total population and comprised 29.2 percent of Georgia's population. In fact, Georgia ranked 4th in the nation for the number of Blacks or African Americans currently living in the state. In addition, the southwest Georgia region's racial split was 55 percent White, 42 percent Black or African American and 3 percent other (Asian, Pacific Islander, Native American) **Tables 2.17 and 2.18** display Calhoun County and the cities racial compositions.

Racial Composition Assessment

Over the next 20 years, the Black or African-American population is expected to continuously increase, while the White population is expected to continuously decrease within the county and the cities. The numbers indicate that approximately 60.6 percent of the Calhoun County population is Black or African-American, while 38.3 percent is White and the remainder of the population is composed of Native Americans, Asian/ Pacific Islanders and Hispanics. Racial composition of a community is important to examine,

because it gives the elected officials the opportunity to plan cultural activities and social events that will appeal to the residents.

TABLE 2.17: CALHOUN COUNTY RACIAL COMPOSITION										
Category	**1980**	**1985**	**1990**	**1995**	**2000**	**2005**	**2010**	**2015**	**2020**	**2025**
White Population	NA	NA	2,053	2,172	2,369	2,314	2,263	2,207	2,140	2,066
Black Population	NA	NA	2,927	3,341	3,753	3,867	4,003	4,149	4,358	4,524
Native American	NA	NA	12	20	9	9	12	16	12	14
Asian & Pacific Islander	NA	NA	1	5	4	4	4	5	9	8
Hispanic, any Race	37	41	6	122	189	209	227	244	257	280
Source: Woods & Poole Economics, 2003										

TABLE 2.18: CALHOUN COUNTY (CITIES) RACIAL COMPOSITION			
ARLINGTON CITY: RACIAL COMPOSITION IN CITY			
Category	1980	1990	2000
TOTAL Population	1713	1528	1602
White	815	481	465
Black	891	1035	1120
American Indian Eskimo or Aleut	3	3	2
Asian or Pacific Islander	2	9	3
Other	0	0	7
Persons of Hispanic Origin	19	2	23
EDISON CITY: RACIAL COMPOSITION IN CITY			
Category	1980	1990	2000
TOTAL Population	1247	1188	1340
White	559	511	428
Black	680	677	907
American Indian Eskimo or Aleut	2	0	0
Asian or Pacific Islander	4	0	0
Other	0	0	0
Persons of Hispanic Origin	12	0	17
LEARY CITY: RACIAL COMPOSITION IN CITY			
Category	1980	1990	2000
TOTAL Population	845	695	666
White	323	107	143
Black	521	586	504
American Indian Eskimo or Aleut	1	2	5
Asian or Pacific Islander	1	0	0
Other	0	0	9
Persons of Hispanic Origin	7	0	19
MORGAN CITY: RACIAL COMPOSITION IN CITY			
Category	1980	1990	2000
TOTAL Population	874	230	1464
White	339	115	485
Black	532	114	974
American Indian Eskimo or Aleut	1	0	0
Asian or Pacific Islander	1	1	0
Other	0	0	0
Persons of Hispanic Origin	8	0	119
Source: US Census, 2000			

Calhoun County Racial Composition								
Racial Composition	**1980**	**1990**	**2000**	**2005**	**2010**	**2015**	**2020**	**2025**
Arlington	1713	1528	1602	1639	1676	1713	1750	1787
Black	891 (60.3%)	1035 (67.7%)	1120 (69.9%)	1163 (73%)	1206 (72%)	1249 (73%)	1292 (74%)	1335 (74.7%)
White	815 (39.3%)	481 (31.4%)	465 (29.03%)	457 (27%)	454 (27%)	449 (26.2%)	445 (25%)	441 (24.6%)
Other	3 (0.38%)	12 (0.79%)	12 (0.75%)	12 (0.007%)	12 (0.007%)	12 (0.006%)	12 (0.006%)	12 (0.006%)
Persons of Hispanic Origin	19 (0.89%)	2 (0.13%)	23 (1.44%)	34 (0.020%)	44 (0.026%)	55 (0.031%)	65 (0.037%)	75 (0.042%)
Edison	1247	1188	1340	1416	1492	1568	1644	1720
Black	680 (53%)	677 (57%)	907 (68%)	1022 (72%)	1132 (76%)	1252 (80%)	1367 (83%)	1482 (86%)
White	559 (46%)	511 (43%)	428 (37%)	387 (27%)	346 (23%)	305 (19%)	264 (16%)	223 (13%)
Other	6 (.62%)	0	0	0	0	0	0	0
Persons of Hispanic Origin	12 (1.51%)	0	17 (1.27%)	26 (1.18%)	34 (1.22%)	43 (1.227%)	51 (0.031%)	60 (.034%)
Leary	845	695	666	652	637	623	608	594
Black	521 (77%)	586 (84%)	504 (75%)	463 (83%)	422 (66%)	381 (61%)	340 (56%)	299 (50%)
White	323 (23%)	107 (15%)	143 (21%)	161 (25%)	179 (28%)	197 (32%)	215 (35%)	233 (39%)
Other	2 (.02%)	2 (.29)	14 (.21%)	20(..03%)	26 (.04%)	32 (.05%)	38 (.06%)	44 (.07%)
Persons of Hispanic Origin	7	0	19 (.02%)	28 (.04%)	38 (.05%)	48 (.07%)	57 (.09%)	66 (1.1%
Morgan	874	230	1464	2081	2698	3315	3932	4549
Black	532 (41%)	114 (49%)	974 (66%)	1404 (67%)	1834 (68%)	2264 (68%)	2694 (69%)	3124 (69%)
White	339 (58%)	115 (50%)	485 (33%)	670 (32%)	855 (32%)	1040 (31%)	1225 (31%)	1410 (31%)
Other	2 (0.55%)	1 (0.43%)	0	0	0	0	0	0
Persons of Hispanic Origin	8 (.009%)	0	119 (8%)	178 (.08%)	237 (.08%)	297 (.08%)	355 (.10%)	414 (.10*)
Source: RDC Staff Projections, 2004, US Census, 2000								

F. Education

Determining the skill and education level of the community is important when planning for future growth and development. Educational attainment is an important factor in both economic and educational development. The level of skill and education of the available workforce in a community plays a vital role in attracting and retaining industry. Such issues as dropout rates, achievement test scores, and percentage of graduates continuing to post-secondary education can affect the economic development potential of a community. Changes in these rates and comparisons with state and surrounding county figures can inform local policy makers of community educational needs and where workforce development efforts should focus.

Education Inventory

When planning for education, it is often better to plan in the "here and now" because the realm of education in a community is so complex. Every year the level of

technology increases in our society. Therefore, school curriculum and learning materials must be improved on a year to year basis in order for the youth of the community to be competitive in the future work force. This does not, however, discount the need to look into the future when predicting the need for capital improvements in school facilities. In recent years, Southwest Georgia residents have chosen to increase their education attainment levels. The high school drop-out rates have decreased and the number of college attendees has increased. See **Tables 2.19-2.24** for a comparison of educational attainment levels locally, regionally and nationally.

Education Assessment

The statistics indicate a slight increase in the amount of people with graduate and professional degrees. Approximately 10 % of the population in Calhoun County had a Bachelors' Degree or higher, while 19% of the residents of Southwest Georgia as a whole held a Bachelors Degree or higher. The State of Georgia, as a whole, showed that approximately 20% of the residents hold a Bachelors' Degree or higher. More noticeably, the number of high school graduates nearly doubled between 1980 and 1990 and increased by approximately 3% between 1990 and 2000. This information is helpful for prospective employers to assess the quality of the labor force.

It is common to see a rise in a county's level of education. Public schools have improved as well as the level of educational technology. Federal job training and literacy programs have improved the skills and marketability of the existing unemployed labor force. However, these resources do not reach rural counties as fast as in urban areas. Unemployed persons in rural areas generally have greater difficulty attaining needed job training due to the greater distances they must travel.

Dropout Rates

Despite the merits of compulsory education, the public education system does not always meet the needs of every student. The young adults who "fall through the cracks" are of great concern to the public. It is very difficult to properly function in society without a basic level of education. Many of the dropouts leave school without the literacy and mathematical skills necessary to succeed in today's work force. Though it may be an unattainable goal, every school system looks to the day when all citizens will have the knowledge needed to meet their future challenges.

It is fortunate that there are job training and literacy programs to help dropouts later in life. One such program is the local Workforce Investment Act (WIA). Through federal assistance this organization helps former dropouts attain accreditation and gain the skills necessary to be competitive in the job market.

The education statistics for Calhoun County indicate that a significant amount of high school students have chosen to pursue a post secondary education. See **Tables 2.25 and 2.26** for a comparison of education statistics between Calhoun County and the state of Georgia.

As mentioned earlier in this section of the plan, there are a limited number of job opportunities for professionals in Calhoun County and its cities. For this reason, it is suspected that many graduates of the Calhoun County School System that pursue a post secondary education do not return to work in the county after attaining their degrees. This phenomenon is very common among rural counties. This trend can only be broken through innovative efforts by the community to improve the quality of life for their residents.

TABLE 2.19: CALHOUN COUNTY EDUCATION ATTAINMENT (%)			
Category	**1980**	**1990**	**2000**
TOTAL Adult Population 25 & Over	100.00%	100.00%	100.00%
Less than 9th Grade	40.52%	22.47%	13.37%
9th to 12th Grade (No Diploma)	24.70%	25.31%	21.11%
High School Graduate (Includes Equivalency)	18.58%	30.12%	33.76%
Some College (No Degree)	NA	8.77%	16.44%
Associate Degree	NA	3.22%	3.65%
Bachelor's Degree	NA	6.38%	5.00%
Graduate or Professional Degree	NA	3.73%	6.66%
Source: Georgia Department of Education, 2003, US Census 2000			

TABLE 2.20: GEORGIA EDUCATIONAL ATTAINMENT (%)			
Category	**1980**	**1990**	**2000**
TOTAL Adult Population 25 & Over	100.00%	100.00%	100.00%
Less than 9th Grade	23.72%	12.00%	7.58%
9th to 12th Grade (No Diploma)	19.92%	17.04%	13.85%
High School Graduate (Includes Equivalency)	28.52%	29.65%	28.65%
Some College (No Degree)	NA	17.01%	20.41%
Associate Degree	NA	4.96%	5.20%
Bachelor's Degree	NA	12.92%	16.00%
Graduate or Professional Degree	NA	6.41%	8.30%
Source: Georgia Department of Education, 2003			

TABLE 2.21: ARLINGTON CITY EDUCATIONAL ATTAINMENT (%)			
Category	**1980**	**1990**	**2000**
TOTAL Adult Population 25 & Over	100.00%	100.00%	100.00%
Less than 9th Grade	NA	30.54%	16.94%
9th to 12th Grade (No Diploma)	NA	33.47%	19.32%
High School Graduate (Includes Equivalency)	NA	38.08%	37.50%
Some College (No Degree)	NA	11.30%	15.91%
Associate Degree	NA	4.46%	2.07%
Bachelor's Degree	NA	5.44%	4.86%
Graduate or Professional Degree	NA	3.63%	3.41%
Source: Georgia Department of Education, 2003			

TABLE 2.22: EDISION CITY EDUCATIONAL ATTAINMENT (%)			
Category	**1980**	**1990**	**2000**
TOTAL Adult Population 25 & Over	100.00%	100.00%	100.00%
Less than 9th Grade	NA	27.20%	20.73%
9th to 12th Grade (No Diploma)	NA	27.66%	19.67%
High School Graduate (Includes Equivalency)	NA	36.17%	27.87%
Some College (No Degree)	NA	10.79%	15.69%
Associate Degree	NA	3.50%	3.63%
Bachelor's Degree	NA	9.12%	6.67%
Graduate or Professional Degree	NA	6.38%	5.74%
Source: Georgia Department of Education, 2003			

TABLE 2.23: LEARY CITY EDUCATIONAL ATTAINMENT (%)			
Category	**1980**	**1990**	**2000**
TOTAL Adult Population 25 & Over	100.00%	100.00%	100.00%
Less than 9th Grade	NA	33.54%	14.32%
9th to 12th Grade (No Diploma)	NA	26.65%	13.63%
High School Graduate (Includes Equivalency)	NA	45.45%	48.27%
Some College (No Degree)	NA	12.23%	13.39%
Associate Degree	NA	3.76%	2.31%
Bachelor's Degree	NA	10.03%	5.54%
Graduate or Professional Degree	NA	0.94%	2.54%
Source: Georgia Department of Education, 2003			

TABLE 2.24: MORGAN CITY EDUCATIONAL ATTAINMENT (%)			
Category	**1980**	**1990**	**2000**
TOTAL Adult Population 25 & Over	100.00%	100.00%	100.00%
Less than 9th Grade	NA	15.67%	9.58%
9th to 12th Grade (No Diploma)	NA	42.54%	25.32%
High School Graduate (Includes Equivalency)	NA	32.09%	24.04%
Some College (No Degree)	NA	11.19%	20.96%
Associate Degree	NA	2.24%	4.53%
Bachelor's Degree	NA	3.73%	2.40%
Graduate or Professional Degree	NA	7.46%	13.17%
Source: Georgia Department of Education, 2003			

TABLE 2.25: CALHOUN COUNTY EDUCATION STATISTICS (%)							
Category	**1995**	**1996**	**1997**	**1998**	**1999**	**2000**	**2001**
H.S. Graduation Test Scores (All Components)	56%	70%	27%	46%	37%	41%	53%
H.S. Dropout Rate	4%	9.3%	6.5%	14.4%	8.9%	4.6%	8.6%
Grads Attending Georgia Public Colleges	17.7%	31.9%	20.0%	36.8%	34.2%	NA	NA
Grads Attending Georgia Public Technical Schools	1.6%	26.1%	18.3%	15.8%	23.7%	19.1%	NA
Source: Georgia Department of Education, 2003							

TABLE 2.26: GEORGIA EDUCATION STATISTICS (%)							
Category	**1995**	**1996**	**1997**	**1998**	**1999**	**2000**	**2001**
H.S. Graduation Test Scores (All Components)	82%	76%	67%	68%	66%	68%	65%
H.S. Dropout Rate	9.26%	8.60%	7.30%	6.50%	6.50%	6.50%	6.40%
Grads Attending Georgia Public Colleges	35.0%	30.0%	30.2%	38.8%	37.5%	37.3%	36.1%
Grads Attending Georgia Public Technical Schools	5.4%	6.2%	7.1%	6.5%	6.4%	7.4%	8.8%
Source: Georgia Department of Education, 2003							

G. Income

Analyzing the change in local income levels over the last twenty years is useful information in planning. Examining income changes gives elected officials the opportunity to measure the economic health of their constituency.

Income Inventory

It is difficult to compare income over any length of time due to barriers such as fluctuations in interest rates, the number of institutionalized residents (including incarcerated and college population) and unforeseen circumstances (i.e. wars, natural disasters). Even if interest rates are accounted for, there is still some variability due to local market fluctuations and the change of prices for necessary goods.

In a planning context it may be better to consider income relationships in the same year. Comparing income statistics for Calhoun County and the state to one another provides an image of how income distribution has changed over time in Calhoun County. It also shows how the county compares to the region, the state of Georgia and the nation over the same time period. **Table 2.29** compares state, regional and local per capita incomes (based on 1987 constant dollars). In addition, average household and per capita incomes are displayed in **Tables 2.27 through 2.33.** These tables show that the average household incomes within Calhoun County and its cities are significantly lower than those of the state of Georgia.

TABLE 2.27: CALHOUN COUNTY PER CAPITA INCOME (1996 $)										
Category	**1980**	**1985**	**1990**	**1995**	**2000**	**2005**	**2010**	**2015**	**2020**	**2025**
Calhoun County	$9,090	$13,525	$15,891	$16,511	$15,769	$16,938	$18,107	$19,339	$20,539	$21,968
Arlington	NA	$6,909.00	$12,628.00	$15,487.50	$18,347.00	$21,206.50	$24,066.00	$26,925.50	$6,909.00	$12,628.00
Edison	NA	$7,500.00	$11,280.00	$13,170.00	$15,060	$16,950.00	$18,840.00	$20,730.00	$7,500.00	$11,280.00
Leary	NA	$7,360.00	$14,733.00	$18,419.50	$22,106	$25,792.50	$29,479.00	$33,165.50	$7,360.00	$14,733.00
Morgan	NA	$7,376.00	$10,290.00	$11,747.00	$13,204	$14,661.00	$16,118.00	$18,175.00	$7,376.00	$10,290.00
Source: Woods & Poole Economics Inc. 2003										

TABLE 2.28: GEORGIA PER CAPITA INCOME										
Category	**1980**	**1985**	**1990**	**1995**	**2000**	**2005**	**2010**	**2015**	**2020**	**2025**
Income per Capita (1996 $)	$15,353	$18,512	$20,715	$22,287	$25,433	$26,975	$28,549	$30,141	$31,767	$33,413
Source: Woods & Poole Economics Inc. 2003										

TABLE 2.29: PER CAPITA INCOMES 1970-2010 (in 1987 Constant Dollars)						
	1970	**1980**	**1990**	**1995**	**2000**	**2010**
Nation	11,359	13,925	16,223	17,011	17,799	21,090
State	9,476	11,730	14,850	15,052	16,550	19,809
Region	7,503	9,240	11,798	12,223	12,649	14,956
Baker	6,051	6,953	11,699	12,413	13,128	15,543
Calhoun	**5,757**	**6,949**	**11,092**	**11,425**	**11,758**	**14,185**
Colquitt	7,857	9,420	12,145	12,511	12,877	15,319
Decatur	6,493	8,599	11,712	11,996	12,281	14,638
Dougherty	8,105	10,638	12,755	13,131	13,507	16,027
Early	6,540	7,858	11,208	12,025	12,843	15,611
Grady	6,828	7,803	10,916	11,523	12,148	14,388
Lee	7,058	9,827	11,637	11,836	12,036	13,698
Miller	6,796	6,829	10,327	10,846	11,366	13,313
Mitchell	7,307	8,133	10,054	10,476	10,899	12,989
Seminole	7,458	7,932	10,374	10,980	11,586	13,599
Terrell	6,456	6,637	9,420	10,091	10,762	13,018
Thomas	8,350	10,168	12,979	13,673	14,368	17,073
Worth	6,968	8,049	10,054	10,065	10,076	11,368
Source: Southwest Georgia Regional Plan 2003						

TABLE 2.30: CALHOUN COUNTY AVERAGE HOUSEHOLD INCOME (mean income, current $)										
Category	**1980**	**1985**	**1990**	**1995**	**2000**	**2005**	**2010**	**2015**	**2020**	**2025**
County	NA	NA	$19,730	$22,290	$20,448	$23,371	$32,115	$29,206	$32,144	$40,874
Arlington	NA	$13,177.00	$23,900.00	$29,261.50	$34,623.00	$39,984.50	$45,346.00	$50,707.50	$13,177.00	$23,900.00
Edison	NA	$15,100.00	$21,709.00	$25,013.00	$28,317.50	$31,621.50	$34,925.50	$38,229.50	$15,100.00	$21,709.00
Leary	NA	$13,168.00	$27,386.00	$34,270.00	$41,154.00	$48,038.00	$54,922.00	$61,806.00	$13,168.00	$27,386.00
Morgan	NA	$17,692.00	$29,650.00	$35,629.00	$41,608.00	$47,587.00	$53,566.00	$59,545.00	$17,692.00	$29,650.00
Source: Woods & Poole Economics Inc. 2003										

TABLE 2.31: GEORGIA AVERAGE HOUSEHOLD INCOME (Current $)										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Mean Household Income	NA	NA	$33,259	$35,692	$42,158	$44,169	$52,533	$54,203	$63,964	$59,049
Source: Woods & Poole Economics Inc. 2003										

TABLE 2.32: CALHOUN COUNTY HOUSEHOLD INCOME DISTRIBUTION (%)			
Category	1980	1990	2000
TOTAL Households	100.00%	100.00%	100.00%
Income less than $5000	29.30%	14.96%	NA
Income $5000 - $9999	20.24%	19.25%	22.66%
Income $10000 - $14999	17.62%	14.01%	10.39%
Income $15000 - $19999	14.57%	13.17%	7.69%
Income $20000 - $29999	6.87%	13.95%	17.11%
Income $30000 - $34999	3.16%	4.85%	7.43%
Income $35000 - $39999	3.82%	5.47%	5.24%
Income $40000 - $49999	0.82%	5.30%	9.57%
Income $50000 - $59999	1.58%	3.13%	6.42%
Income $60000 - $74999	0.87%	2.29%	5.91%
Income $75000 - $99999	0.98%	2.29%	4.68%
Income $100000 or more	0.16%	1.34%	2.90%
Source: US Census 2000			

TABLE 2.33: GA HOUSEHOLD INCOME DISTRIBUTION (%)			
Category	1980	1990	2000
TOTAL Households	100.00%	100.00%	100.00%
Income less than $5000	16.20%	7.90%	NA
Income $5000 - $9999	17.10%	8.87%	10.13%
Income $10000 - $14999	16.28%	8.62%	5.85%
Income $15000 - $19999	14.19%	8.87%	5.91%
Income $20000 - $29999	11.53%	17.13%	12.74%
Income $30000 - $34999	8.23%	7.90%	6.22%
Income $35000 - $39999	5.53%	6.77%	5.87%
Income $40000 - $49999	3.36%	11.03%	10.85%
Income $50000 - $59999	2.04%	7.61%	9.24%
Income $60000 - $74999	1.47%	6.85%	10.48%
Income $75000 - $99999	2.57%	4.63%	10.36%
Income $100000 or more	1.52%	3.81%	12.34%
Source: US Census, 2000			

Income Assessment

While the income of Calhoun County families did not increase at the rate the rest of the region and the state in 2000, family income in the county as a whole did show a slight increase. However, the data indicates that each of the cities in Calhoun County had a large amount of families earning between $5,000 and $9,999 dollars per annum. The percentage of the population living on $5,000 to $9,999 dollars a year ranged from 20 to 34 percent of the county population within the cities. The high percentage of low income residents in the county can be attributed to many factors, including lack of jobs (7.2% unemployment rate-2003), a lack of resources, high number of unskilled workers and the lack of educational and cultural resources.

It is alarming to see that 25-30% of the population were consistently below the poverty level. Even with the seemingly high poverty levels, Calhoun County, like the state of Georgia, has experienced a slight decrease in overall poverty levels. However, Calhoun County had the 2nd highest poverty rate (28.8 percent) in Region 10: Southwest Georgia. The only county with a higher poverty rate was Early County (29.4).

While the specific unincorporated county figures are not shown, it can still be assumed that much of this poverty lies in the cities. Unincorporated county figures could not be extracted due to the split in Arlington.

Calhoun County elected officials must develop strategies and policies to alleviate the high poverty distribution amongst the residents.

TABLE 2.34: ARLINGTON CITY HOUSEHOLD INCOME DISTRIBUTION (%)

Category	1980	1990	2000
TOTAL Households	100.00%	100.00%	100.00%
Income less than $5000	29.23%	18.08%	NA
Income $5000 - $9999	19.96%	19.35%	20.93%
Income $10000 - $14999	15.15%	15.01%	10.98%
Income $15000 - $19999	14.62%	12.48%	12.86%
Income $20000 - $29999	8.02%	16.82%	15.27%
Income $30000 - $34999	3.57%	5.42%	9.61%
Income $35000 - $39999	3.21%	3.07%	5.15%
Income $40000 - $49999	1.60%	2.53%	8.75%
Income $50000 - $59999	1.43%	3.98%	5.32%
Income $60000 - $74999	1.25%	1.99%	3.77%
Income $75000 - $99999	1.60%	0.90%	3.43%
Income $100000 or more	0.36%	0.36%	3.95%

Source: US Census 2000

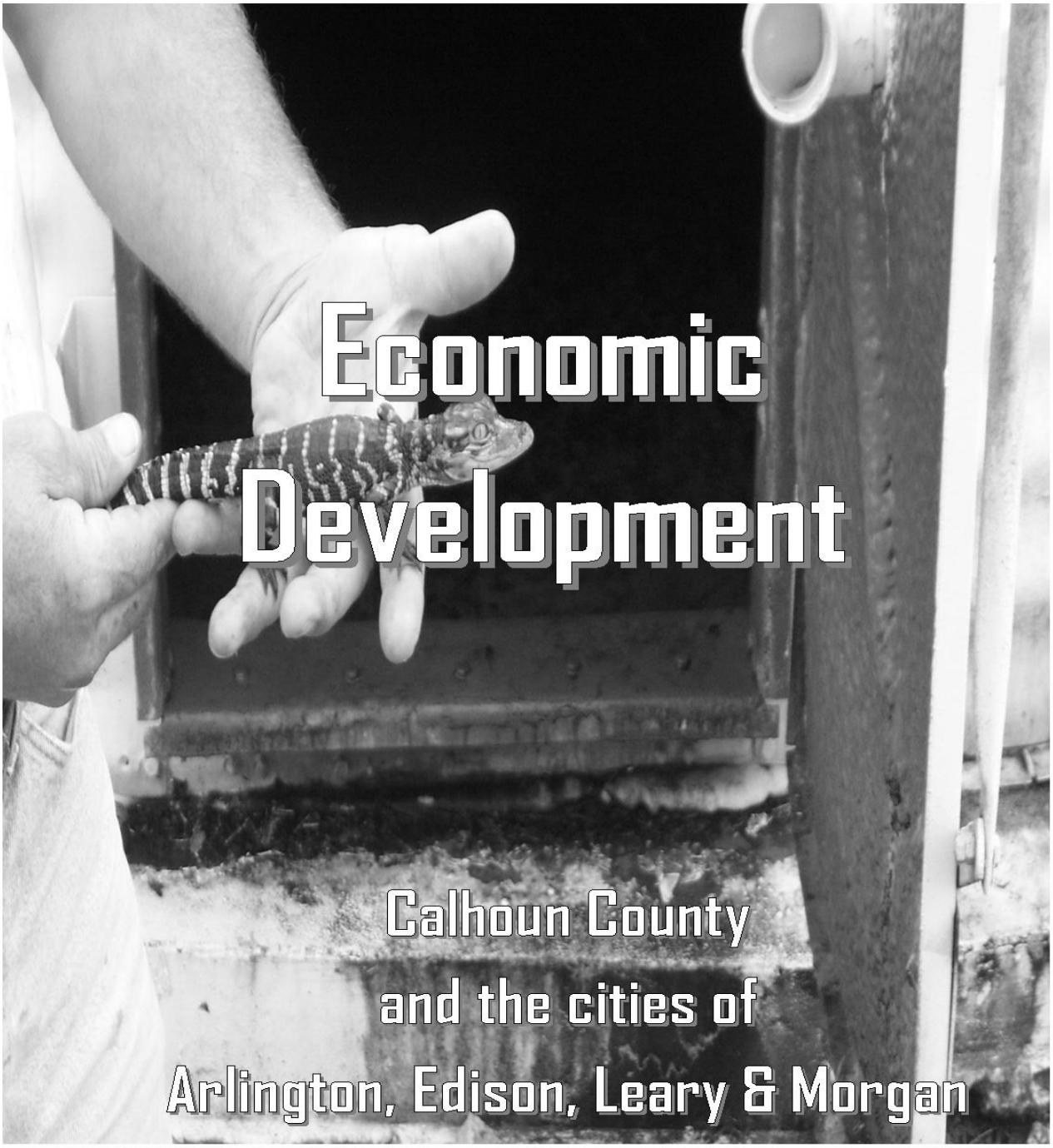
TABLE 2.35: EDISON CITY HOUSEHOLD INCOME DISTRIBUTION (%)			
Category	**1980**	**1990**	**2000**
TOTAL Households	100.00%	100.00%	100.00%
Income less than $5000	30.73%	19.57%	NA
Income $5000 - $9999	18.54%	22.46%	32.34%
Income $10000 - $14999	15.61%	7.73%	11.58%
Income $15000 - $19999	15.61%	14.01%	7.19%
Income $20000 - $29999	7.56%	11.59%	15.17%
Income $30000 - $34999	3.17%	2.42%	6.59%
Income $35000 - $39999	3.41%	8.45%	5.39%
Income $40000 - $49999	1.22%	7.73%	7.39%
Income $50000 - $59999	2.44%	2.17%	6.39%
Income $60000 - $74999	0.24%	2.17%	3.39%
Income $75000 - $99999	1.46%	1.69%	3.19%
Income $100000 or more	0.24%	0.00%	1.40%
Source: U.S. Census 2000			

TABLE 2.36: LEARY CITY HOUSEHOLD INCOME DISTRIBUTION (%)			
Category	**1980**	**1990**	**2000**
TOTAL Households	100.00%	100.00%	100.00%
Income less than $5000	27.20%	22.01%	NA
Income $5000 - $9999	22.61%	17.76%	23.13%
Income $10000 - $14999	21.07%	14.29%	8.54%
Income $15000 - $19999	13.03%	11.58%	8.54%
Income $20000 - $29999	5.75%	16.99%	18.15%
Income $30000 - $34999	3.07%	0.77%	7.12%
Income $35000 - $39999	4.21%	1.93%	2.49%
Income $40000 - $49999	0.38%	5.79%	11.39%
Income $50000 - $59999	1.15%	5.79%	10.68%
Income $60000 - $74999	1.15%	0.77%	3.56%
Income $75000 - $99999	0.00%	1.16%	4.63%
Income $100000 or more	0.38%	1.16%	1.78%
Source: US Census 2000			

TABLE 2.37: MORGAN HOUSEHOLD INCOME DISTRIBUTION (%)			
Category	**1980**	**1990**	**2000**
TOTAL Households	100.00%	100.00%	100.00%
Income less than $5000	27.68%	6.76%	NA
Income $5000 - $9999	22.51%	13.51%	16.30%
Income $10000 - $14999	20.30%	21.62%	22.83%
Income $15000 - $19999	13.28%	24.32%	4.35%
Income $20000 - $29999	5.90%	12.16%	14.13%
Income $30000 - $34999	3.32%	0.00%	6.52%
Income $35000 - $39999	4.43%	5.41%	10.87%
Income $40000 - $49999	0.37%	8.11%	11.96%
Income $50000 - $59999	0.74%	6.76%	1.09%
Income $60000 - $74999	1.48%	0.00%	9.78%
Income $75000 - $99999	0.37%	1.35%	2.17%
Income $100000 or more	0.37%	0.00%	0.00%
Source: U.S. Census 2000			

TABLE 2.38: THE RATE OF POVERTY LEVEL IN ALL PERSONS		
	1998	**2000**
	All Persons	**All Persons**
State	14.7	14.1
Region	25.1	23.1
Baker	24.8	23.4
Calhoun	31.1	28.8
Colquitt	22.3	21.7
Decatur	22.8	23.8
Dougherty	23.9	23.9
Early	30.7	29.4
Grady	21.9	22.8
Lee	12.0	10.5
Miller	21.7	23
Mitchell	28.2	25
Seminole	28.6	24.1
Terrell	28.6	27.1
Thomas	22.3	19
Worth	26.0	20.2
Source: Comprehensive Economic Strategy 2003-2007		

TABLE 2.39: EDUCATIONAL ATTAINMENT 1970 and 1990						
		1970			1990	
County	**Total**	% High School Graduate or Higher	% Bachelor's Degree or Higher	**Total**	% High School Graduate or Higher	% Bachelor's Degree or Higher
Baker	1,891	18.0	2.8	2,166	53.6	9.4
Calhoun	**3,238**	**16.2**	**5.4**	**3,137**	**52.2**	**10.1**
Colquitt	16,892	27.8	4.2	22,546	57.0	10.0
Decatur	11,655	22.6	4.0	15,358	59.8	11.7
Dougherty	41,141	38.8	9.5	55,627	67.5	17.0
Early	6,480	17.1	4.3	7,202	54.1	9.4
Grady	9,504	23.4	5.6	12,691	54.9	7.7
Lee	3,188	21.7	5.7	9,485	69.8	13.7
Miller	3,495	18.5	5.3	3,989	57.4	8.2
Mitchell	9,468	20	4.6	11,942	54.9	7.8
Seminole	3,735	25.3	5.2	5,637	52.7	7.8
Terrell	5,737	24.6	4.7	6,538	52.4	9.2
Thomas	18,247	25.5	6.7	24,219	63.3	13.4
Worth	7,436	23.6	3.4	11,837	58.1	6.3
Region	**142,107**	**27.7**	**6.3**	**192,374**	**61.0**	**12.1**
State	2,355,810	31.4	6.1	4,023,420	70.9	**19.3**
Nation	109,899,359	41.7	10.7	158,868,436	75.2	**20.3**
Source: U.S. Census of Population 1970 & 1990 & Comprehensive Economic Strategy 2003-2007						



Economic Development

Calhoun County and the cities of Arlington, Edison, Leary & Morgan

Economic Development

The economy is the driving force behind every community. People make the decision to live where they do based upon the economy and their ability to get a job and provide for themselves and their family. A community owes its very existence to the economy and the economy in turn reflects the sum total of community assets. These assets include its people, transportation network, natural resources, community facilities and available housing stock. A healthy economy can be achieved through the implementation of a sound economic development program based on goals and objectives that take into account all the other elements discussed in a community's comprehensive plan (DCA PlanBuilder, 2004).

A. Introduction

The economic development element provides an inventory and assessment of the economic base and the labor force of Calhoun County. It provides a basis for setting policies about future economic development of the entire community.

B. Labor Force

The Labor Force is vital for a community in recruiting and expanding business opportunities. Businesses examine the quality and quantity of the labor force in a given location with an eye on matching the demands of their productive processes. .

CURRENT AND HISTORIC NUMBER OF WORKERS BY OCCUPATION

Labor is the first category to research in collecting data for economic development. The characteristics of Labor is one of the items companies want to know about a prospective location. For this reason, Calhoun County must look at the composition of its labor force. Data from on Calhoun County major occupations for 1990 and 2000 is provided in **Table 3.0**.

TABLE 3.0: MAJOR OCCUPATIONS IN CALHOUN 1990-2000

	1990	%	2000	%
TOTAL All Occupations	1932	100.00%	2109	100.00%
Executive, Administrative and Managerial (not Farm)	110	5.69%	197	9.34%
Professional and Technical Specialty	207	10.71%	280	13.28%
Technicians & Related Support	15	0.78%	NA	NA
Sales	146	7.56%	179	8.49%
Clerical and Administrative Support	223	11.54%	272	12.90%
Private Household Services	45	2.33%	NA	NA
Protective Services	27	1.40%	NA	NA
Service Occupations (not Protective & Household)	153	7.92%	241	11.43%
Farming, Fishing and Forestry	255	13.20%	95	4.50%
Precision Production, Craft, and Repair	174	9.01%	374	17.73%
Machine Operators, Assemblers & Inspectors	329	17.03%	190	9.01%
Transportation & Material Moving	156	8.07%	186	8.82%
Handlers, Equipment Cleaners, helpers & Laborers	92	4.76%	NA	NA
source: U.S. Bureau of the Census				

In the 1990 and 2000 Census, most of the occupations in the county were in the area of Professional & Technical Specialty (10.71% in 1990 and 13.28% in 2000) and Clerical & Administrative Support in (11.54% in 1990 and 16.26 in 2000.) Executive and Managerial increased from 5.69% in 1990 to 9.34% in 2000. Service Occupations rose from 7.92% in 1990 to 11.43% in 2000.

Machine Operators decreased from 17.03% in 1990 to 9.01% in 2000. A number of manufacturing plants have closed in the county over the past ten years, however, it is possible that the redundant Machine Operators found work beyond the county's boundarys.

Employment in the Farming and Manufacturing sectors declined during recent years. The number of people working the fields fell from 13.20% in 1990 to 4.50% in 2000, while the percentage of Machine Operators dropped from 17.03% in 1990 to 9.01% in 2000. The declining occupations are the result of the foreign competition and technological changes that lower companies .

Table 3.1A shows shift in the occupations between Precision Productions and Machine Operators from 1990 to 2000. Since jobs in Precision Productions and Machine Operators are primary manufacturing jobs, people can switch jobs in these fields with no or very little new training. There has been an increased range of opportunities in the fields of Professional/ Technical Specialty and Clerical

Table 3.1 A Employment by Occupation %

	Arlington		Edison		Leary		Morgan	
	1990	2000	1990	2000	1990	2000	1990	2000
Executive, Administrative and Managerial (not Farm)	6.73%	4.76%	4.27%	8.48%	3.18%	4.79%	3.23%	5.26%
Professional and Technical Specialty	9.03%	12.52%	15.40%	16.09%	8.48%	12.78%	16.13%	18.42%
Technicians & Related Support	2.65%	NA	0.47%	NA	0.71%	NA	0.00%	NA
Sales	7.61%	8.64%	8.53%	4.13%	6.71%	10.86%	10.75%	9.21%
Clerical and Administrative Support	9.03%	11.64%	10.43%	15.00%	9.89%	10.86%	15.05%	13.16%
Private Household Services	3.01%	NA	3.79%	NA	1.77%	NA	6.45%	NA
Protective Services	1.24%	NA	2.13%	NA	0.71%	NA	2.15%	NA
Service Occupations (not Protective & Household)	8.14%	9.17%	9.72%	9.13%	6.71%	14.70%	4.30%	17.11%
Farming, Fishing and Forestry	6.19%	4.59%	9.48%	4.35%	8.13%	3.19%	4.30%	1.32%
Precision Production, Craft, and Repair	6.55%	23.63%	10.90%	18.26%	7.42%	26.20%	19.35%	7.89%
Machine Operators, Assemblers & Inspectors	24.78%	8.47%	16.11%	6.96%	6.71%	NA	1.08%	17.11%
Transportation & Material Moving	7.26%	11.64%	4.98%	6.96%	3.18%	4.79%	15.05%	10.53%
Handlers, Equipment Cleaners, helpers & Laborers	7.79%	4.76%	3.79%	NA	8.48%	12.78%	2.15%	NA

Source: U.S. Census Bureau

Table 3.1 A Employment by Occupation

	Arlington		Edison		Leary		Morgan	
	1990	2000	1990	2000	1990	2000	1990	2000
Total	565	567	422	460	39	313	93	76
Executive, Administrative and Managerial (not Farm)	38	27	18	39	74	15	3	4
Professional and Technical Specialty	51	71	65	74	NA	40	15	14
Technicians & Related Support	15	NA	2	NA	19	NA	0	NA
Sales	43	49	36	19	69	34	10	7
Clerical and Administrative Support	51	66	44	69	NA	34	14	10
Private Household Services	17	NA	16	NA	NA	NA	6	NA
Protective Services	7	NA	9	NA	42	NA	2	NA
Service Occupations (not Protective & Household)	46	52	41	42	20	46	4	13
Farming, Fishing and Forestry	35	26	40	20	84	10	4	1
Precision Production, Craft, and Repair	37	134	46	84	32	82	18	6
Machine Operators, Assemblers & Inspectors	140	48	68	32	32	NA	1	13
Transportation & Material Moving	41	66	21	32	NA	313	14	8
Handlers, Equipment Cleaners, helpers & Laborers	44	NA	16	NA	39	15	2	NA

Source: U.S. Census Bureau

In **Table 3.2** each major occupation category is compared as a percentage of the total work force for the county, state and nation.

Table 3.2: Comparison of Major Occupations At The Local, State And National Levels

	Calhoun		US		GA	
	1990	2000	1990	2000	1990	2000
Executive, Administrative and Managerial (not Farm)	5.69%	9.34%	12.32%	13.45%	12.26%	14.03%
Professional and Technical Specialty	10.71%	13.28%	14.11%	20.20%	12.39%	18.68%
Technicians & Related Support	0.78%	NA	3.68%	NA	3.58%	NA
Sales	7.56%	8.49%	11.79%	11.25%	12.28%	11.64%
Clerical and Administrative Support	11.54%	12.90%	16.26%	15.44%	16.00%	15.14%
Private Household Services	2.33%	NA	0.45%	NA	0.51%	NA
Protective Services	1.40%	NA	1.72%	NA	1.70%	NA
Service Occupations (not Protective & Household)	7.92%	11.43%	11.04%	12.01%	9.77%	11.57%
Farming, Fishing and Forestry	13.20%	4.50%	2.46%	0.73%	2.20%	0.64%
Precision Production, Craft, and Repair	9.01%	17.73%	11.33%	8.49%	11.86%	9.02%
Machine Operators, Assemblers & Inspectors	17.03%	9.01%	6.83%	9.45%	8.50%	10.83%
Transportation & Material Moving	8.07%	8.82%	4.08%	6.14%	4.60%	6.63%
Handlers, Equipment Cleaners, helpers & Laborers	4.76%	NA	3.94%	NA	4.34%	NA

Source: U.S. Census Bureau

Over the last ten years, the number of people employed in the field of farming in Calhoun has dropped drastically which is following a similar trend in the state and the nation. This would suggest that the nation and the state have shifted economic activity away from agriculture to manufacturing and service-sectors at a much faster pace than Calhoun County.

Table 3.3A, shows the service sector is emerging as the largest private employer in Calhoun County expanding job provision from 11.29% in 1980 of the total number of jobs to 20.77 % in 2000. By 2025, service sector will account for 25.96% of the jobs in the county. It should, however, be noted that the public sector, that is local, state and federal government, currently makes up almost 30% of Calhoun County employment. Although the number of government employees is skewed by the State Penitentiary in Morgan, having such a high percentage of the workforce engaged in economically non productive activities could pose some long term challenges to both the County and the Cities. The most obvious of which will be the ability of the respective governments to raise the taxes necessary to support their employees without creating a tax environment inimicable to private investment.

Twenty years ago, farming was the main employer in the county. The number of jobs in farming, as a percentage of the economically active workforce, has steadily declined from 24.66% in 1980 to 13.04 % in 2000. By 2025, farming is expected to represent a mere 7.67%. The shift in the labor force from farming to the service sector is also occurring nationally and statewide which can be seen in **Table 3.4A. and 3.6A** In the United States, farming made up 1.91% of employment in 2000, down from 3.32% in 1980. Farming accounted for 3.51% of the jobs in 1980 for the State of Georgia, but it had declined to 1.39% in 2000. Service generated 28.63 % of the jobs in 2000 for the state, an increase from 18.30 % in 1980. Nationally the same sector accounted for 31.75 % of the jobs, an increase from 21.89% in 1998.

Table 3: 3A Calhoun: Employment by Sector (%)

Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Farm	24.66%	21.44%	20.25%	15.47%	13.04%	11.38%	10.11%	9.10%	8.30%	7.67%
Ag Services, Other	1.06%	2.60%	3.64%	5.07%	4.82%	4.85%	4.88%	4.91%	4.94%	4.99%
Mining	0.00%	0.00%	0.18%	0.25%	0.36%	0.38%	0.36%	0.38%	0.36%	0.38%
Construction	2.75%	5.34%	5.23%	3.62%	2.25%	2.25%	2.22%	2.13%	2.08%	1.99%
Manufacturing	15.23%	15.09%	15.61%	9.65%	10.99%	11.01%	10.69%	10.27%	9.92%	9.57%
Trans, Comm, & Public Utilities	1.48%	1.28%	1.00%	1.58%	1.62%	1.58%	1.54%	1.51%	1.48%	1.45%
Wholesale Trade	9.05%	8.47%	7.10%	7.36%	5.45%	5.22%	4.95%	4.71%	4.48%	4.29%
Retail Trade	11.29%	9.57%	9.15%	8.49%	8.10%	7.96%	7.78%	7.66%	7.51%	7.39%
Finance, Insurance, & Real Estate	2.54%	2.87%	2.96%	2.70%	3.91%	3.94%	3.84%	3.81%	3.76%	3.73%
Services	12.14%	12.44%	11.20%	13.27%	18.38%	20.77%	22.53%	23.87%	25.01%	25.96%
Federal Civilian Government	1.18%	0.97%	1.14%	0.87%	0.95%	0.86%	0.82%	0.79%	0.76%	0.73%
Federal Military Government	0.97%	1.19%	1.00%	0.83%	0.75%	0.71%	0.72%	0.69%	0.66%	0.63%
State & Local Government	17.64%	18.75%	21.53%	30.82%	29.37%	29.08%	29.56%	30.16%	30.74%	31.23%

Source: Woods & Poole Economics, Inc.

Table 3.3 B: Calhoun: Employment by Sector

Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total	2,364	2,267	2,197	2,404	2,530	2,662	2,788	2,911	3,035	3,167
Farm	583	486	445	372	330	303	282	265	252	243
Agricultural Services, Other	25	59	80	122	122	129	136	143	150	158
Mining	0	0	4	6	9	10	10	11	11	12
Construction	65	121	115	87	57	60	62	62	63	63
Manufacturing	360	342	343	232	278	293	298	299	301	303
Trans, Comm, & Public Utilities	35	29	22	38	41	42	43	44	45	46
Wholesale Trade	214	192	156	177	138	139	138	137	136	136
Retail Trade	267	217	201	204	205	212	217	223	228	234
Finance, Insurance, & Real Estate	60	65	65	65	99	105	107	111	114	118
Services	287	282	246	319	465	553	628	695	759	822
Federal Civilian Government	28	22	25	21	24	23	23	23	23	23
Federal Military Government	23	27	22	20	19	19	20	20	20	20
State & Local Government	417	425	473	741	743	774	824	878	933	989

Source: Woods & Poole Economics, Inc

Table 3.4 A: Georgia: Employment by Sector (%)

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

Source: Woods & Pool Economics, Inc.

Table 3.4B : Georgia: Employment by Sector

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

Source: Woods & Pool Economics, Inc.

Table 3.5A: United States: Employment by Sector (%)

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

Source: Woods & Pool Economics, Inc.

Table 3.5B: United States: Employment by Sector

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

Source: Woods & Poole Economics, Inc.

Table 3.6 shows that in the following cities, the most jobs were in manufacturing of durable goods: Arlington with 22.12%, Edison with 19.19%, and Leary with 23.67%. Retail Trade was the second largest employers in the same cities: Arlington with 12.04%, Edison with 10.90%, and Leary with10.25%. In the City of Morgan, Education is the largest employer with 23.66% of the jobs. Retail is the second largest employers with 16.13% of the jobs.

Table 3.6: Employment by Sector

	Arlington		Edison		Leary		Morgan	
Total	1990		1990		1990		1990	
TOTAL All Industry	565	100.00%	422	100.00%	283	100.00%	93	100.00%
Agriculture, Forestry & Fishery	44	7.79%	49	11.61%	20	7.07%	6	6.45%
Mining	4	0.71%	0	0.00%	0	0.00%	0	0.00%
Construction	18	3.19%	19	4.50%	10	3.53%	7	7.53%
Manufacturing, durable Goods	125	22.12%	81	19.19%	67	23.67%	4	4.30%
Manufacturing, Nondurable Goods	49	8.67%	16	3.79%	35	12.37%	2	2.15%
Transportation	14	2.48%	15	3.55%	27	9.54%	11	11.83%
Communications & Other Public Utilities	2	0.35%	6	1.42%	2	0.71%	2	2.15%
Wholesale Trade	42	7.43%	21	4.98%	13	4.59%	3	3.23%
Retail Trade	68	12.04%	46	10.90%	29	10.25%	15	16.13%
Finance, Insurance, & Real Estate	24	4.25%	16	3.79%	6	2.12%	0	0.00%
Business & Repair Services	13	2.30%	5	1.18%	9	3.18%	5	5.38%
Personal Services	24	4.25%	23	5.45%	9	3.18%	6	6.45%
Entertainment & Recreational Services	2	0.35%	3	0.71%	0	0.00%	0	0.00%
Health Services	73	12.92%	17	4.03%	13	4.59%	2	2.15%
Educational Services	36	6.37%	59	13.98%	27	9.54%	22	23.66%
Other Professional & Related Services	7	1.24%	20	4.74%	9	3.18%	0	0.00%
Public Administration	20	3.54%	26	6.16%	7	2.47%	8	8.60%

Source: U.S. Census Bureau

CURRENT AND HISTORIC WAGE LEVELS

Wage levels are another indicator of economic strength. While job growth is a leading indicator, wage levels qualify the significance of this growth. Despite the decline in population over the past 20 years, there has been growth in weekly wages for Calhoun County. **Table 3.7** shows a consistent increase overall for wages earned in Calhoun County except for the following: Construction from 1990 to 1994 and Wholesale & Retail from 1993 to 1994. The Construction Industry for the past five years has not provided a livable wage for the people in Calhoun County due to the lack of commercial and industrial construction. Furthermore, the weekly wages for all categories statewide are higher than those of Calhoun County except for agriculture and forestry. Since Calhoun County's economy is more dependent on agriculture than the State of Georgia as a whole, the citizens are able to achieve higher wages in this sector.

Table 3.7: Calhoun County Average Weekly Salary

Category	1995	1996	1997	1998	1999
All Industries	$320	$344	$355	$358	$373
Agri, Forestry, Fishing	330	377	405	431	470
Mining	NA	NA	NA	NA	NA
Construction	282	302	333	379	369
Manufacturing	269	261	257	NA	NA
Transportation, Comm, Util	315	473	455	NA	NA
Wholesale	353	371	380	406	417
Retail	199	207	203	211	226
Financial, Insurance, Real Estate	439	452	529	512	564
Services	329	368	442	436	334
Federal Gov	NA	NA	NA	NA	NA
State Gov	NA	NA	NA	NA	NA
Local Gov	250	249	NA	NA	NA
Source: U.S. Bureau of Labor Statistics					

Georgia Average Weekly Salary

Category	1995	1996	1997	1998	1999
All Industries	$509	$531	$562	$598	$629
Agri, Forestry, Fishing	322	336	347	373	390
Mining	734	741	781	832	866
Construction	508	534	556	590	623
Manufacturing	555	588	620	656	684
Transportation, Comm, Util	737	769	805	842	895
Wholesale	729	762	809	873	932
Retail	275	286	299	318	335
Financial, Insurance, Real Estate	693	741	799	872	900
Services	501	519	551	580	611
Federal Gov	666	701	774	791	808
State Gov	493	517	533	561	579
Local Gov	440	461	480	506	523
Source: U.S. Bureau of Labor Statistics					

Even though farming does not provide a significant number of jobs in Calhoun County, it does contribute 22.64 % of the income earned in 2000 which was a major increase from the -20.95% in 1980. As a significant source of income in the county farming will start to decline in 2005. Earnings from services accounted 11.14% in 2000 and will continue to rise through 2025. Earning from manufacturing has declined steadily from 24.87% in 1980 to 8.85% in 2000. It is expected that income from manufacturing will be 8.24% of the income in Calhoun County. **Table 3.8A and Table 3.10** shows that the income from farming in the United States and Georgia comprise no more than one percent of the total income. Service accounted for 26.77% of the total income in the State of Georgia in 2000 and 29.16% of the total income in the United States in 2000.

Table 3.8: Calhoun: Earnings by Sector (%)

Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total (1996 $)	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Farm (1996 $)	-20.95%	19.39%	25.25%	29.29%	22.64%	21.64%	20.86%	20.34%	20.03%	19.90%
Agricultural Services, Other (1996 $)	1.32%	1.81%	1.95%	3.12%	3.11%	3.18%	3.23%	3.29%	3.35%	3.41%
Mining (1996 $)	0.00%	0.20%	0.00%	0.00%	0.01%	0.01%	0.01%	0.01%	0.01%	0.01%
Construction (1996 $)	6.48%	7.61%	9.55%	4.22%	2.72%	2.70%	2.60%	2.47%	2.34%	2.20%
Manufacturing (1996 $)	24.87%	12.44%	12.50%	6.84%	8.85%	9.09%	8.96%	8.74%	8.49%	8.24%
Trans, Comm, & Public Utilities (1996 $)	3.67%	2.37%	1.43%	1.86%	2.70%	2.66%	2.59%	2.53%	2.48%	2.43%
Wholesale Trade (1996 $)	14.19%	9.79%	7.44%	7.19%	5.60%	5.30%	4.95%	4.64%	4.35%	4.09%
Retail Trade (1996 $)	16.00%	10.38%	6.61%	6.06%	5.79%	5.62%	5.41%	5.22%	5.04%	4.88%
Finance, Insurance, & Real Estate (1996 $)	5.14%	2.46%	3.11%	2.16%	3.12%	3.20%	3.20%	3.19%	3.19%	3.19%
Services (1996 $)	13.59%	8.58%	6.69%	7.00%	11.14%	12.90%	14.25%	15.37%	16.32%	17.15%
Federal Civilian Government (1996 $)	4.31%	1.83%	1.80%	1.56%	1.69%	1.57%	1.49%	1.42%	1.36%	1.30%
Federal Military Government (1996 $)	0.67%	0.78%	0.56%	0.42%	0.41%	0.40%	0.39%	0.38%	0.37%	0.35%
State & Local Government (1996 $)	30.71%	22.33%	23.11%	30.27%	32.23%	31.74%	32.04%	32.40%	32.67%	32.83%

Source: Woods & Poole Economics, Inc.

Table 3.8B: Calhoun: Earnings by Sector

Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total (1996 $)	$24,477,000	$40,513,000	$43,391,000	$54,199,000	$57,542,000	$62,758,000	$68,280,000	$74,177,000	$80,559,000	$87,524,000
Farm (1996 $)	($5,128,000)	$7,856,000	$10,958,000	$15,876,000	$13,029,000	$13,578,000	$14,243,000	$15,088,000	$16,134,000	$17,419,000
Agricultural Services, Other (1996 $)	$322,000	$734,000	$845,000	$1,693,000	$1,788,000	$1,994,000	$2,207,000	$2,443,000	$2,701,000	$2,983,000
Mining (1996 $)	$0	$83,000	$0	$0	$6,000	$6,000	$6,000	$7,000	$7,000	$7,000
Construction (1996 $)	$1,585,000	$3,083,000	$4,143,000	$2,286,000	$1,564,000	$1,694,000	$1,778,000	$1,835,000	$1,882,000	$1,927,000
Manufacturing (1996 $)	$6,088,000	$5,041,000	$5,425,000	$3,707,000	$5,092,000	$5,702,000	$6,121,000	$6,483,000	$6,841,000	$7,214,000
Trans, Comm, & Public Utilities (1996 $)	$898,000	$962,000	$620,000	$1,010,000	$1,553,000	$1,669,000	$1,769,000	$1,875,000	$1,994,000	$2,131,000
Wholesale Trade (1996 $)	$3,474,000	$3,968,000	$3,230,000	$3,897,000	$3,223,000	$3,327,000	$3,381,000	$3,439,000	$3,506,000	$3,583,000
Retail Trade (1996 $)	$3,916,000	$4,207,000	$2,868,000	$3,286,000	$3,330,000	$3,527,000	$3,697,000	$3,873,000	$4,064,000	$4,273,000
Finance, Insurance, & Real Estate (1996 $)	$1,259,000	$997,000	$1,348,000	$1,170,000	$1,796,000	$2,006,000	$2,182,000	$2,368,000	$2,571,000	$2,794,000
Services (1996 $)	$3,327,000	$3,476,000	$2,901,000	$3,795,000	$6,408,000	$8,095,000	$9,732,000	$11,400,000	$13,149,000	$15,009,000
Federal Civilian Government (1996 $)	$1,054,000	$741,000	$782,000	$846,000	$972,000	$985,000	$1,017,000	$1,053,000	$1,093,000	$1,136,000
Federal Military Government (1996 $)	$165,000	$318,000	$243,000	$229,000	$238,000	$253,000	$268,000	$282,000	$296,000	$310,000
State & Local Government (1996 $)	$7,517,000	$9,047,000	$10,028,000	$16,404,000	$18,543,000	$19,922,000	$21,879,000	$24,031,000	$26,321,000	$28,738,000
Source: Woods & Poole Economics, Inc.										

Table 3.9A : Georgia: Earnings by Sector

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

Table 3.9B: Georgia: Earnings by Sector (in millions)

Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total	$66,537.1	$85,919.7	$102,642	$123,514	$160,462	$180,866	$202,919	$227,019	$253,253	$281,758
Farm	$106.153	$1,087.67	$1,391.28	$1,733.67	$1,565.76	$1,682.76	$1,802.91	$1,933.34	$2,075.97	$2,233.02
Agricultural	$244.855	$350.797	$475.908	$660.059	$943,559	$1,086.06	$1,239.33	$1,400.73	$1,566.55	$1,733.32
Mining	$429.934	$413.933	$373.738	$359.779	$438.244	$445.441	$456.347	$471.301	$489.686	$510.946
Construction	$3,765.5	$5,647.56	$5,975.27	$6,661.07	$9,630.13	$10,606.8	$11,506.0	$12,401.4	$13,309.0	$14,242.9
Manufacturing	$14,997.8	$17,211.7	$17,973.7	$20,801.4	$23,849.5	$26,143.5	$28,510.6	$30,854.7	$33,129.1	$35,298.6
Trans, Comm,	$6,208.77	$7,604.7	$8,981.39	$11,643.9	$15,867.7	$18,059.6	$20,304.9	$22,610.4	$24,909.0	$27,140
Wholesale	$5,900.69	$7,766.5	$9,090.69	$10,085.4	$13,549.2	$15,124.9	$16,662.4	$18,269.6	$19,955.5	$21,729.7
Retail Trade	$6,870.37	$9,141.23	$9,413.85	$11,216.7	$14,426	$16,215.3	$18,126.5	$20,144.9	$22,276.7	$24,530.8
Finance, Insurance	$3,617.31	$4,803.43	$6,600.85	$8,476.15	$12,153.7	$13,862.8	$15,688.5	$17,666.0	$19,784.2	$22,033.1
Services	$10,401.9	$14,915.7	$22,532.2	$30,044.9	$42,959.7	$50,244.0	$58,890.8	$69,107.3	$81,084.5	$95,046.2
Federal Civilian	$3,751.39	$4,391.1	$4,780.64	$5,147.37	$5,442.79	$5,621.59	$5,826.3	$6,051.6	$6,295.2	$6,556.75
Federal Military	$2,475.23	$3,160.12	$2,765.14	$3,080.3	$3,297.82	$3,501.76	$3,705.55	$3,907.32	$4,105.5	$4,298.44
State & Local	$7,767.21	$9,425.3	$12,287.5	$13,602.9	$16,338.3	$18,271.3	$20,198.7	$22,200.7	$24,272.2	$26,403.7

Source: Woods & Pool Economics, Inc.

Table 3.10A: United States: Earnings by Sector (%)

Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total (1996 $)	100.00%	100.00%	100.00%	100.00 %	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Farm (1996 $)	1.23%	1.23%	1.25%	0.83%	0.79%	0.78%	0.76%	0.75%	0.72%	0.70%
Agricultural Services (1996 $)	0.44%	0.51%	0.63%	0.63%	0.69%	0.69%	0.69%	0.68%	0.68%	0.67%
Mining (1996 $)	2.10%	1.66%	1.04%	0.89%	0.83%	0.79%	0.76%	0.73%	0.69%	0.66%
Construction (1996 $)	6.18%	6.19%	5.90%	5.40%	5.85%	5.75%	5.60%	5.44%	5.28%	5.11%
Manufacturing (1996 $)	24.21%	21.45%	18.97%	17.92%	15.93%	15.23%	14.59%	13.95%	13.32%	12.69%
Trans, Comm, (1996 $)	7.43%	6.97%	6.50%	6.73%	6.75%	6.66%	6.54%	6.43%	6.30%	6.17%
Wholesale Trade (1996 $)	6.57%	6.22%	6.30%	6.12%	6.20%	6.11%	5.98%	5.84%	5.70%	5.55%
Retail Trade (1996 $)	9.78%	10.14%	9.16%	9.00%	8.87%	8.61%	8.37%	8.14%	7.92%	7.70%
Finance, Insurance (1996 $)	5.83%	6.03%	6.95%	7.96%	9.18%	9.34%	9.47%	9.57%	9.64%	9.69%
Services (1996 $)	18.31%	21.35%	25.34%	27.08%	29.16%	30.59%	32.11%	33.67%	35.28%	36.92%
Federal Civilian (1996 $)	4.47%	4.18%	3.91%	3.71%	3.14%	2.96%	2.80%	2.65%	2.50%	2.37%
Federal Military (1996 $)	1.96%	2.43%	1.94%	1.55%	1.25%	1.20%	1.14%	1.09%	1.03%	0.97%
State & Local (1996 $)	11.47%	11.64%	12.10%	12.18%	11.35%	11.29%	11.18%	11.06%	10.93%	10.79%
Source: Woods & Pool Economics, Inc.										

Table 3.10B: United States: Earnings by Sector (in millions)

Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total	$3,133,270	$3,561,430	$4,097,140	$4,506,710	$5,512,010	$6,125,480	$6,787,980	$7,521,840	$8,334,940	$9,236,090
Farm	$38,586.5	$43,719.2	$51,249.6	$37,483.5	$43,689.7	$47,857.5	$51,907.1	$56,099.2	$60,413.9	$64,828.8
Agricultural	$13,875.8	$18,083.1	$25,894	$28,538.9	$37,867.9	$42,138.4	$46,574.6	$51,364	$56,520.4	$62,056.7
Mining	$65,932.8	$59,186.7	$42,579.1	$40,302.5	$45,540.3	$48,440.8	$51,461.5	$54,611.2	$57,890.8	$61,300.6
Construction	$193,519	$220,510	$241,731	$243,138	$322,680	$352,152	$379,842	$409,052	$439,801	$472,104
Manufacturing	$758,592	$763,929	$777,101	$807,717	$877,790	$932,794	$990,395	$1,049,510	$1,110,000	$1,171,680
Trans,	$232,755	$248,374	$266,311	$303,367	$372,145	$407,808	$444,234	$483,360	$525,331	$570,292
Wholesale	$205,960	$221,496	$258,219	$275,724	$341,651	$374,537	$406,039	$439,532	$475,077	$512,729
Retail	$306,453	$361,053	$375,489	$405,467	$489,059	$527,296	$568,405	$612,558	$659,971	$710,869
Finance	$182,810	$214,835	$284,928	$358,925	$506,185	$572,351	$642,912	$719,984	$803,853	$894,770
Services	$573,750	$760,538	$1,038,030	$1,220,240	$1,607,450	$1,873,830	$2,179,600	$2,532,800	$2,940,370	$3,410,190
Federal Civilian	$140,121	$148,845	$160,018	$167,212	$172,986	$181,506	$190,237	$199,308	$208,727	$218,504
Federal Military	$61.4842	$86.4355	$79.6567	$69.6371	$69.1144	$73.3653	$77.6105	$81.8111	$85,934.1	$89,945.4
State & Local	$359,434	$414,422	$495,935	$548,953	$625,852	$691,400	$758,756	$831,842	$911,057	$996,817
Source: Woods & Pool Economics, Inc.										

Tables 3.11A & 3.12A reveal how personal incomes are generated in the county compared to the state. Wage/Salaries are lower as a percentage of total personal income than the state. Wage/Salaries are not keeping pace with the state. This means people may have to leave the county for higher income. Transfer payments, comprising of social security, retirement and welfare income, are higher than the state average. Furthermore, dividend income in the county is higher then the state average. This is probably a result of federal farm subsidies. At all levels, Calhoun County's economy is marked by the dominance of governmental activity. The county's dependence on state and federal assistance programs, coupled with its notably high percentage of government employees reveals insupportable structural imbalances in the local economy. As noted above, the primary challenge the county government faces is the implicit contradiction between the tax base the public demand for services. The ability of local governments to affect broad economic change is limited, however, it is imperative that the county does as much as possible to foster increased private business activity.

Table 3.11A: Calhoun County Personal Income Type In 1996 Constant Dollars (Percentage)

	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Wages & Salaries	48.60%	35.05%	33.77%	33.15%	31.91%	32.19%	32.34%	32.45%	32.53%	32.58%
Other Labor Income	4.94%	4.56%	5.09%	5.51%	3.89%	3.87%	3.83%	3.78%	3.73%	3.68%
Proprietors Income	-6.43%	15.05%	15.76%	19.34%	21.90%	21.81%	21.77%	21.70%	21.63%	21.55%
Dividends, Interest, & Rent	22.68%	20.62%	20.05%	15.34%	15.80%	15.60%	15.38%	15.14%	14.86%	14.53%
Transfer Payments to Persons	29.60%	22.98%	23.44%	25.29%	26.15%	26.32%	26.60%	26.96%	27.39%	27.88%
Less: Social Ins. Contributions	2.54%	2.30%	2.36%	2.23%	2.03%	2.13%	2.22%	2.31%	2.38%	2.45%
Residence Adjustment	3.14%	4.03%	4.24%	3.60%	2.38%	2.34%	2.31%	2.28%	2.25%	2.23%

Source: Woods & Pool Economics, Inc.

Table 3.11 B: Calhoun County Personal Income Type In 1996 Constant Dollars

	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total (1996 $)	$51,957,000	$74,115,000	$79,438,000	$93,454,000	$99,723,000	$108,451,000	$117,856,000	$128,044,000	$139,174,000	$151,406,000
Wages & Salaries (1996 $)	$25,249,000	$25,975,000	$26,825,000	$30,976,000	$31,820,000	$34,909,000	$38,118,000	$41,547,000	$45,267,000	49,329,000
Other Labor Income (1996 $)	$2,568,000	$3,381,000	$4,044,000	$5,146,000	$3,881,000	$4,193,000	$4,508,000	$4,839,000	$5,191,000	5,571,000
Proprietors Income (1996 $)	($3,340,000)	$11,157,000	$12,522,000	$18,077,000	$21,841,000	$23,656,000	$25,654,000	$27,791,000	$30,101,000	32,624,000
Dividends, Interest, & Rent (1996 $)	$11,786,000	$15,283,000	$15,930,000	$14,336,000	$15,755,000	$16,916,000	$18,127,000	$19,383,000	$20,677,000	22,004,000
Transfer Payments to Persons (1996 $)	$15,379,000	$17,031,000	$18,618,000	$23,639,000	$26,080,000	$28,541,000	$31,344,000	$34,520,000	$38,121,000	42,208,000
Less: Social Ins. Contributions (1996 $)	$1,319,000	$1,702,000	$1,871,000	$2,083,000	$2,025,000	$2,306,000	$2,618,000	$2,955,000	$3,317,000	3,707,000
Residence Adjustment (1996 $)	$1,634,000	$2,990,000	$3,370,000	$3,363,000	$2,371,000	$2,542,000	$2,723,000	$2,919,000	$3,134,000	3,377,000

Source: Woods & Pool Economics, Inc.

Table 3.12a: State Of Georgia Personal Income Type In 1996 Constant Dollars (Percentage)

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

TABLE 3.12B: STATE OF GEORGIA PERSONAL INCOME TYPE IN 1996 CONSTANT DOLLARS (In Millions)

Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total (1996 $)	$84,202.1	$110,382	$134,782	$163,230	$209,309	$236,962	$266,921	$299,617	$335,164	$373,728
Wages & Salaries	$53,972.9	$68,598.8	$81,355.6	$96,422.8	$128,049	$144,760	$162,812	$182,588	$204,172	$227,684
Other Labor Income	$7,079.35	$9,626.2	$11,702.3	$14,092	$14,308	$15,909.5	$17,605.1	$19,429.5	$21,384.6	$23,476.2
Proprietors Income	$5,484.85	$7,694.69	$9,584.28	$12,998.9	$18,105.4	$20,196.6	$22,501.7	$25,001.5	$27,696.8	$30,597.4
Dividends, Interest, & Rent	$10,987	$17,428.3	$23,366.9	$26,625	$35,169	$39,713	$44,582.2	$49,772.6	$55,274.6	$61,073.9
Transfer Payments to Persons	$9,867.38	$11,841.3	$14,749.8	$20,606.7	$23,300.9	$26,662	$30,514.5	$34,921.9	$39,972.8	$45,770.2
Less: Social Ins. Contrib.	$2,978.19	$4,527.88	$5,839.73	$7,270.25	$9,397.99	$11,070.6	$12,973.8	$15,086.6	$17,406.5	$19,929.4
Residence Adjustment	$211.163	$279.79	$136.775	$245.276	$224.74	$791.423	$1,879.2	$2,989.75	$4,070.240	$5,055.28
Source: Woods & Pool Economics, Inc.										

CURRENT AND HISTORIC EMPLOYMENT TRENDS

Table 3.13 indicates that the county's unemployment rates are higher than the national and state rates over the 2000 to 2002 period. Since Calhoun County lacks a diversified economic base, it is likely the unemployment rate will continue to be higher then the nation and state averages.

TABLE 3.13: PRESENT UNEMPLOYMENT RATE			
	2000	2001	2002
Calhoun	8.1	6.8	7.2
Georgia	5.1	4.0	3.7
United States	4.0	4.7	5.8

Source: US Bureau of Labor Statistics

TABLE 3.14: PAST UNEMPLOYMENT COMPARISON													
Annual Average Unemployment Rate 1990 -2001													
Year	**1990**	**1991**	**1992**	**1993**	**1994**	**1995**	**1996**	**1997**	**1998**	**1999**	**2000**	**2001**	**2002**
Calhoun County	5.6%	6.5%	13.1%	14.1%	12.7%	7.9%	8.3%	8.0%	8.2%	9.0%	8.1%	6.8%	7.2%
United States	5.6%	6.8%	7.5%	6.9%	6.1%	5.6%	5.4%	4.9%	4.5%	4.2%	4.0%	4.7%	5.8%
State of Georgia	5.5%	5.0%	7.0%	5.8%	5.2%	4.9%	4.6%	4.5%	4.2%	4.0%	3.7%	4.0%	5.1%

Looking at past unemployment rates in comparison to the nation and the state provides a good perspective of how the economy has improved in recent years. It is important to note that the county population is small and sensitive to the slightest business closure or lay-off. The state and the nation unemployment rates' are more stable due to the larger base populations and diversified economies.

The economic prosperity of the 1990's allowed for the unemployment rates to decline to historically low levels for the nation and the state. **Table 3.14** shows that the county has persistently high unemployment rates compared to the nation and the state. The unemployment rates for the county were hovered between 5% to 14% while those of the nation and state oscillated between 4% to 7%. The lack of economic diversity in Calhoun County, makes it very difficult to align the unemployment rate with the nation and the state.

Table 3.15 Civilian Labor Force Participation

	Calhoun		US		GA	
	1990	**2000**	**1990**	**2000**	**1990**	**2000**
In Labor Force	54.75%	43.88%	65.28%	63.92%	67.89%	66.07%
Civilian Labor Force	54.69%	43.88%	64.39%	63.39%	66.41%	65.00%
Civilian Employed	51.82%	41.43%	60.34%	59.73%	62.60%	61.43%
Civilian Unemployed	2.87%	2.46%	4.05%	3.66%	3.80%	3.57%
Source: US Census 2000						

Table 3.15 indicates that Calhoun County has less civilian participation in the workforce compared to the nation and the state which may be attributed to the lack of available jobs or the lack of an educated workforce.

Since the last comprehensive plan, the following companies have closed: Amy's Industries, Arlington Manufacturing Company, Andrews Auto Parts and Welding, and Calhoun County Frozen Foods which created a large number of unemployed workers. These closures were the result of poor management, foreign competition or technological innovation. When firms reduce their workforces, retraining is the best approach to solving an unemployment problem in a community.

The manufacturers that make products derived from local agriculture tend to vary their number of employees based on the harvest season. In Calhoun County, there can be significant seasonal unemployment. .Often, these seasonal workers find temporary work elsewhere in the local economy or further afield in Blakely or Albany.

The number of people working outside the county changed significantly during the 1999-2000 period. This reveals that there are fewer employment opportunities within the county and as a consequence, sales tax revenues in Calhoun county may suffer as spending is likely to take place outside the administrative boundaries.

Table 3.16: Commuting Patterns In Calhoun County

	1999	2000
Worked in County of Residence	1187	1030
Worked outside county of Residence	675	993

Source: US Census

C. Economic Base

The economic sectors in Calhoun County are comprised of industries that export goods or services to places or persons both outside and inside the community. The economic base is the driving force of all other elements in a community's economy. Therefore, it is important to identify the economic base.

Economic Base Inventory

COMMERCIAL

The lack of commercial competition in Calhoun County accounts for the higher prices of many necessary goods.. Elsewhere, where there is a greater choice of commercial outlets, prices are generally cheaper. This causes the local consumers to buy more goods in other communities rather than shopping at home. Local governments can stem the flow of money out of the community by encouraging more competition in the local economy that will enable lower prices on retail products. Greater market competition is the best way to increase local consumer confidence and sales tax revenues within the county. The communities within the county are working on downtown revitalization projects in an effort to bring retail businesses and consumers back to the cities's cores.

MANUFACTURING

The manufacturing sector in Calhoun County has seen a decline due to automation and foreign imports. On a national scale there is a similar decline in the manufacturing sector. **Table 3.17** displays the major manufacturing employers in Calhoun County.

Table 3.17: Major Employers

Arlington Area Manufacturers		
Company Name	Product(s)	Range of Distribution
Arlington Manufacturing Co.	Fertilizer & Pesticides	district

Damascus Peanut Oil Co.	Peanut Processing	International
Nantze Springs, Inc.	Distilled Water	National
Edison Area Manufacturers		
Company Name	Product(s)	Range of Distribution
Calhoun County Frozen Foods	Meat Processing	district
Ithaca Industries	Men's and Women's Undergarments	National
Morgan Area Manufacturers		
Company Name	Product(s)	Range of Distribution
Southern Gourmet Bakers	Pound Cake batter	National
Hydrapak Corp.	Agricultural Equipment	National
RDC Survey		

D. Special & Unique Economic Sectors

TOURISM

Tourism is a vital and underutilized economic sector in many rural counties. Calhoun County has not taken full advantage of the potential for increasing the economic impact of tourism. There are two major events and activities that offer the greatest possibilities of attracting tourists to Calhoun County:

(1) The largest and most publicized activities in Calhoun County are the Mayday Festival in Arlington and the King Cotton Horse Show in Edison.

(2) Hunting is one of the largest portions of the county's tourism industry. There are several plantations that lease their properties to sportsmen who come from all over the nation. Much of the land in Calhoun County is rich in game. It is important that these wildlife stocks be maintained. Depletion of this resource would negatively impact the community. The plantation lands coupled with the preservation of natural resources could open a path to a thriving tourism industry.

AGRICULTURE

As noted in the Natural and Cultural Resources element of the plan, agriculture is the dominant land use in Calhoun County. The county contains some of the most fertile farm lands in Georgia. The Natural and Cultural Resource element states that over 50% of the land is prime farmland. The ability of farmers to use new technology in farming, such as circle pivot irrigation, has made for more productive harvests. Despite the fact that number of people employed on the land is decreasing. **Table 3.18** shows the number of farms dropping from 176 farms in 1969 to 122 farms in 1997, while the amount of acreage of farmland and the amount of harvested crop has increased. This would suggest that larger corporate organizations are consuming small farms.

Table 3.18: Calhoun County Land In Farms 1969 – 1997

	1969	1978	1987	1992	1997
No. of Farms	176	140	127	114	122
Acres of Land	n/a	n/a	115,032	113,861	128,537
Acres of Harvest Crop	n/a	n/a	49,136	50,912	57,217
Source: Georgia County Guide					

Table 3.19 shows that cotton, peanuts, corn and wheat are the biggest crops, and **Table 3.20** reveals how important poultry and livestock is to the county's economy.

Table 3.19: Production And Value 2002 For Crop Per Thousand

COTTON		PEANUTS		CORN		WHEAT	
Lbs (000)	Value ($000)	Lbs (000)	Value ($000)	Lbs (000)	Value ($000)	Lbs (000)	Value ($000)
16,763	10,058	47,907	8623	535	1,418	357	1,213

Source: Southwest Georgia RDC

Table 3.20: production and value 2002 for poultry and livestock per thousand

BROILERS		BEEFS		
No of Bird (000)	Value ($000)	No of Cow Head	No of Stockers Head	Value ($000)
6,600	2,129	2,310	3,650	1,566

Source: Georgia County Guide

In the Southwest Georgia Region almost all economic development strategies contain a policy to target food product manufactures. This is due to the area's broad swathes of prime farmland and generous fresh groundwater resources. Deciding to target food production firms is only the first step in what should be a more specific economic development strategy. The following table provides a list of food product manufacturers in Calhoun County.

TABLE 3.21: CALHOUN COUNTY FOOD PRODUCT MANUFACTURES		
		Range of
Company Name	Product(s)	Distribution
American Home Bakers Inc.	Pound Cake batter	National
Nantze Springs	Distilled Water	National
Source: Southwest Georgia RDC		

FORESTRY

For the most part, forestry is synonymous with agriculture in Calhoun County. Much of the large land holdings in the county are covered in planted forests. These planted forests create two forms of economic stimulus for the county. The most obvious form is the sale and harvest of timber. The other form is in the tourism sector of the economy that comes from hunting leases in these planted forests. Many of the large hunting plantations supplement their operations with timber harvests. The Natural and Cultural Resources Element of the plan, notes that between 20% & 40% of the prime farmland is being used for forestry.

WAREHOUSING AND DISTRIBUTION

An increase in the warehousing and distribution sector is possible with the widening of U.S. Hwy 27. However, the lack of major four-lane highway corridors and rail junctions would not make the county an ideal location for these types of companies. The entire county is isolated from Georgia's major transportation corridors. Without

convenient access to adequate transportation facilities, the county is more likely to be overlooked by prospective warehousing and distribution centers.

INSTITUTIONAL AND GOVERNMENT

As noted above, the various levels of government provides jobs for almost 30% of the active workforce. The presence of a state prison in Morgan, which employs about 100 people, certainly skews the overall percentage of government employees upwards, however, the prison does not account for the regionally high levels of public sector employment. The largest government employer in Calhoun County is the school board. Local Government must attract more industrial and commercial businesses to diversify the county's economy.

HEALTH CARE

Calhoun Memorial Hospital is the only hospital in the study area and employs less than two hundred people. The hospital is funded by the county, but it also derives a significant portion of its income from Medicare and Medicaid. With the budget cuts in both of these programs, it will be difficult for the hospital to survive. If this hospital were to close, it will diminish the county's ability to attract new industries. People would have to drive about 40 miles to either Phoebe Putney Hospital or Palmyra Hospital in Albany, Georgia for medical services.

EDUCATION

There are no college branch campuses located in Calhoun County, however Albany Technical College has a satellite campus in located Blakely, Georgia. Darton College, and Albany State University in Albany, Georgia are within 40 miles of the county and its cities. In addition, Bainbridge College in Bainbridge, Georgia is within 60 miles of the county. A private college, Andrew College in Cuthbert, Georgia is within 50 miles.

E. Assessment of Community Needs

Economic Development Authority and Chamber of Commerce

The Calhoun County Economic Development Council was designated as the lead economic development agency. This group, however is only a committee not a constitutional authority and is not very proactive in promoting county wide economic development. The council cannot negotiate tax incentives nor offer revenue bonds for existing and new industries. Furthermore, Calhoun County does not have a Chamber of Commerce to promote business interests within and outside the community. The county should focus on making the Economic Development Council a constitutional authority to structure financial incentives for new businesses. A Chamber of commerce should be created to help in promoting the business interests for existing companies.

Health of the Business Market

Economic development work in Calhoun County must approach business recruitment in a different way. The lack of an educated workforce is one of the most

prominent barriers to economic development. Calhoun County is like many communities in Southwest Georgia in regard to the health of their business market. While efforts have been made to educate much of the unskilled workforce, there still remains a disparity in the quality of the existing labor force and business demands.

There is some evidence that reveals much of the income generated within the county is not remaining in the local economy. Many of the county's residents are purchasing a significant amount of goods and services in other communities, particularly Albany and Blakely. Much of this is the result of the lack of local businesses that are competitive with the outside markets. Until greater local competition exists, the economy will lose more income to other more competitive economies.

A local market improvement strategy should be initiated in the county. This strategy should focus on the maximization of community facilities and services that will create a more competitive market atmosphere. Increased competition in a market will lead to lower prices and better service for consumers.

Furthermore, the county must make it a priority to maintain positive relationships with existing industries to meet their current and future needs. If an existing industry leaves the county, it will have a tremendous impact on tax revenues and the unemployment rate. Also the county will have a difficult time absorbing any increase in the number of unemployed workers.

Diversification of the Economic Base

Agriculture is a source of economic strength for Calhoun County. Innovative approaches to agribusiness should be pursued continually to help stabilize the county's economic future.

F. Economic Development Agencies

These various agencies are used to pursue improvements in the areas of labor force training, business retention and expansion, promotion and marketing, community development and economic base diversification.

1. Economic Development Authority and Chamber Commerce

The Calhoun County Economic Development Council was designated as the lead economic development agency. However, this group is only a committee not a constitutional authority and is not very proactive in promoting county wide economic development. The council cannot negotiate tax incentives nor offer revenue bonds for existing and new industries. Furthermore, Calhoun County does not have a Chamber of Commerce to promote business interests within and outside the community. The county should focus on making the Economic Development Council a constitutional authority to structure financial incentives for new businesses. A Chamber of commerce should be created to help in promoting the business interests for existing companies.

2. Southwest Georgia Regional Development Center

The Southwest Georgia Regional Development Center serves 14 counties and 44 cities in Southwest Georgia and is centrally located in Camilla. The non-profit agency provides technical assistance to local governments, industries and individuals within the

Region. Some of the functions of the RDC include: Community/Economic Development, General Government Services, Historic Preservation, Mapping and Geographical Information Services, Planning and Zoning, Grant Writing and Administration, and Loans.

3. Georgia Tech Economic Development Institute

Georgia Tech's Economic Development Institute (EDI), located in Albany, provides assistance that improves the productivity, quality, and management practices of manufacturing firms in Georgia. Georgia Tech/EDI also provides guidance to economic development organizations, communities and new enterprises. They work with small to large companies in a collaborative manner to solve problems or investigate opportunities in a manner that is customer-and quality-driven. Approximately 1,000 results-oriented projects are completed each year throughout the state, and may be tactical, operational or strategic in scope.

The EDI staff is impartial and objective, and has diverse industrial and business experience. They are technically trained, with the majority being industrial engineers with advanced degrees, usually MBAs. Many are Registered Professional Engineers.

4. UGA Small Business Development Center

The Small Business Development Center, is located in Albany and is funded by a grant from the U.S. Small Business Administration. The University of Georgia operates Small Business Development Center which is composed of four programmatic divisions: Small Business Development Center, Minority Business Enterprises, Economic Development Services and Business Expansion Support Services.

The Small Business Development Center services include consulting, training and research assistance for entrepreneurs starting or expanding businesses. The Minority Business Enterprises program gives special attention to the needs of minority entrepreneurs. It helps identify procurement opportunities, locates sources of capital, conducts the Black Youth and Entrepreneurship Program, and supports outreach efforts of historically black colleges and universities.

The organization also uses a collective approach to develop the state's economy. Small Business Development Center consultants work with individual business owners and community leaders who seek to enhance the economic well-being of Georgia's citizens. Through Economic Development Services, the Small Business Development Center addresses the regional economic development needs of Georgia communities by facilitating local leadership groups that seek to create, retain, and expand businesses.

Business Expansion Support Services promote the expansion of Georgia's businesses. Some of its efforts in this area include educating business owners in all facets of international trade, conducting in-depth market research and strategic planning, and developing specialized in-house training.

5. Georgia Department of Industry, Tourism and Trade (GDITT)

GDITT is the state's official economic development agency, and is responsible for new job creation as well as capital investment. The agency encourages business investment, the expansion of existing industries, and securing new markets for Georgia's products. Additionally, it markets Georgia as an ideal location for the tourism and motion picture industries.

6. USDA Rural Development

Rural Development programs are delivered through two agencies that have impact on economic development: the Rural Utilities Service which addresses rural America's need for basic services such as clean running water, sewers and waste disposal, electricity, and telecommunications and the Rural Business-Cooperative Service which provides help to rural areas that need to develop new job opportunities, allowing businesses and cooperatives to remain viable in a changing economy. We also have an Office of Community Development that operates special initiatives to demonstrate effective community development techniques and address unique and pressing economic development issues.

G. Economic Development Programs

1. Better Hometown Program

The Better Hometown Program is a self-help community development program for small cities with a population under 10,000, it is designed to improve the quality of life through sound planning and implementation by the community stakeholders. The following cities are designated as Better Hometown Communities: Blakely, Camilla, Colquitt, Dawson, Donalsonville, Edison, and Pelham.

2. Fall Feather Hunt

The Georgia Chamber of Commerce, in conjunction with the Albany Area Chamber of Commerce and the Southwest Georgia Chamber Council, hosts the annual Fall Feather Hunt to bring corporate executives from around the country, and state development personnel from Atlanta to see Southwest Georgia and share the thrill of hunting. This quail hunting event has expanded to using plantations and hunting reserves throughout the region. Connections and contacts made during the Hunt are credited for the relocation of more than 20 companies to Southwest Georgia.

3. Georgia Job Tax Credit Program

This program provides tax credits on Georgia income taxes for any qualifying business or headquarters of any such business engaged in tourism, manufacturing, warehouse and distribution, and research and development. It does not include retail businesses.

Counties and certain census tracts in the state are ranked annually and placed in economic tiers using the following factors:

1. highest unemployment rate for the most recent 36 month period;
2. lowest per capita income for the most recent 36 month period;
3. highest percentage of residents whose incomes are below the poverty level according to the most recent data available;
4. average weekly manufacturing wage according to the most recent data available.

Tier 1 counties are ranked 1st through 53rd and represent the state's least developed counties. Companies creating 5 or more new jobs in a Tier 1 county may receive a $2500 tax credit for each job created. Tier 2 counties are ranked 54th through 106th. Companies creating 15 or more new jobs in a Tier 2 county may receive a $1500 tax credit per job. Tier 3 counties are ranked 107th through 159th. Companies creating 25 or more new jobs in a Tier 3 county may receive a $500 tax credit.

4. Investment Tax Credit

Investment tax credits are based on the tiers used in the Job Tax Credit Program. This program allows a corporation or person that has operated an existing manufacturing facility in the state, for the previous three years, to obtain a credit against income tax liability. Companies expanding in Tier 2 counties must invest $3 million to receive a three percent credit. This credit increases to five percent for recycling, pollution control and defense conversion activities.

5. Freeport Exemption

Freeport exemptions are a method whereby a community can exempt certain types of industrial inventory from ad valorem taxes. There are three types of inventory eligible for exemption. Any one or all three can be exempted, depending upon the judgment of the governing bodies. The three types are:

1. Raw materials or goods-in-process
2. Finished goods held by manufacturer
3. Finished goods destined for out-of-state shipment

Each of these categories can be enacted in twenty percent increment, from 20 percent to 100 percent. The idea is to phase in freeport, so that tax revenue is not lost. The counties with 100 percent freeport are: Colquitt, Decatur, Lee, Miller and Worth. Early County has a 20 percent freeport.

A decision to authorize freeport must be made by the voters through a referendum. Cities and counties must act independently of one another in calling referenda, though they can be held on the same day.

6. Retraining Tax Credit

These tax credits provide retraining for employees are eligible for a tax credit equal to 25 percent of the costs of retraining per full time student up to $500. The training must:

1. enhance the functional skills of line and hourly employees otherwise unable to function effectively on new equipment;
2. be approved by the Department of Technical and Adult Education;
3. be provided at no cost, direct or indirect, to the employee.

7. Child Care Credit

Employers who provide or sponsor child care for employees are eligible for a tax credit of up to 50 percent of the direct cost of operation to the employer. The credit cannot exceed more than 50 percent of the taxpayers total state income tax liability for that taxable year.

8. Manufacturing Machinery Sales Tax Exemption

This incentive provides for exemption from the sales and use tax for manufacturing equipment.

1. Machinery used directly in the manufacturing of tangible personal property when the machinery is bought to replace or upgrade machinery in a manufacturing plant presently existing in the state.

2. Machinery used directly in the manufacturing of tangible personal property when the machinery is incorporated as additional machinery for the first **time into a manufacturing plant presently existing in this state.**

9. Primary Material Handling Sales Tax Exemption

This incentive provides for exemption from the sales and use tax on purchases of primary material handling equipment which is used directly for the handling and movement of tangible personal property in a new or expanding warehouse or distribution facility when such facility or expansion is worth $10 million or more.

10. Job Tax Credit for Joint Development Authorities

This tax incentive allows an additional $500 job tax credit for a business locating within the jurisdiction of a joint authority of two or more contiguous counties. It also gives the business the opportunity to qualify for the greatest dollar amount of job tax credits of any of the participating counties.

11. Revolving Loan Program

The Revolving Loan Fund (RLF) provides GAP financing to encourage bank participation when a bank would otherwise not make the loan. Except in special situations, the maximum RLF is $150,000 and the minimum is $40,000. Projects are expected to have a minimum of $2.00 private investment for each $1.00 RLF. The terms of the loan are 10 years or less for the RLF, and are negotiated between the lender and small business firm. Rates are derived from the lender's normal rates, with the RLF portion being fixed at prime or less as negotiated. The financing amount is up to 90 percent of the eligible cost, and the down payment must provide at least a ten percent cash/equity injection of the eligible project cost. Funding is available for fixed assets (land, building, and equipment) and working capital. Typical financing structure is 56.7 percent bank, 33.3 percent RFL and 10 percent small business. The bank's participation rate cannot be less than SBA's. The bank has first mortgage on 100 percent collateral, while RDC has the second mortgage position. The RDC prepares, packages and services the loans.

12. Utility Rate Breaks

A utility rate break tool is offered by Georgia Power Company in a joint effort with the Public Service Commission to encourage business growth in Georgia's 80 most economically distressed communities. Existing firms must increase energy use to be eligible for the rate break. These price incentives include a two-year, 10 percent discount on base rates for companies creating one to nine jobs and a 15 percent discount for companies that create ten to nineteen jobs. A 20 percent discount is offered to those companies creating twenty or more jobs. There is also an additional five percent discount for expanding in an already served facility vacant for six months, or one of the eighty distressed counties as defined by the state.

13. Southern Bell Economic Development Incentive Package

Southern Bell is offering discounts on service and products to increase business location in the State of Georgia. This plan was designed to compliment the Job Tax Credit Act of 1992. To be eligible, the business must locate or expand in any of the "Tier 2" counties annually targeted for development by the Georgia Department of Community Affairs (DCA), under the Job Tax Credit Program regulations. The applicable county must be served by Southern Bell and the business must be engaged in manufacturing, warehousing, distribution, processing, research or development. Retail or seasonal businesses are not eligible.

Southern Bell will offer qualifying businesses:

1. 100 percent waiver of all normal deposits for telephone service;
2. 100 percent waiver of service connection and installation charges, excluding

inside wiring;

3. 25 percent discount on monthly recurring charges on all Southern Bell tariff items for a period of 12 months (excluding Message Toll Service, WATS, special service arrangements, and contract service arrangements).

Any new or existing business located in one of the identified counties that create an average of ten or more new full time jobs during the following 12-month period may qualify for Southern Bell's incentive offer. Incentives for existing businesses apply only to additional services ordered to support the newly created positions.

14. Community Development Block Grant: Employment Incentive Program

This program is available with grant limits of $500,000 although the State has discretionary authority to increase the EIP maximum grant award for projects of major significance to the State. This money may now be utilized for the purpose of providing publicly-owned facilities in which job training and educational services are provided to low and moderate income persons. EIP funds can be used to pay for a building and/or the training program. Eligibility of the training program cost is limited to "new" services not previously provided by the government.

15. One Georgia Development Authority

a. One Georgia Equity Fund Program is to provide a program of financial assistance that includes grants, loans and any other forms of assistance that will assist applicants in promoting the health, welfare, safety, and economic security of the citizens of the state through the development and retention of employment opportunities in areas of greater need as defined by the Georgia Business Expansion and Support Act of 1994, as amended

b. One Georgia Edge Fund Program is to provide financial assistance to eligible applicants that are being considered as a relocation or expansion site and are competing with another state for location of a project; and, where the EDGE Fund is used when the health, welfare, safety and economic security of the citizens of the state are promoted through the development and/or retention of employment opportunities.

16. CDBG Section 108 Programs

The CDBG Loan Guarantee Program (Section 108 Program) is an economic and community development financing tool authorized under Section 108 of Title I of the Housing and Community Development Act of 1974, as amended. The program is a method of assisting non-entitlement local governments with certain unique and large-scale economic development projects that cannot proceed without the loan guarantee. In order to be eligible a project must meet all applicable CDBG requirements and result in significant employment and/or benefit for low and moderate income persons. Projects that are eligible for financing under existing federal, state, regional or local programs will generally not be considered for guarantee assistance unless the programs would fail to fully meet a project's need.

17. Redevelopment Fund Program

The Redevelopment Fund provides flexible financial assistance to local governments to assist them in implementing challenging economic and community development projects that cannot be undertaken with existing public sector grant and loan programs. The Redevelopment Fund will reward locally initiated public/private partnerships by providing financing to leverage private sector investments in commercial, downtown and industrial redevelopment and revitalization projects that

need Redevelopment Fund investment to proceed. While all CDBG funded projects that create jobs must meet applicable low and moderate-income criteria, the Redevelopment Fund will allow projects to be approved using a "eliminating slums or blight" national objective. The "slum and blight" emphasis will allow many smaller scale projects (in downtowns, blighted industrial areas, etc.) to be competitive for Redevelopment Fund financing. The Redevelopment Fund may support and extend DCA's existing CDBG programs in order to allow redevelopment projects with "challenging economics" to be made competitive for DCA, private and other public funding investments.

H. Economic Development Training Programs

1. Quick Start

Georgia's Quick Start program is nationally recognized for providing high-quality training services at no cost to new or expanding businesses in Georgia. Quick Start is offered at Albany Technical College.

2. Albany Technical College

Albany Technical College provides technical education and training support for evolving workforce development needs of Southwest Georgia. The college utilizes traditional, online and distance learning methods. The following purposes of Albany Tech are based on the concept that education benefits individuals, businesses and the community:

- To provide quality competency-based associate degree, diploma and technical certificates of credit programs that prepare students for employment in business, technical sciences, allied health, personal services and industrial careers.
- To provide basic adult education and development programs to help adults improve life skills and prepare for continued education and training.
- To contribute to the technological advancement of area businesses and industry through education and training.
- To offer comprehensive continuing education courses and programs for the advancement of skills, knowledge and personal growth**.**

3. Albany State University

The primary mission of Albany State University is to educate students by offering Bachelor's, Master's and Education Specialist degrees and a variety of non-degree educational programs. The University emphasizes the liberal arts as the foundation for all learning by exposing students to the humanities, fine arts, social sciences and the sciences. Global learning is fostered through a broad-based curriculum, diverse University activities and the expanding use of technology. The University offers six advanced degrees: a master of science in criminal justice, a master of public administration, a master of business administration, a master of science in nursing, a master of education in 11 majors, and an education specialist degree. The University offers a Board of Regent's engineering transfer program and a dual degree program in engineering with Georgia Tech.

4. Darton College

Darton College is a two-year college and offers 55 transfer degree majors, 20 two-year career degree programs and certificate programs. Darton is the nursing and allied health education center for southwest Georgia. Eight allied health programs are offered to serve the needs of the health-care industry in the region. These include dental

hygiene, emergency medical service, health information technology, human services technology, medical laboratory technology, occupational therapy assistant, physical therapy assistant and respiratory care. Graduates from the nursing program consistently have among the highest first- time pass rate on the licensing exam

Assessment

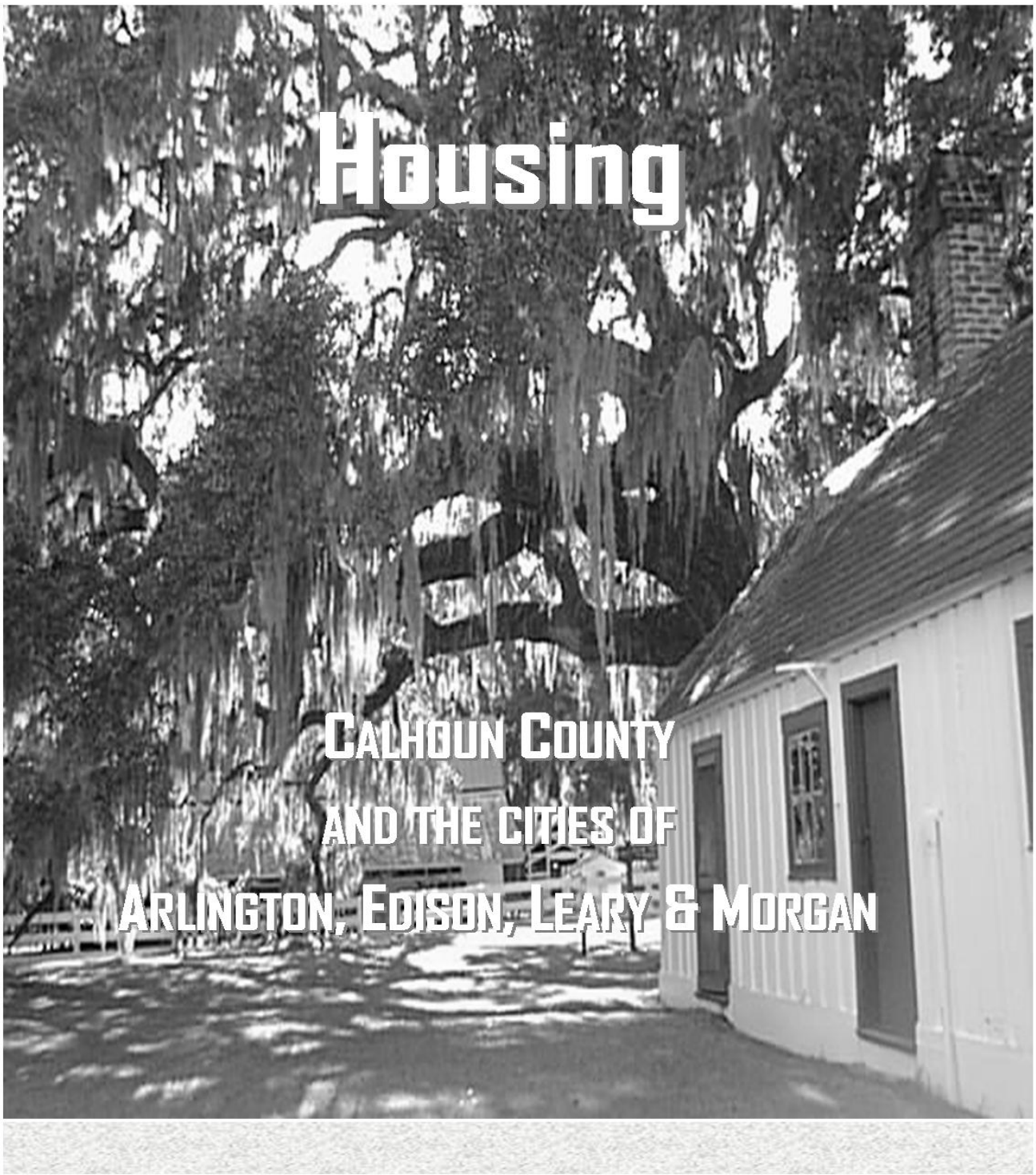
Calhoun County may want to establish a Chamber of Commerce or Development Authority to create a strategic plan to retain existing industries and attract new businesses. Southwest Georgia Regional Development Center, Georgia Tech, and UGA Small Business Development Center could provide technical assistance to the county in generating a strategic economic development plan. The plan should help the county to target small and medium industries that can compete overseas and have growth potential.

It should be a priority for the county to maintain good relationships with existing industries. As a means of meeting their current and future needs, the county must be willing to offer financial and tax incentives to existing industries, particularly those that are planning to expand their operations and provide new jobs. Also Calhoun County may want to consider building an industrial park to market the county for new businesses. The county should focus on sheparding local entrepreneurial talents as a means of generating new investments and jobs. Since global competition has affected the manufacturing and agricultural sector, the county should search for methods to attract foreign investments and market local products overseas. The relatively low cost of labor and land, coupled with the potential to reduce or eliminate tarriff barriers may encourage suitable foreign companies to use Calhoun County as a base of operations. Calhoun County needs to develop ties and work closely with the Georgia Department of Industry, Trade, and Tourism to market the county for future national and international business prospects

Agriculture is another economic strength of Calhoun County. Innovative approaches to agribusiness should be pursued continually to stabilize the county's economic future. For example, the county could attract more agri-businesses like chicken or pork processing plants. Tourism can help to diversify the local economy. Calhoun County could develop a nature-based tourism marketing plan to increase the number of hunters and to attract nature lovers who like hiking and bird watching. Nature-based tourism could have an enormous impact on sales tax revenues in Calhoun County.

The public school systems must make sure that students are receiving the necessary skills to compete at a global level in a technologically driven society. Calhoun County must emphasize the importance for adults to attain post secondary education at either a local technical college or university. A well-educated workforce is the key in retaining existing industries or attracting new companies.

Many of the county's residents are purchasing a significant amount of goods and services in other communities, particularly Albany and Blakely. This is the result of the lack of retail establishments in the county. A local market improvement strategy plan should be initiated in the county to attract more retail establishments in the county. The cities in Calhoun County may offer financial and tax incentives for small businesses to locate in the downtown area. These cities could apply for the Better Hometown Program with the Georgia Department of Community Affairs.



Housing

Calhoun County
and the cities of
Arlington, Edison, Leary & Morgan

Housing

The Housing Element provides local governments the opportunity to inventory the existing housing stock and its condition, occupancy and affordability characteristics; to assess its adequacy and suitability for serving current and future population and economic development needs; to articulate community housing goals; and to formulate an associated implementation program for the adequate provision of housing for all sectors of the population (DCA PlanBuilder, 2004).

A. Introduction

An examination of the historic and current data related to the number and types of housing units, their age and condition, the occurrence of owner or renter occupied units, vacancy ratios and housing costs are of vital importance to an understanding of the adequacy and availability of a community's housing stock. This analysis of local housing characteristics is important to the comprehensive planning process in that it serves to identify housing development trends, existing or projected deficiencies in the housing supply and the causes, scope and nature of barriers to the adequate provision of housing for all sectors of the current and future population.

A local assessment of the housing inventory is made in this element which determines whether the existing housing stock suits the needs and desires of the community in terms of quantity, quality, affordability, type and location. The assessment also takes into account the types of programs and policies needed to address the improvement of neighborhoods through infrastructure development, obliteration of blighted neighborhoods and substandard housing, the need or potential for low, moderate or upscale income housing opportunities. In addition, a thorough analysis assists the community in determining the number and types of housing needed throughout the twenty year planning horizon, as well as the programs and assistance needed to improve housing conditions and neighborhoods. Such efforts may be implemented by the efforts of the private sector, non-profit organizations, public-private partnerships or the public sector. All tables referred to in the inventory are located at the end of each section of this element of the plan.

B. Number and Type of Housing Units

In 1990, the U.S. Census altered the manner in which it reported housing types by including seasonal, migratory and recreational units in addition to year round housing units. In previous census periods, housing characteristics were provided only for year round units. Therefore, housing characteristic comparisons for the year of 1980 must generally be made with caution. However, these changes appear to have had very little impact on Calhoun County housing totals, as no seasonal, recreational or migratory housing units were counted in the 1990 census. **Tables 4.1-4.9** provide information on the number, type and condition of housing units in Georgia, Southwest Georgia Region 10, Calhoun County and its communities between 1980 and 2000**.** In the cases of small cities such as Morgan, Arlington, Leary, and Edison, housing characteristics were either not available (NA) or not reported (NR) for 1980.

In 2000, a total of 2,305 housing units were recorded by the Census Bureau in Calhoun County. The minority of these units, or 27% of total housing units in the county, were located in the unincorporated area. The largest share of housing stock, 705 units was located in the City of Arlington and it represented 30.6% of the county's total housing units. In the smaller Cities of Edison, Leary and Morgan, the share of the county total was 25%, 13% and 6% respectively. The distribution of the percentage of

housing units throughout Calhoun County has not changed significantly in the past twenty years.

Total housing units in Georgia increased 63% between 1980 and 2000; however, much of this increase may be attributed to the manner in which total housing units was redefined in 1990. Between 1980 and 2000 the number of housing units in Calhoun County increased by 12% to 2,305 units. From 1990 to 2000 the number of housing units in the City of Arlington increased by 13% to 705. The latest Census reports that the Cities of Edison, Leary and Morgan had 576 and 288 and 127 total housing units respectively.

In 2000 single family homes dominated the housing stock in Calhoun County at 1,449 units. Multi-family dwelling units represent only 8% of the total dwelling units in Calhoun County. By contrast, across the State of Georgia, multiple family dwellings comprise 21% of the total units in the state. In the City of Arlington, multi-family homes represent 8% of the total dwelling units in the incorporated area. The City of Edison had 126 multi-family dwelling units. The 2000 U.S. census data showed Leary had no multi-family units.

The most remarkable trend in the housing type analysis is the notable increase in the number of mobile homes utilized between 1980 and 2000 across the nation. This trend has been duplicated in the State of Georgia and southwest Georgia region. In 2000, mobile homes represented 12% of the nation's housing stock. With the exception of Dougherty County, all of the counties in the Southwest Georgia region recorded very high percentages of mobile homes in their housing stock and many exceeded the state percentage by double or triple the percentage.

Calhoun County has recorded significant increases in the number of mobile homes in their housing stock over recent decades. According to the 2000 census, Calhoun County recorded one of the greatest increases in manufactured homes for counties within the region. Calhoun County showed a 333% increase in the number of manufactured homes from 189 units in 1980 to 718 units in 2000. It is also probable that this trend is occurring in the smaller cities, although census figures are not available to document the potential increase.

Between 1980 and 2000, the number of mobile homes went from 2% of the total units to 20% of the total units in the County. This represents a greater increase and a greater share of the 2000 total units than was reflected at the state level. Across the state, the share of mobile homes increased from 8% to 12% between 1980 and 2000. By comparison, the Cities of Arlington and Edison recorded mobile home shares of 29 and 18% respectively in 2000. The share of mobile homes in Leary and Morgan was even higher at 33% and 41% of the total housing stock respectively. According to a study conducted by the University of Georgia, in 2001, there were 1.8 manufactured housing units per 1,000 populations placed in counties in Region 10, Calhoun County along with 3 other counties in the region had over 3 placements per 1,000 populations.

Apparently, mobile home ownership emerged as an affordable housing choice across America. The rapid growth of the mobile home industry reflects the need for low to moderate income housing opportunities for home ownership. The predominance of manufactured homes, however, also has many consequences on the tax base and the housing stock in the long term.

Table 4.1: US TYPES OF HOUSING			
Category	**1980**	**1990**	**2000**
TOTAL Housing Units	**NA**	**10,202,1752**	**115,904,641**
Single Units (detached)	**NA**	**60,261,836**	**69,865,957**
Single Units (attached)	**NA**	**5,373,235**	**6,447,453**
Double Units	**NA**	**4,904,645**	**4,995,350**
3 to 9 Units	**NA**	**9,819,483**	**10,909,268**
10 to 19 Units	**NA**	**4,894,415**	**4,636,717**
20 to 49 Units	**NA**	**3,862,110**	**3,873,383**
50 or more Units	**NA**	**4,388,824**	**6,134,675**
Mobile Home or Trailer	**NA**	**7,398,191**	**8,779,228**
All Other	**NA**	**1,119,014**	**262,610**
Source: U.S. Census 1990; 2000			

TABLE 4.2: GA TYPES OF HOUSING			
Georgia: GA Types of Housing			
Category	**1980**	**1990**	**2000**
TOTAL Housing Units	NA	2,638,418	3,281,737
Single Units (detached)	NA	1,638,847	2107317
Single Units (attached)	NA	73,412	94,150
Double Units	NA	89,368	90,370
3 to 9 Units	NA	276,220	305,920
10 to 19 Units	NA	138,876	129,276
20 to 49 Units	NA	55,704	57,825
50 or more Units	NA	38,103	97,628
Mobile Home or Trailer	NA	305,055	394,938
All Other	NA	22,833	29,344
Source: U.S. Census 1990; 2000			

TABLE 4.3: REGION 10 TYPES OF HOUSING			
Category	**1980**	**1990**	**2000**
TOTAL Housing Units	NA	125,392	145,588
Single Units (detached)	NA	80,859	88,145
Single Units (attached)	NA	2,372	3,290
Double Units	NA	7,499	7,206
3 to 9 Units	NA	9,218	10,231
10 to 19 Units	NA	1,799	1,536
20 to 49 Units	NA	591	882
50 or more Units	NA	202	1,654
Mobile Home or Trailer	NA	21,766	32,423
All Other	NA	1086	221
Source: U.S. Census 1990; 2000			

TABLE 4.4. CALHOUN COUNTY TYPES OF HOUSING			
Category	**1980**	**1990**	**2000**
TOTAL Housing Units	NA	2061	2305
Single Units (detached)	NA	1500	1417
Single Units (attached)	NA	36	32
Double Units	NA	32	51
3 to 9 Units	NA	37	111
10 to 19 Units	NA	7	9
20 to 49 Units	NA	0	3
50 or more Units	NA	0	6
Mobile Home or Trailer	NA	433	676
All Other	NA	16	0
Source: U.S. Census 1990; 2000			

TABLE 4.5: ARLINGTON CITY: TYPES OF HOUSING			
Category	**1980**	**1990**	**2000**
TOTAL Housing Units	NA	623	705
Single Units (detached)	NA	484	436
Single Units (attached)	NA	11	15
Double Units	NA	13	19
3 to 9 Units	NA	15	27
10 to 19 Units	NA	7	5
20 to 49 Units	NA	0	2
50 or more Units	NA	0	0
Mobile Home or Trailer	NA	84	201
All Other	NA	9	0
Source: U.S. Census 1990; 2000			

TABLE 4.6: EDISON CITY: TYPE OF HOUSING			
Category	**1980**	**1990**	**2000**
TOTAL Housing Units	NA	491	576
Single Units (detached)	NA	362	335
Single Units (attached)	NA	16	10
Double Units	NA	18	32
3 to 9 Units	NA	21	83
10 to 19 Units	NA	0	4
20 to 49 Units	NA	0	1
50 or more Units	NA	0	6
Mobile Home or Trailer	NA	74	105
All Other	NA	0	0
Source: U.S. Census 1990; 2000			

TABLE 4.7: LEARY CITY: TYPES OF HOUSING			
Category	**1980**	**1990**	**2000**
TOTAL Housing Units	NA	279	288
Single Units (detached)	NA	220	193
Single Units (attached)	NA	4	0
Double Units	NA	1	0
3 to 9 Units	NA	0	0
10 to 19 Units	NA	0	0
20 to 49 Units	NA	0	0
50 or more Units	NA	0	0
Mobile Home or Trailer	NA	50	95
All Other	NA	4	0
Source: U.S. Census 1990; 2000			

TABLE 4.8: MORGAN CITY: TYPES OF HOUSING			
Category	**1980**	**1990**	**2000**
TOTAL Housing Units	NA	117	127
Single Units (detached)	NA	79	75
Single Units (attached)	NA	4	0
Double Units	NA	0	0
3 to 9 Units	NA	0	0
10 to 19 Units	NA	0	0
20 to 49 Units	NA	0	0
50 or more Units	NA	0	0
Mobile Home or Trailer	NA	31	52
All Other	NA	3	0
Source: U.S. Census 1990; 2000			

TABLE 4.9: NUMBER & TYPES OF HOUSING UNITS							
City/County	**Total Units**	**Single-Family**		**Multi-Family**		**Manufactured Housing**	
		#	**%**	**#**	**%**	**#**	**%**
Calhoun	**2305**	**1449**	**63%**	**180**	**8%**	**676**	**29%**
Arlington	**705**	**451**	**64%**	**53**	**8%**	**201**	**29%**
Edison	**576**	**445**	**77%**	**126**	**22%**	**105**	**18%**
Leary	**288**	**193**	**67%**	**0**	**0%**	**95**	**33%**
Morgan	**127**	**75**	**59%**	**0**	**0%**	**52**	**41%**
Regional Totals	**145588**	**91435**	**63%**	**21509**	**15%**	**32423**	**22%**
Georgia Totals	**3281737**	**2201467**	**67%**	**681019**	**21%**	**394938**	**12%**
Source: U.S. Census 1990; 2000; SW GA RDC							

C. Age and Condition of Housing

Two standard measures are used by the census to determine housing condition. These traditional indicators of housing quality include the percentage of housing built in a community prior to 1939 (although some of these units may have been restored or remodeled) and the percentage of units which lack complete plumbing facilities. The percentage of housing built prior to 1939 is also affected by the total amount of new construction in any given area. **Tables 4.10 to 4.25** depict these housing characteristics for Georgia, Southwest Georgia Region 10, Calhoun County and the Cities of Arlington, Edison, Leary and Morgan.

According to these indicators, the State of Georgia has made substantial progress in improving housing conditions over the past two decades (one must also keep in mind the tremendous amount of new construction occurring in Georgia over the last twenty years). During this period (1980 to 2000), the percentage of housing units constructed prior to 1939 decreased from 15 to 5.9% and the percentage of units lacking complete plumbing declined from 2 % to 0.9%.

An examination of these factors in Calhoun County indicates that while housing conditions have also improved substantially over the past two decades, the housing conditions in the county remained poorer than the state average mentioned above. By comparison, in 2000, 12% of the county's housing stock was built prior to 1939 and 2.6% was without complete plumbing. According to these factors, housing condition varies throughout the incorporated cities in Calhoun County and each of the cities has higher percentages of older housing units than the county average. The City of Arlington's proportion of homes built prior to 1939 well exceeds the state percentage at 11.5%. The Cities of Edison, Leary and Morgan have a percentage of homes built prior to 1939 of 14.1%, 17.3%, and 15% respectively.

Substandard housing units according to the census definition are a poor indicator of housing quality. Leaking roofs, rotting floors, poor insulation and other major problems indicate low quality housing that implies reduced quality of life and property value. But, homes with these conditions do not appear in the census figures. The quality of housing is generally lower in rental and rural housing stock in the county.

Trends to be noted in Calhoun County and its municipalities: single family units and mobile homes dominated the housing stock; multi-family units had only a small percentage. The current supply of housing does not offer adequate alternatives for individuals or families that match their housing needs, preferences, or their income in the next twenty year planning horizon. Even though there is an unmet demand for both renter and owner-occupied housing , the relatively small size of the local housing markets combined with all other factors appear to be insufficient to attract appropriate private development. Consumers are not aware of choices and what is needed to participate in the housing market. A large portion of the future demand for housing will come from individuals and households under age 35 and over age 65, the two groups growing at the fastest rates. These are also two groups that tend to have lower incomes. Manufactured housing is an increasing proportion of the housing stock of Calhoun County and its municipalities. There are not enough suitable rental units in rural areas and few new multi-family units are being built. These are areas that the leadership of Calhoun County, Arlington, Edison, Leary and Morgan will need to address. For a projection of future housing needs, Section G, Projected Housing Needs, pg. 4-17, **Table 4.41**.

Local data on the condition of housing in Calhoun County communities was gathered through the use of a windshield survey. During this survey, the structural condition of all housing units was determined to be either in: 1) sound condition; 2) needing minor repairs; 3) in need of major repairs or; 4) dilapidated and in need of demolition. The Southwest Georgia Regional Development Center completed a basic windshield survey to determine housing condition in 2000 for the Cities of Arlington, Edison, Leary, and Morgan.

According to the results of the windshield survey, several blighted areas exist in the cities of Calhoun County. The structures are in need of major and minor repairs. There are some abandoned houses and other dilapidated structures. These areas do not include apartment complexes or mobile homes. However, many of the manufactured homes in the cities were aged and in need of repair. Most of the dilapidated structures require demolition. Some of the residential areas were in need of cleanup programs and programs targeting the removal of abandoned vehicles, dilapidated mobile homes and farm implements.

Several of the blighted areas are listed below. These areas have poor housing and in extreme cases, poor roadways. Residential development has also occurred on many landlocked lots and subsequently, rough paths have been developed for access. Neighborhood blight is a factor in the following areas:

Arlington:
The MLK area, the strip of Cedar Street East just north of the railroad, Mt. Ebel and Cedar Street in general is a blighted neighborhood, most of Butler Street, and Alley Streets are also areas showing signs of urban blight. In a recent CHIP application the city identified over 100 substandard houses in need of repair, the city currently has a demolition program.

Edison:
The area surrounded by Dixie Circle which is comprised mainly of manufactured homes has some characteristics of blight, in the NW section of the city along Lark Street, Slaton Street, and Martin Luther King Dr. This area is in need of repair; there are also many areas of the city that have standard and substandard housing side by side that do not qualify as blighted neighborhoods, but contain structures in need of repair; the city plans to establish a demolition program soon.
Leary:
The northeast and central areas contain the neighborhood bordered by Hand Avenue NE to the south and Melvin Street NE to the north, a triangular neighborhood in the south east section of town bordered by East Main Street, Vera Alley, and Old Newton Road is an area that contains a high percentage of substandard housing, and the area just east of South/North Depot Road and just south of Albany Highway SE, Hammond Street, Blackbird Street, Ball Street, Hotel Street, Boyd Street.

Morgan:
Court Street; South Bermuda Street, Dickey Street, Concord Street all show signs of blight.

Although no thorough housing condition survey was taken in the unincorporated areas, several small areas of blight do exist. Quite a few individual structures are dilapidated or in need of major repairs exist throughout the unincorporated county. Many

old farm tenant houses are in need of destruction. There is also concern over the numbers of seasonal hunting camps that are sprouting up in the county. These often consist of several trailers and/or recreational vehicles or simplistic shelters which are placed in wooded areas.

TABLE 4.10: US Houses Built Before 1939			
Category	**1980**	**1990**	**2000**
1939 or Earlier	**NA**	**18681720**	**17380053**
Source: U.S. Census 1990; 2000			

Table 4.11: GA Houses Built Before 1939			
Category	**1980**	**1990**	**2000**
1939 or Earlier	296662	212294	192972
Source: U.S. Census 1990; 2000			

TABLE 4.12: Region, 10 Counties Houses Built Before 1939			
Category	**1980**	**1990**	**2000**
1939 or Earlier	19127	12393	10193
Source: U.S. Census1990; 2000			

TABLE 4.13: Calhoun County: Houses Built Before 1939			
Category	**1980**	**1990**	**2000**
1939 or Earlier	570	413	278
Source: U.S. Census 1990; 2000			

TABLE 4.14. ARLINGTON CITY: HOUSES BUILT BEFORE 1939			
Category	**1980**	**1990**	**2000**
1939 or Earlier	NA	130	90
Source: U.S. Census 1990; 2000			

TABLE 4.15: EDISON CITY: HOUSE BULT BEFORE 1939			
Category	**1980**	**1990**	**2000**
1939 or Earlier	NA	108	81
Source: U.S. Census 1990; 2000			

TABLE 4.16: LEARY CITY: HOUSES BUILT BEFORE 1939			
Category	**1980**	**1990**	**2000**
1939 or Earlier	NA	52	43
Source: U.S. Census 1990; 2000			

TABLE 17: MORGAN CITY HOUSES BUILT BEFORE 1939			
Category	**1980**	**1990**	**2000**
1939 or Earlier	NA	25	19
Source: U.S. Census 1990; 2000			

TABLE 4.18: US CONDITION OF HOUSING			
Category	**1980**	**1990**	**2000**
Complete Plumbing Facilities	**NA**	**101161984**	**114569474**
Lacking Plumbing Facilities	**NA**	**1101696**	**1335167**
Source: U.S. Census 1990; 2000			

TABLE 4.19: REGION 10 CONDITION OF HOUSING			
Category	**1980**	**1990**	**2000**
Complete Plumbing Facilities	**NA**	**123036**	**143361**
Lacking Plumbing Facilities	**6187**	**2356**	**2227**
Source: U.S. Census 1990; 2000			

TABLE 4.20: CALHOUN COUNTY CONDITION OF HOUSING			
Category	**1980**	**1990**	**2000**
Complete Plumbing Facilities	**NA**	**1891**	**2243**
Lacking Plumbing Facilities	**292**	**170**	**62**
Source: U.S. Census 1990; 2000			

TABLE 4.21: ARLINGTON CITY CONDITION OF HOUSING			
Arlington city: Condition of Housing			
Category	**1980**	**1990**	**2000**
Complete Plumbing Facilities	**NA**	**556**	**655**
Lacking Plumbing Facilities	**NA**	**67**	**50**
Source: U.S. Census 1990; 2000			

TABLE 4.22: EDISON CITY CONDITION OF HOUSING			
Category	**1980**	**1990**	**2000**
Complete Plumbing Facilities	**NA**	**473**	**568**
Lacking Plumbing Facilities	**NA**	**18**	**8**
Source: U.S. Census 1990; 2000			

TABLE 4.23: LEARY CITY CONDITION OF HOUSING			
Category	1980	1990	2000
Complete Plumbing Facilities	NA	256	286
Lacking Plumbing Facilities	NA	23	2
Source: U.S. Census 1990; 2000			

TABLE 4.24. MORGAN CITY CONDITION OF HOUSING			
Category	1980	1990	2000
Complete Plumbing Facilities	NA	115	127
Lacking Plumbing Facilities	NA	2	0
Source: U.S. Census 1990; 2000			

TABLE 4.25: HOUSING AGE & CONDITION, 2000					
City County	Total Units	Built Before 1939		Lacking Complete Plumbing	
		#	%	#	%
Calhoun	278	278	12%	62	2.6%
Arlington	90	81	11.5%	8	1.1%
Edison	81	81	14.1%	8	1.4%
Leary	43	43	17.3%	2	0.8%
Morgan	19	19	15.0%	0	0.0%
Regional Totals	145588	10193	7%	2227	1.5%
Georgia Totals	3281737	192972	5.9%	29540	0.9%
Source: U.S. Census 1990; 2000					

D. Owner and Renter Occupancy

As noted previously, the 2000 census housing data cannot be compared to earlier census reports without caution, due to changes in reporting methods. However, only slight differences were recorded in the percentage of total vacant units throughout Georgia during recent census periods. **Tables 4.26 to 4.33** depict the housing occupancy characteristics for Georgia and Calhoun County.

The number of vacant dwelling units in Georgia rose from 13 percent of the total units between 1990 and 2000. In Calhoun County, the percentage of vacant units rose from 267 units to 343 total units and has remained fairly stable since the 1990 at about 29%. Census reports for the City of Arlington show slightly lower percentages of vacant dwelling units at approximately 18%. In 1990 and 2000, the City of Edison also had lower percentages of vacant units than the county and state at 12%. The City of Leary recorded a larger percentage of vacant units than the state and county at 14% and 11%. Morgan also had a relatively high vacancy rates in 2000 at 15% and 16%.

At the state level, both the numbers of owner occupied and renter occupied housing units increased substantially since 1980. A 67 and 49% change respectively was recorded for owner occupied and renter occupied units.

The number of owner occupied units increased 17% in Calhoun County during the same period and accounted for 72% of the county's housing units in 2000. The number of renter occupied units declined 12% during the same period to represent a share of 28% of the county's housing stock.

The trend in the City of Arlington over the period was a slight decline in the percentage of owner occupied units. Between 1980 and 2000, a 2% decline in the number of owner occupied units was recorded in the city. Still, in 2000, only 59% of the total housing stock was owner occupied. The renter occupied housing stock also decreased in the City of Arlington by 0.4%. The City of Edison experienced a 2.4% increase in owner occupied units from 1990 to 2000. In contrast, Leary saw an 4.3% increase in renter occupied units. Morgan also saw a 1.3% increase in owner occupied units. However, the city experienced a 125% increase in renter occupied units.

In 2000, 80% of the housing units in the City of Leary were owner occupied and 63% of those located in the City of Morgan were owner occupied. According to a recent Region 10 Housing Profile conducted by the University of Georgia, approximately 5.8% of the occupied units (114) in Calhoun County are overcrowded.

In 2000, vacancy rates in Calhoun County were higher than the State of Georgia in all communities except the city of Morgan where the renter vacancy rate was 12.9%. This factor can be attributed to a more active housing market and competitive building activities in growing areas such as Atlanta. Across Georgia the average for the owner occupied vacancy rate was 2.4 in 2000. By comparison, Calhoun County's vacancy rate was 2.7%. Owner occupied vacancy rates were lower in the cities with 4.81% and 2.89% in the cities of Arlington and Edison respectively. However, the renter vacancy rate was much higher, at 12.9%, for the City of Morgan.

Renter vacancy rates were lower in Calhoun County as compared to Georgia. An 8.46% rate was recorded in 2000 for Georgia, compared to an overall 7.31% renter vacancy rate in Calhoun County, with an 8.09% and 7.35% rate in Arlington and Leary respectively. On the other hand, Morgan had a renter vacancy rate of 12.9%. Edison’s vacancy rate was 8.11%. As a general rule, little rental housing stock is available in the county, and a significant portion of the stock that is available is in poor condition.

The county does not have many vacancies from which new residents or residents wishing to upgrade their housing can select. In addition, it is difficult to purchase small tracts or lots in the county due to the large tract owners engaged in agricultural and forestry pursuits. Many large tracts of land have been kept intact in the county for reasons of family tradition. The acquisition of properties suitable for building is less a problem in the cities, however in many areas where infill development would seem possible; property owners are also unwilling to sell their properties. In particular, there appears to be a need for standard low income and moderately priced housing stock as suitable lands become available.

TABLE 4.26: GEORGIA OCCUPANCY CHARACTERISTICS			
Category	**1980**	**1990**	**2000**
TOTAL Households	1869754	2366615	3007678
Housing Units Vacant	NA	271803	275368
Housing Units Owner Occupied	1215206	1536759	2029293
Housing Units Renter Occupied	654548	829856	977076
Owner to Renter Ratio of Vacancy	NA	0.32	0.51
Owner Vacancy Rate	NA	2.36	2.24
Renter Vacancy Rate	NA	12.36	8.46
Source: U.S. Census 1990; 2000			

TABLE 4.27: REGION 10 OCCUPANCY CHARACTERISTICS			
Category	**1980**	**1990**	**2000**
TOTAL Households	106089	113152	129220
Housing Units Vacant	NA	12150	16424
Housing Units Owner Occupied	68395	74027	86583
Housing Units Renter Occupied	37695	39215	42581
Owner to Renter Ratio of Vacancy	NA	NA	1.22785714285714
Owner Vacancy Rate	NA	NA	2.37142857142857
Renter Vacancy Rate	NA	NA	9.29857142857143
Source: U.S. Census 1990; 2000			

TABLE 4.27: COUNTY OCCUPANCY CHARACTERISTICS			
Category	**1980**	**1990**	**2000**
TOTAL Housing Units Built	NA	2061	2305
Housing Units Vacant	NA	267	343
Housing Units Owner Occupied	1198	1239	1404
Housing Units Renter Occupied	635	555	558
Owner to Renter Ratio of Vacancy	NA	NA	0.89
Owner Vacancy Rate	NA	NA	2.7
Renter Vacancy Rate	NA	NA	7.31
Source: U.S. Census 1990; 2000			

TABLE 4.28: ARLINGTON OCCUPANCY CHARACTERISTICS			
Category	**1980**	**1990**	**2000**
TOTAL Housing Units Built	NA	623	695
Housing Units Vacant	NA	63	130
Housing Units Owner Occupied	377	361	416
Housing Units Renter Occupied	184	199	159
Owner to Renter Ratio of Vacancy	NA	NA	1.5
Owner Vacancy Rate	NA	NA	4.81
Renter Vacancy Rate	NA	NA	8.09
Source: U.S. Census 1990; 2000			

TABLE 4.29: EDISON OCCUPANCY CHARACTERISTICS			
Category	1980	1990	2000
TOTAL Housing Units Built	NA	491	584
Housing Units Vacant	NA	58	69
Housing Units Owner Occupied	274	296	303
Housing Units Renter Occupied	135	137	204
Owner to Renter Ratio of Vacancy	NA	NA	0.5
Owner Vacancy Rate	NA	NA	2.89
Renter Vacancy Rate	NA	NA	8.11
Source: U.S. Census 1990; 2000			

TABLE 4.30: LEARY OCCUPANCY CHARACTERISTICS			
Category	1980	1990	2000
TOTAL Housing Units Built	NA	279	288
Housing Units Vacant	NA	43	27
Housing Units Owner Occupied	165	175	198
Housing Units Renter Occupied	96	61	63
Owner to Renter Ratio of Vacancy	NA	NA	0
Owner Vacancy Rate	NA	NA	0
Renter Vacancy Rate	NA	NA	7.35
Source: U.S. Census 1990; 2000			

TABLE 4.31: MORGAN OCCUPANCY CHARACTERISTICS			
Category	1980	1990	2000
TOTAL Housing Units Built	NA	117	128
Housing Units Vacant	NA	26	20
Housing Units Owner Occupied	172	79	80
Housing Units Renter Occupied	100	12	27
Owner to Renter Ratio of Vacancy	NA	NA	0
Owner Vacancy Rate	NA	NA	0
Renter Vacancy Rate	NA	NA	12.9
Source: U.S. Census 1990; 2000			

TABLE 4.33: HOUSING OWNER & RENTER OCCUPANCY 2000									
Municipality	Total Housing Units	Occupied		Vacant		Owner-Occupied		Renter-Occupied	
		Number	Percent	Number	Percent	Number	Percent	Number	Percent
Calhoun	2305	1962	85%	343	15%	1404	61%	558	28%
Arlington	705	575	82%	130	18%	416	59%	159	23%
Edison	576	507	88%	69	12%	303	53%	204	35%
Leary	281	236	84%	27	11%	198	70%	63	25%
Morgan	127	107	84%	20	16%	80	63%	27	21%
Region	145588	129164	89%	16424	11%	86583	60%	42581	33%
Georgia	3281737	3006369	92%	275368	8%	2029293	62%	977076	33%
Source: U.S. Census 1990; 2000									

E. Housing Costs

Housing costs continue to rise faster than wages, making it even harder for millions of Americans to afford decent, modest housing, according to a report released in August 2003 by the National Low Income Housing Coalition (NLIHC). The organization estimates that the national "housing wage" for 2003 is $15.21 an hour, or $31,637 a year – almost three times the federal minimum wage. In addition, a single worker household must earn an hourly wage of $11.13 in Georgia be able to afford a two-bedroom unit costing $23,140 and $8.35 in a non-metropolitan counties to be able to afford a two-bedroom unit costing $17, 365.

As defined by HUD housing affordability is a measure of the housing cost burden placed on households. Specifically, if a household pays more than 30% of their gross income on housing, including utilities, they are said to be "cost-burdened"; those spending more than 50% are "severely cost burdened."

Tables 4.34 through 4.40 provide housing costs in Georgia, Southwest Georgia Region 10, Calhoun County and the cities of Arlington, Edison, Leary and Morgan for the recent decennial. Over the past twenty years the disparity between the median values of privately owned homes in Calhoun County compared to the State of Georgia has increased dramatically as the homes in Calhoun County maintained much lower costs. From 1980 to 2000, the median value grew from $17,700 to $44,400 in the County. In contrast, Georgia housing costs overall, increased in value from $23,100 to $100,600. Housing median values in the City of Arlington were substantially less at $34,700 in 2000. In Edison median owner value was $43,900. In Leary and Morgan owner median values were $38,300 and $37,900 respectively in 2000.

The low cost of housing in Calhoun County may be partially attributed to the lower cost of land and development, a concentration of older homes, concentrations of small elderly households and the large number of manufactured/mobile homes in the county. Such figures also indicate the existence of a lower cost of living. The housing market in Calhoun County is meeting the demands of a population with below average per capita incomes.

According to census reports, median rental values were also much lower in Calhoun County compared to the state figures. The median value of a rental unit in 2000 was $505 across Georgia, compared to $126 in Calhoun County. Very similar rental values exist in the cities of Arlington, Edison, Leary and Morgan at $152, $133, $165 and $259 respectively. Moderately priced and high end rentals are in short supply in this and other rural counties in the region.

TABLE 4.34. GEORGIA HOUSING COSTS

Category	1980	1990	2000
Median Property Value	23100	71278	100600
Median Rent	153	365	505

Source: U.S. Census 1990; 2000

TABLE 4.35: REGION 10 HOUSING COSTS		
Category	**1990**	**2000**
Median Property Value	$47,871	$63,708
Median Rent	$212	$292
Source: U.S. Census 1990; 2000		

TABLE 4.36: CALHOUN COUNTY			
Category	**1980**	**1990**	**2000**
Median Property Value	17700	29900	44400
Median Rent	50	169	176
Source: U.S. Census 1990; 2000			

TABLE 4.37 ARLINGTON CITY HOUSING COSTS			
Category	**1980**	**1990**	**2000**
Median Property Value	NA	24100	34700
Median Rent	NA	168	152
Source: U.S. Census 1990; 2000			

TABLE 4.38: EDISON CITY HOUSING COSTS			
Category	**1980**	**1990**	**2000**
Median Property Value	NA	32300	43900
Median Rent	NA	184	133
Source: U.S. Census 1990; 2000			

TABLE 4.39: LEARY CITY HOUSING COSTS			
Category	**1980**	**1990**	**2000**
Median Property Value	NA	23800	38300
Median Rent	NA	149	165
Source: U.S. Census 1990; 2000			

TABLE 4.40: MORGAN CITY HOUSING COSTS			
Category	**1980**	**1990**	**2000**
Median Property Value	NA	28600	37900
Median Rent	NA	250	259
Source: U.S. Census 1990; 2000			

F. Low Income and Public Housing

A product of the Great Depression and the New Deal, public housing was the first large-scale, low-income housing program established by the federal government. This program was created by the U.S. Housing Act of 1937, to provide both temporary housing and much needed jobs. Since a completed inventory of all subsidized housing units in Georgia does not exist, data on public housing is used to provide a general indication of the prevalence of subsidized housing.

The City of Arlington Housing Authority owns a total of 24 public housing units throughout the city. These public housing units are occupied by low income families. The units are one, two, three and four bedrooms, with all occupied and several families on the waiting list. The most popular units are the two bedrooms.

The City of Edison Housing Authority owns a total of 70 Public housing units in the city for low income individuals. There is always a waiting list for 2 or 3 bedroom apartments and the turnover rate is high.

Only a few other low income housing opportunities are available in the county. In addition to the Public housing program, the HUD programs are utilized by the community. Presently, two apartment complexes, Edison Lane Apartments and Edison Village Apartments provide Section 8 rental subsidies. Arlington has 28 units in Barton Village for low income residents. All of these apartments are in good condition.

G. Projected Housing Needs

A larger portion of the future demand for housing will come from individuals and households under age 35 and over age 65, the two groups growing at the fastest rates. These are also two groups that tend to have lower incomes. The less than 35 age group comprises the leading edges of future workforce housing needs.

According to the Georgia Department of Human Resources, “Georgia has the fourth fastest growing 60+ population and the third fastest growing 85 + population in the United States” The population of 60 and older is expected to increase 52.6% between 2000 and 2010. According to the 2000 Census, persons 65 and over occupied 16.5% of the housing units in Georgia. In a study completed by the University of Georgia in 2001, Region 10 had one of the greatest percentages of elderly residents in the state. This projection does not reflect the need for replacement housing necessary to maintain the housing stock. Even though there is an unmet demand for both rental and owner-occupied housing, the relatively small size of local housing markets combined with other factors appear to be insufficient to attract appropriate private development.

Calhoun County and its communities feel that there are not enough amenities to attract a younger population and that the school systems are sorely lacking. They feel more housing opportunities need to be available for low to moderate income families. The lack of economic development is pivotal in this process as well. Residents need jobs paying a living wage to be able to afford decent housing. According to a recent study done by Department of Community Affairs, an individual would need to make a minimum of $8.21 per hour to afford fair market rent, working 40 hours per week. Neither the private sector nor government can address the problem alone, broad-based partnerships are needed.

Listed below is the projected housing by type for the next planning for Calhoun County and the cities of Arlington, Edison, Leary and Morgan:

Table 4.41 Project Housing by Type for Calhoun County & Municipalities

Municipality	2000	2005	2010	2015	2020	2025
Calhoun						
Total Units	2305	2332	2359	2387	2416	2445
Single - Family	1449	1466	1483	1501	1519	1537
Multi-Family	80	81	82	83	84	85
Mobile Homes	676	684	692	700	709	718
Arlington						
Total Units	705	713	722	731	740	749
Single-Family	451	456	462	468	474	480
Multi-Family	53	54	55	56	57	58
Mobile Homes	201	203	206	209	212	215
Edison						
Total Units	576	586	590	597	604	611
Single-Family	345	349	353	357	361	365
Multi-Family	126	128	130	132	134	136
Mobile Homes	105	106	107	108	109	110
Leary						
Total Units	288	291	295	298	302	306
Single-Family	193	195	198	200	203	206
Multi-Family	0	0	0	0	0	0
Mobile Homes	95	96	97	98	99	100
Morgan						
Total Units	127	129	131	133	135	137
Single-Family	75	76	77	78	79	80
Multi-Family	0	0	0	0	0	0
Mobile Homes	52	53	54	55	56	57

Source: Southwest Georgia Regional Development Center

H. Housing Assessment Summary and Policy Implications

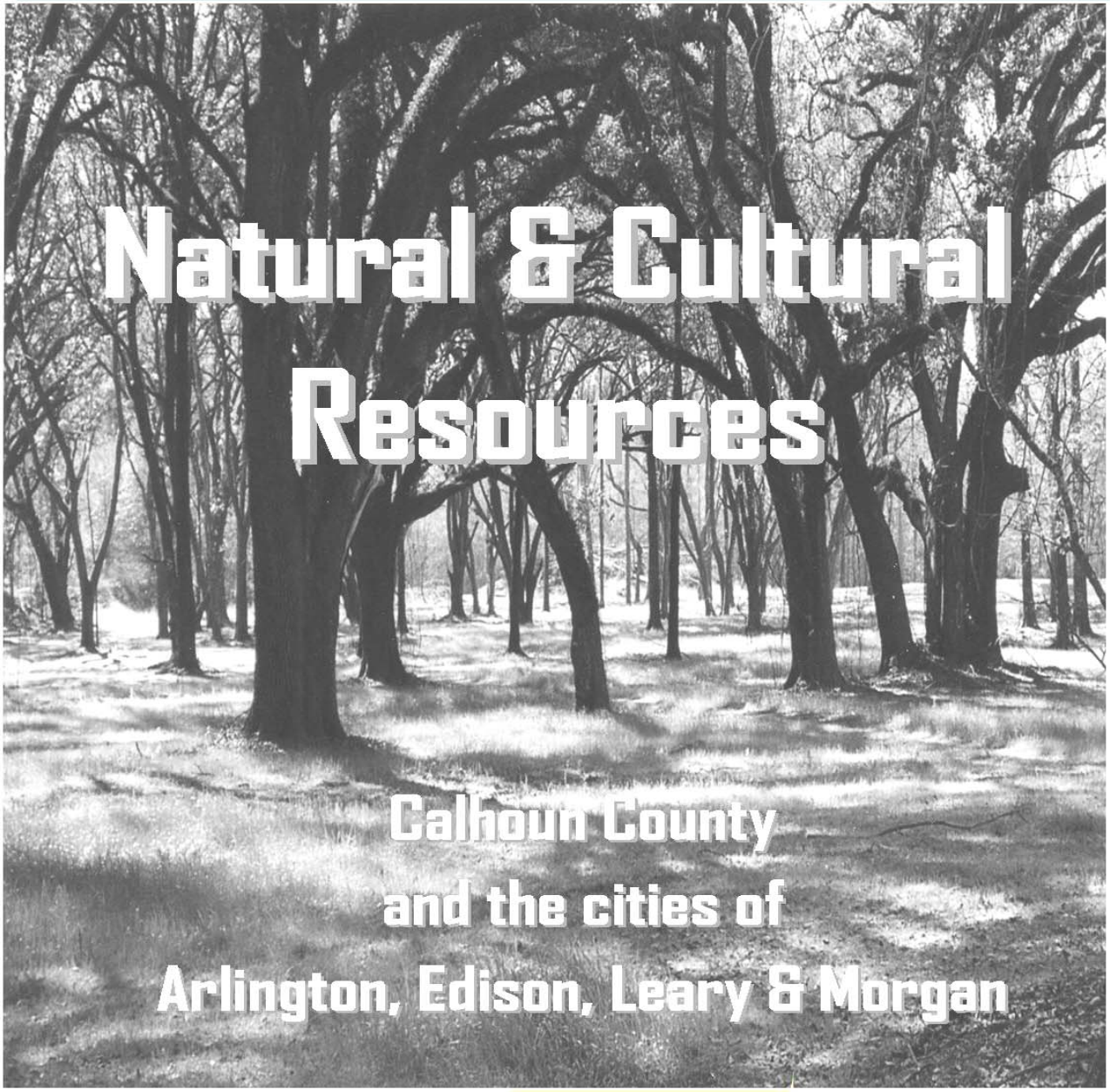
The preservation of the housing stock in Calhoun County and its municipalities is essential to the community's economic and social well-being and central to the maintenance of neighborhood integrity. Economic development in rural Georgia is suffering because of an inadequate supply of workforce housing. A positive strategy to address workforce housing is needed. The public, private and non-profit sectors must work together throughout the twenty year planning period to improve local housing condition, housing availability, home ownership rates and neighborhood character.

Special programs and policies will be needed to address the housing needs of the growing elderly and Hispanic population through the planning horizon. According to a recent study by the University of Georgia, the increase in Calhoun County's Hispanic population has outpaced the state's. Regionally, the Hispanic population grew by 127% between 1990 and 2000, compared to 300% statewide. Since Calhoun County government's capacity to implement housing initiatives and programs is limited by small staffs and resources, , the formation of partnerships between private sector housing developers, financial institutions, the public sector, non-profit organizations and social service agencies will be needed to promote the development of prosperous and healthy neighborhoods.

Several significant housing problems have been identified in the housing inventory. These problems include the deterioration of the older housing stock, the unavailability of low income housing in standard condition, lower than average home ownership rates associated with areas of low income, lack of adequate standard rental properties, few vacant units from which new residents can select a home, lack of moderately priced quality units available for sale or rent, the occurrence of neighborhood blighted areas, and vacant dilapidated structures. The availability of small tracts of land for housing development is a problem in the county as well as the absence of tmoderately to higher scale housing. Aggressive building and housing code enforcement on a countywide level is needed to combat housing stock deterioration.

Local housing policies and special programs will be needed as the elderly population continues to increase through the planning horizon. Additional programs for maintenance assistance, home equity conversion mortgage programs, housing rehabilitation programs, smaller affordable low and moderate income housing units and shared housing programs for those that are "house rich, income poor" will be needed. The need for group homes and nursing homes will also increase in the county.

Additional efforts to tap into federal and state rehabilitation programs, loans or grants will be needed as the Calhoun County community meets these housing challenges. Community knowledge of the available programs and methods of leveraging grants and loans will be necessary to compete for funding. The Georgia Comprehensive Housing Affordability Strategy (CHAS) outlines the many types of housing assistance available in Georgia and should be referenced as Calhoun County strives to improve its housing stock. Activities that enhance the distribution of information on housing grant and loan programs and the coordination of housing planning activities between the public and private sector and housing assistance organizations is needed. Future housing needs will mainly be met through the initiatives of the private sector, supply and demand dynamics and the efforts extended in individual communities to implement housing planning goals, policies and programs relating to local needs.



Natural & Cultural Resources

Calhoun County and the cities of Arlington, Edison, Leary & Morgan

Natural Resources

The Natural and Cultural Resources Element provides local governments the opportunity to inventory natural, environmentally sensitive, historic, archaeological and cultural resources; to assess current and future needs for protection or management of these resources; and to develop goals, policies and strategies for their appropriate use, preservation and protection (DCA PlanBuilder, 2004).

A. Introduction

The basis of formulating all land use planning decisions is founded on an examination of a community's natural resource base. The Minimum Planning Standards require that an inventory and assessment of the natural, environmentally sensitive, historic, archaeological, and cultural resources of Calhoun County and each of its local governments be conducted. This can help provide the basis for determining how natural and cultural resource assets might be most wisely utilized, developed, managed or preserved for the maximum long-term benefits.

The inventory and assessment of the natural and cultural resources within each community in Calhoun County is an important component of the comprehensive planning process. It provides the basis for determining how natural and cultural resource assets might be most wisely utilized, developed, managed or preserved for maximum long term benefits. This analysis includes an examination of the development potential, constraints or the limitations associated with the resources, as well as an examination of the need to protect those resources for future use. An examination of the impacts of land development trends and other human activities and the vulnerability of natural resources is needed to determine whether protection of the resources is important to the future health and economic well being of the community.

The preservation of historic and archaeological resources is one of many factors which can positively impact a community's, visual appeal, tourism potential, downtown or neighborhood revitalization, future economic development opportunities and overall quality of life. The preservation and protection of historic properties, landmarks, districts, sites and visual landscapes plays an important part in maintaining and developing an appealing sense of place. Pride in Calhoun County's heritage is an important ingredient in developing a distinctive vision of the future rooted in past traditions and history.

In recognition of the fact that natural resources and water quality extend beyond political boundaries and that local environmental protection is really regional and state environmental protection, special efforts are being made to promote protective land use management practices in Georgia. To this effort, the Department of Natural Resources has established the Part V Minimum Environmental Planning Standards in accordance with the Georgia Planning Act. The Part V Standards establish minimum criteria for the protection of three areas of critical concern in Georgia. These standards pertain to the protection of significant ground water recharge areas, water supply watersheds and wetlands. There are no water supply watersheds located in Calhoun County or its municipalities, therefore no local governments were required to pass an ordinance for its protection. The county and cities, however, have all adopted DCA approved wetland and groundwater protection ordinances.

In addition, the State of Georgia passed the River and Mountain Protection Act in 1991. This Act established minimum development standards and protective criteria for River Corridor

Protection Plans designed to preserve any perennial river or watercourse with an average annual flow of at least 400 cubic feet per second. A river and stream designation is determined by appropriate U.S. Geological Survey documents. A small portion of Ichawaynochaway Creek in southern Calhoun County meets the 400 cubic feet per second threshold. As a result, the county has adopted a Protected River Corridor Ordinance. At the time of writing, the Department of Community Affairs and the Environmental Protection Division are working on revisions for the requirements of this ordinance. Therefore within the current planning period the County may be required to update their Protected River Corridor Ordinance. No other Protected River Corridors exist in Calhoun County or its municipalities.

The Georgia Planning Act also mandates that local administrative processes be developed to coordinate reviews of Developments of Regional Impact (DRI). DRIs are large scale projects which may have social, economic, political or environmental impacts on significant geographical areas. The review process is designed to allow for the mitigation of any adverse impacts associated with a project prior to their occurrence. This process is typically not necessary in the government the size of Calhoun County, particularly when experiencing very small percentages of growth.

In addition, the Georgia Planning Act established a process for the local nomination and statewide ranking of Resources of Regional Importance (RIR). These are special natural, historic, cultural or archaeological resources which a community feels the need to implement additional protection beyond what may already be provided through current laws and regulations. Resource Management Strategies will be developed for the top ranking RIRs after they are identified by the Georgia Department of Community Affairs. Currently, there are no RIRs in Calhoun County.

No attention is given in this plan to coastal resources, mountain protection or to steep slopes over 25 percent, all of which do not occur in Calhoun County.

LOCATION

Calhoun County is located in southwestern Georgia. It is situated approximately 180 miles south of Atlanta, Georgia; 130 miles east of Montgomery, Alabama, 90 miles north of Tallahassee, Florida; and just east of Albany, Georgia which is the closest metropolitan area to Calhoun County. Calhoun County is located in the Southern Coastal Plain Major Land Resource Area. The County is bordered by Randolph and Terrell Counties to the north, Dougherty County to the east, Baker and Early Counties to the south, and Clay County to the west. Calhoun County is approximately 125 miles north of the Gulf of Mexico and its climate is influenced by the moist tropical air that comes from the Gulf. Hence, the Calhoun county area typically endures long, hot and humid summers with cool but relatively short winters and only occasional cold waves that drop the temperature to freezing or below.

PHYSIOGRAPHY AND GEOGRAPHY

Calhoun County lies entirely within the Dougherty Plain area of the Limesink Region. This area is characterized by flat to gently sloping terrain with few streams. The region gets is name from the numerous limesinks in the area. Limesinks occur in areas underlain by limestone rock or dolomite. These limestone formations often have solution cavities that have been "carved" away or dissolved in part by freshwater flowing through them. These cavities can and often do collapse, thus creating depressions or caverns called sinkholes or "limesinks" that vary in size and shape. These areas are often high recharge and discharge areas for underground aquifers. Elevations in the county range from 170 to 370 feet above Mean Sea Level (MSL).

The geology of the Dougherty Plain District has sands and limestone of Upper Cretaceous Age to Middle Eocene Age (40 to 65 million years ago) overlying the youngest Fall Line Hills formation. The next younger deposits are carbonate rocks, primarily limestone of late Eocene and Oligocene Age (26 million to 40 million years ago).

A gentle dip to the southeast is maintained with this depositional sequence. The limestone forms part of the principal artesian aquifer and supplies most of the ground water to the southwest Georgia area and most of the Coastal Plain of Georgia. This aquifer is primarily recharged by precipitation in the area where limestone formations intersect with the land surface. The major streams in the area contribute recharge when regional rainfall is low. When rainfall is high, the aquifer charges the streams. On average, wells 300 feet deep produce 250 to 600 gallons per minute (GPM) of high quality water.

RELIEF AND DRAINAGE

The topography of Calhoun County consists mainly of nearly level to strongly sloping, dominantly well drained soils on uplands. As mentioned earlier, elevations range from 170 to 370 feet. Steep slopes are those generally considered to be over 18 to 25 percent. A review of USGS 7.5 minute series topographical maps of the area reveals no significant slopes with the steepest slope at approximately a 12% grade. Hence, significant slopes are not addressed this plan. Ichawaynochaway Creek, Pachitla Creek and their tributaries and feeder streams drain the majority of Calhoun County. For the most part, Chickasawhatchee Creek, Spring Creek and Perry Creek drain the remaining areas of the county.

B. Inventory of Existing Conditions

SOILS

The Natural Resources Conservation Service (NRCS) of the United States Department of Agriculture (USDA) developed a soil survey of Calhoun and Early Counties in 1985. The soil survey data includes a description of the soils, their location and a discussion of their suitability, limitations, and management of the soils for specified land uses.

The NRCS defines a soil association as an area with a distinctive soil pattern consisting of one or more soils and at least one minor soil. The name of the association follows the major soil. The nine soil associations located in Calhoun County, their primary location and individual characteristics are listed below. Information on soil characteristics for specific areas can be found by referring to the NRCS document: "Soil Survey of Calhoun and Early Counties Georgia". **Figure 5.1** illustrates the location of these soils within Calhoun County.

Table 5.0: CALHOUN COUNTY SOIL SERIES LIMITATIONS

Series	Residential Foundations	Septic Tank Fields	Sewage Lagoons	Light Commercial	Local Traffic ways
Herod	Severe	Severe	Severe	Severe	Severe
Muckalee	Severe	Severe	Severe	Severe	Severe
Meggett	Severe	Severe	Severe	Severe	Severe
Hornsville	Severe	Severe	Severe	Severe	Moderate
Goldsboro	Severe	Severe	Severe	Moderate	Moderate
Grady	Severe	Severe	Severe	Severe	Severe
Rains	Severe	Severe	Severe	Severe	Severe
Greenville	Slight	Slight/Mod	Moderate	Slight	Moderate
Faceville	Slight	Slight/Mod	Mod/Severe	Slight	Moderate
Orangeburg	Slight	Slight/Mod	Mod/Severe	Slight	Slight
Red Bay	Slight	Slight/Mod	Mod/Severe	Slight	Slight/Mod
Norfolk	Slight	Slight	Moderate	Slight	Slight
Tifton	Slight	Moderate	Moderate	Moderate	Slight
Wagram	Slight	Slight	Moderate	Slight/Mod	Slight

Source: Soil Survey of Calhoun and Early Counties/USDA/SCS, 1985

Nearly Level Soils on Flood Plains of Low Stream Terraces

1. Herod-Muckalee: Poorly drained soils that are mainly loamy throughout on flood plains with a slope of zero to two percent. This soil type makes up about 7% of Calhoun County. The main concern in management of these soils is wetness and flood control. However, the soils are suited to the commonly grown slash pine. But, as a result of the wetness, high water table and poor drainage of these soils they are typically unsuitable for farm and non-farm land uses. These soils are associated with the wetlands areas adjacent to the various creeks and their tributaries around the county.

2. Meggert-Muckalee: Poorly drained soils that have a loamy surface layer and a clayey subsoil or poorly drained soils that are mainly loamy throughout, on flood plains and stream terraces with a 0 to 2% slope. This soil type consists of about 1% of the total soils in the county. They are nearly level soils found along the broad flood plains of Chickasawhatchee and Spring Creeks and the smaller branches of these creeks. Planted pines seem thrive in these areas. However, as result of the wetness, high water table and poor drainage of these soils they are typically unsuitable for farm and non-farm land uses.

Nearly Levels Soils on Uplands

3. Goldsboro-Grady-Rains: Moderately well drained soils that have a loamy surface layer and loamy subsoil, on low lying smooth areas, and poorly drained soils that have a loamy or sandy surface layer and a clayey or loamy subsoil in depressions and drainage ways. These soils are located predominately in the northeastern and central portions of the county with pockets in the south-central and southwestern areas. The main management concern of these soils is wetness. Nevertheless, when drained these soils are suitable for farming. The soils in depressions and in drainage ways are typically not suited for farm or non-form land uses.

5. Grady-Rains-Goldsboro: Poorly drained soils with a slope between zero to two percent that have a loamy or sandy surface layer and a clayey or loamy subsoil, in depressions and

drainage ways, and moderately well drained soils that have a sandy surface layer and a loamy subsoil, in low lying smooth soils. Pockets of this soil type can be found in the southern and eastern portions of the county. Major management concerns are overcoming wetness. But, commonly planted pines seem to be well suited to these soils. When drained the soils in slightly higher areas can be suitable for farming.

Nearly Level to Sloping Soils on Uplands

5. Orangeburg-Red Bay-Norfolk: Well drained soils that have a sandy or loamy surface layer and a loamy subsoil, on ridge tops and hillsides with slopes of 0 to 25%. This soil type can be found all over the central and eastern parts of the county. The primary management concern with this type of soil is control of erosion on the gentle slopes usually associated with these soils.

6. Faceville-Greenville-Tifton: Well drained soils with slopes between zero to twelve percent that have a loamy surface layer and a clayey subsoil or a predominately sandy surface layer and a loamy subsoil, on ridge tops and hillsides. This association is found mainly in the western part of the county with pockets occurring throughout the rest of the county. Primary management concern is controlling erosion on gentle slopes. However, the hillsides are well suited for most land uses and severe grades are not a concern in Calhoun County.

7. Tifton-Norfolk-Grady: Well drained soils that have a sandy surface layer and a loamy subsoil, on ridge tops and hillsides, and poorly drained soils that have a loamy surface layer and a clayey subsoil, in depressions having slopes between 0 to 8%. This is the predominate soil in the Cities of Morgan and Arlington and is located in the central and western portions of the county as well. The main management concerns are the control of erosion and on gentle slopes and wetness in the nearly level soils the soils associated with depressions often contain water and are severely limited for most land uses.

8. Wagram-Norfolk-Orangeburg: Well drained soils that have a sandy surface layer or a sandy surface layer and thick sandy subsurface layer and a loamy subsoil, on ridge tops with a 0 to 25% slope. A limited amount of this soil association is located in the eastern portion county. The main management concern is increasing the available water capacity of the thick, sandy surface layer. These soils are well suited for most non-farm land uses.

9. Greenville-Faceville: This unit consists of nearly level and very gently sloping soils that have a loamy surface layer and a clayey subsoil on ridgetops and hillsides. This soils is found in the western, south-central, and south eastern portions of the county. The primary management concern is erosion control on the gentle slopes. This soil type is conducive to most land uses.

The soil limitations for Calhoun County soil series are listed in **Table 5.0.** A slight limitation means that soil properties are generally favorable and that limitations are minor and easily overcome. Moderate limitations indicate that limitations can be overcome or alleviated by planning design, or special maintenance. A severe limitation indicates that soil properties are unfavorable and that limitations can only be overcome by costly soil reclamation, special design, intensive maintenance, limited use or by a combination of these measures.

PRIME AGRICULTURAL LAND

The abundance of prime farmland in Calhoun County is a key contributing factor to the region's success as one of Georgia's top agricultural producers. The majority of land in Calhoun

County is considered to be over 50% prime farmland, with the major exclusions being the land areas located along Ichawaynochaway, Pachitla and Chickasawhatchee Creeks, which are flood prone. Some prime farmland is also located within the city limits of Arlington, Morgan and Edison. The Soil Survey of Calhoun and Early Counties should be referenced for the specific location of prime farmland. **Table 5.1** indicates the prime farmland soils.

Prime farmland as defined by the United States Department of Agriculture as the land best suited to producing food, feed, forage, fiber, and oilseed crops. The soil quality, moisture supply and length of growing season attributed to prime soils are adequate to economically produce sustained high crop yields. Prime farmland produces the highest yields with minimal inputs of energy and money. Farming in prime soils results in the least damage to the environment. The supply of prime farmland is limited and should be utilized with wisdom and foresight.

In Calhoun and Early Counties, about 328,905 acres, or about 65% of the 506,500 total land acres of the two counties meets the requirements for prime farmland. The majority of prime farmland Calhoun County is located in map units (soil associations listed above) 3, 4, 5, 6, 7, 8 and 9. Soils in Calhoun County are particularly well suited to the production of peanuts, small grains, grain sorghum, pecans, wheat, oilseed crops and cotton. According to the 1997 Percentage of Prime Farmland in Non-Federal Forest Land Map generated by the NRCS, Calhoun County has 20-40% of its prime farmland being used as forest land.

Table 5.1: CALHOUN COUNTY PRIME FARMLAND SOILS

Clarendon can	Norfolk NoC
Duplin DuA	Orangeburg OeA
Faceville FeA	Orangeburg OeB
Faceville FeB	Orangeburg OeC
Faceville FeC2	Red Bay ReA
Goldsboro GoA	RedBay ReB
Grady Loam Gr	Red Bay ReC
Greenville GsB	Riverview Ro
Hornsville HvA	Tifton TaA
Kolomoki KoA	Tifton TaB
Marlboro MaA	Tifton TaC
Marlboro MaB	Tifton Sandy Loam TfA
Norfolk NoA	Wagram Loamy Sand WaB
Norfolk NoB	
Source: Calhoun and Early County Soil Survey 1985	

Outside of the 328,905 acres of prime farmland in Early and Calhoun Counties, the 1985 soil survey designated another 67,108 acres as farmland of statewide importance. These soils, although they do not meet the requirements for prime farmland are important to the agricultural resource base of the county. These soils are more erodible, seasonally wet, difficult to cultivate and are usually less productive than prime farmland. The protection of prime farmland from erosion and unchecked development is important to the future of Calhoun County. Critical cropland erosion has been a problem in Calhoun County in various areas throughout the county. Although extensive gully erosion does not exist, four areas of cropland with erosion rates of greater than 31 tons/ac/yr are found in the county as well as several dispersed areas with erosion rates of 16 to 30 tons/ac/yr.

Soils in Calhoun County are presently protected by the regulations of the Georgia Erosion and Sedimentation Act. This Act requires that a permit be obtained for certain land disturbing activities in Georgia including clearing, dredging, grading, excavating, transporting and filling. However, certain land disturbing activities such as the cultivation of farmland are exempt. The land disturbing activities that fall under the Act are required to follow the Best Management Practices outlined in the State Soil and Water Conservation Services, "Manual for Erosion and Sedimentation Control in Georgia." The act also establishes a 25 foot buffer along state waters and a 50 foot buffer along designated "trout streams" where no land disturbing activities are allowed to take place. The Georgia Environmental Protection Department (EPD) issues such permits for Calhoun County. Thus, EDP should be contacted for any activities requiring these permits.

Calhoun County falls in the Flint River District of the State Soil and Water Conservation Commission. The Commission is a voluntary organization that administers federal technical assistance to Georgia citizens concerning soil erosion and flood prevention. The Natural Resources Conservation Service (NRCS) section of the USDA facilitates many programs aimed at farmland and soil conservation, water quality, and wildlife habitat conservation.

According to the Calhoun County community and the communities of Arlington, Edison, Leary, and Morgan the rules and protective regulations mentioned above are adequately protecting the soil resources of the county and will continue to be adequate during the planning period if growth remains as projected. No further protective measures are anticipated during the planning period.

PRIME FOREST LAND

Forestry areas in Georgia are periodically surveyed by the Forest Service branch of the United States Department of Agriculture. The most recent survey taken in 1997 indicated that the forty-nine county Central Georgia Forestry area contains approximately 7.36 million acres of forest land or 70% of the area's total land acreage. The survey methodology works best on a regional scale and is not recommended for interpretation on the county level. At the county level, the statistics are merely the best approximations.

The 1997 survey indicated that the total volume of growth for softwood in the region was up 44% from 1988 to 313 million cubic feet (mcf) annually, and hardwood remained stable at 161 mcf annually. Removal of softwood was up 18% to 321 mcf annually and hardwood was up 4% to 146 mcf.

In 1997, there were an estimated 94,300 acres of timberland in Calhoun County. By forest type, this accounted for an estimated 8,700 of Longleaf-slash, 14,200 of Loblolly-shortleaf, 22,200 of oak-pine, 20,900 of oak-hickory, 26,200 of oak-gum-cypress, and 2,000 of nonstocked. None of these resources are located in a national forest. There were no acres of forest land owned by federal, state, or local governments, and 9,900 acres were owned by the forest industry and 84,300 acres are held in private ownership.

There is no data to show exactly how much of the land in Calhoun County is considered Prime Timberland. Prime timberland is defined by the Natural Resource Conservation Service (NRCS) as "land that has soil capable of growing wood at the rate of 85 cubic feet or more per acres/year (at culmination of mean annual increment) in natural stands and is not in urban or built-up land uses or water." However, in 2002 the NRCS determined that out of the 24,405,000 acres of forest land in the State of Georgia, 7,076,000 acres is considered prime timberland. It is also known that 20-40% of Calhoun County's prime farmland is being used as forest land.

One of the most important methods of protecting timber resources in the region is to promote reforestation of cut lands. Replanting after cutting of existing forests where no development will occur is an important need in the region according to the Forestry Service. The USDA Forest Service, Southern Region directs the Southern Research Station, whose mission is to provide the science and technology needed to sustain and enhance southern forest ecosystems and the benefits they provide. Also part of the Forestry Service is the State and Private Forestry Team, which consists of professional, technical, and support personnel who cooperatively work with State forestry agencies and others in the delivery of a variety of programs designed to promote and support resource management and conservation in rural and urban areas. The Forestry Service is also stewards of National Forests, none of which are located in Calhoun County.

In general, the Georgia Forestry Commission provides technical assistance for individuals, industry, and local units of government concerning treatments of forested land and commercial forest products. Treatments include training, technical assistance, and permitting of prescribed burning activities; public education; and the sale of quality seedlings for reforestation purposes. The Commission also operates a Rural Fire Defense Program to protect against unchecked fires. In an effort to decrease the amount of wildfire damage to homes, the Commission recommends the use of development requirements for fire control vehicle access on building permits and site reviews. They also recommend the implementation of greenbelt requirements and education in landscaping design for homes developed in the county. The Commission also offers technical and financial assistance to all municipalities interested in the propagation and care of urban trees.

Forestry Commission recommends protection of water resources from possible non-point source pollution by silviculture activities through the use of the Georgia Forestry Commission's Best Management Practices (BMPs). These practices address streamside management zones, stream crossings, access roads, timber harvesting, site preparation, reforestation, forest protection, chemical treatments, and fertilization.

SURFACE WATERS

Calhoun County is located within the Apalachicola drainage system which extends from northeastern Georgia to the Florida border. This system includes the numerous streams and creeks located throughout the county. These include: Perry Creek, Neals Creek, Spring Creek, and Davis Creek. Also included on this list are Pachitla Creek, Ichawaynochaway Creek, Chickasawhatchee Creek and their numerous feeder streams and tributaries.

These waterways provide excellent habitats for fish and wildlife and recreational opportunities for Calhoun County residents. Ichawaynochaway Creek provides important wildlife habitats in the southwest Georgia region and supports high populations of game fish. No major creeks or streams flow through the City limits of Arlington, Edison, Leary, or Morgan.

Quantity

Withdrawals over 100,000 gallons per day on a monthly average from surface waters require a permit from the Georgia Department of Natural Resources. In Calhoun County in the year 2000, 11.7 mgd were permitted to be withdrawn from surface waters for irrigation and an additional 0.04 mgd were used for livestock use. Surface withdrawals have increased 461% since the year 1990. In 2003, no surface water withdrawal permits for industrial or municipal purposes existed in the county.

The Flint River Basin Plan was developed and last revised in 1997 as required by the Georgia River Basin Planning Act. River basin plans are "intended to facilitate the coordination of water quality and quantity management efforts of public and private sector partners within the practical management unit that a basin provides." The plans achieve this by investigating and reporting on the river basin characteristics, water quantity, environmental stressors, assessments of water quantity and quality, concerns and priority issues, implementation strategies, and future issues and challenges.

In 2001, the Department of Natural Resources (DNR) placed a moratorium on new agricultural groundwater and surface water withdrawal permits within the Flint River Basin. The moratorium is scheduled to last until 2005 when the state will conclude its studies on water quantity and agricultural water use within the basin. The results of these studies will be used to decide the future of water permit allocation within the basin. Therefore they will have a direct effect on the economy of Calhoun County due to the agricultural communities growing dependence on water for irrigation.

Quality

Point source pollution, (pollution discharged directly from a specific, definable source such as an outfall pipe from a sewerage treatment facility or industry), in these surface waters is controlled by the Georgia Environmental Protection Division through the National Pollutant Discharge Elimination System (NPDES) permit program, which controls water pollution by regulating point sources for municipal, industrial, and other facilities that discharge pollutants into waters of the United States. In 2001 there were five NPDES permits existing in Calhoun County. Two permits for the City of Arlington's municipal sewerage treatment facilities, two for the City of Edison's municipal sewerage treatment facilities, and one for the City of Leary's sewerage treatment facilities. Other types of non-point source pollution are regulated by the Erosion and Sedimentation Act, the Georgia Surface Mining Act, and the Georgia Forestry Commission's BMPs.

The Georgia EPD Total Maximum Daily Load (TMDL) Program is undertaking the mandate from the Clean Water Act and creating and maintaining a list of impaired waters for the state. This is referred to as the 303(d) list and includes stream segments that are considered partially supporting and not supporting their designated use. The designated use is determined by the state and in the State of Georgia there are three classifications used: drinking water, recreation, and fishing. All of the streams on the list in Calhoun County have a designated use of "fishing." This designation determines what levels certain pollutants can be at while staying safe for its designated use.

A TMDL is a calculation that establishes the maximum amount of a pollutant that can be present in a stream segment while keeping it safe for its designated use. TMDL Reports are prepared by both the Environmental Protection Division (EPA) and Georgia EPD and include an assessment of the impaired stream, possible reasons for the impairment, how much the impairing pollutant must be reduced by to make the stream segment safe for its designated use. TMDL Implementation Plans are developed using the information in the reports and include the names of the pollutant causing impairment, the activities that are the potential cause of the impairment, the amount the pollutant must be reduced by, a list of local stakeholders, and activities that will be undertaken to reduce the pollutant causing impairment. Currently there are no waterbodies within Calhoun County listed on the 303(d) list.

TMDLs have been developed for most 303(d) listed streams within the Flint River Basin. Since the 303(d) list is updated every two years it seems likely that some of the streams in Calhoun County will make it onto the list within the planning horizon. All stream segments on the 303(d) list will have implementation plans developed for them. The Environmental Protection Division has plans to address many of the impairments through watershed protection strategies.

As of now there are no responsible parties mandated to reduce the pollutants causing impairment in Georgia's 303(d) listed streams. However, it is likely that TMDL calculations for stream segments will become the determining factor in issuing industrial and municipal NPDES permits. This means that EPD may deny any new or expanded NPDES permits if the amount of the proposed pollutant to be discharged into a particular stream segment will surpass the TMDL established for that pollutant in that particular stream segment.

Protected River Corridors

The River and Mountain Corridor Protection Act of 1991 established Minimum Planning Standards for use in the development of River Corridor Protection Plans and the definitions pertaining to designated river corridors. Georgia defines a "protected river as a designated waterway having a water flow of 400 cubic feet of water per second or higher. The major thrust of the minimum standards for River Corridor Plans is aimed at preserving the land area within 100 feet of all designated river banks so as to provide a buffer allowing for the free movement of wildlife from area to area, to help control erosion and river sedimentation, to absorb floodwaters and to help preserve the qualities which make a river a suitable habitat for wildlife, recreation and drinking water by limiting density of development and by prohibiting septic tank drain fields within the 100ft buffer.

The Department of Natural Resources has designated the southern portion of Ichawaynochaway Creek as a protected river corridor. See **Figure 5.2** for details. This protected status of the creek begins roughly where Ichawaynochaway Creek and Pachitla Creek intersect and continues south through the county until Ichawaynochaway Creek reaches the Flint River in Mitchell County. No other Creek or River has been designated as a Protected River Corridor in Calhoun County.

In 2001, Calhoun County adopted a Protected River Corridor Ordinance for this section of the Ichawaynochaway. The ordinance preserves land within a 100 foot buffer area from the banks of the river by restricting land use and ground disturbing activities. The major tenets of the ordinance are: the establishment of a two-acre minimum lot size for single family houses constructed within the 100 foot buffer (the area within the buffer cannot be counted toward the minimum lot size area); the exclusion of commercial or industrial development within the buffer; and the prohibition of septic tank drainfields within the buffer. No river or creek corridors have been designated for protection in the Cities of Arlington, Edison, Leary, or Morgan.

Ichawaynochaway Creek and its associated wetlands are considered to be among the most pristine riverine and wetland environments in the state of Georgia. The diverse mixture of agriculture and forestry practices in Calhoun County provides ample habitat for wildlife including deer, turkey, squirrel, rabbit, dove, quail, songbirds and furbearers. The non-game fish resources along Ichawaynochaway Creek are also very diverse. Ichawaynochaway Creek is also an important recreational resource for Calhoun County residents.

The protected portion of Ichawaynochaway Creek does not flow through any incorporated cities in Calhoun County. In fact no significant amount of urban development has

occurred in this area. This portion of Ichawaynochaway Creek is encompassed by large land holdings. Urbanization which can disrupt the natural equilibrium of the river system has had little impact on the Ichawaynochaway Creek corridor located in Calhoun County. The river corridor has thus far been protected from pollutants from urban construction, runoff, municipal waste water operations and septic tank development which could enter the river and adversely affect water quality. The lack of development along the corridor has helped to keep the area unspoiled.

Agriculture and silviculture are the predominant land uses in the area. The most significant threat to the Creek's water quality is non-point source pollution as a result of these activities. Non-point source pollutants are generally carried into surface waters by storm water runoff. This problem is especially aggravated when various land uses impede the natural process of water infiltrating into the soil. While this problem is typically a problem associated with urban development and large amounts of impervious surfaces, runoff from agriculture and silviculture activities can pose a threat to the water quality of surface waters. Best Management Practices (BMPs) should be implemented to protect the river corridor from agriculture and silviculture activities.

There are a number of State and Federal laws and regulatory programs which directly or indirectly effect rivers and river corridors: Federal Clean Water Act (1977), Rivers and Harbors Act of 1899, National Flood Insurance Program, The Georgia Water Quality Act, The Georgia Safe Drinking Water Act of 1977, The Metropolitan and River Corridor Protection Act, 1991, the Erosion and Sedimentation Act, 1975, and the Georgia "Vital Areas" Legislation 1973, among others.

However, much of the responsibility of protecting regional river corridors lies with the local governments. Land use decision making is predominantly a local government function. Within this framework, there are considerable variations in local land use programs. The Part V Environmental Ordinances are an attempt to create uniformity between local governments on the protection of these types of resources. Nevertheless, the lack of zoning in the county does make enforcement of the Protected River Corridor Ordinance very difficult.

Considering the relatively slow rate of growth in the county and the historic and present propensity for river corridor property to be held in large tracts for agricultural or forestry reasons, or in plantations, the potential risks of such degradation are expected to be limited during the short term planning period. Thus, the likelihood of adverse effects is mitigated by existing circumstances, at least in the near future.

Floodplains

Special flood hazard areas are determined with reference to the "100-year" flood standard, which is the national standard by which the National Flood Insurance Program (NIFP) regulations are based. Most of Calhoun County remains un-mapped, but the City of Arlington has been mapped for the purpose of determining flood insurance rates. Arlington currently has three areas designated as special flood hazard or "Zone-A" areas. Zone-A flood hazard areas are areas within the 100-year flood plain, but have no determined base flood elevation. The areas affected by the NFIP Zone A designation are:

1) a low area just west of second street and just north of the Central of Georgia Rail Road Tracks;

2) low areas and a small un-named stream that runs Pineland Street, Oakdale street, and across the Central of Georgia Rail Road Tracks;

3) a small stream in the southwest area of the city that runs southwest to Perry Creek.

For specific queries as to the exact location of floodplain areas consult the FEMA Flood Insurance Rate Maps (FIRM) located at the SWGRDC. During the planning horizon, Calhoun County will encourage FEMA to develop flood hazard maps for the remainder of the county. The current Flood Hazard Boundary Map was developed in 1986 for the City of Arlington. A portion of the Zone A "Special Flood Hazard Areas" in the city are located on the Early County side of town. These areas are addressed in the Calhoun Comprehensive Plan and will not be addressed in the Early County Comprehensive Plan.

WETLANDS

Wetlands are areas that are flooded or saturated by surface or groundwater often and long enough to grow vegetation adapted for life in water saturated soils. In order to develop the vegetative and soil characteristics necessary to qualify as a wetland, an area need only be flooded for one week out of the year. Wetlands range from lakes, ponds, streams, rivers, creeks, swamps, marshes and water bodies that are flooded year round to those flooded only occasionally. These include intermittent springs, bogs, bottom land forests, pine flatwoods, wet meadows and sinkholes. The ecological parameters used to delineate wetlands include hydric soils, hydrophytic vegetation and hydrological conditions.

Wetlands are a major determinant of land use in Calhoun County. According to **Georgia Wetlands, Trends and Policy Options**, there were approximately 12,647.9 acres of wetlands in Calhoun County as of 1986. Consequently, wetlands comprise 6.9% of all land area in Calhoun County. At this time, Calhoun County ranked 65th in all Georgia counties with regard to the largest amount of wetland acreage. Wetlands are well dispersed throughout the county. Presently, Calhoun County, Arlington, Edison, Leary, and Morgan have adopted Wetland Protection Ordinances that are consistent with the Environmental Planning Criteria set forth by the Department of Natural Resources.

The Wetland Protection Ordinance is a way for local governments to check to make sure disturbed Jurisdictional Wetlands are reviewed by the Army Corp of Engineers. The ordinance requires if development within 50 feet of a Wetland Protection District Boundary, as determined from the Generalized Wetland Map, to receive an Army Corps of Engineers 404 permit before a local building permit can be obtained. The Department of Community Affairs and the Department of Natural Resources are currently reviewing the requirements for these ordinances and may revise them. If they are revised, Calhoun County and cities will be required to update their wetland ordinance within the 10 year planning horizon to conform to the new standards.

Generalized representational maps of wetland locations in Calhoun County and its various municipalities are depicted on **Figures 5.3 through 5.7.** These maps are provided in the comprehensive plan as very general planning guides. The National Wetland Inventory Maps produced by the U.S. Fish and Wildlife Service depict all wetlands five acres and larger. The U.S. Fish and Wildlife Service maps were derived from aerial photographs and are used as the official wetland maps of the county. These maps are available at the Calhoun County Governmental Building. These maps should be utilized as general guidelines for determining if

complete wetland delineation is necessary. Users must be aware that aerial photos might not catch all wetlands areas due to environmental conditions during the photography.

Wetlands are prolific and well dispersed throughout unincorporated Calhoun County. The largest concentrations of wetlands are located in the central and eastern portions of the county. Large concentrations of wetlands occur along the riparian areas of Chickasawhatchee Creek, Ichawaynochaway Creek, Pachitla Creek, Neal's Creek, Perry Creek and Spring Creek. Other wetlands are dispersed throughout the county. The National Wetlands Inventory maps show several wetland areas in Calhoun County.

A large portion of Calhoun County is located within the Swamp of Toa (aka Chickasawhatchee Swamp), the second largest southern deepwater swamp and riparian wetland in the State of Georgia. The Swamp of Toa is approximately 400,000 acres and extends into Baker, Dougherty, Randolph, Lee, and Terrell Counties. It serves as an important source of water and a sanctuary for rare and endangered animals and contains the Chickasawhatchee Wildlife Management area. In 2003, the National Audubon Society designated a large portion the swamp as an Important Bird Area because it has habitat critical to a wide range of birds, including the Bachman's sparrow, which is on the state's endangered species list. Due to the significance of this area, the J.W. Jones Ecological Research Center in Baker County is currently studying the hydrology of the swamp.

The State of Georgia and the Federal Government have determined that wetlands play a vital role in maintaining water quality as well as providing habitat for plants and animals. As such, wetlands are an integral part of the hydrology of all water systems. Therefore, wetlands are protected under federal law. Section 404 of the Clean Water Act prohibits the discharge of dredge or fill material into waters of the United States, including wetlands without a permit. The State of Georgia has not been authorized to issue such permits. Consequently, the jurisdictional determination on all wetlands and any permits issued under Section 404 of the Clean Water Act are administered by the Army Corps of Engineers (COE).

Wetlands are an important feature of the natural landscape in Calhoun County as they are prolific and contribute to the natural functions of hydraulic systems and provide habitat for the abundant wildlife in Calhoun County. These resources are protected by federal regulations and by local ordinance. Enforcement of the county’s Wetland Protection Ordinance may prove difficult due to the lack of zoning. However, as a result of the limited amount of development activity occurring throughout the county and the modest growth projected for the county in the planning period, the likelihood of potential adverse impacts on wetlands is not significant in Calhoun County.

GROUNDWATER

Underground aquifers occur from the Fall Line Red Hills south in the western half of the coastal plain. The main recharge areas for the local Ocala Aquifer are the Limesink Region in SW Georgia and the Valdosta Limesink Region. In addition, streams recharge the superficial sand aquifers near the surface. The principal artesian aquifer, the major source of drinking water for the coastal plain zone is largely in the Ocala Limestone of the Eocene age. This stratum dips beneath the Miocene and younger sediments so that, in coastal Georgia it lies hundreds of feet below the surface. Other aquifers lie above, in the Hawthorn Formation and are very important for many purposes including irrigation.

There are three subsurface delineations of principal groundwater aquifers south of the fall line including the Cretaceous, the Clayton and the Principal Artesian. Calhoun County lies in the recharge area of the principal artesian aquifer, the Clayton Aquifer. This Lower Tertiary area is composed of sand and limestone which yields between 250 to 600 GPM with a maximum yield of 1,400 GPM. This aquifer is mainly recharged by precipitation in the area where formations intersect the land surface. Generally aquifers are recharged anywhere where water filters into the ground. Major rivers and streams in the outcrop area contribute recharge when the rainfall is low. When rainfall is high, the aquifer recharges the rivers.

Quantity

Withdrawals over 100,000 gallons per day on a monthly average from groundwater requires a permit from the Georgia Department of Natural Resources. In 2003 there were four municipal groundwater withdrawal permits and no industrial permits existing in Calhoun County. The City of Arlington was permitted to withdrawal 0.35 million gallons per day (mgd) on a monthly average and 0.30 mgd on a yearly average from the Floridan aquifer system. The City of Edison was permitted to withdrawal 0.30 mgd on a monthly average and 0.20 mgd on a yearly average from the Clayton aquifer system. The City of Leary was permitted to withdrawal 0.30 mgd on a monthly average and 0.30 mgd on a yearly average from the Claiborne/Tallahatta aquifer system. Finally the City of Morgan was permitted to withdrawal 3.0 mgd on a monthly average and 0.25 mgd on a yearly average from the Clayton aquifer system.

In 2000, it was estimated that there was 21.57 mgd permitted to be withdrawn from groundwater for irrigation in Calhoun County, which is a 360% increase from 1990. Other, non-permitted groundwater withdrawals include 0.09 mgd for commercial and domestic uses, and 0.01 mgd for livestock operations.

In 2001, the Department of Natural Resources (DNR) placed a moratorium on new agricultural groundwater and surface water withdrawal permits within the Flint River Basin. The moratorium is scheduled to last until 2005 when the state will conclude its studies on water quantity and agricultural water use within the basin. The results of these studies will be used to decide the future of water permit allocation within the basin. Therefore they will have a direct effect on the economy of Calhoun County due to the agricultural communities growing dependence on water for irrigation.

The ACF Compact will also be a factor in deciding ground and surface water withdrawal permit allocation with in the Chattahoochee and Flint River basins. The ACF Compact is the congressionally authorized negotiation processes for Georgia, Alabama and Florida to negotiate water allocation formulas for the Apalachicola-Chattahoochee-Flint (ACF) river basins. Since the three states did not reach an agreement on the ACF Compact by August 31, 2003, the agreement will be decided upon in federal court. Depending on how the agreement is formulated, water withdrawal permits in the Chattahoochee and Flint River basins for uses other than drinking water may be limited or impossible to get.

Quality

All developable land in Calhoun County is designated as a significant groundwater recharge area by the Georgia Department of Natural Resources. Recharge refers to the process of precipitation infiltrating into the soil, which adds to the volume of an aquifer. These areas are where the most significant recharge to the state's aquifers occurs, which therefore makes these areas important for protecting groundwater from pollution. These are the areas were the state has focused its groundwater protection measures. On top of significant groundwater recharge areas the entire State of Georgia has been evaluated as to the pollution susceptibility of shallow aquifers. See **Figure 5.8** for significant groundwater recharge areas in Calhoun County.

Figure 5.9 depicts the general vulnerability of shallow aquifers to pollution from common land use practices or the pollution susceptibility rating. The Environmental Protection agency uses the DRASTIC methodology to determine a land area's vulnerability status based on seven parameters. These parameters include depth to water, net recharge, aquifer media, soils, slope, impact of vadose zone and hydraulic conductivity.

The Environmental Protection Agency developed the DRASTIC methodology to determine a land area's general vulnerability of shallow aquifers to pollution from common land use practices, also called the pollution susceptibility rating. The DRASTIC methodology is based on seven parameters that include depth to water, net recharge, aquifer media, soils, slope, impact of vadose zone, and hydraulic conductivity. Using the DRASTIC methodology, the United State Geological Survey has determined that the majority of the land in Calhoun County, including the land area in the Cities of Morgan, Arlington, Edison and Leary is considered to have a high pollution susceptibility. Pollution susceptibility ratings consist of high, medium (average), or low. High DRASTIC indices reflect the occurrence of areas with shallow water tables and permeable materials above the water tables. DRASTIC maps are not site specific and are best used for generalized planning. Some areas bordering Ichawaynochaway Creek, Little Pachitla Creek, Carter Creek, and Pachitla Creek and other tributaries are considered Medium Pollution Susceptibility areas. Protection of the groundwater resources in medium or high pollution susceptibility areas from contamination or extensive land development is important if the abundant quantity and high quality of potable groundwater in the region is to be maintained. See **Figures 5.8 & 5.9.**

While the groundwater recharge areas in Calhoun County and cities are sensitive environmental areas, the likelihood of adverse impacts to groundwater quality in the county is minimal. This is due to the use of sanitary sewer systems in the most densely populated portions of the county (the cities), the current regulatory measures for residential, commercial, industrial, agricultural and other land uses, the lack of concentrated septic tank development, large lot sizes, and the lack of development activity throughout the county.

However, groundwater is protected by a Groundwater Protection Ordinance adopted by Calhoun County and each of the cities. The ordinance establishes a one and one half acre minimum lot size for single family houses not served by public water or sewer that are located within a significant groundwater recharge area. Minimum lot sizes can be increased by calculating the expected volume of flow from a home's septic system then further increased depending on whether the house is within a low, medium, or high pollution susceptibility area.

Groundwater contamination is protected in Calhoun County by the Calhoun County Health Department regulations and other local, state, and federal regulations including the Georgia Water Quality Control Act for land treatment facilities, local groundwater recharge protection ordinances, the Georgia Hazardous Waste Management Act, the Georgia Solid Waste Management Act, the Georgia Underground Storage Tank Act, and the Development of

Regional Impact process. Wellhead protection ordinances have been adopted by the Cities of Arlington, Edison, Leary, and Morgan. These ordinances protect public drinking water wells by restricting detrimental land uses within a 100 foot radius of all public wells. There is no need for the county to develop a wellhead protection ordinance since no public water system exists.

PUBLIC WATER SUPPLY SOURCES

All public water supplies come from groundwater sources, which are protected by Calhoun County Health Department regulations and other local, state, and federal regulations including the Georgia Water Quality Control Act for land treatment facilities, local groundwater recharge protection ordinances, the Georgia Hazardous Waste Management Act, the Georgia Solid Waste Management Act, the Georgia Underground Storage Tank Act, and the Development of Regional Impact process. Wellhead protection ordinances have been adopted by the Cities of Blakely, Damascus, and Jakin. These ordinances protect public drinking water wells by restricting detrimental land uses within a 100 foot radius of all public wells. There is no need for the county to develop a wellhead protection ordinance since no public water system exists.

RARE PLANT AND ANIMAL SPECIES

As a result of mounting concern over conservation of the nation's native flora and fauna, the United States Congress passed the Endangered Species Act of 1973 to provide for the conservation of endangered and threatened species of wildlife, fish, and plants. Soon after, the State of Georgia passed the Wildflower Preservation Act and the Endangered Wildlife Act in 1973. Protection of endangered and threatened species depends on the enforcement of this trio of regulations in Georgia.

The following is a list of special concern animals, plants, and natural communities in Calhoun County, Georgia that are known to occur and which DNR has records of locations in their databases. The information in this list comes from the Georgia Natural Heritage Program, administered by the Wildlife Resource Division of DNR. "US" indicates species with federal status (Protected, Candidate or Partial Status). Species that are federally protected in Georgia are also state protected. "GA" indicates Georgia protected species.

Animals

GA · *Clemmys guttata* Spotted Turtle
· *Etheostoma edwini* Brown Darter
· *Etheostoma swaini* Gulf Darter
US · *Gopherus polyphemus* Gopher Tortoise
· *Ichthyomyzon gagei* Southern Brook Lamprey
· *Lepisosteus oculatus* Spotted Gar
US · *Medionidus penicillatus* Gulf Moccasinshell
· *Pteronotropis hypselopterus* Sailfin Shiner
GA · *Pteronotropis welaka* Bluenose Shiner
· *Quincuncina infucata* Sculptured Pigtoe
· *Strophitus subvexus* Southern Creekmussel

Plants

- *Aristida simpliciflora* Chapman Three-awn Grass
- *Coreopsis integrifolia* Tickseed
- *Elyonurus tripsacoides* Pan-american Balsamscale
- US · *Lindera melissifolia* Pondberry
- *Lobelia boykinii* Boykin Lobelia
- GA · *Lythrum curtissii* Curtiss Loosestrife
- US · *Panicum hirstii* Hirst Panic Grass
- *Physostegia angustifolia* Narrowleaf Obedient Plant
- *Plantago sparsiflora* Pineland Plantain
- *Rhexia aristosa* Awned Meadowbeauty
- *Rhynchospora decurrens* Swamp-forest Beaksedge
- *Rhynchospora thornei* Thorne's Beakrush
- GA · *Sarracenia flava* Yellow Flytrap
- GA · *Sarracenia minor* Hooded Pitcherplant
- GA · *Sideroxylon thornei* Swamp Buckthorn
- GA · *Stewartia malacodendron* Silky Camellia
- *Xyris scabrifolia* Harper Yellow-eyed Grass

These rare plant and animal species are felt to be adequately protected in Calhoun County, and the Cities of Arlington, Edison, Leary, and Morgan by the existing state and federal laws. However, education on the existence of and on recognition of these species will be encouraged throughout the twenty year planning horizon. In addition, residents of the county will be encouraged to assist the Georgia Natural Heritage Program in the identification or sightings of endangered and threatened species in the county. According to this data there are no natural communities of special concern animals or plants in Calhoun County. However the Chickasawhatchee Wildlife Management Area is home to many endangered species.

MAJOR PARKS, RECREATION AND CONSERVATION AREAS

An inventory of major federal, state and regional parks and wildlife management areas, nature preserves and national forests is pertinent in the natural resources element. Local parks and recreation areas are addressed in the community facilities element of the plan.

Calhoun County has a large portion of land in the southeast corner of the county that is part of the Chickasawhatchee Wildlife Management Area. The Chickasawhatchee Wildlife Management Area is a 19,704 acre preserve located in Calhoun, Baker, and Dougherty Counties. These lands are managed by the state for the main purposes of habitat management, hunting, fishing, bird watching, nature observation, education and other wildlife-oriented activities. The management area is being returned to its native longleaf pine-wiregrass forest system. The State only allows limited amount of hunting permits at various times throughout the hunting season within the management area. Thus, the area does offer recreation opportunities for hunters, anglers, and nature enthusiasts in a relatively unspoiled environment. There are no other state parks or national forests in Calhoun County. The

Chickasawhatchee Wildlife Management Area is adequately protected by existing state agencies. No significant developmental impacts threaten this resource.

A large portion of Calhoun County is located within the Swamp of Toa (also known as Chickasawhatchee Swamp), the second largest southern deepwater swamp and riparian wetland in the State of Georgia. The Swamp of Toa is approximately 400,000 acres and extends into Baker, Dougherty, Randolph, Lee, and Terrell Counties. It serves as an important source of water and a sanctuary for rare and endangered animals and contains the Chickasawhatchee Wildlife Management area. In 2003, the National Audubon Society designated a large portion the swamp as an Important Bird Area because it has habitat critical to a wide range of birds, including the Bachman's sparrow, which is on the state's endangered species list. Due to the significance of this area, the J.W. Jones Ecological Research Center in Baker County is currently studying the hydrology of the swamp.

SCENIC VISTAS AND SITES

The majority of unincorporated Calhoun County and some portions of the landscapes in the Cities of Arlington, Edison, Morgan, and Leary exhibit a very rustic, agrarian appeal. Many unpaved canopy roads are scattered throughout the county. However, due to the lack of development activity and the predominately rural character of the county, none of these resources warrant protection currently. No scenic vistas or sites have been identified in Calhoun County or the incorporated areas which warrant protective measures during the short term planning horizon. However, during each Short Term Work Program Update, the need for protective measures should be considered for scenic areas which may be identified in the future.

PROTECTED MOUNTAINS, COASTAL RESOURCES, AND WATER SUPPLY WATERSHEDS

Water supply watersheds are defined by DNR as areas of land upstream of a governmentally owned public drinking water intake. All potable water in Calhoun County and its surrounding region is derived from an aquifer system. No water supply watershed exists in Calhoun County, therefore the Department of Natural Resource's Criteria for Protection of Water Supply Watersheds is not addressed in this plan.

Protected mountains and coastal resources do not exist in Calhoun County, therefore they are not addressed in this plan.

DEVELOPMENTS OF REGIONAL IMPACT

According to the Department of Community Affairs (DCA), Developments of Regional Impact (DRI) are developments of sufficient scale whose impacts are likely to be felt outside of the jurisdiction in which they are located. The Georgia Planning Act requires any local government with a proposed DRI within its jurisdiction to submit the project for intergovernmental review and comment before taking any action to further the project. DCA has developed guidelines to establish what is considered a DRI. Projects that meet or exceed the minimum thresholds established in the guidelines may pose special environmental threats. Updating the Cities' Zoning Ordinances to include more detailed information on the DRI review process will strengthen the DRI process. Further education on this issue would benefit the communities in the county.

RESOURCES OF REGIONAL IMPORTANCE

Regionally Important Resources are natural, historic, or archaeological resources which have natural boundaries extending beyond a single political jurisdiction or one which has value to a broad public constituency which is vulnerable to the actions and activities of man. RIRs can be designated by any individual or organization, but all parties affected by designation have a say in whether the nomination is accepted. A RIR can be nominated at any time by contacting the Department of Community Affairs and allowing them to evaluate the resource for its eligibility as a RIR. If the resource is accepted, a Regional Resource Plan must be developed by the local governments, individuals, and organizations affected by the plan. The plan can protect resources by requiring review of projects that might potentially affect the RIR.

Presently there are no RIRs in Calhoun County, nor are any being considered for nomination. However, the Spring Creek is a good candidate for a resource whose natural boundaries extends beyond a single political jurisdiction. The importance of this resource is evident in the Spring Creek Watershed Partnership and the Memorandum of Understanding that outlines each participating party's role in the conservation of Spring Creek. The parties involved in the partnership are the United States Department of Agriculture Natural resource Conservation Service, Golden Triangle Resource Conservation and Development Council, Flint River Soil and Water Conservation District, US Department of the Interior Fish and Wildlife Service, and the Counties of Clay, Early, Calhoun, Miller, Decatur, and Seminole. The swamp of TOA is also a potential Resource of Regional Importance

C. Current and Future Needs

Calhoun County has an excellent array of natural resources which are important to the community. Protection of these resources is important to the future economic well being of the county. However, due to the limited amount of development activity occurring across the county and the minor likelihood of adverse impacts associated with such slow growth or decline, there is currently limited support for intense conservation measures.

According to the preceding inventory of the natural resource base and the accompanying assessment of the impacts of growth and development on each element, Calhoun County communities generally conclude that existing protective programs, and state and federal regulations are adequately protecting the county's natural resource base.

HISTORIC & CULTURAL RESOURCES

Calhoun County has never been surveyed for historic resources. One important consideration when developing local land use plans and ordinances is the protection of historic resources. Protection of historic resources is a vital part of preserving the cultural heritage of an area. This segment describes and inventories historic and archaeological resources within Calhoun County.

NATIONAL REGISTER OF HISTORIC PLACES

The National Register of Historic Places is the list of sites, structures, objects, buildings, and districts, maintained by the National Park Service, that are considered by national standards to be worthy of preservation. According to the Park Service, listing in the National Register honors a historic place by recognizing its importance to its community, State, or the Nation. Under Federal law, owners of private property listed in the National Register are free to

maintain, manage, or dispose of their property as they choose provided that there is no Federal involvement. Owners have NO obligation to open their properties to the public, to restore them or even to maintain them, if they choose not to do so.

To nominate historic resources to the National Register of Historic Places a Georgia Historic Property Information Form must be filled out. This form can be obtained from the Historic Preservation Planner at the Southwest Georgia Regional Development Center or from the Historic Preservation Division (HPD) of the Georgia Department of Natural Resources (DNR). HPD administers the National Register Program in the State of Georgia, which means they review the nominations and recommend to the National Park Service whether a resource is worthy of listing in the National Register or not.

The only structure in Calhoun County that is individually listed in the National Register of Historic Places is the Arlington Methodist Church. The Arlington Methodist Church was listed in the National Register of Historic Places on March 29, 1990, according to J. Leonard Ledbetter, Commissioner of the Department of Natural Resources at that time. Built in 1908-1909 according to the design of noted Columbus architect, T. Firth Lockwood, Sr. this historic church is an excellent example of the Romanesque style of architecture as it was interpreted for turn-of-the-century small-town churches in rural Georgia. It is also associated with the history of one of the two major religious faiths in Arlington. As mentioned earlier, the Arlington Methodist Church is the only property listed in the National Register and it is the first property to receive such recognition in Calhoun County, as well. Its nomination to the National Register was sponsored locally by the church's congregation as part of a Historic Preservation Section project to have at least one property listed in the National Register in every county in the state. The Arlington Methodist Church is in satisfactory condition, although it appears to suffer from deferred maintenance.

In May of 2000, the Edison Commercial Historic District was officially listed in the National Register of Historic Places and is the only National Register Historic District in Calhoun County. According to the National Park Service a National Register Historic District must possess a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development. The district includes the area around the intersection of Hartford Street and Turner Street and extending to the railroad. The district draws its historical significance from the intact concentration of one and two story brick commercial buildings, its role as a commercial center, and the way in which it developed around the railroad. Structures in the district are held by both public and private owners. Their conditions' vary from recently rehabilitated to dilapidated. There are no measures such as a historic preservation ordinance to insure the maintenance of the district.

ADVANTAGES TO NATIONAL REGISTER LISTED PROPERTIES

Listing properties in the National Register of Historic Places is important not only for the recognition, but it opens them up for tax advantages for rehabilitating these buildings. There are two state tax incentive programs for rehabilitating historic buildings and one federal program. The state has a property tax freeze and a small tax credit program for all types of historic resources while the federal program is a tax credit only available for income producing properties. Districts are a good way to give a revitalization tool to the largest amount of buildings. For a building to be eligible it must contribute to the historic integrity of the district.

SIGNIFICANT HISTORIC RESOURCES NOT LISTED IN THE NATIONAL REGISTER OF HISTORIC PLACES

The following paragraphs include historic residential, commercial, institutional, rural, transportation, and cultural sites that are eligible, but not listed in the National Register. As Calhoun County is a very sparsely populated and rural community, relatively few resources exist. It is beyond the scope of a comprehensive plan to include a complete historic resource survey, so the types of resources known to exist (although their precise locations are unknown) are mentioned. Calhoun County is rich in agricultural history and likely has historic rural resources in the form of rural landscapes, farm complexes, crossroads communities, bridges, barns, and plantations. No significant historic industrial resources have been identified or are expected to exist.

- City of Arlington
  The Arlington Depot, which has recently been rehabilitated, is an important historic resource that is eligible for the National Register. The old school buildings on State Highway 62 in Arlington are some of the more impressive historic resources still in existence.

- City of Edison
  There are a multitude of historic houses in the area around the Edison Commercial Historic District. They may not all be eligible for the National Register individually, but they would be "contributing" members of a historic district. The Art Moderne style freezer locker at the intersection of State Highways 216 N and 37 is eligible for the National Register.

- City of Leary
  The potential exists for a historic district in the City of Leary. The district would include the downtown commercial area as well as several resources along the railroad tracks including what appears to be an old jail.

- City of Morgan
  Calhoun County Courthouse is the only courthouse in Southwest Georgia that is eligible for the National Register of Historic Places, but has not yet been nominated. Listing the Calhoun County Courthouse would make the building eligible for the Georgia Heritage Grant Program.

- Calhoun County, unincorporated
  There are several scattered rural resources throughout Calhoun County, but their location has not been pinpointed due to the lack of a historic resources survey. Without a comprehensive historic resource survey, the number and location of resources cannot be determined. Based on the history of the county and its rural character, these resources are mostly farm and plantation related, both antebellum and post-bellum. Most of the crossroads community of Dickey would be eligible for the National Register as a district.

ARCHAEOLOGICAL AND CULTURAL SITES

The State of Georgia has no formal state-wide archaeological survey program. The large size of the state and the nature of archaeological resources make the costs of such studies prohibitive. The University of Georgia, Department of Anthropology serves as the central state file for archaeological information and constitutes the official inventory of

archaeological sites in Georgia for Georgia's Historic Preservation Program. Due to looting and damage, archaeological resource information is protected.

The earliest know human inhabitants of the region now known as Calhoun County came into the area approximately ten thousand years ago, at the end of the last Ice Age. European settlers began to enter the area in the early nineteenth century and were probably somewhat established in present-day Calhoun County by the time the land was officially ceded by the Creek Indians in 1815. Over the last ten thousand years, humans have left a substantial material record of their lives. The study of this material record forms the basis of ***archaeology*** and the basic unit of this record is the ***archaeological site***. To date, there have been only twelve archaeological sites recorded in Calhoun County; however, this likely reflects a lack of archaeological research, not a lack of past human activity. Archaeological sites in Calhoun County range from locations where hunters manufactured stone tools 10,000 years ago to small late nineteenth/early twentieth century farmsteads.

Archaeological sites, like historic buildings, are considered ***cultural resources*** and, if they meet eligibility requirements set forth in the National Historic Preservation Act (NHPA), ***historic properties***. Unlike historic buildings, however, archaeological sites are not always evident to the untrained eye. While some archaeological sites have obvious above ground indicators such as earthen mounds, or chimney remnants, most consist of ***artifacts*** (object made or modified by humans such as stone tools, pottery, bottle glass) and ***features*** (post holes, trash pits, stone hearths, human burials, etc.) that are ***underground***.

How do you know if an area contains an archaeological site? The only sure way to know is to have a professional archaeologist sample, or ***survey***, the area. There are, however, some general criteria you can apply to help prioritize areas. Prehistoric (Indian) sites are most commonly located near water sources such as streams, springs, or lime sinks. Historic (European/African-American) sites are commonly located close to old/historic roads. Both prehistoric and historic sites are generally located on level to gently sloping ground and on well-drained soils. Previous disturbance can also affect a location's potential to contain archaeological sites. For example, road/utilities right-of-way has usually been subjected to heavy disturbance and is not likely to contain any intact archaeological deposits. Cultivation, however, does not necessarily destroy archaeological sites and does not, by itself, indicate a low potential area. Such criteria, even when developed into a formal predictive model, should only be used as a tool at the most basic planning level. Hiring a professional archaeologist/consultant is an effective way of streamlining the compliance process and insuring that archaeological resources are being treated according to the law.

While cultural resources work is most often done in response to Section 106 of the NHPA, meaning that there is some federal involvement (i.e., federal funds, permits, etc.), it is important to remember that there are also state laws to consider. Official Code of Georgia Annotated (OCGA) 12-3-621 states that a person who is **not** operating under Section 106 must have written landowner permission to conduct archaeology on private property and must provide written notification to the Georgia Department of Natural Resources (DNR) at least five (5) business days prior to excavation. Other code sections apply more generally to human remains, but are relevant because of the possibility of discovering such remains at archaeological sites. OCGA 31-21-6 requires notification of local law enforcement upon the disturbance of human remains. If law enforcement determines that it is not a crime scene, DNR is notified of the discovery.

Key points to remember when considering archaeology in development and compliance:

- Humans have been in the area now known as Calhoun County for at least 10,000 years, so the potential for finding evidence of past human activity (i.e., archaeological sites) is generally high.
- Unlike historic buildings, archaeological sites often have no above ground components that would indicate their presence.
- While factors such as distance to water and/or old roads, slope, soil drainage, and previous disturbance can help prioritize areas of archaeological concern, the only sure way to know whether an area contains archaeological sites is to conduct an archaeological survey.
- Most archaeology is done in compliance with Section 106 of the National Historic Preservation Act (NHPA) and regulations implementing that act (36 CFR Part 800). These laws insure that projects receiving federal funds (CDBG/EIP grants, FDIC loans, etc) or requiring federal permits (e.g., Section 404 of Clean Water Act) take affects to archaeological resources into account.
- In addition to federal laws, there are state laws to consider as well. Official Code of Georgia Annotated (OCGA) 12-3-621 requires written landowner permission and DNR notification of intent to conduct **non**-Section 106 archaeology on private property. OCGA 31-21-6 requires notification of local law enforcement upon discovery or disturbance of human remains.

HISTORIC PRESERVATION RESOURCES AND ORGANIZATIONS

The City of Edison has had a Better Hometown Program since 1998. The Better Hometown Program (BHT) was developed and is administered by the Georgia Department of Community Affairs (DCA). The program is based off of the National Main Street Program and their trademarked strategy, *National Main Street Approach to Downtown Revitalization*. The Main Street Approach uses four basic tenets: organization, promotion, design, and economic restructuring, with an emphasis on historic preservation.

The BHT utilizes the same philosophy of the Main Street Program but is less intensive and does not require a full-time paid manager. The BHT Program in Edison is run by the city clerk who works in that position part-time. The DCA regional office has a person on staff to provide assistance to Better Hometown cities. Façade design assistance is available to Better Hometown and Main Street cities through the Georgia Trust for Historic Preservation. The Southwest Georgia Regional Development Center (RDC) has a Historic Preservation Planner on staff that can provide assistance in most areas of historic preservation including downtown revitalization, National Register nominations, technical assistance, identification of historic resources, planning, etc.

ANALYSIS

As with natural resources, the cultural and historic resources in Calhoun County are not significantly threatened by development pressures and other human activities. It appears that this will be true in the future because population projections show no significant growth in Calhoun County over the twenty year planning horizon. The economic conditions in the county are such that the main threat to historic structures, public and private is neglect and deferred maintenance.

Historic housing in rural areas is often not rehabilitated due in part to the availability of cheap rural land and affordable manufactured housing. Because of the projected marginal

increase in population over the twenty year planning horizon these factors are likely to continue to contribute to the neglect of historic housing.

The establishment of locally designated historic districts is one way to protect historic resources. Local historic districts are created through a local ordinance and usually establish design guidelines for the exterior appearance of buildings within its boundaries. A historic preservation commission is formed to review plans for exterior work on buildings within the district to certify that the plans follow the locally established guidelines. However this was not an identified need, nor is this something that the public or local governments feel comfortable establishing at present.

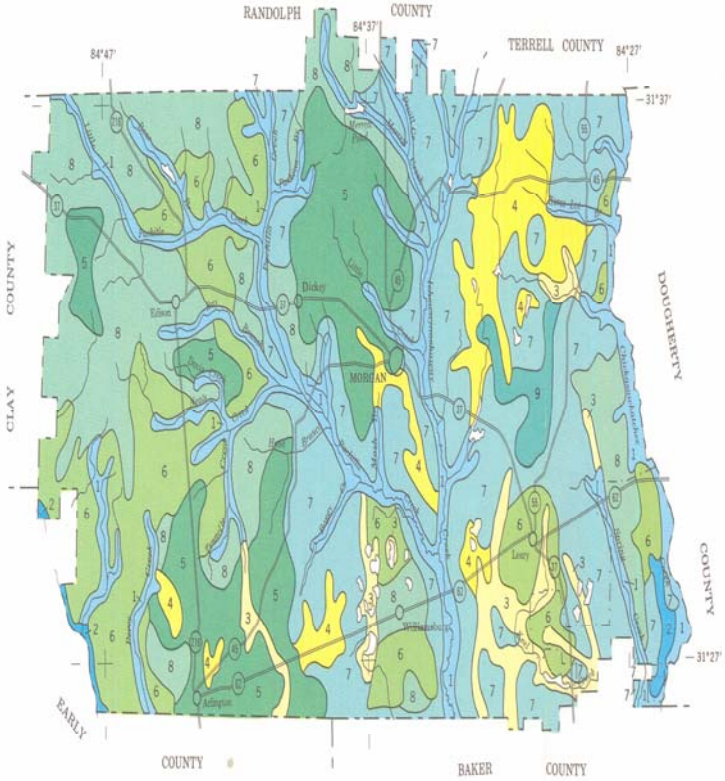
Historic and cultural resources in Calhoun County also receive some degree of protection from federally funded or permitted projects under Section 106 of the National Historic Preservation Act. Section 106 requires that any federal undertaking, meaning federally funded of permitted project, must undergo a review to identify any potential effects the proposed project may have on historic and cultural resources. If the project is found to have an adverse effect on any historic or cultural resources listed in or eligible for the National Register of Historic Places, an agreement to mitigate the effects of the proposed project must be reached between the entity undertaking the project and the Georgia Historic Preservation Division.

According to the preceding inventory and assessment of cultural and historic resources, Calhoun County communities generally conclude that existing protective programs as well as state and federal regulations are adequately protecting the county's cultural and historic resources.

See Attached Maps

Maps

FIGURE 5.1: GENERAL SOIL MAP
FIGURE 5.2: PROTECTED RIVER CORRIDOR MAP
FIGURE 5.3: CALHOUN CO. WETLAND MAP
FIGURE 5.4: ARLINGTON WETLAND MAP
FIGURE 5.5: EDISON WETLAND MAP
FIGURE 5.6: LEARY WETLAND MAP
FIGURE 5.7: MORGAN WETLAND MAP
FIGURE 5.8: SIGNIFICANT GROUNDWATER RECHARGE MAP
FIGURE 5.9: POLLUTION SUSCEPTIBILITY MAP



LEGEND

NEARLY LEVEL SOILS ON FLOOD PLAINS OR LOW STREAM TERRACES

1. Herod-Muckalee: Poorly drained soils that mainly are loamy throughout, on flood plains
2. Meggett-Muckalee: Poorly drained soils that have a loamy surface layer and a clayey subsoil or poorly drained soils that mainly are loamy throughout, on flood plains and stream terraces

NEARLY LEVEL SOILS ON UPLANDS

3. Grady-Rains-Goldsboro: Poorly drained soils that have a loamy or sandy surface layer and a clayey or loamy subsoil, in depressions and drainageways, and moderately well drained soils that have a sandy surface layer and a loamy subsoil, in low-lying smooth areas
4. Goldsboro-Grady-Rains: Moderately well drained soils that have a sandy surface layer and a loamy subsoil, in low-lying smooth areas, and poorly drained soils that have a loamy or sandy surface layer and a clayey or loamy subsoil, in depressions and drainageways

NEARLY LEVEL TO SLOPING SOILS ON UPLANDS

5. Tifton-Norfolk-Grady: Well drained soils that have a sandy surface layer and a loamy subsoil, on ridgetops and hillsides, and poorly drained soils that have a loamy surface layer and a clayey subsoil, in depressions
6. Greenville-Faceville: Well drained soils that have a loamy surface layer and a clayey subsoil, on ridgetops and hillsides
7. Orangeburg-Red Bay-Norfolk: Well drained soils that have a sandy or loamy surface layer and a loamy subsoil, on ridgetops and hillsides
8. Faceville-Greenville-Tifton: Well drained soils that have a loamy surface layer and a clayey subsoil or a predominantly sandy surface layer and a loamy subsoil, on ridgetops and hillsides
9. Wagram-Norfolk-Orangeburg: Well drained soils that have a sandy surface layer or a sandy surface layer and thick, sandy subsurface layer and a loamy subsoil, on ridgetops

Compiled 1983

N

U.S. DEPARTMENT OF AGRICULTURE
SOIL CONSERVATION SERVICE
UNIVERSITY OF GEORGIA
COLLEGE OF AGRICULTURE
AGRICULTURAL EXPERIMENT STATIONS

GENERAL SOIL MAP

CALHOUN COUNTY, GEORGIA

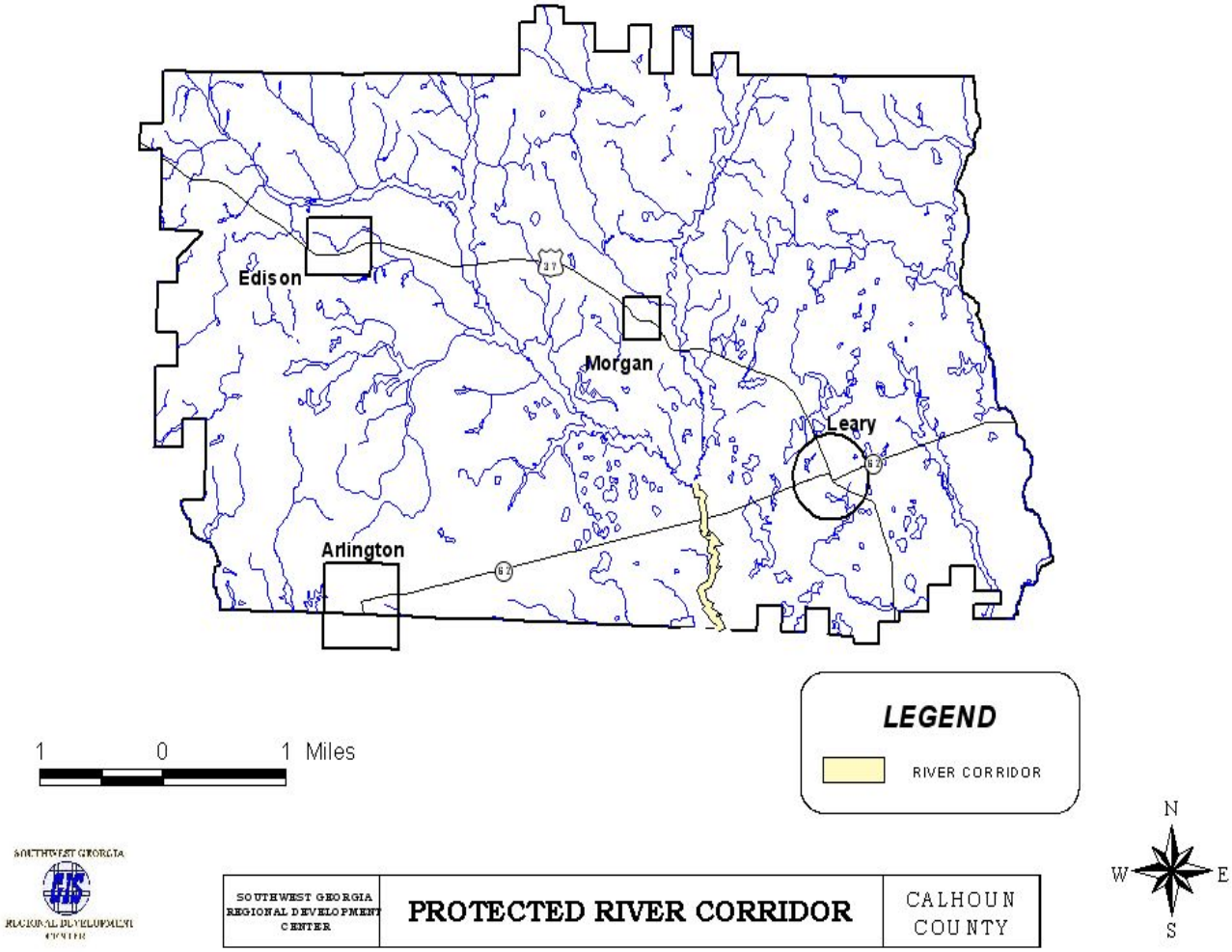
Scale 1:190,080

1 0 1 2 3 Miles

1 0 3 6 Km

Each area outlined on this map consists of more than one kind of soil. The map is thus meant for general planning rather than a basis for decisions on the use of specific tracts.

FIGURE 5.2


Edison
Morgan
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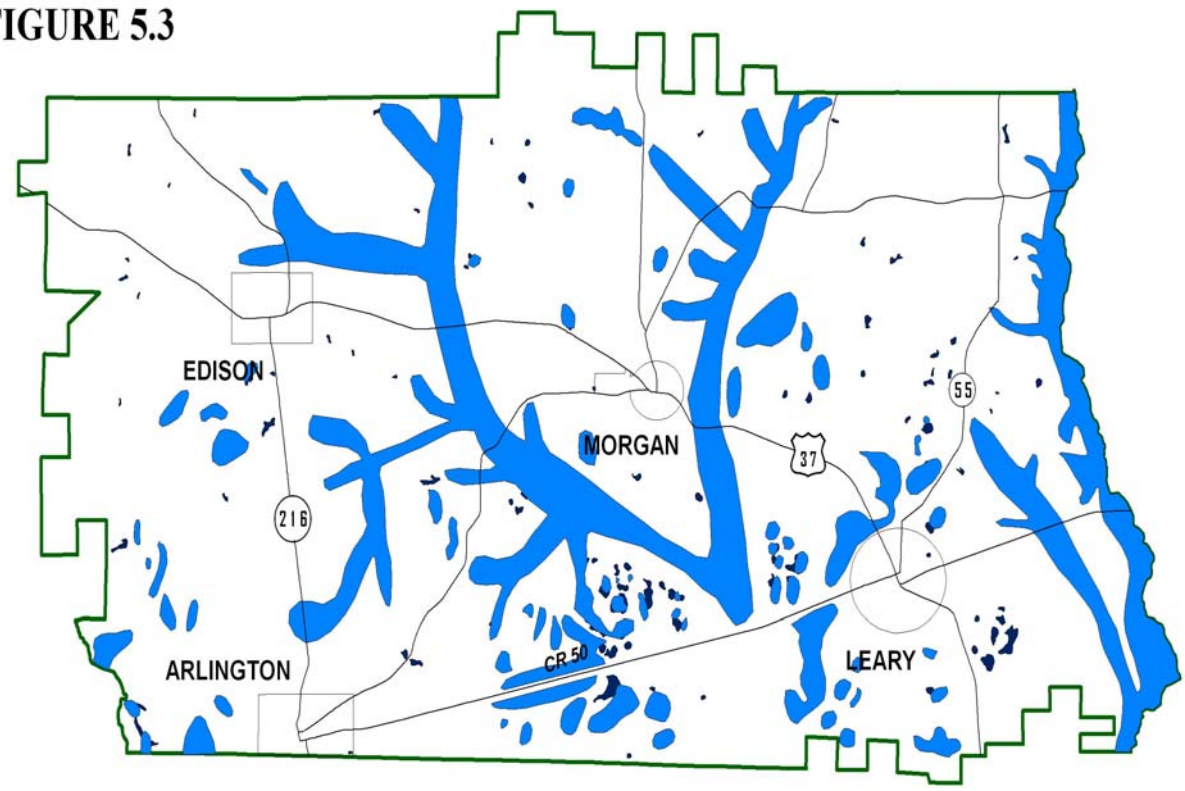
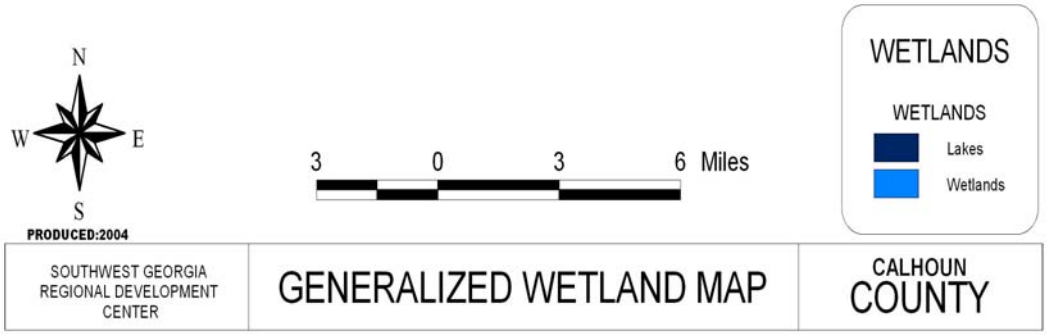
SOUTHWEST GEORGIA REGIONAL DEVELOPMENT CENTER
PROTECTED RIVER CORRIDOR
CALHOUN COUNTY

FIGURE 5.3


EDISON
MORGAN
ARLINGTON
LEARY
216
37
55
CR 50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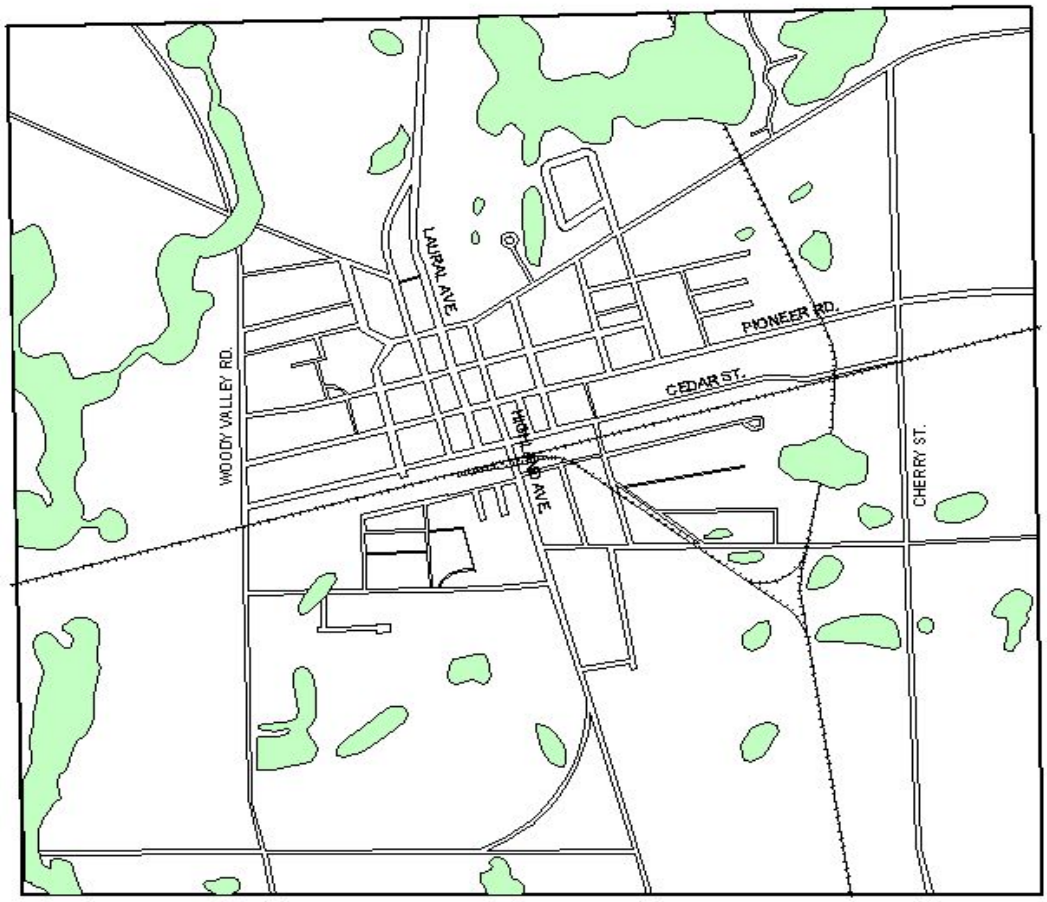
WETLANDS
WETLANDS
Lakes
Wetlands
SOUTHWEST GEORGIA REGIONAL DEVELOPMENT CENTER
GENERALIZED WETLAND MAP
CALHOUN COUNTY

FIGURE 5.4



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Wetlands

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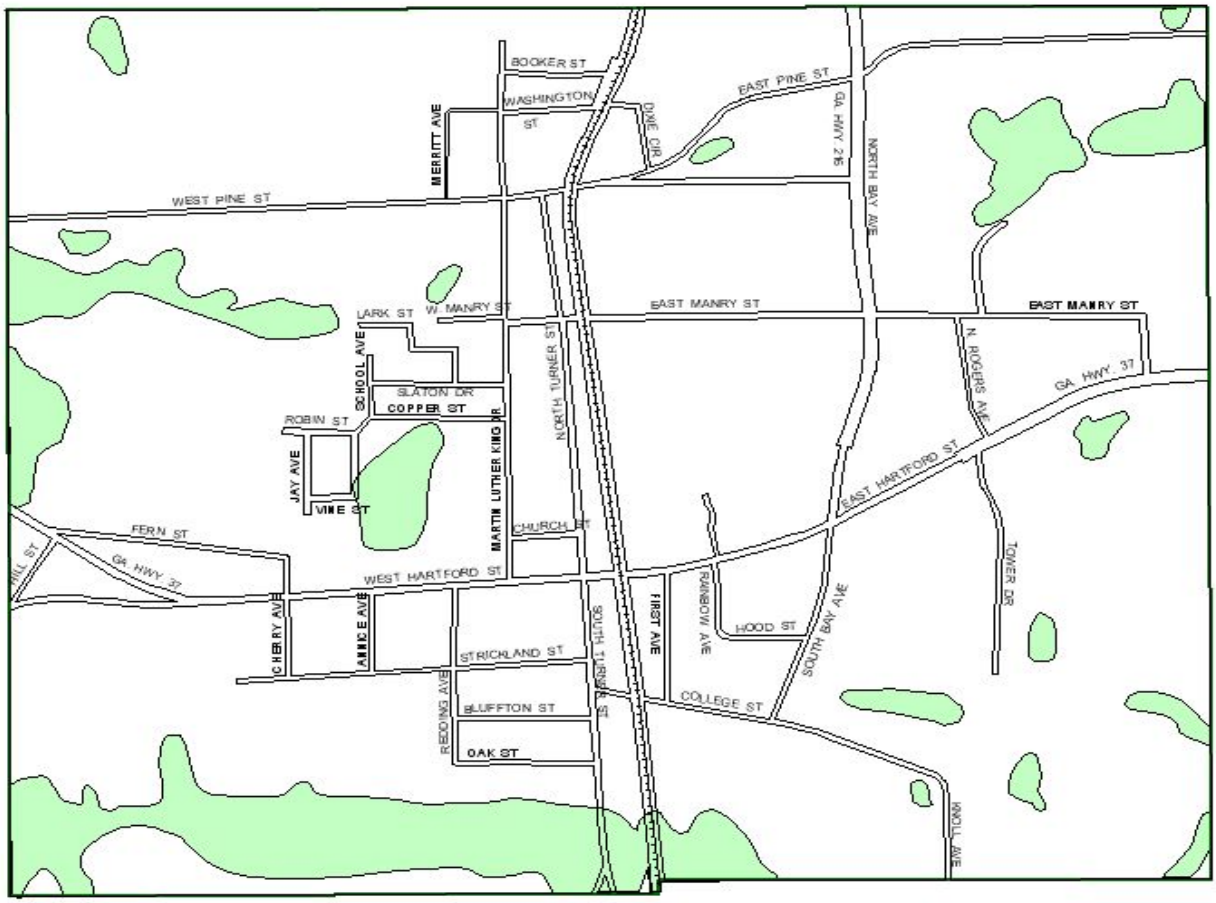
SOUTHWEST GEORGIA REGIONAL DEVELOPMENT CENTER	GENERALIZED WETLAND MAP	CITY OF ARLINGTON

FIGURE 5.5



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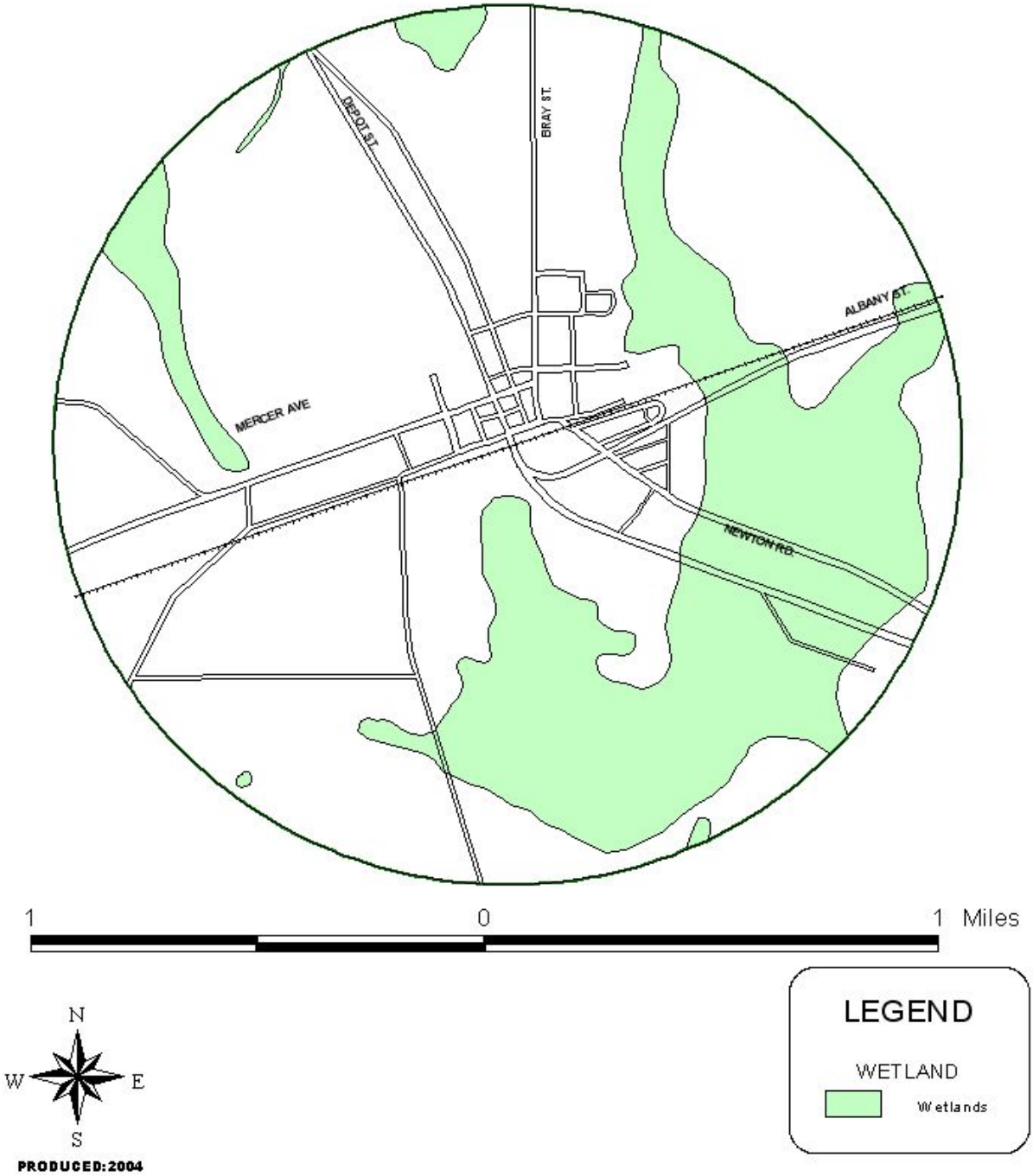
WETLAND

Wetlands

PRODUCED: 2004

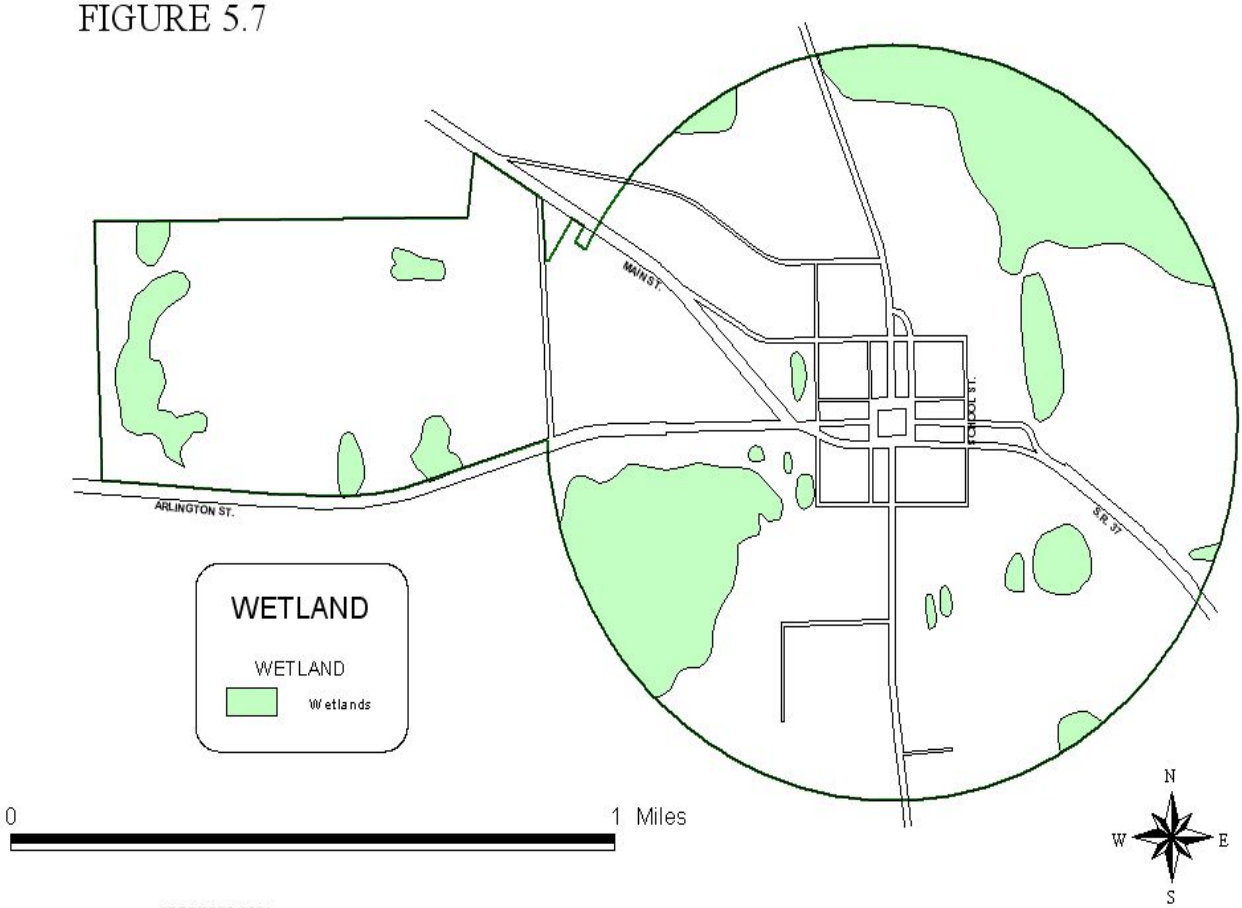
SOUTHWEST GEORGIA REGIONAL DEVELOPMENT CENTER	**GENERALIZED WETLAND MAP**	CITY OF EDISON

FIGURE 5.6



SOUTHWEST GEORGIA REGIONAL DEVELOPMENT CENTER	**GENERALIZED WETLAND MAP**	CITY OF LEARY

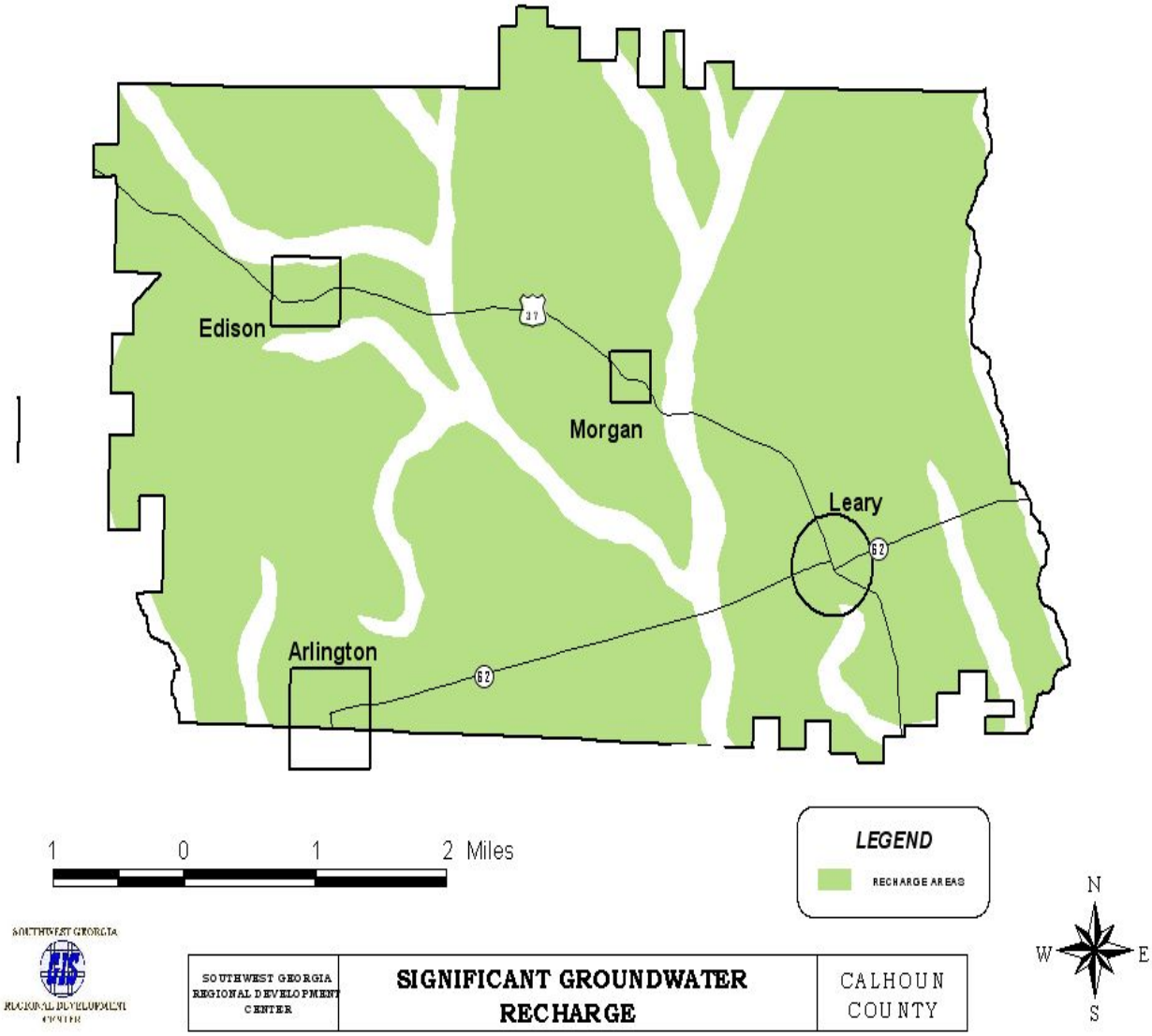
FIGURE 5.7



PRODUCED: 2004

SOUTHWEST GEORGIA REGIONAL DEVELOPMENT CENTER	GENERALIZED WETLAND MAP	CITY OF MORGAN

FIGURE 5.8


Edison
Morgan
Leary
Arlington
37
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62
1 0 1 2 Miles
LEGEND
RECHARGE AREAS
N
W
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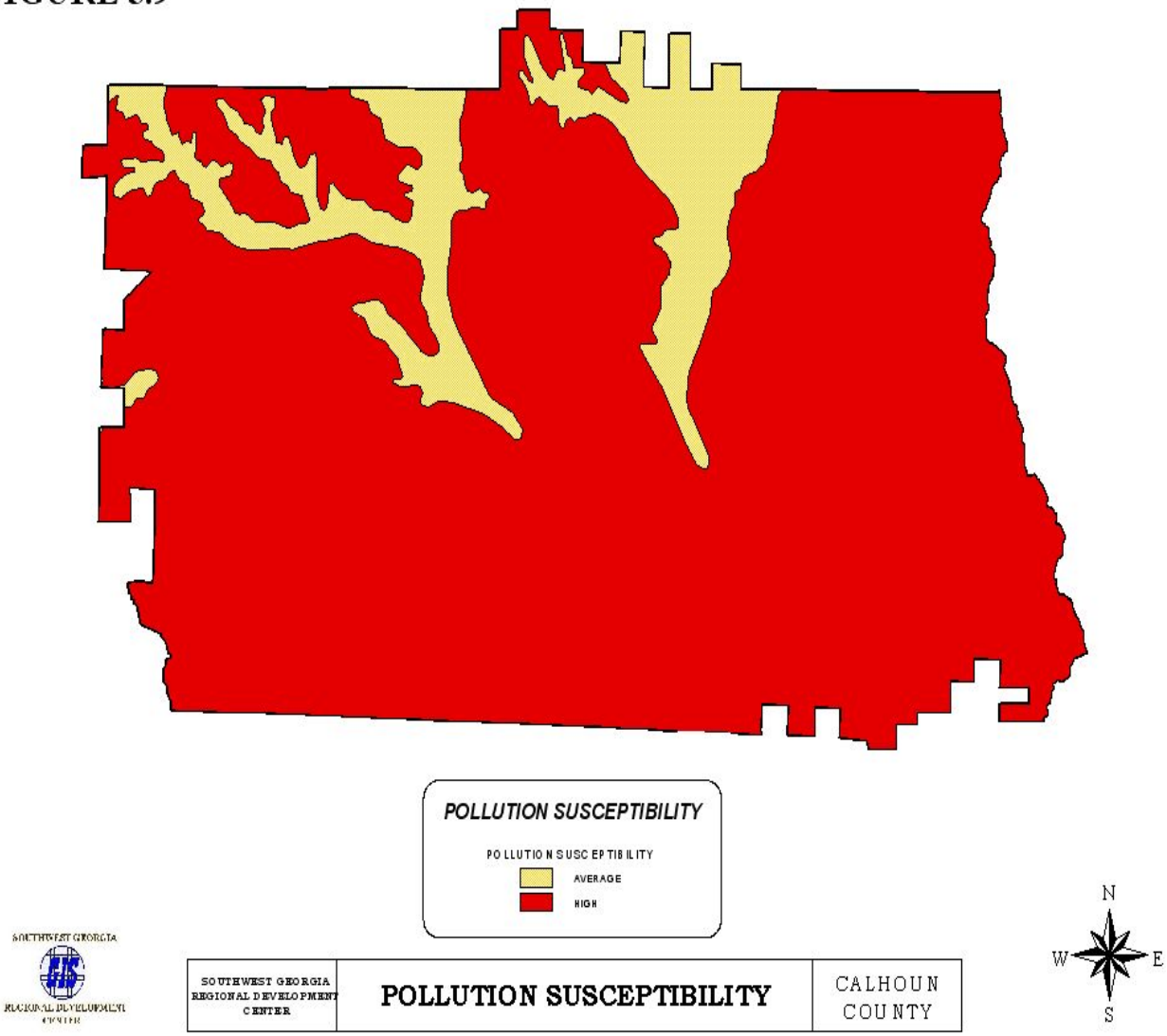
SOUTHWEST GEORGIA REGIONAL DEVELOPMENT CENTER
SIGNIFICANT GROUNDWATER RECHARGE
CALHOUN COUNTY

FIGURE 5.9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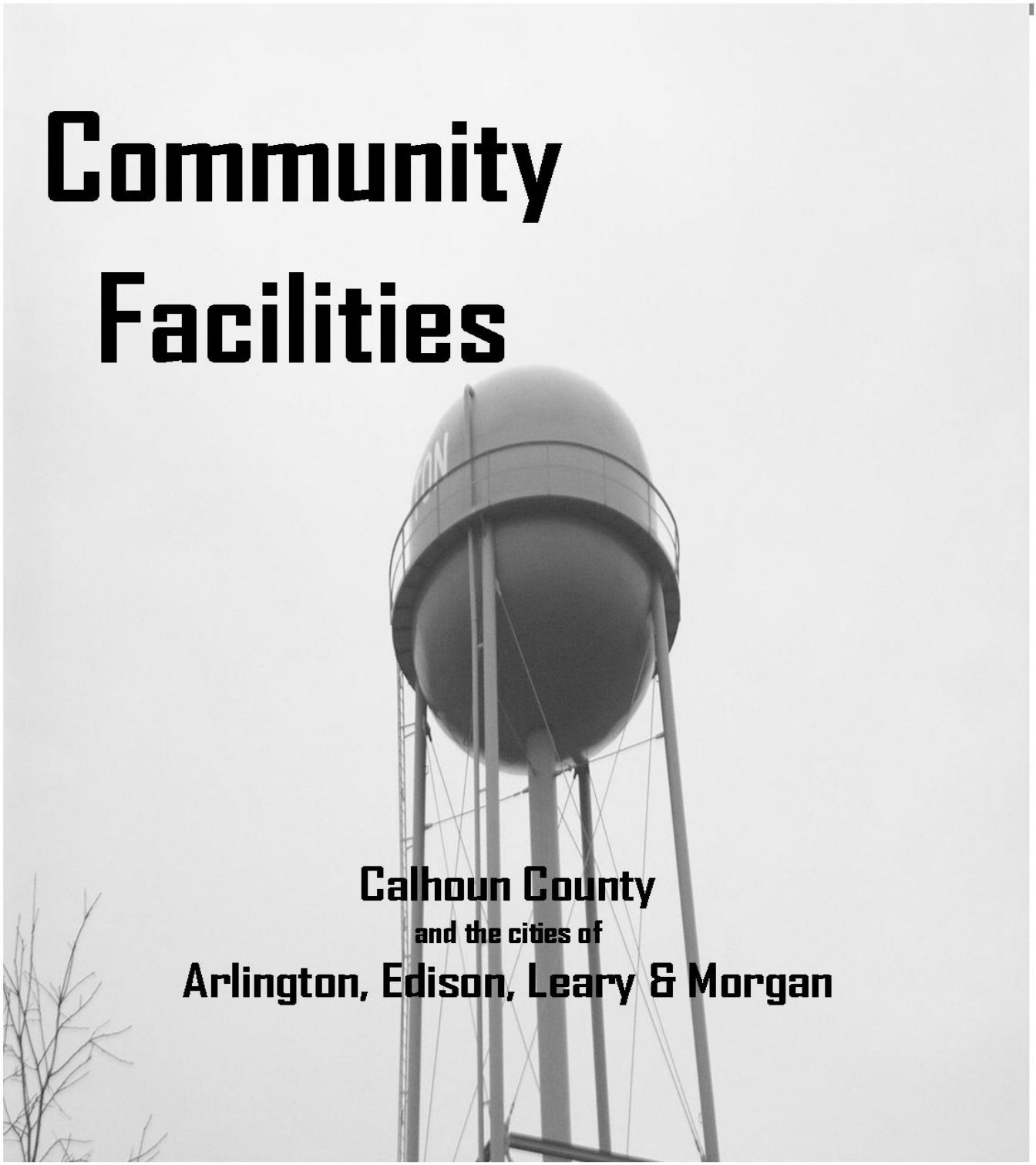
Community Facilities



Calhoun County

and the cities of

Arlington, Edison, Leary & Morgan

Community Facilities Element

This element provides local governments the opportunity to inventory a wide range of community facilities and services, to assess their adequacy for serving present and future population and economic needs, and to articulate community goals and an associated implementation program for providing the desired level of public facilities and services throughout the planning period. The purpose of this element is to assist local governments in coordinating the planning of public facilities and services in order to make most efficient use of existing infrastructure as well as future investments and expenditures for capital improvements and long-term operation and maintenance costs (DCA Plan Builder, 2004).

A. Introduction

The quality and availability of community facilities, both publicly and privately operated, plays an important role in attracting and maintaining residential, commercial, and industrial development. As a result, planning for the expansion and improvement of community facilities is an important element of the comprehensive planning process. The following provides a description of existing community facilities and services in Calhoun County and its cities.

B. Transportation Network

Transportation networks that link the community to the outside world are important to the economic growth of a community in providing needed access to markets and goods and services not found in the community.

One of the key functions of a consolidated comprehensive land use plan is to combine land use with adequate transportation facilities. The following information is necessary in order to understand the dynamics of the Calhoun County transportation network.

Inventory of Public Roads and Highways

The following information serves as an inventory of pertinent roadways within Calhoun County and its cities. **Table 6.1** lists average daily trip count estimates for both State and County Roads in Calhoun County. The estimates come from the Georgia Department of Transportation website and are representative of an average taken from different sections of the various roads.

Calhoun County

The county has a more than sufficient roadway network for the types of functions it now serves. This system provides for the existing land use activities and at the current rate of growth will be ample for the next twenty years. However, significant or unpredictable changes in growth may require additions to be made to this system.

TABLE 6.0: CALHOUN COUNTY STREET CLASSIFICATION SYSTEM

Department of Transportation Functional Classification System		
Road Name	**Section**	**DOT. Roadway Classification**
Ga. Hwy #37	From Newton to Ft. Gains	Minor Arterial
Ga. Hwy #45	From Blakely to Arlington	Minor Arterial
Ga. Hwy #62	From Arlington to Albany	Minor Arterial
County Rd. #150	From Edison to Bluffton	Major Collector
County Rd. #151	From Morgan to Cuthbert	Major Collector
County Rd. #152	From Arlington to Bluffton	Major Collector
County Rd. #153	From Morgan to Baker County & Ga. Hwy #216	Major Collector
County Rd. #154	From Arlington to Ga. Hwy #1	Major Collector
Ga. Hwy #216	From Arlington to Edison to Carnegie	Major Collector
Ga. Hwy #234	From Morgan to Albany	Major Collector
Ga. Hwy #41	From Morgan to Shellman	Major Collector
Ga. Hwy #45	From Arlington to Morgan	Major Collector
Ga. Hwy #45	From Morgan to Dawson	Major Collector
Ga. Hwy #55	From Leary to Dawson	Major Collector
County Rd. #146	From Ga. Hwy #45 to Ga. Hwy #216	Major Collector
County Rd. #147	From Ga. Hwy #37 to Clay County	Major Collector
County Rd. #148	From Ga. Hwy #45 to Ga. Hwy #37	Major Collector
County Rd. #16	From Ga. Hwy #216 to Bluffton	Major Collector
County Rd. #19	From County Rd. #83 to Edison	Major Collector
County Rd. #30	From Ga. Hwy #216 to Randolph County	Major Collector
County Rd. #60	From County Rd. #83 to Ga. Hwy #37	Major Collector
County Rd. #83	From Ga. Hwy #62 to County Rd. #60	Major Collector
County Rd. #84	From Ga. Hwy #62 to Early & Baker County	Major Collector

The City of Arlington

Arlington has a street department with road maintenance equipment. This department is capable of repairing potholes and line painting. They are also able to excavate portions of roads in order to correct water, sewer, and drainage problems.

As mentioned in the previous plan, the City of Arlington street network is operating well under capacity. There are a few segments of the network for which there should be some concern. However the main segment is north of Maxwell Street and south of the railroad crossing and where Highway 62 and Highway 45 converge. Although these segments represent areas of concern for the City of Arlington, it has not become a cause of adverse impacts in the community.

Another issue of serious concern in regards to the City of Arlington transportation network is the high number of unpaved roads within the city limits. The city has six roads in total that need to be paved:

- ***Maple Road***
- ***Mt. Ebel Road***
- ***Thornton Road***
- ***Cedar (West Half) Road***
- ***Gethseame Road***
- ***Kellyville Road***

The city has received grant funding to begin a paving project in which each of the roads listed above, with the exception of Kellyville will be paved. During the planning horizon the City of Arlington will work to pave all city roads to allow the transportation network to operate at capacity.

Outside the City, traffic seems to be light. It is clear that the Georgia Highway 62 corridor is the principle arterial that runs through the city. This east to west route links most of Calhoun County and all parts east including the Albany metro area and the City of Blakely.

The City of Edison

Traffic in the City of Edison is much like that of Arlington. Hartford Street, the principle arterial, has the potential to become a bottleneck. However, this should not be of great concern if the city's growth rate (12.7% 1990-2000) remains constant for the next twenty years. Traffic problems in the city will only present themselves during peak hours of usage. It is not efficient for a government to plan major traffic improvements solely around peak events. Therefore, the need for strategic transportation planning is not as pertinent as other pressing issues facing the city.

Traffic surrounding the city appears to lessen beyond the city limits. However as in the case of many small cities and towns, growth is slowly increasing in the unincorporated areas surrounding the cities.

This may present a problem for city infrastructure in the distant future. City streets will be one of the city facilities affected. Traffic will continue to grow in the cities while the tax base declines. The city will still be a hub for commerce, but residents may gradually relocate to the unincorporated areas.

City of Leary

The City of Leary must maintain the flow of traffic from Arlington and Blakely to and from the Albany metropolitan area. This is the only route through the city that shows a level of traffic to warrant concern.

This link requires the city to expend resources that would otherwise go toward its citizens. This route, however, lends some increase in commerce to the city. However, there is not sufficient data to substantiate the cost compared to the benefits.

City of Morgan

Traffic in the City of Morgan has increased substantially since the initial writing of this plan due to the construction of the new state prison facility. The prison employs approximately 200 employees that travel in and out of the City of Morgan on a regular basis. The increase in job opportunities has significantly increased traffic and trip counts within city limits. The main lines of traffic in the City of Morgan are State Roads 37 and 45. State Road 45 is in good condition and during the writing of this plan the city finished paving State Road 37.

In regards to city streets, the city has an on-going paving program which has been useful in getting the majority of the streets on a priority list to be paved. The city plans to pave one road per year with the use of Georgia Department of Transportation funding.

TABLE 6.1: CALHOUN COUNTY AVERAGE DAILY TRIP COUNTS

ROUTE TYPE	ROUTE NUMBER	ESTIMATED AVERAGE DAILY TRIP COUNT
State Road	37	1846.
State Road	41	426.
State Road	45	1766.
State Road	45 AL	916.
State Road	55	737.
State Road	62	2120.
State Road	216	1068.
State Road	234	1502.
County Road	152	387.
County Road	150	618.
County Road	151	259.
County Road	153	293.
County Road	154	168.
County Road	19	266.
Source: Georgia Department of Transportation, 2004		

Assessment of the Condition, Adequacy, and Function of Public Roads and Highways

The ratio between paved and unpaved roads in Calhoun County is above average in relation to the region. However, Calhoun County is below the state average. This is normal for a county dominated by agricultural uses. It is important that no more unpaved roads be accepted by the county. Un-paved roads are not designed to handle beyond a minimal level of traffic. In the event of foul weather these roads will become un-passable to standard vehicles. It is apparent that the county is striving to decrease the number of unpaved roads within the unincorporated areas due to the fact that the percentage of unpaved roads between 1990 and 2000 decreased by 3.2 % (1990-38%, 2000-34.8%).

TABLE 6.2: CALHOUN COUNTY ROAD MILEAGE BY TYPE

Category	Calhoun County	Georgia	Region 10
State Routes	28%	15.7%	18.4%
County Roads	65%	76.9%	71%
City Streets	7%	16.9%	11%
Unpaved Mileage	34.8%	26%	45%
Paved Mileage	65.2%	74%	55%

SOURCE: Georgia County Guide, 2003

Calhoun County has a road department. The department maintains all county roads and provides assistance to the cities and the Calhoun County Board of Education.

Railroads

City of Arlington

Two major railway corridors intersect the city. One is under control of the Norfolk Southern Line and forms an East-West passage between Dothan, Alabama and Albany, Georgia. The other line is under the management of the Georgia Southwestern Line. It forms a link between Columbus and Americus and the barge port in Bainbridge.

City of Edison

The City of Edison has one direct rail service. The service is General Southwestern which runs from Cuthbert to Arlington.

City of Leary

The Central of Georgia rail line that runs southwest between Leary and Arlington serves the City of Leary. This is the only rail line that runs through Leary.

City of Morgan

The City of Morgan has no direct rail service. Rail lines intersect every city in Calhoun County except Morgan.

Inventory of Airfields and Their Capacity

The nearest commercial air service is in Albany (21 miles). The City of Arlington has a private air strip, equipped with a runway beacon within the city limits. This field is under the management of Bruce's Flying Service. This grass runway is used in the event of an emergency. There are two other private landing strips on record in Calhoun County as of 1987. These are Eubanks Private Airport and Jordan Crop Care.

TABLE 6.3: REGION 10 AIRPORT FACILITIES

County	Longest Runway (Ft.)
Baker	0
Calhoun	0
Colquitt	5127
Decatur	5003
Dougherty	6600
Early	3200
Grady	4000
Lee	0
Miller	0
Mitchell	5024
Seminole	4005
Terrell	2790
Thomas	5000
Worth	2400
Source; SWGA RDC Survey, 1997	

C. Water Supply and Treatment

Table 6.4 *shows how the entire county relies on water not only for its residents but also for its commercial, domestic and irrigation uses. Notice the percentage of irrigation withdrawal. The table also shows the dependence on ground water. Given that all of the cities derive their water from a ground source, the percent that is made up of surface water is for agricultural irrigation.*

TABLE 6.4: CALHOUN COUNTY WATER USE

Water Use in 2000	
(mg/d) = millions gallons/day	Calhoun County
Total water use (mg/d)	34.46
Water from a groundwater source (mg/d)	22.72
Water from a surface water source (mg/d)	16.74
Public use (mg/d)	6.05
Commercial and domestic use (mg/d)	0.09
Industrial and mining use (mg/d)	0.00
Irrigation withdrawal (mg/d)	33.27
Livestock use (mg/d)	0.05
Thermo-Electric Power withdrawal (mg/d)	0.00
Population served by public supply (mg/d)	5,156
Source: Georgia Department of Natural Resources, Environmental Protection Division, 2004	

Potable Water Facilities

The following information provides the extent of potable water facilities, current capacity, and estimated future demand. The table below shows estimated current use within each municipal area of service.

TABLE 6.5: Calhoun County Cities Water Systems

Publicly Owned Water Systems in Calhoun County 2003				
	City of Arlington	City of Edison	City of Leary	City of Morgan
Total Water Customers	651	610	249	140
Source: SWGA RDC Community Survey, 2004				

Calhoun County

The county does not provide water services to the residents of the unincorporated portions of the county.

City of Arlington

The City of Arlington, as of February of 2004, provides central water service to *651* residential households and 45 commercial businesses and no out of town residential households. The water system can provide a maximum capacity of 1,152,000 gallons per day. A 250,000 gallon elevated storage tank supports it. There is a back up pump connected to a separate well that has a capacity equal in size to that of the primary pump. The city's elevated capacity provides adequate time and pressure in the event that the main pump is shut down and the auxiliary pump supports service.

In Arlington, all water customers are metered. Customers are assessed a monthly fee of $10.00 for the first 2,000 gallons of use. From there, the customers must pay an extra $2.00 for every 1000 gallons more of monthly water use up to 10,000 gallons. From there the cost is $6.90 per 1000 gallons. Commercial water rates are the same as residential rates.

Given the anticipated growth in Arlington, there will be a sufficient water supply for the next twenty years. As mentioned in the population element of this plan, the city is only expected to grow by very small percentages. With proper maintenance, the system should remain sufficient for the extent of this planning period.

City of Edison

The City of Edison serves potable water to a total of 610 customers as of February, 2004. Their estimated average daily use is 263,548 gallons per day. The system draws water from the Floridian Aquifer with the use of two pumps that operate in an alternating pattern. Each pump has the ability to pump at a rate of 500,000 gallons per day. If combined the two are able to provide the city with one million gallons per day. Therefore, the city is only using one quarter of its total water system capacity. A 100,000 gallon elevated storage tank also supports the system. An elevated storage tank gives the city a more stable supply of water pressure and can extend water service capacity in the event of a system interruption due to pump failure or catastrophe.

In Edison all water customers are metered. All water residential customers are assessed a monthly fee of *$7.50* for the first 2,000 gallons of use. From there, the customers must pay an extra $6.10 for every 1000 gallons more of monthly water used. Commercial water rates are $12.00. These rates will be increased in order to compensate for the upcoming renovation to the city sewer system. The sewer system upgrade was funded through a Farmer's Home Administration loan and grant.

Given the anticipated growth in Edison, there will be a sufficient water supply for the next twenty years. Based on current growth trends, the city is not expected to experience any significant growth during the planning horizon. With proper maintenance, the system should remain efficient for the extent of this planning period.

The City of Leary

The city provides potable water service to an estimated 249 customers, 8 of which are commercial. The system derives its flow from one groundwater well with a permitted pumping capacity of 495 gallons per minute (only 257 currently used). A newly constructed 150,000 gallon elevated storage tank (built in 2003) supports the system. The estimated average monthly use is approximately five million gallons.

In Leary all water customers are metered. All customers are assessed a monthly fee of $7.50 for the first 2,000 gallons of use. From there, the customers must pay an extra $2.50 for every 1000 gallons more of monthly water use up to 5,000 gallons. From 5,000 to 7,000 gallons the rate is $6.55 for every 1000 gallons. From 7,001 to 50,000 gallons the price for each 1000 gallons drops to $6.25. Any use over 50,000 gallons is 95 cents per gallon. Commercial water rates are the same as for residential customers.

Given the anticipated growth in the in Leary, there will be a sufficient water supply for the next twenty years. This is evident by the data provided in the table above. With proper maintenance, the system should remain efficient for the extent of this planning period.

City of Morgan

The City of Morgan provides potable water service to 140 customers, 9 residential households outside the city limits and the Calhoun State Prison facility as well. On average the water system pumps 200,000 gallons per day.

Given the anticipated growth of the City of Morgan, there will not be a huge increase in the amount of water used daily during the planning horizon. However, one of the main concerns of elected officials is whether the city will be given the opportunity to expand its water supply services in the event the population increases. Currently, the prison facility expansion has prevented the city from expanding to meet the demands of residential customers. During the planning horizon, the city would like to work to get permitted to expand the water supply to meet the growing needs of residents.

D. Sewerage and Wastewater Treatment

The following information provides an inventory of wastewater treatment facilities and septic tank permits for each municipality and the unincorporated area of the county. Also, provided for each city and the county is an assessment of future demand on wastewater treatment facilities.

City of Arlington

Arlington has a municipal sewer system that provides primary and secondary treatment. Tertiary treatment is conducted in two sedimentation ponds. One pond has the capacity to process 100,000 gallons per day, the other 60,000 gallons per day. The effluent from these ponds is discharged into Perry Creek, which flows into Spring Creek and onward to the Flint River. The sewage plant capacity is 280,000 gallons per day. Average daily load is 130,000 gallons per day. This leaves the city with approximately 150,000 gallons per day of excess capacity.

The sewer network consists of six lift stations two of which support the flow into the treatment ponds. The ponds themselves are in need of a complete cleaning. This form of maintenance has not been conducted in over twenty years. Within the pipe network there is one main line in need of replacement on the southwest end of the city.

There are a total of 651 customers linked to the Arlington sewer system, fifty of which are commercial. All customers pay a flat rate of *$15.00* per month. At this simple user fee rate, the sewer department should bring in $1,765 per month or annual revenue of $171,800 per year. The sewer fees are not covering the cost of operation and maintenance of the system.

Since the water and sewer department revenues are combined into the same fund from which the expenditures are drawn, an exact amount at which the system is running at a deficit is not known. However, the water revenues are bringing in the revenue needed to balance the department budget and provide extra as well. The city was awarded a combination of grant and loan funds to do sewage upgrades in the amount of $5,240,000.00. The funding is to make much needed improvements due to the fact that since the initial writing of this plan, the sewer system has been in poor condition.

City of Edison

The city provides sewage treatment to all of its water customers. Every property in the city is connected to the municipal water and sewer system. The current system capacity is 500,000 gallons per day. However, the Georgia Department of Natural Resources; Environmental Protection Division has only permitted the city to support a load of 154,000 gallons per day. The average daily load is approximately 100,000 gallons per day, leaving an excess permitted capacity of 54,000 gallons per day.

The city upgraded the sewer system since the initial writing of this plan and now offers both residential and commercial sewer services. Residential customers pay $10.00 per month plus $6.35 for each 1000 gallons of water used. Commercial customers pay $15.00 per month plus $6.35 for each 1000 gallons of water used.

This renovation should provide the city with at least twenty more years of ample sewage treatment capacity. The city plans to continue to maintain the current sewer system to meet the ever growing demands of a steadily increasing population.

City of Leary

The city provides sewage treatment to 170 customers. A package treatment plant that provides primary and secondary treatment supports the sewer system. The effluent is then discharged into Keel Creek, an indirect tributary to the Flint River. The plant has a permitted capacity of 100,000 gallons per day. The average load is approximately 75,000 gallons per day.

The city charges a flat rate of $9.00 per month to its customers. This amount will generate $1,530 per month in revenue or $18,362 per year. Since the initial writing of the plan, the city is no longer paying more to maintain the sewer and waste water treatment facilities then it generates in revenue.

During the planning horizon, the city would like to upgrade the sewer system with major repairs to treatment plant and all lines, plus man-holes. To fund this project, the city will research grant opportunities and loans.

City of Morgan

The city provides sewage treatment to the Calhoun State Prison facility; however sewage treatment services are not available to the non-institutionalized residents of the City of Morgan. This plant has a 143,000-gallon capacity. Estimated peak demand for the prison is 130,000 gallons per day. Due to the high demand, the city was forced to expand the current system to meet prison facility needs. The sewer plant provides primary and secondary treatment. Tertiary treatment is provided by land application through a spray field irrigation system.

Within the city a great deal of new lines and several lift stations would be needed to reach all of the residents. The city could do this incrementally over many years or in large sections through a Community Development Block Grant. Given the revenue possibilities for the city, a large grant or loan will be needed in order to make the sewer treatment expansion a possibility.

E. Gas and Electricity

Gas and electricity are significant considerations for development. In our modern society, it is not a matter of whether or not development can service an area. The most pertinent question is who will provide the service since the resources are readily abundant. However in the case of natural gas, the start up costs of infrastructure is higher and requires more time for a provider to recuperate its capital outlay.

Natural Gas Service

Natural gas is one of the most efficient methods of heating in an urban setting. Natural gas can be used not only for the central heating of homes but for stoves and water heaters as well. Natural gas is often essential for many industrial operations. Many cities have found a municipal natural gas service to be a lucrative source of revenue as well as a means of promoting economic development. **Table 6.6** reveals the results for the 1990 U.S. Census survey. The percentage of housing units listing other or no house heating fuel are most likely using wood burning stoves to heat their homes.

TABLE 6.6: CALHOUN COUNTY HEATING FUEL CHARACTERISTICS

Category	Calhoun County	City of Arlington	City of Edison	City of Leary	City of Morgan
All occupied Housing Units	1,962	528	731	387	316
w/utility gas house heating fuel	239	21	209	4	5
w/coal or coke, wood , solar energy, or other heating fuel	34	6	5	15	8
w/electricity house heating fuel	992	264	364	201	163
w/fuel oil, kerosene, etc., housing heating fuel	18	9	4	5	0
w/other or no house heating fuel	16	4	4.4	10	0

Source: 2000 US. Census Summary Social, Economic and Housing Statistics

The City of Edison

The City of Edison is the only municipality in Calhoun County that accommodates its citizens with natural gas service. The city provides natural gas service to 239 residential customers, 26 commercial establishments and 3 industrial. There are separate rates for each category of service and interruptible service. The fee for constant service is $3.50 first 300 cubic feet and $6.50 for each 1000 cubic feet after that for residences and it is $6.00 for the minimum and the same as residential MCF rate for commercial customers. It is $6.00 for the first 300 cubic feet and $3.00 for each additional 1000 cubic feet for interruptible service. This is not an incentive for customers to choose interrupt stable service. It is more of a credit to the peanut dryers, which provide many of jobs to the local economy.

Municipal Electricity Systems

There are four different power companies that serve the residents and businesses in Calhoun County. These are Georgia Power, Oglethorpe Power, Three Notch EMC, and the City of Leary. Georgia Power serves every municipality. For these municipalities, the franchise fee Georgia Power pays accounts for a significant portion of their annual budget. As much as 12% of the working budget and no less than 7% of the entire budget in every city. The county receives no franchise fee from any power company.

F. Solid Waste Management

Calhoun County currently operates a “mini” transfer station for citizens that live in the unincorporated areas of the county and do not contract for curbside collection. The Calhoun County landfill was closed in 1994 and is continually being monitored for

methane and groundwater contamination. The county and the cities of Arlington, Edison, Leary, and Morgan contract with private haulers for collection and disposal services. Waste reduction is accomplished through privately run newspaper drop-off sites, home composting, and recycling of white goods. Calhoun County will handle their solid waste planning through a separate Solid Waste Management Plan.

Because the cost of disposal will be borne by the private collection company, there is no incentive for individuals to conduct waste reduction practices in Calhoun County.

G. Public Safety

The following information provides an inventory and assessment of the different public safety services in Calhoun County and its cities. These services include: fire protection, emergency medical service, police protection, healthcare facilities.

Fire Protection

Fire protection is one of the greatest concerns when developing land use regulations. In the long run, land use regulations can improve the efficiency of the fire protection service and reduce the impact of a fire when one occurs. The following segment explains the needs of fire protection in Calhoun County and its Cities. The majority of Calhoun County residents receive the benefit of fire protection services. The only parts of the county that do not have fire protection within a five mile radius are small portions of the north east and south central areas of the county.

Calhoun County

Calhoun County has a volunteer fire department and fire station built in 1999 located in the City of Morgan built in 1999. The county has a forestry fire knocker, a tanker truck, a Ford Fire truck, a mini-pumper, a rescue vehicle and rescue boats. These vehicles are stationed in Morgan. The Georgia Department of Forestry leases the fire knocker to the county so long as it is used to respond to any grass fire that may occur in the rural areas.

The fire department responds to all calls within the county when dispatched (incorporated and incorporated). In addition to the services of the Calhoun County Volunteer Fire Department, the department is able to utilize Calhoun State Prison Fire Services if necessary.

The mutual aid agreements amongst the neighboring governments in Calhoun County and surrounding counties are beneficial to each community. This is due to the fact that un-paved roads are a significant problem in effective emergency response. There have been many instances in which the fire rescue teams could not reach an emergency because of washed out roads. Occasionally fire trucks have been stuck or disabled by poor road conditions. The result is not only that fires were not put out, many of them spread to endanger more lives.

During the planning horizon, the Calhoun County Fire Department intends to continue to improve fire protection services for the citizens of Calhoun County.

City of Arlington

The Arlington Volunteer Fire Department consists of over 13 volunteers, 10 of which are certified fire fighters. The City has an ISO (Insurance Service Office) rating of 7. The fire department serves a five-mile radius of the city. This radius spans two counties. Early county has priority in the event that more than

one call comes for the unincorporated areas. This is because the Early County Rural Fire Department provides the city with a Fire Knocker to use. At the disposal of the Arlington Fire Department is a pumper truck made in 1969, which is capable of providing 750 gallons per minute when connected to one of the city's 105 active fire hydrants. There is no area within the city limits that cannot be reached by a fire hydrant. Much of Early County is equipped with dry hydrants. Unfortunately, there are no dry hydrants available in Calhoun County. These hydrants would greatly improve the department's rescue success in the unincorporated areas of the county.

In order to provide service beyond the existing ISO rating, the city must have some professional staff. This may already be a demand of the public. However, such level of service is not feasible without a significant increase in the city's revenue. More important to a higher level of service in the Arlington area is improved communications. Currently, the city cable system's microwave antenna interferes with the fire department's communication system.

During the planning horizon, the city will continue to work to improve the quality of fire protection provided to residents. The fire department recently received a grant to purchase a new fire truck. In addition, a new fire station was built on the Early County side near Arlington.

City of Edison

The City of Edison Volunteer Fire Department consists of 2 Emergency Medical Technicians and 7 volunteers. The City has an ISO rating of 8. The fire department serves a five-mile radius of the city. Just like the City of Arlington, the Edison Fire Department's fire radius extends to more than one county. It is for this reason the city was given a water tanker to use as part of a mutual aid agreement with Randolph County. The city has in its possession a 1997 KME capable of pumping 1200 gallons per minute, a 1987 Chevrolet Rescue Vehicle, a 1968 pumper truck capable of 750 gallons per minute and a 1966 Lafrance Fire Truck capable of pumping 750 gallons per minute. More volunteers are needed in order to lower the city's ISO rating from an eight to a seven. As far as equipment is concerned the City is eligible for an ISO rating of seven.

In order to go lower than seven on ISO ratings, a city the size of Edison will need to employ professional fire fighters. During the planning horizon, as the population of Edison gradually grows, the city would like to eventually employ 1 or 2 professional fire fighters.

City of Leary

The city is equipped with 12 certified volunteers and provides protection outside of the city limits in the same manner as the other municipalities (five mile radius). The city has an ISO rating of 8. The city has a total of 40 fireplugs. The city is equipped with a 1965 Ford Pumper Truck, a 1971 Ford Pumper Truck and a 1988 Ford water truck.

There are two areas of the city that are not in reach of the fire hydrant network. It is of the utmost importance that the city attempts to run a water line of sufficient size to these areas so that adequate fire flow is provided. During the planning horizon, the city hopes to completely replace all water lines and fire hydrants to cover the entire town.

City of Morgan

The Morgan Volunteer Fire Department has 10 certified firefighters, a total of nine volunteers and two city owned pumper trucks. One pumper truck can provide 750 gallons per minute, the other 500 gallons per minute. The Morgan VFD also serves as the Calhoun County VFD and houses the county leased Fire Knocker and water truck.

The City of Morgan holds the lowest ISO rating in the entire county. The city is eligible for an ISO rating of six due to its population relative to the size and strength of its volunteer fire department.

During the planning horizon, the city would like to completely renovate the fire department and upgrade all fire protection equipment.

Emergency Medical Services

Emergency Medical Services are not often considered in the context of land use planning. However, these services are a fundamental part of public safety and should be considered along with the fire and police protection.

Calhoun County

The Calhoun County Board of Commissioners supplements emergency medical service for all of its residents. Full time professional paramedics, basic emergency medical technicians (EMT), and volunteer paramedics staff the Emergency Medical Service (EMS) of Calhoun Memorial Hospital.

The staff has full time ambulances at their disposal. These vehicles are located in Arlington. The table below gives inference as to the type of emergency medical services needed in the county. The high ratio of deaths by heart disease and the low ratios of accident and injury demonstrate a greater need for ambulances equipped for cardiopulmonary resuscitation procedures.

To address the concern for enhanced medical response services, the Calhoun County Board of Commissioners purchased a new ambulance in 2002 for the hospital. During the planning horizon, the county intends to continue to enhance emergency medical services for all Calhoun County communities.

TABLE 6.7: CALHOUN COUNTY LEADING CAUSES OF DEATH

Category	Georgia	Calhoun County	Region 10: Southwest Georgia
Cancer	26.5%	**20.6%**	22%
Heart Disease	**27.1%**	17.6%	**28%**
Cerebrovascular Disease	6.7%	10.3%	8%
Lower Respiratory Disease	4.8%	2.9%	4.4%
Accidents	5.2%	6.5%	2%
Diabetes	2.3%	4.4%	2.3%
Nephritic	2.1%	6.5%	2.2%
Influenza/Pneumonia	2.3%	4.4%	2.0%
Alzheimer's	2.2%	2.9%	2.4%
Septicemia	2.0%	2.9%	2.5%
Total Deaths/Population	**6.0%**	**0.7%**	**0.9%**

Source: Georgia County Guide, 2003

Police Protection

Development should not be allowed until adequate police protection is provided. Often it is a common development practice to locate residences away from crime. However, in the long run crime will follow development. The best way to insure the public safety is to increase the amount of police protection as the population or development increases. The table below demonstrates the increased need for police services in the rural areas.

TABLE 6.8: TRAFFIC ACCIDENTS, ARRESTS, CITATIONS, 1999

Accidents, Arrests, Traffic Citations: 1999 Per 100 persons		
Category	Calhoun County	State of Georgia
2000 Population	5,013	6,478,216
Traffic Accidents	6.10	3.52
# of injuries from traffic accidents	0.64	6.53
# of fatalities due to traffic accidents	0.04	0.02
Highway Arrests	9.91	4.81
Arrests for speeding	6.84	3.23
Arrests for DUI	0.12	0.24
Total Court Cases	8.48	3.88
Total Convictions	8.28	3.72
Amount forfeited in fines and bonds	$805	$362
Source: Georgia County Guide, 2003		

Calhoun County

Four deputies staff the Calhoun County Sheriff Department. The county is an active participant in the Pataula Drug Task Force that serves Baker, Calhoun, Early, and Mitchell Counties. The department is well equipped with six vehicles. Five patrol cars range in age sequentially from a 1996 to 2003 models. "Jaws of Life" equipment purchased by the county is used not only by the sheriff's department, but also by emergency medical services and the fire department as well. The "Jaws of Life" equipment will be the next to be upgraded along with the oldest patrol car.

TABLE 6.9: 2001 INDEX CRIMES REPORTED BY TYPE			
Category	Calhoun County	Region 10	State of Georgia
Murder	1	23	549
Rape	2	168	2045
Robbery	4	425	13577
Aggravated Assault	16	1164	22930
Total Violent Crimes Reported	23	1672	39101
Total Violent Crime % of Total	16.1	16.3	10.7
Violent Crime Rate/100,000	**363.7**		**465.2**
Burglary	27	427	66646
Larceny	85	8980	223570
Motor Vehicle Theft	8	767	36460
Total Property Crimes	120	13174	326676
Total Property % of Total	83.9	88.7	89.3
Property Crime Rate/100,000	**1897.5**		**3886.4**
Total Crimes Reported	143	14846	365777
Total Crime Rate/100,000	**2266.2**		**4356.5**
Source: Georgia County Guide, 2003			

During the planning horizon, the county would like to continue to provide the best possible law enforcement services to all residents in Calhoun County.

City of Arlington

The Arlington Police department normally has a staff of 4 full-time officers and 1 part-time. Recently the department has encountered difficulty in filling 1 of the full time positions. The force is equipped with two patrol cars. One is a 1999 model, the other a

2000 model. The 1999 is used in reserve. Only one car is needed to patrol the entire city. This is adequate at the current population level. However, if Arlington or the surrounding unincorporated areas of the county were to ever experience any rapid growth, another patrol team will be required for effective policing. The Arlington Police Department is fortunate in that they are eligible to receive back-up forces from both Calhoun and Early County Sheriffs deputies in the event of a crime incident.

There are some problems that impede police performance in Arlington. The microwave receiver for the city's cable system interferes with radio communications to and from the Calhoun County Courthouse in Morgan. To remedy the problem, either the county will need to raise the central antenna in Morgan or Arlington must move or re-direct the cable television receiver. The latter appears to be more feasible.

In order to maintain a more effective police force, the department will need to consider undergoing computerization and planning a standard maintenance and upgrade program on all equipment in their inventory. In addition to upgrading computer systems and developing maintenance schedules, the Arlington Police Department was awarded a grant to purchase a new police car. Each of the above mentioned efforts will give the police department the opportunity to improve police protection services.

City of Edison

A Police Chief and three full time officers staff the Edison police department. In addition, the city has also employs a school resource officer positioned at Calhoun County High School. The force operates two patrol cars. One car is a 1998 the other a 1999. A new patrol car will be needed within the year.

The police department needs either a part-time auxiliary police force or another officer to cover the other patrolmen when they are taking vacation and sick leave. Just as in the case of Arlington, the City of Edison will need to hire more police officers if there is a significant rise in population. Population trends, however, do not show any significant rise.

City of Leary

The City of Leary has two full time police officers and one 1998 active patrol car. A new reserve car is needed in the near future.

The size of the police force is adequate for the city population. Leary does not currently show a trend toward future growth.

City of Morgan

The City of Morgan has no police force. However, city leaders feel there is a need for a city constable. The city once had a town marshal, but that was long ago. Some residents feel the County Sheriff provides adequate police protection to the city. Some residents feel there is a need for at least one police officer devoted to the protection of the city. This is a matter to be studied in the near future.

Animal and Pest Control

Proper animal control is needed to ensure the public safety. This service is very important in the cities. Rabid animals account for many deaths in the United States. This is why the public must be provided with animal protection services. Mosquito control is another important feature of animal control. This is very necessary during the spring, summer and fall seasons.

Calhoun County

The county offers no form of pest or animal control. This is not unusual due to the rural nature of the area.

City of Arlington

The city sprays for mosquitoes on an as needed basis during the months of increased insect activity. The police force answers calls of animal disturbances and retrieves strays. The animals are detained at the local veterinary clinic until an owner can be contacted. There is no fiscal outlay for this service.

City of Edison

The city sprays for mosquitoes an average of three nights a week during the summer months. The police force answers calls of animal disturbances and retrieves strays. The animals are detained at the local veterinary clinic until an owner can be contacted. There is no fiscal outlay for this service.

City of Leary

The city public works department sprays for mosquitoes on an as needed basis during the months of increased insect activity. The city has no formal means of animal control. This is one of the needs that has been expressed by some community members.

City of Morgan

The city public works department sprays for mosquitoes on an as needed basis during the months of increased insect activity. The city has no formal means of animal control. This is one of the needs that has been expressed by some community members.

Hospitals, Clinics and Health Centers

Health services have recently been and will always be an important topic of land use planning. Adequate provision of health services is paramount to many residents of Calhoun County.

TABLE 6.10: HOSPITALS & NURSING HOMES

category	Calhoun County	Region 10	State of Georgia
Hospitals	1	12	151
# Beds	40	1,534	23,534
2002 Total Admissions	328	44,543	891,324
Average Stay (days)	2.8	53.6	4.8
Nursing Homes	1	21	368
# Beds	60	2,098	39,631
2002 Average Occupancy %	99.4%	55.8%	89.9%

Source: Georgia County Guide, 2003

TABLE 6.11: PHYSICIANS

category	Calhoun County	Region 10	State of Georgia
In 1990	0	154	10354
In 1992	2	326	11014
In 1996	4	373	13845
In 2000	7	461	15736
Family Practice	5	89	2143
Ob/Gyn	1	27	986
Pediatric	0	25	1402
Internal Medicine	1	53	2264
Surgeons	0	33	771
Other	0	234	8170

Source: Georgia County Guide, 2003

Calhoun County & the City of Arlington

There is one hospital in Calhoun County. It is located in the City of Arlington. The facility has forty beds and is staffed by three doctors. The Georgia Department of Community Health, Division of Health Planning Standards recommends that level of service standards for hospitals are 3 beds per 1000 in population. Based on this standard, the Calhoun County Hospital Facility is more then adequate for the population served.

The county EMS service is also stationed at the hospital. This presents a problem for the City of Leary because Arlington is located on the opposite end of the County. Arlington is also host to the only dental clinic in the county. The hospital is in fairly good condition and capable of providing basic medical services to the residents of the county.

For the most part, residents are pleased with the provision of health care services within Calhoun County, however, during the planning horizon, the governments will assess the possibility of placing hospital services in a county central location. Locating hospital facilities in a central location will enhance accessibility for all residents living in Calhoun County.

City of Edison

Edison is host to the only nursing home in Calhoun County. This is a sixty bed facility located in an area capable of future expansion. The nursing home occupancy rate is extremely high and the number will continue to remain high due to the high 50-plus population in Calhoun County.

To meet the ever growing needs of a rapidly aging population, the city will need to assess the possibility of expanding the facility. Currently, the nursing home operates at 98% full capacity.

City of Leary

There are no health care facilities in the City of Leary. Ambulance service must come from Arlington to respond to emergency situations.

City of Morgan

Morgan is host to the county health department and mental health facility. In Southwest Georgia there has been a movement toward more regionalized medical care. In the *1950's* there was a balanced distribution of medical physicians throughout the region. Today most of the medical personnel in the region are located in Albany and the rural areas have only a few family practitioners. Major medical care is given at the regional hospitals while local hospitals perform mostly primary care.

H. Recreation

The following summaries provide an inventory and location of parks and recreation areas in the cities and unincorporated areas of Calhoun County. While Calhoun County has a significant amount of recreational land and facilities, it is important to note that the majority of these facilities are private and somewhat exclusive. Therefore, in many respects the recreation needs of the general public are not being met. The National Recreation and Parks Association has established level of service standards for parks and recreation acreage allotments. See ***Table 6.12*** *for NPRS standards.*

TABLE 6.12: SCORP RECREATION FACILITY LEVELS OF SERVICE STANDARDS

Activity	Units Per Population	Service Radius	Calhoun County (2000 population: 6,324)
Badminton	1 per 5,000	¼-1/2 mile	Inadequate
Basketball	1 per 5,000	¼-1/2 mile	Inadequate
Tennis	1 per 2,000	¼-1/2 mile	Adequate
Baseball	1 per 5,000	¼-1/2 mile	Adequate
Baseball (lighted)	1 per 30,000	¼-1/2 mile	Adequate
Soccer	1 per 10,000	1-2 miles	Adequate
Quarter-Mile Track	1 per 20,000	15-30 minute travel time	Inadequate
Softball	1 per 5,000	¼-1/2 mile	Adequate
Hard-court	1 per 10,000	1-2 miles	Inadequate
Golf	1 per 50,000	20 miles	Inadequate
Swimming Pool	1 per 20,000	15-30 minute travel time	Adequate
Source: STATEWIDE COMPREHENSIVE OUTDOOR RECREATON PLAN 2003-2007			

* Table does not include private or semi-private facilities**.**

Calhoun County

There are no county owned or maintained recreation facilities. The county provides each city with a small stipend for recreation services based upon their population. Many city residents feel this is not sufficient given the amount of residents in the unincorporated areas that are served by city recreation programs and facilities.

There is one semi-private recreation facility (golf course) located in the county. This golf course is open to the general public. In the past this facility has had to shut down due to the lack of demand respective to the cost of operation and maintenance.

Calhoun County residents are missing out on the benefits of parks and recreation facilities. During the planning horizon, the Calhoun County Board of Commissioners intends to organize a county recreation board and hire a parks and recreation director to tackle the need for recreational outlets within the county.

City of Arlington

The city maintains one recreation center and three smaller parks. The city recreation center, created with assistance from the Land and Water Conservation Fund, has two lighted ball fields, two lighted tennis courts, one outdoor basketball court, and a gymnasium with an indoor basketball court. Funds for operation of the facility come from both Calhoun County and Early County. However, the majority of the funding is contributed by the City of Arlington. All assistance comes through local volunteer efforts.

The two other parks in the city are fully maintained by the city public works department. One park is for passive recreation and picnic facilities are available. The other park is Mayday Park, which is the site of the city's annual Mayday Festival.

City of Edison

Edison shares use of the Calhoun County Sports Complex. The School Board owns the facility which the city maintains for use by community members. It has four lighted ball fields, a concession stand, and one tennis court. This facility is new and there is no land available for further expansion.

At the old school grounds on the north side of the city, there is one poorly maintained ball field, and an unlighted basketball court. This property has room for expansion and is in need of improvement. There is one private recreation facility in the city. Edison is host to the annual King Cotton Horse Show held at the Lion's Club Rodeo Arena.

The other park in the city is Marie Webb Park, which is maintained for aesthetics. There are no facilities, active or passive, at this park.

City of Leary

There is one un-lighted ball field facility in the City of Leary that is currently not in use. In addition the city has a playground that is in good condition located on Old Newton Road. The old school property has been converted to a park and recreation area. A plan is being developed for the use of this property now. Expansion is planned during the planning horizon. Funding is the greatest obstacle preventing the city from developing recreation facilities. During the planning horizon, the city will continue to encourage private donations for recreation needs. Besides donation, the officials will continue to research recreation grant funding opportunities.

City of Morgan

There is a fenced un-lighted ball field at the old school grounds. The city has also acquired a few lots in the downtown area. These will be converted into park grounds for the county's annual festival, now in its 10th year of existence. A larger park is needed in the city.

Community Recreation Needs Assessment

The following assessments were calculated given these populations Estimates:

	Calhoun County	Arlington	Edison	Leary	Morgan
Population 2000	6,324	1602	1340	666	1464 (total) 257 (non-institutionalized)

The following tables are based on planning standards models for community recreation demand. The results detail ideal standards for meeting a community's recreational needs. Due to the wide-ranging scope of this model, however, the true recreation needs of the community may vary from what is considered ideal. Specific needs of the community are often skewed in relation to national averages. **Table 6.10,** shown below, reveals the community demand standards according to the National Recreation and Parks Association.

TABLE 6.10: CALHOUN COUNTY RECREATION NEEDS

Needed Facilities	Units per population	Calhoun County (whole) Pop: 6324	City of Arlington Pop: 1602	City of Edison Pop: 1340	City of Leary Pop: 666	City of Morgan Pop: 1464 257 (non-institutionalized)
Baseball diamonds	1 per 5,000	6.26	0.32	0.26	0.13	0.05
Softball diamonds	1 per 5,000	6.26	0.32	0.26	0.13	0.05
Tennis courts	1 per 2,000	3.16	0.80	0.67	0.33	0.12
Basketball courts	1 per 5,000	6.26	0.32	0.26	0.13	0.05
Swimming pools	1 per 20,000	0.31	0.08	0.06	0.03	0.01
Soccer	1 per 10,000	0.63	0.16	0.13	0.06	0.02
Quarter Mile Track	1 per 20,000	0.31	0.08	0.06	0.03	0.01
Golf courses	1 per 50,000	0.12	0.03	0.02	0.01	0.00
Badminton	1 per 5,000	6.26	0.32	0.26	0.13	0.05
Hard Court	1 per 10,000	0.63	0.16	0.13	0.06	0.02

Source: STATEWIDE COMPREHENSIVE OUTDOOR RECREATON PLAN 2003-2007

The following table represents the recreational facilities demanded by the population, supplied to the public, and needed in the county according to the State Comprehensive Outdoor Recreation Plan (SCORP). The needs listed are considered when reviewing applications for the Land and Water Conservation Fund Grant Program. This program is supported by the US Department of the Interior and administered by the Georgia Department of Natural Resources for the State of Georgia. It is important to consider these needs when applying for any state or federal funds to develop any public recreation facilities.

TABLE 6.11: Calhoun County RECREATIONAL NEEDS

Needed Recreation Facilities	1992 Supply	1995 Demand	1995 Needs	2000 Needs	2005 Needs	2010 Needs
Tent camping sites	0	2	1	1	1	1
RV camping sites	0	2	1	1	1	1
Motor boating acres	0	19	19	18	16	15
Outdoor Swimming pool	1	0	0	0	0	0
Golf courses (l8hole)	0	0	0	0	0	0
Golf courses (9hole)	0	0	0	0	0	0
Baseball field	0	1	1	1	1	1
Lighted Baseball field	0	0	0	0	0	0
Football field	0	0	0	0	0	0
Lighted Football field	0	0	0	0	0	0
Tennis courts	2	1	0	0	0	0
Lighted Tennis courts	2	1	0	0	0	0
Outdoor Basketball courts	0	1	0	0	0	0
Bicycle trail miles	0	1	1	1	1	1
Canoe trail miles	0	0	0	0	0	0
Hiking trail miles	0	8	8	7	7	7
Horse trail miles	0	0	0	0	0	0
Off Road Vehicle trail miles	0	0	0	0	0	0
Interpretive trail miles	0	1	1	1	0	0
Jogging trail miles	0	0	0	0	0	0

Source: STATEWIDE COMPREHENSIVE OUTDOOR RECREATON PLAN 2003-2007

I. Libraries and Cultural Facilities

Adequate library and cultural facilities equal a better quality of life for residents. Greater number of residents is synonymous with increased economic opportunities, that, in turn, means more jobs and positive growth. It is important that future facilities are planned and developed to meet the demands of the public.

The Kinchafoonee Library System, which serves Calhoun, Clay, Lee, Randolph, Terrell and Webster Counties, is performing below the state average in per-capita circulation. This indicates the population it serves is not drawing on the library system. Per capita expenditure is low relative to the state average, however, per-capita book and media spending is higher than average. This shows the system is able to do more with less.

There are two branches of the Kinchafoonee library System in Calhoun County. The largest and newest facility is in the City of Edison. Leary has a branch facility. The library in Leary is 600 square feet, in good condition and staffed by one volunteer librarian. In addition, a bookmobile visits the county schools, Leary, and Morgan on a regular basis.

Cable Television Services and Networks:

Calhoun County

Calhoun County does not offer cable services.

City of Arlington

Mediacom Cable System serves the City of Arlington. The microwave receiver is interfering with intra-county communications. The head end of the system is in Cuthbert. The city receives a franchise fee. Utility franchise fees make up 8% of the city's annual revenue.

City of Edison

Mediacom Cable System serves Edison as well. The 4% of the cable proceeds revert back to the city in the form of a franchise fee. Utility franchise fees make up 8.6% of the city's annual revenue.

City of Leary

The Blakely Cable System serves the City of Leary with cable television service via microwave antenna. The city receives a franchise fee from the cable provider. Utility franchise fees make up 8.5% of the city's annual revenue.

City of Morgan

The Blakely Cable System serves the City of Morgan with cable television service via microwave antenna. The city receives a franchise fee from the cable provider. Utility franchise fees make up 6.5% of the city's annual revenue.

J. General Government

This section presents information on the facilities used by general and special-purpose local government agencies (other than schools). City halls, county administration buildings and courthouses are included here as well as other administrative and service facilities.

Calhoun County

County Owned Facilities: The County owns several facilities that serve the residents of Calhoun County. The County owns and operates the Calhoun County Courthouse in Morgan; this building was renovated in 1999 and a new wing was added to the original structure. In addition, there are several other governmental facilities in the Courthouse Square area of Morgan including the sheriff's office and the superintendent of the school board's office. These and other governmental agencies have been inventoried and are not slated for expansion in the next 5 years. See **Table 6.12** below for a complete list of Calhoun County Government buildings.

TABLE 6.12: CALHOUN COUNTY GOVERNMENT FACILITIES

Facility	Location	Condition	Square Footage
Calhoun County Courthouse • State offices • Superior court • Tax appraiser	31 Court Street	Good	9500 square feet
Calhoun County Sheriff's Department • Sheriff • Deputies • Clerks	66 Court Street	Good	1200 square feet
Calhoun County Jail	28959 N. Bermuda Street	Fair	1600 square feet
Calhoun County Health Department	29040 N. Bermuda Street	Good	5020 square feet
Calhoun County Board of Education	10877 Dickey Street	Fair	4140 square feet
Department of Family & Children Services (DFACS)	28239 Main Street	Fair	4500 square feet
ACS Soil Conservation Office	10893 Dickey Street	Fair	1680 square feet
NRCS Office	10893 Dickey Street	Fair	2940 square feet
Calhoun County Administration Building • Commissioner's Office • County Clerks • Inventory of Supplies	28007 Main Street	Good	1272 square feet
Commissioner's Chambers	28007 Main Street	Good	1200 square feet
Edison Library	19379 Hartsford Street	Excellent	4900 square feet
County Agent Office	10971 Dickey Street	Good	2580 square feet
Fire Station	57 Calhoun Street	Excellent	3200 square feet
Source: SWGA RDC Community Survey, 2004			

City of Arlington

City Owned Facilities: The City of Arlington currently owns a masonry building that houses city hall, the police department and city council chambers. This building is in good condition, but too small for the many uses of the facility. The city would like to expand the facility during the planning period. The city owns 1 metal water tank to provide water storage and pressure to the community for home use and fire flow. The city also owns 3 metal buildings that house pump stations associated with the water distribution system and 4 "fire resistant pump stations" that are housed in metal buildings. These buildings are associated with lift stations for the sewer system. The city has one masonry building that is used as a community center, which is deemed to be adequate over the next 5 years.

TABLE 6.13: CITY OF ARLINGTON GOVERNMENT FACILITIES

Facility	Location	Condition	Square Footage
Arlington City Hall • Police Department • City Council Chambers	567 Pioneer Road	Good	4000 square feet
Arlington Community Center • Southwest Georgia Head Start • Calhoun County Senior Center • Adult Literacy Program	31 Martin Luther King Drive	Good	18700 square feet
Arlington Fire Station (new)	300 Highland Avenue	Excellent	1350 square feet
City Barn	90 Sandalwood Ave. NE	Good	3000 square feet
Arlington Depot (not in use)	17493 South Highland	Excellent	3750 square feet
Arlington Gym (closed)	849 Pioneer Road	Poor	7200 square feet
Treatment Plant 1	16584 Woodvalley Rd. SW		
Treatment Plant 2	78 Nantze Springs Rd. SE		
Pumping Station	158 Travelers Ave. NE		
Pumping Station	4875 Cherry Rd. NE		
Pumping Station	5119 Cherry Rd. NE		
Pumping Station	17557 Woodvalley Rd. NW		
Water Tank	136 Laurel Ave. NW		
Water Pump	61 Laurel Ave. SW		
Source: SWGA RDC Community Survey, 2004			

City of Edison

City Owned Facilities: The City of Edison currently owns, operates, and maintains several properties and buildings. In the CBD (Central Business District), the city currently owns buildings that house the fire department, police department and city hail. The city also plans to renovate and convert several dilapidated and abandoned buildings, which are located in the CBD, to governmental buildings. Other community facilities have been inventoried, but at present are not slated for expansion or replacement and are thus considered adequate for the course of the short term planning period.

TABLE 6.14: CITY OF EDISON GOVERNMENT FACILITIES

Facility	Location	Condition	Square Footage
Edison City Hall	South Turner	Good	
Edison Police & Fire Station	South Turner	Good	
Edison Administration Building	East Hartford Street	Good	
City Barn	North Turner Street	Good	
Treatment Plant	County Road Highway 22	Good	
Water Tank Pumping Station	East Manry Street	Fair	
Child Care Facility	East Hartford	Good	5500 square feet
Old Issail Building	West Hartford Street	Fair	
Old Sewer Pond	East Manry Street	Fair	
Source: SWGA RDC Community Survey, 2004			

City of Leary

City Owned Facilities: The City of Leary currently owns and maintains 1 sewage treatment pond that has enough capacity to serve the projected populations over the next 5 years barring unforeseen and drastic changes in the population of Leary. The sewage treatment facility is currently not in use. The city also owns and maintains 3 masonry buildings that house the governmental offices of the police station, city hail, fire department, and meeting hall.

TABLE 6.15: CITY OF LEARY GOVERNMENT FACILITIES

Facility	Location	Condition	Square Footage
Leary Fire Station	22 Hand Avenue	Good	5200 square feet
Library	4454 East Main Street	Good	600 square feet
City Workshop	4462 East Main Street	Fair	500 square feet
Old City Hall	4234 South Depot Street	Poor	720 square feet
Sewage Pumping Station	6 Martin Luther King Jr. Drive		
Treatment Plant	235 Hand Avenue		
City Well	30 Hand Avenue		
StormDrainagePumping Station	6 Martin Luther King Jr. Drive		
Source: SWGA RDC Community Survey, 2004			

City of Morgan

City Owned Facilities: The City of Morgan has several governmental buildings including a city hall, fire station and maintenance shop. The city also has lift stations and a new shop building is currently being built. At present, these facilities have been inventoried and in the next five years are not slated for expansion or renovation. As such no projects of this nature are included in the current five year work program.

TABLE 6.16: CITY OF MORGAN GOVERNMENT BUILDINGS

Facility	Location	Condition	Square Footage
Morgan City Hall	54 Court Street	Good	2400 square feet
Morgan Fire Station	8 School Street	Fair	1000 square feet
Morgan Maintenance Shop	106 School Street	Excellent	7000 square feet
Water Treatment Facility	27940 Main Street	Good	200 square feet
Source: SWGA RDC Community Survey, 2004			

K. Educational Facilities

There are two public schools in the Calhoun County system. There is one elementary school in Arlington and one combination middle and high school in Edison. Calhoun County Elementary School is located at 699 Morgan Road North East in Arlington Georgia, while Calhoun County Middle/High School is located at 363 Manry Street in Edison Georgia.

Table 6.17 displays the most recent school enrollment numbers for the Calhoun County School System. As the population of Calhoun County has been on a steady decrease, public school numbers have also experienced a steady decline. School age children (ages 5 to 18) comprised about 17.3 percent of Calhoun County total population in 2000. This is a significant decrease from 1990 when the school age children comprised approximately 23.4 percent of the total population.

Besides the overall population decrease in the county, the low enrollment numbers in the county can be attributed to a host of other factors. These factors include: the quality of life, the lack of educational resources, high poverty rates and poor performing schools.

Knowledge of school performance is very significant in the comprehensive planning process because school performance is linked to all other aspects of the plan. When a business is looking at location options, one of the first things they look at is quality of the schools which is directly linked to the quality of life and the educational achievements of the potential work force. In addition, studies have shown that students who have a stable home environment tend to perform better in school. This is how the link between housing and school performance is established. In fact, many scholars equate both housing and educational opportunities with stable, healthy communities.

TABLE 6.17: CALHOUN COUNTY PUBLIC ELEMENTARY, MIDDLE, HIGH SCHOOL ENROLLMENT 2003/2004.

Grade Level	Enrollment
Calhoun County Elementary School	
Pre-K	22
Kindergarten	59
Grade 1	73
Grade 2	50
Grade 3	54
Grade 4	51
Grade 5	55
Calhoun County Middle/High School	
Grade 6	64
Grade 7	56
Grade 8	67
Grade 9	55
Grade 10	55
Grade 11	49
Grade 12	38
Total	**748**
Source: Georgia Department of Education, 2004	

Private school facilities located within Region 10 include: Thomas County (4); Dougherty County (6); Terrell County (1); Early County (1); Decatur County (2); Mitchell County (1); and Colquitt County (3).

One good indicator of the quality of education in a community is the dollars spent per child. Whereas standardized test scores only indicate the ability of the students that attend a school system, dollars per child indicates how many resources are provided to the child. The table below shows that Calhoun County provides its students with less. This is clearly evident in the amount of local funding provided.

TABLE 6.18: CALHOUN COUNTY SCHOOL EXPENDITURES PER CHILD

Level of Government Revenue Per Child	2000	2001	2002	2003
Federal	803.15	897.94	888.48	1295.97
State	4,920.35	5422.86	6580.70	5754.62
Local	1,654.59	2226.36	2284.30	2326.99
Total	7378.09	8542.16	9753.48	9372.58
Average Over Years	**$8,766.57**			
Source: Georgia Department of Education, 2004				

Future Educational Demands

The following table indicates the anticipated growth in the school age and pre-school age population. The projections indicate a decline in the number of children of school age.

TABLE 6.19: CALHOUN COUNTY SCHOOL SYSTEM DEMAND

Calhoun County School System Demand			
Year	Total Population	Pre-School Age Group 0 to 4	School Age Population 5 to 17
1980	**5716**	465	1,525
1990	**4999**	371	1170
2000	**6324**	381	1,099
2010	**6509**	371	1,046
2020	**6776**	407	1,091
Source: Georgia DCA Plan Builder Data Views, 2004			

Given the previous information in **Table 6.19**, there is no immediate demand for more educational facilities. However, lowering the classroom size will better serve the students by allowing more one-on-one assistance between teacher and student.

Job training and literacy improvements are needed among the Calhoun County labor force and this need will increase as local industry becomes more technical and the unemployment rate increases. Given that many will have dropped out of school prematurely in Calhoun County, there will be an increased need for basic skills education. There are also a large number of persons who will not go on to seek post-secondary education. This portion of the labor force will need further job training later in their life. It is for this reason that a branch campus of a Vocational School will be needed near Calhoun County.

L. Community Needs Assessment

The information provided below will be listed on the five-year work program for the government listed above them. Some items may be omitted or placed in a time frame beyond the five year period but will remain in this section for future planning purposes.

Calhoun County

The following needs of the community were identified by the committee members in attendance and then prioritized using a group unification exercise. The top priorities are as follows:

1) Housing projects for low to moderate income families in the cities and/or county,
2) Programs for Senior Citizens,
3) Paving or Resurfacing of county roads,
4) Construction of new jail facility
5) Expansion of the Sheriff's office
6) Pursue assistance for unfunded state and federal mandates
7) Obtain better lines of communication between each of the cities and the county.
8) Hire a County Administrator

City of Arlington

The following needs of the community were identified by the committee members in attendance and then prioritized using a group unification exercise. The top priorities are as follows:

1) Housing low-income families in the cities and/or county.
2) Pave remaining dirt roads
3) Apprise the community of ongoing economic development efforts,
4) Create more youth recreation facilities.
5) Correct drainage problems throughout the city.
6) Economic Development and Job Creation.

City of Edison

The following needs of the community were identified by the committee members in attendance and then prioritized using a group unification exercise. The top priorities are as follows:

1) Apprise the community of ongoing economic development efforts and create jobs.
2) Pave County Road #22,
3) Create more youth recreation facilities.
4) Develop programs for Senior Citizens
5) Correct Drainage problems throughout the city.
6) Install a signal light at State Road #37 and Depot St.

City of Leary

The following needs of the community were identified by the committee members in attendance and then prioritized using a group unification exercise. The top priorities are as follows:

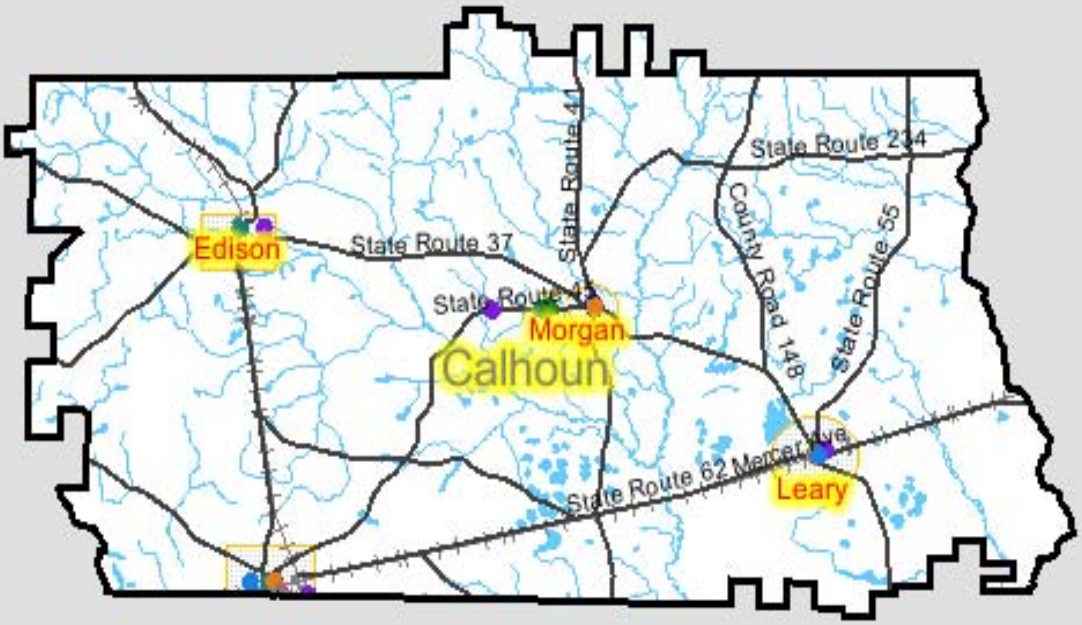
1) Sewer upgrades with major repairs to treatment plant and all lines, plus manholes.
2) Complete replacement of all water lines and fire hydrants within city limits.
3) Resurfacing of city roads
4) Continue to improve recreation program with Senior Citizen's center.

City of Morgan

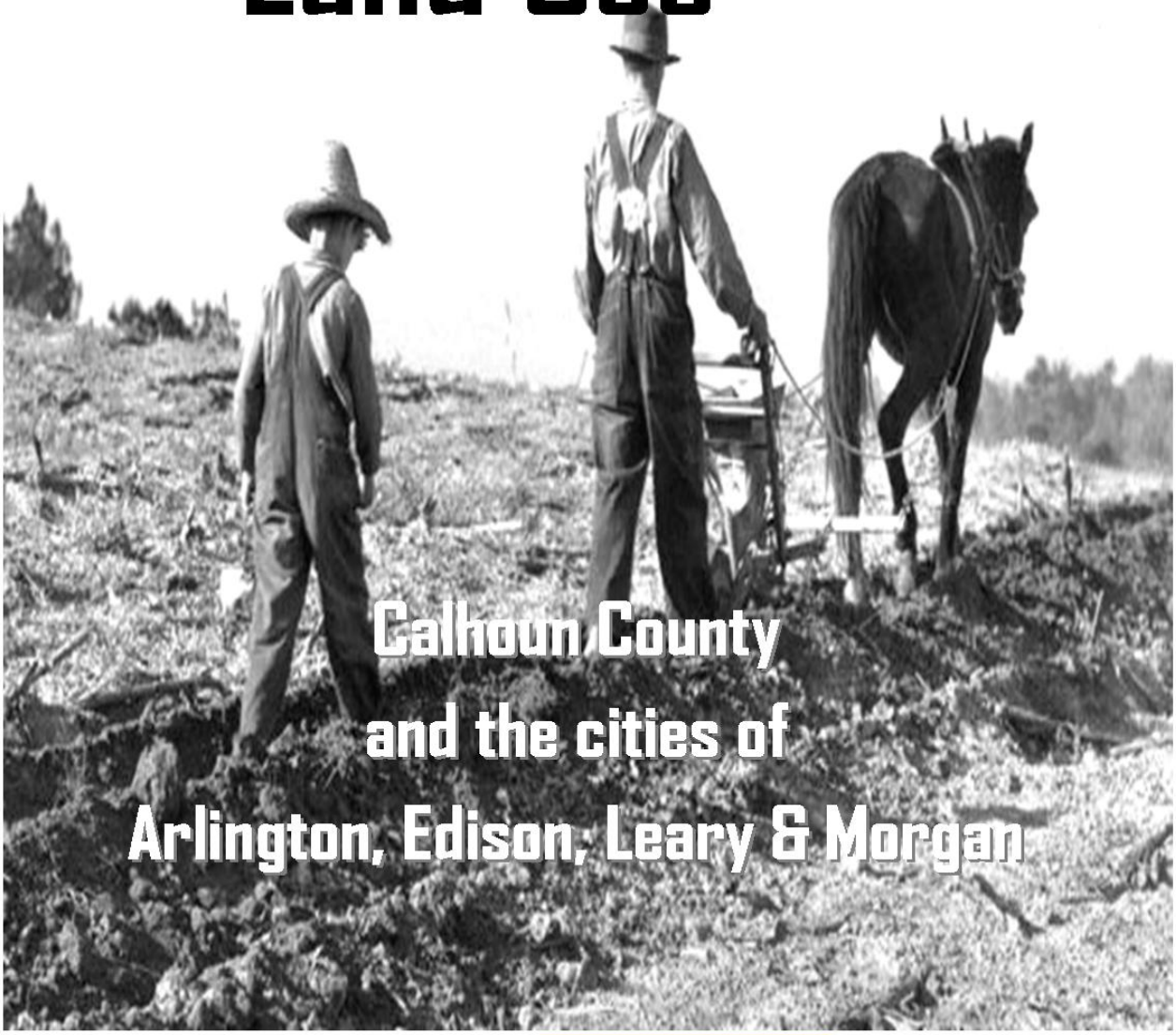
The following needs of the community were identified by the committee members in attendance and then prioritized using a group unification exercise. The top priorities are as follows:

1) Economic Development and Job Creation,
2) Public Housing, and
3) Create more youth recreation facilities.

Figure 6.1: Calhoun County Community Facilities Map



Land Use



Calhoun County
and the cities of
Arlington, Edison, Leary & Morgan

Land Use

The intent of the land use element is to provide an opportunity for local officials to gather information on existing land use patterns and trends. Once gathered, the data can be used to identify community needs. Local officials can then create goals and translate them into policies and procedures needed to address the community needs identified. These goal driven policies and procedures are then used to guide growth in a manner consistent with the economic development, housing, natural and historic resources and community facilities elements of this plan.

A. Introduction

The land use section is made up of three components: an inventory of the existing conditions; an assessment of current and future needs; and an articulation of community goals and associated implementation program designed to meet the perceived needs.

Inventory of Existing Conditions

The inventory of existing conditions is an estimation of the amount of land currently in use in one of eight standard land use categories. These categories include the following:

- (A) *Residential.* The predominant use of land within the residential category is for single-family and multi-family dwelling unit organized into general categories of net densities;

- (B) *Commercial.* This category is for land dedicated to non-industrial business uses, including retail sales, office, service and entertainment facilities, organized into general categories of intensities. Commercial uses may be located as a single use in one building or grouped together in a shopping center or office building. Local governments may elect to separate office uses from other commercial uses, such as retail, service or entertainment facilities;

- (C) *Industrial.* This category is for land dedicated to manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, mining or mineral extraction activities, or other similar uses, organized into general categories of intensity;

- (D) *Public/Institutional.* This category includes certain state, federal or local government uses, and institutional land uses. Government uses include city halls and government building complexes, police and fire stations, libraries, prisons, post offices, schools, military installations, etc. Examples of institutional land uses include colleges, churches, cemeteries, hospitals, etc. Facilities that are publicly owned, but would be classified more accurately in another land use category, should not be included in this category. For example, publicly owned parks and/or recreational facilities should be placed in the Park/Recreation/Conservation category; landfills should fall under the Industrial category; and general office buildings containing government offices should be placed in the Commercial category;

- (E) *Transportation/Communication/Utilities.* This category includes such uses as major transportation routes, public transit stations, power generation plants, railroad facilities, radio towers, telephone switching stations, airports, port facilities or other similar uses;

- (F) *Park/Recreation/Conservation.* This category is for land dedicated to active or passive recreational uses. These areas may be either publicly or privately owned and may include playgrounds, public parks, nature preserves, wildlife management areas, national forests, golf courses, recreation centers or similar uses;

- (G) *Agriculture.* This category is for land dedicated to agriculture, farming (fields, lots, pastures, farmsteads, specialty farms, livestock production, etc.) or other similar rural uses such as pasture land not in commercial use;

- (H) *Forestry.* This category is for land dedicated to commercial timber or pulpwood harvesting or other similar rural uses such as woodlands not in commercial use.

Estimates for the amount of acreage used in each of the eight (8) standard land use categories were made by the methods described in each existing land use section. Estimates for the future amount of land needed in each of these categories, for each city and the county, were made by the per capita method of land use estimation.

The per capita method was easily calculated. Today, in each of the cities and the county, there is ample land available in each standard land use category for the existing population. Therefore, the existing ratio of land use in each of the standard categories, to individual persons in a city or the county, can be used to project the future land use acreage needed per person for each category. To establish the amount of future city or county acreage needed per person, the total amount of existing land in each standard category was divided by the total existing population of the city or county. This process allowed the computation of a per capita use rate for each of the standard land use categories. The per capita use rate for each standard land use categories was then multiplied by the expected change in city or county population over the planning period. This gives an estimate of the future amount of land needed for each of the standard land use categories.

In this particular case, slow to negligible growth is expected in the cities and county, so in many cases local estimates were given instead. These local estimates are an expression of the best guesses of future land use made by local government staff and elected officials and may be more accurate.

Assessment of Current and Future Needs

The assessment of current and future needs is the assessment of existing patterns of land use to uncover any problems associated with existing patterns of land use. An assessment allows a community to target areas that need special attention in the future planning period.

Articulation of Community Goals and Implementation

The articulation of community goals and an implementation program designed to meet the perceived needs involves the preparation of a future land use map based on a community's identified needs and goals from all of the planning elements. It is based on an estimation of the amount of land needed in each of the standard land use categories

These individual components represent the basic planning level requirements designed for the rural areas; their number and detail will multiply should development increase in the county and cities in the future.

A brief overview of the historical development of Calhoun County follows this introduction to provide prospective on the development of existing land uses. It is a starting point in the development of the components mentioned above.

B. Overview of Calhoun County Historical Development Patterns

Calhoun County was originally carved out of the Early County territory in 1854. The land area was rough and undeveloped, but several settlers had managed to establish residences in the western and eastern portions of the county. In 1872 a railroad line was built in Calhoun County and the town of Leary was soon established. The Town of Arlington was later established and incorporated in 1881. Calhoun County had several general mercantile activities in the towns of Morgan, Arlington, Edison, and Leary, but the predominant land use and economic activity was agriculture. Peanuts, cotton, corn and other crops dominated Calhoun County's agriculture as they do today.

According to the 1954 Census of Agriculture report, Calhoun County had a land area of 184,960 acres making it the 105th County ranked by size in Georgia. This land was comprised of 690 farms totaling 149,797 acres. Thus, nearly 81% of the total acreage in Calhoun County was devoted to agriculture in 1954. However as population declined over the next two and one-half decades, only 24 farms remained. But in terms of acreage, Calhoun County still had 147,986 acres devoted to agriculture, still comprising 80% of the total lands in Calhoun County. Therefore, while Calhoun County did have commercial, industrial, and residential land uses in and around the cities with sparse residential development in the incorporated areas of the county, it historically has been and continues to be dominated by agrarian land uses. The agricultural land uses also include silviculture.

C. County and City Inventory of Existing Land Use Patterns; County and City Assessment of Current and Future Needs

1. CALHOUN COUNTY

a. Calhoun County Inventory of Existing Land Use

Data for the inventory of existing land use was collected by means of a windshield survey. It was then combined with tax office resources (consolidated tax digests), the Georgia County Guide, and Geographic Information System (GIS) data. Under the GIS Method, data is compiled by using existing GIS databases that contain parcel-based data on all land within the county. Existing land use maps based on this data are included at the end of the land use element.

Agriculture

According to the GIS Method of land use calculation, the total area of the unincorporated portions of the county amounted to 180,004 acres of predominantly rural land. The majority of land within Calhoun County continues to be in agricultural or forestry use. Agriculture uses account for 128,537 acres or 71%of the land area in the unincorporated county. As mentioned in the Natural and Cultural Resources Section, a substantial amount of land in the county is classified as prime farmland; areas with soils especially suitable for agricultural production.

Forestry

Forestry uses are the second most prevalent use of land within the county. These uses account for a total of 37,661 acres or 21% of the land area in the unincorporated county. In 1993, 98 percent of the county's land was in agricultural/forestry use. The discrepancy between it and the 2004 figure of 92 percent is in all likelihood a combination of faulty data collection, dubious land records, and/or conversion of land to other use.

Residential

Residential land uses comprises 2,512 acres or l.4% of the unincorporated county's total land use. This figure represents a small increase of less than one (1) percent from the 1993 figure. As in 1993, the primary residential use in the unincorporated portion of the county continues to be for single-family dwellings. Furthermore, the trend of more dense subdivision development near the unincorporated communities of Dickey, Moye, and Williamsburg and near the outskirts of the incorporated areas continues. Most of these developments continue to be attracted to existing paved roads, although some development still gravitates to county unpaved as well.

Commercial

There continue to be few commercial uses in the unincorporated areas of the county. Those that are present are located primarily along major transportation routes. Commercial uses in the unincorporated county account for 300 acres or .17% of the total land area in the unincorporated county. This figure remains below one (1)% of the total land area as it did in 1993.

Industrial

Industrial land use in the unincorporated county is non-existent. As in 1993, no land in the unincorporated county is in industrial use.

Public/Institutional

Public /institutional uses continue to contribute 594 acres or .33% of the total land use in the unincorporated area of the county. This use of land has not increased since 1993. The majority of the county's public land and institutional facilities are located in Morgan, Arlington, and along active crossroads.

Park/Recreation/Conservation

The third largest category of land use in the unincorporated area of the county continues to belong to the park, recreation, and conservation category. As in 1993, approximately 8,224 acres are in conservation use. Most of this acreage is part of the Chickasawhatchee Wildlife Management Area. The 8,224 acres represents 4.6 % of the total land area of the unincorporated county. The Chickasawhatchee Wildlife Management Area is an important natural resource. It brings hunting enthusiasts to Calhoun County every year and generates vital sales tax dollars.

Transportation/Communications/Utilities

The transportation, communications, and utilities category consists of 2,326 acres or 1.3% of the total acreage in the unincorporated county. This figure is significantly higher than the figure given in 1993. The difference between the two numbers can be directly attributed to the omission of roadway acres. The amount of land covered by roadways was mentioned but not included in computation of the acreage in this category.

b. Calhoun County Assessment of Current and Future Needs

i.) Calhoun County Existing Land Use Assessment

Overall land use has not changed significantly during the last thirty years in Calhoun County. Growth continues to be a non-issue in the county. Calhoun County remains sparsely developed with large tracts of land dedicated to agricultural use.

Land use in Calhoun County is generally regulated by an array of state and federal laws as well as several local regulations. The County has not adopted zoning, so the regulation of land use intensity is left primarily to the county health department. The county health department official enforces state mandated minimum lot sizes for developments with individual well and septic tanks. To date, no water or sewer service is provided in the county except for a small number of uses on the fringe areas of the incorporated cities.

Septic tank use was first allowed in the county to facilitate more intensive land use of areas that were not served by sanitary sewer. What was intended to be a temporary measure has now, for many, become a permanent solution.

Georgia's Department of Transportation influences the county's land use development density as well. Along state maintained roadways, the state discourages the use of "flag lots" in the subdivision of land within the county. These are large lots that access a public road via a narrow, private right-of-way or a driveway. Furthermore, the Georgia DOT requires minimum distances between driveways accessing lots on state maintained roadways.

Calhoun County has adopted a subdivision ordinance. Although there are some enforcement issues that need to be addressed, the county's subdivision ordinance has assured the following: a legal process for registering land ownership; the protection of subsequent lot buyers through standardization of the approval process; and that the taxpayers won't be responsible for substandard improvements provided by the sub divider.

Although the subdivision ordinance provides a means by which to subdivide land for sale or development, as with the state requirements, it does not serve as a tool to

guide development to areas that would promote the efficient use of infrastructure or natural resources. Neither does the subdivision ordinance protect the county from the following: haphazard development; unwanted or undesirable development; or development incompatible with existing land uses. Despite these potential problems, there is little support at present for further land use controls such as zoning or other less burdensome forms of regulation.

Fortunately, most of the land within the county is in active agricultural and forestry use. Because the land is held in private ownership in this manner, it is not subject to encroachment by other types of land use. This land happens to include large quantities of precious natural resources and environmentally sensitive areas including wetlands, groundwater recharge areas, prime farming soils, and the like (see the natural resource element). Private ownership is only one means of protection for these areas. The Natural Resource Conservation Service (NRCS) has programs as well as rules and regulations designed to protect these areas. However, enforcement is problematic primarily because most of the land is held privately in large tracts.

There are few areas of major transition in the county. Some scattered transitions from agricultural lands to sparsely developed residential uses have occurred. Much of this development can be attributed to the affordability of manufactured housing and land within the unincorporated county. In fact, Calhoun County's housing stock has the largest percentage of manufactured homes to site built homes of any county in our region.

Infill development remains possible around the fringe areas of the incorporated areas of the county. What is more, the potential for incompatible uses to develop around the fringe areas of the incorporated areas of the county is also a possibility. Right now, the lack of land use regulations leaves the cities and county unable to address these issues.

Blight continues to be located sporadically throughout the county. It is both residential and commercial in nature and usually consists of only one or two structures together. Often structures categorized as blight consist of old agricultural buildings and structures located on agricultural lands. The majority of these structures are not eyesores.

No specific market forces have been identified which will affect growth patterns in Calhoun County. To a large extent, county growth patterns will be dependent on the continued viability of the agricultural industry. Specifically, changes in the federal peanut program and competition from overseas commodity producers are two of the most significant potential market forces.

The state prison located in the City of Morgan has not stimulated the city's economy to any significant degree. Although once thought to be a potential growth engine for the community, it has become apparent that the majority of prison workers commute from out of town. The majority of their earnings leave as well.

ii.) Calhoun County Projection of Future Land Use Needs

There continues to be adequate land in Calhoun County to serve the current and future population's land acreage needs for all land use classifications during the planning horizon. Future transitions of agricultural land are expected as the county is predicted to grow slowly. The success of future economic development opportunities will influence the direction land use takes.

Most of the future transition of land use is expected to occur around the fringe of the incorporated areas. Much of this activity is expected to take place along the boundary of the City of Arlington. Development in this area is probable due to the lack of public water and sewerage in the unincorporated county and their access to transportation routes.

Residential

Calhoun County's population is projected to increase slightly over the planning period. Although the per capita method suggests a nominal increase in residential land use, local estimates indicate that more land will be needed. Currently 2,512 acres are in residential use in the unincorporated county, and it is predicted that by 2023, almost 500 additional acres or 3012 acres will be needed in the planning horizon. Residential land use is expected to encompass 1.7% of the county's total land use by 2023.

Commercial

Commercial land use currently accounts for .17% of land use in the unincorporated county. Per capita estimates of future commercial land needs within the county are meager as well. However, local estimates project the need for at least 100 acres of land to be dedicated to commercial use by 2023. Commercial land use is expected to remain less than 1% of the county's total land use through the planning period.

Census employment data for Calhoun County can be combined with land use estimates, employment data and economic data to yield additional information as to the sufficiency of the amount land dedicated to commercial use. One method of measurement is the calculation of the number of employees per acre.

Currently, there are .40 commercial acres per employee. It is estimated that by the year 2023 the number of commercial acres per employee will increase slightly to .50 commercial acres per employee. Today the number of employees per acre is low, and the predicted slight increase of 61 acres throughout the planning period, coupled with the projected gains in population, signal that the density of employees per acre will decrease; therefore, land dedicated to commercial use will be sufficient throughout the planning period.

Industrial

Industrial land use currently accounts for 0% of the unincorporated county's land use. Per capita estimates as well as local estimates do not anticipate the conversion of land to industrial use in the unincorporated county in the planning period.

It is expected that no land in the unincorporated county will need to be dedicated for industrial use. Accordingly, the measurement of employees per acre is zero.

Public/Institutional

According to the per capita method of estimation and local estimates, land use devoted to the public/institutional category is expected to increase slightly by 2023. Currently 362 acres are used for public/institutional uses. Local estimates place possible increases at 20 acres or less over the planning period. Therefore, it is expected that a total of 382 acres, or less than 1% of the county's total land use, will fall in this category. Adequate space at existing facilities is the main reason the acreage needed has not increased significantly.

Transportation/Communication/Utilities

The per capita method and local estimates do not indicate a need for additional acreage in the transportation, communications, and utilities category through 2023. At present, 2,326 acres or 1.3% of the county's total land use is in this category.

Park/Recreation/Conservation

The need for the acquisition of park, recreation, and conservation land in the county hinges on the development of a long-range acquisition and park expansion plan. At present, Calhoun County officials are placing emphasis on the maintenance and upgrading of existing park and recreation facilities. Today these uses account for approximately 8,224 acres or 4.6% of the county's total land use. The per capita method and local estimates indicate that the total acreage for these uses is not expected to increase significantly through the year 2023.

Agriculture

Agricultural land is expected to be a major donor of land to expanding land uses throughout the planning period. The per capita method and local estimates indicate that 70% or 126,003 acres will be devoted to agricultural activity.

Forestry

Forestry land is expected to be a major donor of land to expanding land uses throughout the planning period. The per capita method and local estimates indicate that 20% or 36,001 acres will be dedicated to forestry use.

c. Calhoun County Future Land Use Map Narrative Statement

Should the county develop, it is likely that areas around the outskirts of existing incorporated areas will receive a great deal of the growth. They are prime areas for infill development due to their close proximity to existing infrastructure such as water, sewer, and transportation routes. There is currently no water or sewer infrastructure in the unincorporated areas of the county.

No specific areas of potential annexation have been identified. However, the areas identified as prime areas for infill development are likely to be considered. Most of these areas will be served by the extension of existing infrastructure. The timing of the extension of existing infrastructure and would have to be negotiated with a particular city prior to their extension and in some cases these areas would need to be annexed before the infrastructure was extended.

Much of the land identified by local officials as critical and sensitive areas is located in the Chickasawhatchee Wildlife Management Area as well as private land holdings. Areas containing sites, buildings, or areas of local architectural, cultural, historic, or archeological interest are largely concentrated in the incorporated areas of the county. These include the traditional down town business district as well as historic homes.

2. CITY OF ARLINGTON

a. City of Arlington Inventory of Existing Conditions

Data for the inventory of existing land use was collected by means of a windshield survey. It was then combined with tax office resources (consolidated tax digests), the Georgia County Guide, and Geographic Information System (GIS) data. Under the GIS Method, data is compiled by using existing GIS databases that contain parcel-based data on all land within the county. Existing land use maps based on this data are included at the end of the land use element.

Agricultural

According to GIS method calculations, the City of Arlington encompasses a total of 2,565 acres or 4 square miles. Most of the land is in agricultural and forestry use. In 2004, agriculture accounted for 1,436 acres or 56% of the city's total land use.

Forestry

Forestry accounts for 295.5 acres or 11.5% of the city's total land use. More land is classified as being in agricultural or forestry use than in 1993. The discrepancy is probably due to bad inventory methods rather than conversion of land from one use to another. As in the previous planning period, the majority of the agricultural and forestry lands are situated in the southeastern, northeastern, and southwestern portions of the city.

Residential

Land in residential use in 2004 accounts for 641 acres or 25% of the total land use within the city. This figure is almost 20% higher than the amount of residential acreage presented in the city's 1994 comprehensive plan. RDC Staff believe that a significant portion of the increase is due to faulty data compilation, and a smaller amount to new construction. The pattern of residential development has largely remained the same over the planning period. Residential development is well dispersed around the city, and small pockets of clustered development radiate outward along major transportation routes.

Commercial

Commercial land use in 2004 accounts for 64 acres or 2.5% of the city's total land use, a slight increase over the previous planning period. As in the past, most of the commercially developed land is situated in the commercial business district. Strip development also adds a significant amount of acreage to this category, especially the HWY 216 corridor.

Industrial

Industrial land use in 2004 remains 39 acres or 1.5% of the city's total land use. Total industrial acreage has increased slightly over the previous planning period. Industrial development is confined to the southwest portion of the city and is agricultural in nature.

Public/Institutional

Public/institutional development in 2004 is comprised of 39 acres or 1.5 percent of the city's land use. This land use category remains largely unchanged, and it is located mainly in the northeast portion of the city. Several other developments of this type such as the hospital and various schools are located in the central business district or dispersed throughout the city.

Parks/Recreation/Conservation

The parks/ recreation/conservation category continues to contribute little to the city's total land use. Approximately, 13 acres are in this type of use or .5% of the city's total land. The major recreational facilities continue to be located on Mayfair Avenue and Desota Street.

Transportation/Communication/Utilities

The transportation/communication/utilities category represents approximately 39 acres or 1.5% of the city's total land use. The bulk of this category consists of roadway mileage within the city.

b. City of Arlington Assessment of Current and Future Needs

i.) City of Arlington Existing Land Use Assessment

The City of Arlington developed along the intersection of two rail lines. Arlington has a core central business district in the town's center. Residential development, as well as some public institutional development, surrounds the central business core. Some strip commercial development has developed along HWY 62.

The availability of water and sewer service has encouraged development within the city over the years. Development type, location, and quality are regulated by the city through its zoning and subdivision ordinance. Overall, the zoning ordinance has proved invaluable in separating potentially conflicting land use types, and has served to keep preexisting nonconforming uses from expanding.

At present, there are no areas experiencing rapid growth in the city, and existing infrastructure is adequate. Furthermore, the City of Arlington does not expect a significant amount of growth through the planning period. Due to the improbability of significant new construction, it is imperative that the existing housing stock be preserved.

There are several areas of blight in the city. A list of the most blight stricken neighborhoods in the city is as follows:

- the neighborhood along MLK Street;
- the neighborhood along Mt. Ebel Street;
- the neighborhood along Cedar Street, north of the railroad;
- the neighborhood along Butler Street and Alley Streets SW

Pockets of blight can be found throughout the city as well. Often these areas are occupied by dilapidated mobile homes. Commercial development has sprouted up along prime commercial corridors outside the central business district.

As mentioned in the Natural Resources Planning Element, prime agricultural and forestland is pervasive throughout the county and is certainly present in the city limits.

Wetlands and rare species of plants and animals are present as well. Most of these resources are currently protected through private ownership, and there is little support for identifying their locations or providing special protections.

ii.) City of Arlington Projection of Future Land Use Needs

There continues to be adequate land in the City of Arlington to serve the current and future land acreage needs for all land use classifications in the current planning horizon. Future transitions of agricultural or forestry land within the city limits is expected as the city is anticipated to grow slowly.

Residential

The City of Arlington's population is expected to increase slightly through the year 2023. Today, 641 acres are in residential use in the city. According to the per capita method of land use estimation and local estimates, an additional 50 acres will be needed by 2023. Most of the land is expected to be converted from agricultural use to residential use. It is expected that the residential land use category will make up 691 acres or 26% of the city's total land use by 2023.

Commercial

At present, commercial land use accounts for 64 acres in the city. According to the per capita method and local estimates, an additional 61 acres will be needed for commercial use by the year 2023. Therefore, it is estimated that the commercial land use category would represent 125 acres or 4.9% of the city's land use by the end of the planning period.

Census employment data for the City of Arlington can be combined with land use estimates, employment data and economic data to yield additional information as to the sufficiency of the amount land dedicated to commercial use. One method of measurement is the calculation of the number of employees per acre.

Currently, there are .34 commercial acres per employee. It is estimated that by the year 2023 the number of commercial acres per employee will increase slightly to .63 commercial acres per employee. Today the number of employees per acre is low, and the predicted slight increase of 61 acres throughout the planning period, coupled with the projected gains in population, signal that the density of employees per acre will decrease; therefore, land dedicated to commercial use will be sufficient throughout the planning period.

Industrial

Industrial land is represents 39 acres or 1.5% of the city's existing land use. It is estimated that an additional 70 acres of industrial land will be needed by the end of 2023. The additional acreage will bring the total acreage to 109 acres or 4.2 % of the city's total land use.

Census employment data for the City of Arlington can be combined with land use estimates, employment data and economic data to yield additional information as to the sufficiency of the amount land dedicated to industrial use. One method of measurement is the calculation of the number of employees per acre.

Currently, there are .35 industrial acres per employee. It is estimated that by the year 2023 the amount of industrial acres per employee will increase slightly to .36

industrial acres. Today the number of employees per acre is low, and the predicted slight increase of 31 acres throughout the planning period, coupled with the projected gains in population, signal that the density of employees per acre will decrease; therefore, land dedicated to industrial use will be sufficient throughout the planning period.

Public/Institutional

According to the per capita method of estimation and local estimates, land use devoted to the public/institutional category is expected to increase moderately by 2023. Today, 39 acres is in public/institutional use. By the year 2023, it is anticipated that 20 additional acres will be needed. It is anticipated that this category will consist of 59 acres or 2.3% of the city's total land use.

Park/Recreation/Conservation

The park/recreation/conservation category currently comprises 13 acres or .5 % of the city's total land use. The per capita method and local estimates do not indicate an appreciable change.

Transportation/Communication/Utilities

The transportation/utilities/communications category currently consists of 39 acres or 1.5% of the city's total land use. The per capita method and local projections anticipate that another 80 acres will be needed for this type of use. By the year 2023, it is anticipated that 119 or 4.6% of the city's total land use will be devoted to this category.

Agriculture

Agricultural land is expected to be a major donor of land to expanding land uses throughout the planning period. The per capita method and local estimates indicate that by the year 2023, the agricultural category will consist of 1205.6 acres or 47% of the city's total acreage.

Forestry

Forestry land is expected to be a major donor of land to expanding land uses throughout the planning period. The per capita method and local estimates indicate that 269 acres or 10.5% of the city's total acreage will be dedicated to forestry use by 2023.

c. City of Arlington Future Land Use Map Narrative Statement

Should the City of Arlington develop further, land currently in agricultural or forestry use, on the periphery of the city, will most likely be converted to a different land use. There is excellent opportunity for infill development in these areas.

Further annexation is unlikely due to the large amount of land within the city limits that could be developed. Development of this type could be served by the extension of existing infrastructure close-by. However, at this time, further development is purely speculative.

There are no particularly sensitive areas within the city that deserve special mention. There are sites of local architectural, cultural, and/or historic importance. These sites are largely found in and around the city's central business district. Perhaps the most important examples of these resources are the Arlington Methodist Church and

the recently renovated Arlington Depot. Wetlands and rare species of plants and animals are present as well. Most of these resources are currently protected through a combination of local regulation, private ownership, and/or national designations, and there is little support for providing additional protections.

3. CITY OF EDISON

a. City of Edison Inventory of Existing Conditions

Data for the inventory of existing land use was collected by means of a windshield survey. It was then combined with tax office resources (consolidated tax digests), the Georgia County Guide, and Geographic Information System (GIS) data. Under the GIS Method, data is compiled by using existing GIS databases that contain parcel-based data on all land within the county. Existing land use maps based on this data are included at the end of the land use element.

Agricultural

According to GIS method calculations, the City of Edison encompasses a total of 1,049 acres. Agriculture and forestry categories account for 787 acres or 75% of the city's total land use. Agriculture consists of 703 acres or 67% of the city's total land area. Large blocks of agricultural land can be found in all four quadrants of the city.

Forestry

Forestry accounts for 84 acres or 8% of the city's total land use and is widely dispersed along fringe areas of the city.

Residential

Residential land use in the City of Edison accounts for 94 acres or 9% of the city's total land use. Residential development is widely dispersed throughout the town.

Commercial

Commercial land use in the city accounts for 53 acres or 5% of the city's total land use. Most of the city's commercial property is located in the central business district or sporadically at major city crossroads.

Industrial

Industrial land use in the city accounts for 53 acres or 5% of the city's total land use. Most of the city's industrial land is situated north of the city's central business district and is agricultural in nature.

Public/Institutional

Public/Institutional land use accounts for 32 acres or 3% of the city's total land use. Most of this acreage is situated in the northeast corner of the city. The majority of the acreage in this land use category can be attributed to the Post Office, City Hall/Fire Station as well as the Calhoun County High School.

Park/Recreation/Conservation

The City of Edison has 11 acres or 1% of the city's land use in Park/Recreation/Conservation use. A park and ball field on the east side of town is included in this category.

Transportation/Communications/Utilities

The city has 21 acres or 2% of the city's total land use in Transportation/Communications/Utilities land use category. The majority of the land in this type of use is roadway mileage.

There is a significant difference in the percentages provided for each land use category between the previous planning period and the current numbers. These discrepancies are attributed mostly to faulty survey methodology in the past. Due to the discrepancies, the numbers were not compared.

b. City of Edison Assessment of Current and Future Needs

i.) City of Edison Existing Land Use Assessment

The City of Edison is located in northwest Calhoun County. Edison developed at the intersection of now HWY 216 and HWY 37. A CSX Railroad Line runs north and south through the city. The existing pattern of development sprouted around these important transportation routes.

A central business district can be found at the intersection of Main Street and Turner Street. Industrial uses can be found further to the north of this intersection. Residential uses, in general surround the central business core. Agricultural and forestry land is abundant on the city's outskirts. The availability of water and sewer has encouraged development in the city over the years.

Development patterns in the city have also been influenced by the city's zoning and subdivision ordinance. Development type, location, and quality are regulated by the city through its zoning ordinance.

At present, there are no areas within the city experiencing rapid growth, and existing infrastructure is adequate. What is more, although the City of Edison may grow more rapidly than other cities in Calhoun County, the city does not expect a significant amount of growth through the planning period. Due to the improbability of future development, the city's focus is on maintaining its existing housing stock and infrastructure.

There are many pockets of blight throughout the town that would not be considered large enough to constitute a neighborhood. Neighborhood wide areas of blight exist as well and include the following areas:

- the neighborhood along Dixie Circle;
- the neighborhood along Lark Street;
- the neighborhood along Slaton Street; and
- the neighborhood along Martin Luther King Dr.

These neighborhoods are prime areas to target under the Community Development Block Grant Program.

Some examples of sprawl can be found throughout the city. Pockets of isolated commercial activity exist, but some of this development came about before zoning. Environmentally sensitive land exists as well as rare species of plants and animals. Cultural resources are present as well, largely in the city's central business district. However, little support exists to implement additional measures to safeguard them. Many of these resources are protected by private ownership and through the city's zoning ordinance.

ii.) City of Edison Projection of Future Land Use Needs

There continues to be adequate land in the City of Edison to serve the current and future population's land acreage needs, for all land use classifications, during the planning horizon. Most of the future development within the city limits is expected to occur as infill development on lands now devoted to agricultural and forestry use. Should the city develop, conversion of these lands is probable due to their access to existing water and sewer infrastructure.

Residential

The City of Edison's population is projected to increase slightly over the planning period. According to the per capita method and local estimation, the city will need an additional 45 acres to its existing total of 139 acres. Therefore, it is projected that by 2023 land in residential use will make up 13% of the city's total land use.

Commercial

Commercial land use currently accounts for 53 acres or 5% of the city's total land use. The per capita method and local estimation indicate that 22 additional acres of commercial land will be needed by the year 2023. It is estimated that commercial land use will account for 7.1% of the city's total land use by the end of the planning period.

Census employment data for the City of Edison can be combined with land use estimates, employment data and economic data to yield additional information as to the sufficiency of the amount land dedicated to commercial use. One method of measurement is the calculation of the number of employees per acre.

Currently, there are .34 commercial acres per employee. It is estimated that by the year 2023 amount of commercial acres per employee will increase slightly to .45 commercial acres per employee. Today the number of employees per acre is low, and the predicted slight increase of 22 acres throughout the planning period, coupled with the projected gains in population, signal that the density of employees per acre will decrease; therefore, land dedicated to commercial use will be sufficient throughout the planning period.

Industrial

The industrial land use category currently consists of 42 acres or 4% of the city's total land use. The per capita method and local estimation indicate that the amount dedicated to industrial land uses will remain steady throughout the year 2023.

Census employment data for the City of Edison can be combined with land use estimates, employment data and economic data to yield additional information as to the sufficiency of the amount land dedicated to industrial use. One method of measurement is the calculation of the number of employees per acre.

Currently, there are .35 industrial acres per employee. It is estimated that by the year 2023 the number of industrial acres per employee will remain the same at .35 industrial acres per employee. Today the number of employees per acre is low, and the predicted stability in the amount of acres dedicated to industrial use throughout the planning period, coupled with the projected gains in population, signal that the density of employees per acre will not increase significantly; therefore, land dedicated to industrial use will be sufficient throughout the planning period.

Public/Institutional

Public/institutional development constitutes 32 acres or 3% of the city's total land use. According to the per capita method and local estimation, the amount new land needed to be converted to this category will be negligible. It is expected to remain at 3% of the city's total land use.

Parks/Recreation/Conservation

The parks/recreation/conservation category constitutes 11 acres or 1% of the city's existing land use. According to the per capita method and local estimation, the amount of new land needed for to this category, through the year 2023, will be negligible.

Transportation/Communication/Utilities

The transportation/communications/utilities category currently constitutes 21 acres or 2% of the city's total land use. According to the per capita method and local estimation, the amount of new land needed for conversion to this category, through the year 2023, will be negligible.

Agriculture

Agricultural land is expected to be a major donor of land to expanding land uses throughout the planning period. The per capita method and local estimates indicate that by the year 2023, the agricultural category will consist of 661 acres or 63% of the city's total acreage.

Forestry

Forestry land is expected to be a major donor of land to expanding land uses throughout the planning period. The per capita method and local estimates indicate that 72 acres or 6.9% of the city's total acreage will be dedicated to forestry use by 2023.

c. City of Edison Future Land Use Map Narrative Statement

Should the city develop further, it is likely that areas around the periphery would receive a significant portion of the growth. Many of these prime areas for infill growth are in agricultural or forestry use. They are ideally situated to receive development due to their proximity to existing infrastructure.

The city has not identified any specific areas for annexation, and future annexation is unlikely due to the large amount of undeveloped land within the city. The extension of existing infrastructure is not anticipated in the planning period. There are no underlying market forces present or expected that would necessitate an extension.

No areas critical or sensitive areas have been identified. The same can be said for sites of local architectural, cultural, historic or archeological interest.

4. CITY OF LEARY

a. City of Leary Inventory of Existing Land Use

Data for the inventory of existing land use was collected by means of a windshield survey. It was then combined with tax office resources (consolidated tax digests), the Georgia County Guide, and Geographic Information System (GIS) data. Under the GIS Method, data is compiled by using existing GIS databases that contain parcel-based data on all land within the county. Existing land use maps based on this data are included at the end of the land use element.

Agriculture

According to GIS method calculations, the City of Leary encompasses a total of 2046 acres. Agriculture and forestry uses account for 79% of the city's total land use. Agriculture accounts for 1,207 acres or 59% of the city's land use. Large blocks of agricultural land can be found on the periphery of the central city.

Forestry

Forestry use can be found on large blocks of land on the periphery of the central city as well. Forestry accounts for 409 acres or 20% of the city's existing land use.

Residential

Residential land use in the City of Leary accounts for 286 acres or 14% of the city's existing land use. Major blocks of residential land use can be found outside the central business district along public roadways.

Commercial

Commercial land use accounts for 41 acres or 2% of the city's existing land use. Most of the city's commercial development is concentrated in the city's central business district.

Industrial

Industrial land use accounts for 61 acres or 3% of the city's total land use. A large portion of the industrial land use within the city is concentrated in and around the city's central business district. Another large tract is situated in the western portion of the city off HWY 62.

Public/Institutional

Public/Institutional land use accounts for 20.5 acres or 1% of the city's existing land use. This use includes such facilities as a police station, fire station, post office, wastewater treatment plant, and water service facility.

Park/Recreation/Conservation

The Park/Recreation/Conservation use category accounts for 10 acres or .5% of the city's existing land use. These areas are found on the outskirts of the city's central business district.

Transportation/Communication/Utilities

The Transportation/Communications/Utilities use category accounts for 10 acres or .5% of the city's total land use.

There is a significant difference in the percentages provided for each land use category between the previous planning period and the current numbers. These discrepancies are attributed mostly to faulty survey methodology in the past. Due to the discrepancies, the numbers were not compared.

b. City of Leary Assessment of Current and Future Needs

i.) City of Leary Existing Land Use Assessment

The City of Leary is located in southeastern Calhoun County. Leary developed along the intersection several major transportation routes. State HWY 37 and HWY 62 intersect in the city. A Norfolk Railroad Line parallels HWY 62 and runs through town from east to west. The pattern of existing development sprang up around these important transportation routes.

A central business district is situated at the intersection of Railroad Street and Newton Road. Commercial, industrial, and public institutional uses are found in this area. In general, residential uses can be found surrounding this central business district core. An abundance of agricultural and forestry lands exist on the outskirts of the residential areas. The availability of water and sewer service has encouraged development within the city over the years.

Development patterns have and will continue to be influenced by the city's zoning ordinance. The type, location, and quality of development are regulated by the city through its zoning and subdivision ordinances.

At present, there are no areas in the city experiencing rapid growth, and the city's existing infrastructure is adequate. What is more, the City of Leary does not expect a significant amount of growth through the planning period. Due to the improbability of significant future growth, the city's focus is on maintaining their existing housing stock and infrastructure.

Several areas of blight have been identified in the city. These areas include:

- the neighborhood bordered to the north by Melvin Street N.E. to the north and Hand Avenue to the south;
- the neighborhood bordering East Main Street, Vera Alley, and Old Newton Road;
- the neighborhood just east of North/South Depot Road and south of Albany Highway S.E.;
- the neighborhood bordering Hamond Street;
- the neighborhood bordering Blackbird Street;
- the neighborhood bordering Ball Street;
- the neighborhood bordering Hotel Street; and
- the neighborhood bordering Boyd Street.

These areas should be targeted for assistance through the Community Development Block Grant Program.

Should Leary experience significant growth, the fringe areas of the city, currently used for crop and timber production, would be excellent targets for infill development

due to their close proximity to existing infrastructure. However, there is little development pressure now on these lands and pressure is not expected throughout the planning period.

Some environmentally sensitive land exists. Wetlands are known to be present within the city limits as well as rare animals and plants. Historical and resources exist as well. However, there is limited support for further protection of these resources beyond those that are already in place. Much of the resistance to further regulation is due to a desire to protect private property rights as well as the expense of implementing and enforcing additional regulations.

ii.) City of Leary Future Land Use Needs

There continues to be adequate land in the City of Leary to serve the current and future population's land acreage needs, for all land use classifications, during the planning horizon. Most of the future development within the city limits is expected to occur as infill development on lands now devoted to agricultural and forestry use. Should the city develop, development of these lands is probable due to their access to existing water and sewer infrastructure.

Residential

The City of Leary's population is projected to increase slightly over the planning period. According to the per capita method of land use estimation and local estimates, the city will need to add an additional 83 acres to the residential land use category. By 2023 the amount of land in residential use is estimated to be at 369 acres or 18% of the city's total land use.

Commercial

Commercial land use currently accounts for 41 acres or 2% of the city's total land use. The per capita method and local estimation indicate that an additional 15 acres of land will need to be dedicated to commercial use. By 2023, the amount of land in commercial use is estimated to be 56 acres or 2.7% of the city's existing land use.

Census employment data for the City of Leary can be combined with land use estimates, employment data and economic data to yield additional information as to the sufficiency of the amount land dedicated to commercial use. One method of measurement is the calculation of the number of employees per acre.

Currently, there are .20 commercial acres per employee. It is estimated that by the year 2023 the amount of commercial acres per employee will increase slightly to .98 commercial acres per employee. Today the number of employees per acre is low, and the predicted slight increase of 14 acres throughout the planning period, coupled with the projected gains in population, signal that the density of employees per acre will decrease; therefore, land dedicated to commercial use will be sufficient throughout the planning period.

Industrial

Industrial land use in the city presently accounts for 61 acres or 3% of the city's total land use. According to the per capita method and local estimation, no additional land will be needed throughout the planning period. This use is expected to remain at 3%.

Census employment data for the City of Leary can be combined with land use estimates, employment data and economic data to yield additional information as to the sufficiency of the amount land dedicated to industrial use. One method of measurement is the calculation of the number of employees per acre.

Currently, there are .78 industrial acres per employee. It is estimated that by the year 2023 the amount of industrial acres per employee will increase slightly to 1.1 industrial acres per employee. Today the number of employees per acre is low, and the predicted stability of land dedicated to industrial use throughout the planning period, coupled with the projected gains in population, signal that the density of employees per acre will decrease; therefore, land dedicated to industrial use will be sufficient throughout the planning period.

Public/Institutional

Public/institutional development currently constitutes 20.5 acres or 1% of the city's existing land use. According to the per capita method and local estimation, an additional 13 acres will be needed for these uses by 2023. By the end of the planning period, it is estimated that approximately 33.5 acres or 1.6% of the city's total land use will be in public or institutional use.

Parks/Recreation/Conservation

The parks/recreation/conservation category currently constitutes 10 acres or .5% of the city's total land use. According to the per capita method and local estimation, an additional 5 acres will be needed by 2023. By the end of the planning period, it is estimated that approximately 15 acres or .7% of the city's total land use will be in parks, recreation or conservation.

Transportation/Communication/Utilities

The transportation/communications/utilities category constitutes 10 acres or .5% of the city's total land use. According to the per capita method and local estimation, an additional 25 acres or 1.7% of the city's total land use will be in transportation, utilities, or communications use.

Agriculture

Agricultural land is expected to be a major donor of land to expanding land uses throughout the planning period. The per capita method and local estimates indicate that by the year 2023, the agricultural category will consist of 1084 acres or 53% of the city's total acreage.

Forestry

Forestry land is expected to be a major donor of land to expanding land uses throughout the planning period. The per capita method and local estimates indicate that 394 acres or 19.3% of the city's total acreage will be dedicated to forestry use by 2023.

c. City of Leary Future Land Use Map Narrative Statement

Should the city develop further, it is likely that the areas around the periphery of the city would receive a significant portion of the growth. Many of these areas are prime locations to receive infill development due to their proximity to existing infrastructure.

The city has not identified any specific areas for annexation, and future annexation is unlikely due to the large amount of undeveloped land within the city. The extension of existing infrastructure is not anticipated in the planning period. There are no underlying market forces are present or expected that would necessitate an extension.

Critical and sensitive areas exist in the city for rare plants and animals. The same can be said for sites of local architectural, cultural, historic or archeological interest. However, there is little interest in the adoption of special protection methods beyond those that already exist such as the city's zoning ordinance and private ownership.

5. CITY OF MORGAN

a. City of Morgan Inventory of Existing Conditions

Data for the inventory of existing land use was collected by means of a windshield survey. It was then combined with tax office resources (consolidated tax digests), the Georgia County Guide, and Geographic Information System (GIS) data. Under the GIS Method, data is compiled by using existing GIS databases that contain parcel-based data on all land within the county. Existing land use maps based on this data are included at the end of the land use element.

Agriculture

According to the GIS method of land use calculation, the City of Morgan encompasses a total of 842 acres or 1.3 square miles. Most of the city's land is in agricultural and forestry use. In 2004, agriculture accounted for 379 acres or 45% of the city's total land use.

Forestry

Land in forestry use accounts for 42 acres or 5% of the city's existing land use. Large blocks of agricultural and forestry land can be found on the periphery of the central city.

Residential

Residential land use in the City of Morgan accounts for 101 acres or 12% of the city's total land use. Major blocks of residential land use can be found on most sides of the central business district. Residential blocks can also be found abutting the major transportation routes such as HWY 37 and South Bermuda Street.

Commercial

Commercial land use accounts for 51 acres or 6% of the city's existing land use. Most of the city's commercial development is concentrated in the city's central business district. However, there are several isolated commercial developments distributed throughout the city.

Industrial

Industrial land use in the city is minimal. This category accounts for 17 acres or 2% of the city's existing land use. Industrially developed land is limited to several parcels south of the junction of Main Street and South Bermuda Street.

Public/Institutional

Public/institutional land use accounts for 210 acres or 25% of the city's total land use. Several parcels of land in public and institutional use are located around the central business district. The largest example of this type of use, the state prison, is located at the western edge of the city's boundary.

Park/Recreation/Conservation

The park/recreation/conservation category consists of 0 acres or 0% of the city's existing land use.

Transportation/Communication/Utilities

The transportation/utilities/communications use category accounts for 42 acres or 5% of the city's existing land use. The majority of this acreage is composed of existing roadway acreage.

b. City of Morgan Assessment of Current and Future Needs

i.) City of Morgan Existing Land Use Assessment

The City of Morgan is located in central Calhoun County. It developed at the junction of several major transportation routes. Georgia HWY 45 meets Georgia HWY 37 inside the city limits. Georgia HWY 41 also meets Georgia HWY 37 inside the city limits as well. The current pattern of development sprang up around this economically advantageous location.

A central business district is located at the intersection of South Bermuda Street and Main Street. Commercial, industrial as well as public uses, such as the courthouse, can be found in this area. In general, residential uses surround the central business district core. Agricultural as well as forestry uses can be found on the city's periphery as well as the state prison situated at the city's western border.

Development patterns in the city have been and will be influenced by the city's zoning and subdivision ordinances. These ordinances allow the regulation of the type, location, and quality of development within the city. Due to the city's lack of growth, the zoning ordinance's greatest influence may be in allowing the gradual elimination of uses incompatible with their surroundings that were established before zoning was adopted.

As mentioned above, there are no areas in the city experiencing rapid growth. Due to limited growth projections, the city is focusing its efforts on maintaining its existing resources.

Several areas of blight have been identified in the city. These areas of blight include the following neighborhoods:

- the neighborhood bordering Court Street;
- the neighborhood bordering South Bermuda Street;
- the neighborhood bordering Dickey Street; and
- the neighborhood bordering Concord Street.

There are other geographically isolated areas that could be considered blighted as well.

Should Morgan experience any significant growth, the fringe areas of the city, currently used in agricultural or forestry use, would be excellent target areas for infill development due to their close proximity to existing infrastructure. However, there is little development pressure at present or in the foreseeable future. Slow growth, if any growth at all is predicted throughout the planning period.

Environmentally sensitive areas such as wetlands exist in the city. Areas of cultural significance are present as well. However, there is limited support for further protection of these resources. Much of the resistance to further regulation is due to a desire to protect private property rights as well as the expense of implementing and enforcing additional regulations.

ii.) City of Morgan Future Land Use Needs

There continues to be adequate land in the City of Morgan to serve the current and future population's land acreage needs, for all land use classifications, during the planning horizon. Most of the future development within the city limits is expected to occur as infill development on lands now devoted to agricultural or forestry use. Should the city develop, development of these lands is probable due to their access to existing water and sewer infrastructure.

Residential

The City of Morgan's population is expected to increase slowly over the planning period. According to the per capita method of land use estimation and local estimates, the city will need to convert an additional 10 acres to residential use over the planning period. Currently, 101 acres are in residential use, so by 2023 it is expected that the total amount of acreage dedicated to this use will be 111 acres or 13.2% of the city's total land use.

Commercial

Commercial land currently accounts for 51 acres or 6% of the city's total land use. The per capita method of land use estimation and local estimates indicate that an additional 10 acres will be needed for commercial use throughout the planning period. By 2023, it is estimated that 61 acres or 7.1% of the city's total land use will be in commercial use.

Census employment data for the City of Morgan can be combined with land use estimates, employment data and economic data to yield additional information as to the sufficiency of the amount land dedicated to commercial use. One method of measurement is the calculation of the number of employees per acre.

Currently, there are .30 commercial acres per employee. It is estimated that by the year 2023 the amount of commercial acres per employee will decrease slightly to .25 commercial acres per employee. Today the number of employees per acre is low, and the predicted slight increase of 10 acres throughout the planning period, coupled with the projected gains in population, signal that the density of employees per acre will increase slightly; however, it is unlikely that more land will be needed to be dedicated to commercial use throughout the planning period.

Industrial

Industrial land currently accounts for 17 acres or 2% of the city's total land use. The per capita method and local estimates indicate that an additional 5 acres will be

needed for industrial use throughout the planning period. By 2023, it is estimated that 22 acres or 2.6% of the city's total land use will be in industrial use.

Census employment data for the City of Morgan can be combined with land use estimates, employment data and economic data to yield additional information as to the sufficiency of the amount land dedicated to industrial use. One method of measurement is the calculation of the number of employees per acre.

Currently, there are .10 industrial acres per employee. It is estimated that by the year 2023 the amount of industrial acres per employee will decrease slightly to .09 industrial acres per employee. Today the number of employees per acre is low, and the predicted slight increase of 5 acres throughout the planning period, coupled with the projected gains in population, signal that the density of employees per acre will not increase significantly; therefore, land dedicated to industrial use will be sufficient throughout the planning period.

Public/Institutional

Public/institutional development currently constitutes 210 acres or 25% of the city's total land use. The per capita method and local estimates indicate that the amount of acreage devoted to these uses will not change over the planning period.

Parks/Recreation/Conservation

At present, there is no land in park/recreation/conservation use in the city limits. The per capita method and local estimates indicate that the amount of acreage devoted to these uses will not change over the planning period.

Transportation/Communication/Utilities

The transportation/utilities/communication category consists of 42 acres or 5% of the city's total land use. The per capita method and local estimates indicate that an additional 20 acres of land will be needed for this category throughout the planning period. By 2023, it is estimated that 62 acres or 7.3% of the city's land use will be dedicated to this category.

Agriculture

Agricultural land is expected to be a major donor of land to expanding land uses throughout the planning period. The per capita method and local estimates indicate that by the year 2023, the agricultural category will consist of 345 acres or 41% of the city's total acreage.

Forestry

Forestry land is expected to be a major donor of land to expanding land uses throughout the planning period. The per capita method and local estimates indicate that 32 acres or 3.8% of the city's total acreage will be dedicated to forestry use by 2023.

c. City of Morgan Future Land Use Map Narrative Statement

Should the City of Morgan develop further, it is likely that areas surrounding the city's central core would receive a significant portion of the growth. Due to their close

proximity to existing infrastructure, these areas would be well suited to receive infill development.

The city has not identified any specific areas for annexation. What is more, future annexation is unlikely due to the large amount of undeveloped land in the city. The extension of existing infrastructure is also unlikely throughout the planning period. Currently there are no market forces that would make such an extension necessary, and none are anticipated.

Critical and sensitive areas exist in the city for rare plants and animals. The same can be said for sites of local architectural, cultural, historic or archeological interest. However, there is little interest in the adoption of special protection methods beyond those that already exist such as the city's zoning ordinance and private ownership.

TABLE 7.0: CALHOUN COUNTY LAND USE PERCENTAGES	**Calhoun Co.**			**Arlington**			**Edison**			**Leary**			**Morgan**		
	1993	2004	2023	1993	2004	2003	1993	2004	2023	1993	2004	2023	1993	2004	2023
Residential	.5%	1.4%	1.7%	18%	25%	26%	22%	9%	13%	12.6%	14%	18%	15%	12%	13.2%
Commercial	.04%	.17%	.1%	1.6%	2.5%	4.9%	22%	5%	7.1%	<1%	2%	2.7%	2.5%	6%	7.1%
Industrial	0%	0%	0%	2.3%	1.5%	4.2%	22%	5%	4%	?	3%	3%	?	2%	2.6%
Public/Institutional	.19%	.33%	.1%	1.6%	1.5%	2.3%	2.8%	3%	3%	<1%	1%	1.6%	3.8%	25%	25%
Transportation/Communication Utilities	<1%	1.3%	1.3%	7.5%	1.5%	4.6%	1%	2%	2%	5.3%	.5%	1.7%	5.4%	5%	7.3%
Park/Recreation/Conservation	4.5%	4.6%	4.6%	<1%	.5%	.5%	1%	1%	1%	?	.5%	.7 %	?	0%	0 %
Agriculture	98%	71%	70%	68**	56%	47%	62%	67%	63%	54%	59%	53%	49%	45%	41%
Forestry	*	21%	20%	*	11.5*	10.5%	*	8%	6.9%	*	20%	19.3%	*	5%	3.8%

*Included in the percentage shown for agriculture.
**Includes acreage from the deleted "undeveloped" category.

See Maps Attached

FIGURE 7.1: CALHOUN EXISTING LAND USE
FIGURE 7.2: ARLINGTON EXISTING LAND USE
FIGURE 7.3: EDISION EXISTING LAND USE
FIGURE 7.4: LEARY EXISTING LAND USE
FIGURE 7.5: MORGAN EXISTING LAND USE
FIGURE 7.6: CALHOUN FUTURE LAND USE
FIGURE 7.7: ARLINGTON FUTURE LAND USE
FIGURE 7.8: EDISON FUTURE LAND USE
FIGURE 7.9: LEARY FUTRE LAND USE
FIGURE 7.10: MORGAN FUTURE LAND USE

Intergovernmental Coordination

Calhoun County and the cities of Arlington, Edison, Leary & Morgan

Intergovernmental Coordination

The Intergovernmental Coordination Element provides local governments an opportunity to inventory existing intergovernmental coordination mechanisms and processes with other local governments and governmental entities that can have profound impacts on the success of implementing the local government's comprehensive plan. The purpose of this element is to assess the adequacy and suitability of existing coordination mechanisms to serve the current and future needs of the community and articulate goals and formulate a strategy for effective implementation of community policies and objectives that, in many cases, involve multiple governmental entities.(DCA PlanBuilder,2004)

A. Introduction

Intergovernmental coordination is any effort, whether formal or informal in which governments collaborate with other governments, authorities, entities or businesses. The nature of the relationship amongst the parties can range from a formal contract for services to a word of mouth agreement.

B. Inventory of Existing Conditions

Budget cuts and duplication of services have encouraged governments to consolidate services to more efficiently serve the public. Although Calhoun County and the cities of Arlington, Edison, Leary and Morgan are relatively small governments; the needs of the communities are the same as those of larger communities. The citizens of Calhoun County can benefit from intergovernmental coordination efforts in many ways. Benefits include:

- *Cost savings*
- *Free flow of information*
- *Enhanced community awareness*
- *Greater business/public participation*
- *Greater accountability of elected officials*
- *Greater collaborative efforts amongst neighboring governments*
- *Enhanced quality of life through greater availability of services*

Intergovernmental Coordination efforts within Calhoun County include: law enforcement, fire protection, E-911, healthcare, transportation, joint development authority, Calhoun County School System, Calhoun County Family Connection, Calhoun County Neighborhood Service Center and the Calhoun County Housing Authority. In addition, the county and the cities also have relationships with various local, regional and state agencies and governments. Calhoun County and the cities of Arlington, Edison, Leary and Morgan are affiliated with Early County, the Southwest Georgia Regional Development Center (Camilla, Georgia), the Environmental Protection Division, the Department of Community Affairs, the Department of Industry, Trade and Tourism, the Department of Transportation, the Department of Human Resources, the Department of Family/Children Services and Calhoun State Prison Authority. Currently, Calhoun

County does not qualify to participate in the Governor's Greenspace Program due to the slow growth rate.

The local governments maintain and update as needed an approved Service Delivery Strategy (SDS) and a corresponding dispute resolution process that conform to the provisions of the Comprehensive Plan/Short Term Work Program. The SDS was updated concurrently with the comprehensive plan and outlines the services provided by each government.

The majority of the coordination efforts are based on both word of mouth agreements and contracts for services. See **Table 8.0** for a list of Calhoun County intergovernmental coordination efforts, the nature of the relationships and the governments/entities/ authorities involved. Current intergovernmental coordination efforts serve a multitude of purposes, including, but not limited to:

Local Coordination:

As discussed above, the services of the local governments are coordinated by the Calhoun County Service Delivery Strategy. Every service outlined below is included in the Strategy which ensures that the local governments have agreed upon the preferred method of service provision.

- *Law Enforcement: the purpose of the coordinated law enforcement efforts is to ensure that all Calhoun County residents are provided with the best possible safety and protection. In addition, the governments all participate in mutual aid agreements to support each other in times of crisis in which additional man power is needed.*
- *Fire Protection: the purpose of the coordinated fire protection services is to ensure that all Calhoun County citizens are provided with adequate fire protection. The mutual aid agreements allow the governments to support each other in times of crisis in which additional man power is needed.*
- *E-911: the purpose of this coordination effort is to ensure all Calhoun County residents have adequate assistance in case of emergency. The coordination between the governments and E-911 staff is in regards to level of service standards and budget allocation.*
- *Hospital Authority: the purpose of this coordination effort is to ensure all Calhoun County residents receive adequate healthcare options. The coordination between the governments and the hospital authority is in regards to funding allocation.*
- *Joint Development Authority: the purpose of this coordination effort is to allow governments within a five county region to work collaboratively to encourage growth and development in those counties. The counties within the joint development authority include: Calhoun, Decatur, Early, Miller and Seminole.*
- *Calhoun County School System: the purpose of this coordination effort is through funding from the county tax digest.*
- *Calhoun County Family Connection: the purpose of this affiliation is to keep Calhoun County governments abreast of the various resource referrals Family Connection offers.*
- *Calhoun County Neighborhood Service Center: The purpose of this affiliation is to keep Calhoun County governments abreast of the various services provided by the Southwest Georgia Community Action Council.*

- *Calhoun County Housing Authority: the purpose of this affiliation is to keep Calhoun County governments abreast of the availability of affordable housing in the county.*

Regional Coordination:

- *Early County: the purpose of intergovernmental coordination efforts with Early County is due to part of the city of Arlington being located in both counties. 59.7 percent of Arlington is in Calhoun County and 40.3 percent of Arlington is located in Early County. In addition, many of the residents in Calhoun County utilize services provided in Early County such as the hospital, etc.*
- *Southwest Georgia Regional Development Center: the purpose of the coordination efforts with the RDC and the governments of Calhoun County is to provide technical assistance on various planning-related projects. The RDC assists Calhoun County governments with the Regional Transit Program; the Calhoun County Consolidated Comprehensive Plan, the Service Delivery Strategy, Zoning, Subdivision Regulations, Environmental Protection Ordinances and Requirements and Grant Writing. In essence, the RDC serves as a liaison between Calhoun County governments and state and federal agencies.*

State Coordination:

- *Georgia Environmental Protection Division: the purpose of this coordination effort is to ensure that all environmentally sensitive resources are protected and maintained. In addition, the Environmental Protection Division is responsible for permitting.*
- *Georgia Department of Community Affairs: the purpose of this coordination effort is to ensure that the Local Minimum Planning Standards are used in the development of the consolidated comprehensive plan, the Service Delivery Strategy and zoning issues. In addition, the Department of Community Affairs offers a variety of grant opportunities for local governments.*
- *Georgia Department of Industry, Tourism & Trade: the purpose of this coordination effort is to keep Calhoun County governments abreast of economic development opportunities within the region and the state.*
- *Georgia Department of Transportation: the purpose of this coordination effort is to maintain state roads and highways and to inform Calhoun County governments of various transportation-related funding projects.*
- *Georgia Department of Human Resources*
- *Georgia Department of Family and Children Services*: *the purpose of this coordination effort is to keep the governments of Calhoun County abreast of the needs of the residents in regards to social services.*
- *Georgia State Prison Authority: the purpose of this coordination effort is to keep governments of Calhoun County of the workings of the Calhoun State Prison.*

Table 8.0: Calhoun County Intergovernmental Coordination Efforts

Intergovernmental Coordination Effort	Governments/Entities/ Authorities/Business Involved	Nature of the Relationship to Comprehensive Plan	Coordination Mechanism	Primary Responsibility
Service Delivery Strategy	Calhoun County, Arlington, Edison, Leary & Morgan	Separate document. Minimizes conflicts over service provision described in Comprehensive Plan. Overall guidance and process for coordinating local government services. Formal process, dictated by state law	Adopted by local governments. Includes dispute resolution processes	Local governments
Law Enforcement	Calhoun County, Sheriff's Department; Arlington, Edison, Leary & Morgan Police Departments	Described in Community Facilities element. Long term goals devised during planning process.	Informal Agreement Sharing of Information	Calhoun County, Arlington, Edison, Leary & Morgan
Fire Protection	Calhoun County, Arlington, Edison, Leary & Morgan, Early County Rural Fire Department	Described in Community Facilities element. Long term goals devised during planning process.	Contract for Services	Calhoun County, Arlington, Edison, Leary & Morgan, Early County Rural Fire Department
Calhoun County School System	Calhoun County Tax Assessor, Calhoun County School Board,	Comprehensive Plan identifies and addresses community needs	Budget Allocation Support of Statewide initiatives Sharing of Information	School Board
Joint Development Authority	Calhoun, Early, Decatur, Miller, Seminole	Identifies and implements objectives in Comprehensive Plan	Informal Agreement Sharing of Information	County's local governments
E-911 Services	Calhoun County, Arlington, Edison, Leary & Morgan, Early County	Described in Community Facilities element. Long term goals devised during planning process.	Contract for Services	Calhoun County
Calhoun State Prison	Calhoun County, Morgan and the Prison Authority	Identified in community facilities element of Comprehensive Plan	Sharing of Information	State of Georgia
Regional Development Center	Calhoun County, Arlington, Edison, Leary and Morgan, Southwest Georgia Regional Development Center	Assists with the identification and implementation of objectives from the Comprehensive Plan	Contract for Services: Regional Transit Program, Comprehensive Plan Updates/Amendments, the Service Delivery Strategy, Zoning/ Mapping Services, Subdivision Regulations, Environmental Protection Ordinances/Requirements Grant Writing, etc., Sharing of Information	Local governments
State Agencies	Calhoun County, Arlington, Edison, Leary, Morgan, DCA, DHR, DFACS,DOT, DOL, Calhoun State Prison	Assists with the identification and implementation of objectives from the Comprehensive Plan	Contract for Services, Sharing of Information	Local governments
Source: Southwest Georgia Regional Development Center				

C. Assessment

During the planning horizon, the governments of Calhoun County would like to maintain current intergovernmental coordination efforts to guarantee the best possible provision of services for the residents. Furthermore, it is imperative that the government officials in Calhoun County continue to enhance intergovernmental coordination efforts in order to continue to improve the quality of life for all residents.

Each of the governments within Calhoun County is content with intergovernmental coordination relationships and they feel that the efforts are adequate and they do not foresee any problems resulting from current coordination mechanisms. When necessary or required, the local governments will assess and amend their SDS to conform to existing service provisions.

D. Goals & an Associated Implementation Program

The residents of Calhoun County and the cities of Arlington, Edison, Leary and Morgan are content with current intergovernmental coordination efforts. Therefore, the governments would like to maintain current intergovernmental coordination relationships in the best manner possible. The main intergovernmental coordination goal for Calhoun County is to:

> ***Goal:*** *To promote maximum local government effectiveness, efficiency and coordination through the identification and provision of mechanisms for resolving incompatible or conflicting statements within the local government comprehensive plan, and with plans of other governmental entities (See Calhoun County Long Term Goals for the complete list of goals, policies and objectives).*

Each of the policies and objectives that Calhoun County and the cities of Arlington, Edison, Leary and Morgan have set is feasible and can be accomplished through diligence and effective implementation strategies.

SERVICE DELIVERY STRATEGY

Due to the lack of growth and rural nature of the governments in Calhoun County, changes to the SDS were primarily clerical in nature. The SDS document and process are sufficient mechanisms to coordinate the governments' current and future service provision. No problems were identified during this process. The services discussed in the Service Delivery Strategy are consistent with the provisions of the Calhoun Consolidated plan. The services currently provided as well as those during the planning period that are discussed in the comprehensive plan do not exceed those identified in the SDS. No aspects of either the comprehensive plan or the SDS have been identified that present conflicts.

Land use disputes resulting from annexations are minimized or eliminated by provisions of the SDS. In conjunction with the SDS, a process to resolve any potential disputes was also adopted. This process requires that prior to initiating any formal annexation activities, a municipality must notify the county and provide information about the nature of the proposed annexation. Provided the county has no objections, the city may proceed with the annexation. If the county has a bona fide objection to the

annexation it can request the city modify or discontinue the proposal. This would include the proposed zoning of the property, although because Calhoun County does not have zoning, this aspect is less important. However, the county can still object to a city's proposed zoning of proposed annexed property. Mediation is used to resolve any disputes that arise.

The governments also adopted a process to resolve any potential disputes over the provision of new extra territorial water or sewer services. This procedure is similar to the annexation dispute resolution, in that the government contemplating action notifies the adjacent government of its plans and provides the opportunity to comment. The potentially affected government then determines if the proposal is consistent with its land use plan or ordinances. Mediation is required to resolve any disputes between governments.

As with the comprehensive plan, the service delivery strategy is developed collaboratively amongst the governments of Calhoun County. In this manner, the governments assure that their land use plans are compatible and non-conflicting with the plans of other local governments.

Long Term Goals
STWP 2004-2008
ROA 1999-2003

Calhoun County
and the cities of
Arlington, Edison, Leary & Morgan

Calhoun County & the Cities of Arlington, Edison, Leary & Morgan

Long-Term Goals and Policies

Population

Goal #1 Grow through an increase in total population.

Policy 1.1 Enhance the ability of county services to provide for future growth of residential population within the cities and the county.

Goal #2 Improve the quality of life for the all Calhoun County residents.

Policy 2.1 Continue to increase the number and variety of services provided to residents of the cities and the county.

Policy 2.2 Continue to enforce the county subdivision regulations.

Policy 2.3 Continue to enforce the county zoning regulations.

Goal #3 Enable new and existing residents to become active in the community.

Policy 3.1 Continue to appoint citizen action committees when needed to address specific issues pertinent to the community.

Goal #4 Continue to improve race relations.

Policy 4.1 Encourage more interaction among all races in civic and public activities.

Policy 4.2 Encourage more minority owned businesses to locate in Calhoun County and its cities.

Policy 4.3 Encourage more interracial participation in community festivals.

Policy 4.4 Initiate, encourage, and support social welfare services for migrant farm workers.

Goal #5 Encourage greater public involvement in education.

Policy 5.1 Promote and encourage all activities of the Calhoun County Public School System.

Policy 5.2 Provide ample services and facilities to the Calhoun County Public Schools.

Policy 5.3 Endorse and support “No Child Left Behind.”

Policy 5.3 Promote and support the community literacy campaign.

Economic Development

Goal #6 Increase total employment.

Policy 6.1 Support existing industry and commerce in the cities and county by allowing them the ability to expand their operations.

Policy 6.3 Promote the activities of the Calhoun County Development Council.

Policy 6.4 Continue to initiate, support and promote local community improvement projects which create jobs for the residents of the cities and county.

Policy 6.5 Participate in city and regional economic development projects that have possible economic impact on the county and the cities.

Goal #7 Improve the quality and quantity of basic economic industries in Calhoun County.

Policy 7.1 Encourage and support the activities of the Calhoun County Development Council.

Policy 7.2 Allow for the enhancement of existing infrastructure in the city and county industrial areas to enable expansion of existing industry and location of new industry.

Policy 7.3 Participate actively in city and regional economic development efforts.

Policy 7.4 Allow industrial development to occur in the unincorporated areas only when the performance of the industry is inappropriate for location in more urban areas.

Policy 7.5 Encourage and support the agricultural industries of the county.

Policy 7.6 Initiate, encourage, and support open communication between all public and private groups involved in economic development efforts in the cities, county, and the region.

Goal #8 Promote agribusiness as a major source of basic economic activity.

Policy 8.1 Actively pursue manufacturing firms that are able to make use of the agricultural resources of the surrounding region.

Policy 8.2 Seek expert advice from the University of Georgia and Georgia Farm Bureau Chapter on ways to further market and process local products within the community.

Policy 8.3 Identify processing plants which would utilize local crops and resources.

Policy 8.4 Promote and support innovative approaches to farming that can diversify the agricultural industry.

Policy 8.5 Prepare the community for the increased settlement of migrant farm workers and their families.

Housing

Goal #9 Ensure adequate housing to all income groups of the population.

Policy 9.1 Encourage the location of residential development where the public facilities such as water and sewer are already available.

Policy 9.2 Assure that all who qualify have an equal chance for housing in federally subsidized housing projects.

Policy 9.3 Promote Federal Housing and Urban Development programs for first time home buyers.

Policy 9.4 Allow for increased development of quality rental housing.

Goal #10 Ensure that existing housing units are fit for human habitation.

Policy 10.1 Encourage and support facilities for the homeless.

Policy 10.2 Continue to enforce all regulations concerning the licensing of all forms of manufactured housing and development of mobile home parks.

Goal #11 **Ensure equal opportunity practices in the real estate market.**

Policy 11.1 Continue to enforce federal Fair Housing standards wherever feasible.

Goal #12 **Protect property values in the county/cities.**

Policy 12.1 Maintain the integrity of the future land use plan and zoning ordinance.

Community facilities

Goal #13 **Provide the best possible level of services to present and future city/county residents.**

Policy 13.1 Continue to provide city/county residents with the best possible police and fire protection.

Policy 13.3 Continue to improve the emergency medical service whenever the means are available.

Policy 13.4 Allow residents the opportunity to divert recyclable waste from their garbage by providing a city/county wide recycling program that can achieve a 25% per capita solid waste reduction by July of 1996.

Policy 13.5 Make every effort to keep the county roads, bridges, and right-of-ways free of litter and debris.

Policy 13.6 Restrict development that places an excessive burden on community facilities and services.

Goal #14 **Improve all county maintained roads, bridges and right-of-ways.**

Policy 14.1 Implement a functional classification system for roadways within the county which will remain consistent with the county road improvement schedule.

Policy 14.2 Continue an active maintenance and improvement program for roads, bridges, and right-of-ways based upon the road improvement schedule.

Policy 14.3 Maintain and update a repair and/or improvement schedule consistent with the roadway classification system.

Policy 14.4 Work closely with the Georgia Department of Transportation in planning improvements to existing state routes and planning new routes within the county.

Goal #15 Provide the public with the best possible passive and active public recreational facilities.

Policy 15.1 Develop a recreational plan for the cities/county.

Policy 15.2 Plan and program existing recreational facility improvements, new facilities, and programs in accordance with the needs and preferences of all county residents.

Policy 15.3 Pursue state and federal grant funds for existing recreational facility improvements, new facilities, and programs in the city.

Goal #16 Bring equity to the allocation of facilities and services throughout the county and its cities.

Policy 16.1 Do not provide services funded through advalorem and sales taxes to unincorporated county residents that are not provided equally to residents of the cities.

Policy 16.2 Do not require the cities to financially support activities that are already subsidized by the county advalorem and sales tax structure.

Policy 16.3 Throughout every county and city department charge user fees to fund services whenever possible.

Natural, Historic, and Cultural Resources

Goal #17 Continue to encourage and support all religious organizations.

Policy 17.1 Allow all religious organizations equal opportunity and access to all public facilities.

Policy 17.2 Encourage multi-denominational gatherings, events and festivals.

Policy 17.3 Encourage new residents to become a member of the church of their choice.

Policy 17.4 Encourage churches to promote and participate in community activities through their congregations.

Goal #18 **Continue to encourage and support outdoor recreation activities.**

Policy 18.1 Provide a safe recreational environment for all county maintained recreation areas.

Policy 18.2 Keep a fair and equitable management system for all major outdoor recreation facilities.

Policy 18.3 Continue to maintain and improve the environmental quality of all county maintained recreation areas when necessary.

Goal #19 **Continue to encourage and support the activities of all community service clubs and civic organizations.**

Policy 19.1 Allow all civic and social organizations equal opportunity and access to all public facilities.

Policy 19.2 Encourage civic and social organizations to host gatherings, events and festivals at public facilities.

Policy 19.3 Encourage new residents to become a member of a social or civic organization.

Policy 19.4 Encourage civic and social organizations to promote and participate in community activities through their members.

Goal #20 **Improve and protect the condition of the environment in the county.**

Policy 20.1 Work with state and federal agencies in monitoring groundwater, air quality, and storm water runoff.

Policy 20.2 Comply with all adopted Federal, State, and County environmental protection criteria.

Goal #21 **Support the preservation of all historic structures located in the county.**

Policy 21.1 Initiate, promote and support programs to renovate structures on the National Register.

Policy 21.3 Seek alternative uses for historic buildings in the county.

Policy 21.4 Maintain historic record of all significant activities and events related to the development of the community.

Land Use

Goal #22 **Protect property values within the county.**

Policy 22.1 Protect residential areas from intrusion of incompatible and conflicting land uses.

Policy 22.2 Promote the development of scenic buffers between conflicting land uses.

Policy 22.3 Maintain, and enforce development regulations on non-agricultural land uses.

Policy 22.4 Enforce the Calhoun County Subdivision Regulations.

Policy 22.5 Enforce the Calhoun County Zoning Regulations.

Goal #23 **Use development regulations to maximize the efficiency of existing and future county facilities and services.**

Policy 23.1 Focus residential development around fire stations.

Policy 23.2 Promote cluster development of residential units on agricultural land.

Policy 23.3 Promote industrial and high-volume commercial development along highways of four lanes or greater.

Goal #24 **Protect the county Agricultural Industry.**

Policy 24.1 Protect agricultural areas from intrusion of incompatible and conflicting land uses.

Policy 24.2 Require residential developments to provide any required buffers between new residential development and existing agricultural land uses.

Policy 24.3 Restrict any development or development activity that would impede upon the quality and quantity of agricultural products produced in Calhoun County.

Intergovernmental Coordination Goal

Goal #25 To promote maximum local government effectiveness, efficiency and coordination through the identification and provision of mechanisms for resolving incompatible or conflicting statements

within the local government comprehensive plan and with plans of other governmental entities.

Policy 25.1 Maintain intergovernmental relationships with other governments, entities and authorities.

Policy 25.2 Improve communication amongst the governments.

Policy 25.3 Identify and eliminate duplication of functions and services of Calhoun County and the cities of Arlington, Edison, Leary and Morgan.

Calhoun: Report of Accomplishments
1999-2003

Community Facilities		
Activity	**Status**	**Explanation**
Continue to operate waste transfer station.	Underway	
Continue to maintain County's roads.	Completed	
Pave county roads approved by DOT (County Roads 52 and 153) 50, 27.	Underway	
Renovate courthouse and make other improvements to the facility.	Completed	
Renovate fire station and EMS facility.	Completed	
Continue to support city recreation programs.	Completed	
Economic Development		
Activity	**Status**	**Explanation**
Maintain membership and financial support of the County's Economic Development Council.	Completed	
Support annual county festivals.	Completed	
Support annual king cotton horse show.	Completed	
Support Mayday Festival in Arlington.	Completed	
Housing		
Activity	**Status**	**Explanation**
Provide information on housing rehab programs.	Underway	
Land Use		
Activity	**Status**	**Explanation**
Update subdivision regulations.	Underway	
Consider the adoption of Zoning Regulations.	Underway	
Update Comprehensive Plan.	Underway	
Amend Service Delivery Strategy as required.	Underway	
Establish Planning Commission.	Not Accomplished	Lack of participation from citizens.

Natural and Historic Resources		
Activity	**Status**	**Explanation**
Consider the adoption of flood	Completed	

plain regulations.		
Adopt wetland protection measures (required).	Completed	
Adopt groundwater protection measures (required).	Completed	
Adopt River Corridor protection measures (required).	Completed	

Calhoun: Short Term Work Program Update
2004-2008

Community Facilities				
Activity	**Years**	**Responsible Party**	**Cost Estimate**	**Funding Source**
Continue to operate waste transfer station.	2004, 2005, 2006, 2007, 2008	County	$75,000.00	County
Continue to maintain County's roads.	2004, 2005, 2006, 2007, 2008	County	$500,000.00	General Funds, SPLOST, DOT
Pave county's roads approved by DOT (County Roads 52 and 153) 50, 27.	2004, 2005, 2006, 2007, 2008	County	$500,000.00	County
Seek funding for construction of new jail facility.	2004, 2005,2006,2007, 2008	County	$150,000.00	General Fund, Grants
Expand Sheriff's office.	2007,2008	County	$80,000.00	General Fund

Housing				
Activity	**Years**	**Responsible Party**	**Cost Estimate**	**Funding Source**
Provide information on housing rehab programs.	2004, 2005, 2006, 2007, 2008	County	N/A	General Fund

Land Use				
Activity	**Years**	**Responsible Party**	**Cost Estimate**	**Funding Source**
Update subdivision regulations on an as- needed basis.	2004, 2005, 2006, 2007, 2008	County	N/A	County
Consider the adoption of Zoning regulations.	2004, 2005, 2006, 2007, 2008	County	N/A	General Fund

Update Comprehensive Plan.	2004	County/Cities	N/A	General Fund
Amend Service Delivery Strategy.	2004	County/Cities	N/A	County/Cities

Arlington city: Report of Accomplishments
1999-2003

Community Facilities		
Activity	**Status**	**Explanation**
Upgrade sewerage Treatment Plant.	Completed	
Implement open ditch drainage program.	Underway	
Purchase new yard waste pickup vehicle.	Completed	
Extend sewer lines to unserved areas.	Underway	
Enhance fire department facilities and program.	Completed	
Renovate city hall.	Completed	
Develop mini-park at city hall.	Completed	
Renovate & improve appearance of old gym and buildings at old school complex.	Not Accomplished	The council decided to remove the old gym and old school complex.
Make improvements to recreation facilities.	Completed	
Implement year round recreation program.	Underway	
Purchase new computers for City Hall-Police Department.	Completed	
Repair and Replace Existing sewer lines as indicated.	**Underway**	

Economic Development		
Activity	**Status**	**Explanation**
Continue support of the Arlington Economic Authority.	Underway	
Implement Downtown Revitalization Program.	Underway	
Implement major street landscaping program.	Underway	
Consider implementation of Litter Control Program.	Underway	

Housing		
Activity	**Status**	**Explanation**
Implement substandard housing renovation program.	Completed	
Support handicapped housing development program.	Completed	

Land Use		
Activity	**Status**	**Explanation**
Update Zoning Ordinance map.	Underway	
Update subdivision regulations.	Underway	
Update Comprehensive Plan.	Underway	
Amend Service Delivery Strategy as required.	Underway	
Continue building code implementation program for the City's business district.	Underway	
Natural and Historic Resources		
Activity	**Status**	**Explanation**
Renovate old train depot.	Underway	
Develop off street parking/landscaping for old train depot.	Underway	
Adopt groundwater protection measures (required).	Completed	
Adopt wetland protection regulations (required).	Completed	

Arlington City: Short Term Work Program Update
2004-2008

Community Facilities				
Activity	**Years**	**Responsible Party**	**Cost Estimate**	**Funding Source**
Implement open ditch drainage program.	2004, 2005, 2006, 2007, 2008	City	$200,000.00	Grants, General Fund
Extend sewer lines to unserved areas.	2004, 2005, 2006, 2007, 2008	City	$200,000.00	General Fund, Grants
Removal of old gym and old school complex.	2004, 2005, 2006, 2007, 2008	City	$20,000.00	General Fund
Implement year round recreation program.	2004, 2005, 2006, 2007, 2008	City	$20,000.00	General Funds, Grants
Pave remaining dirt roads.	2004,2005,2006,2007 2008	City	$375,000.00	General Fund,Grants
Repair and replace existing sewer lines as indicated.	**2004,2005,2006,2007 2008**	**City**	**$250,000.00**	**General Fund, Grants**

Economic Development				
Activity	**Years**	**Responsible Party**	**Cost Estimate**	**Funding Source**
Continue support of	2004, 2005,	City	N/A	N/A

Arlington Economic Development Authority.	2006, 2007, 2008			
Implement downtown revitalization program.	2004, 2005, 2006, 2007, 2008	City	N/A	N/A
Implement major street landscaping program.	2004, 2005, 2006, 2007, 2008	City	$20,000.00	General Fund
Consider implementation of litter control program.	2004, 2005, 2006, 2007, 2008	City	N/A	N/A
Apprise community of ongoing economic development efforts.	2004,2005,2006 2007,2008	City	N/A	N/A

Housing

Activity	Years	Responsible Party	Cost Estimate	Funding Source
Implement substandard housing renovation program.	2004, 2005, 2006, 2007, 2008	City	$300,000.00	General Fund, Grants
Support handicapped housing development program.	2004, 2005, 2006, 2007, 2008	City	N/A	N/A

Land Use

Activity	Years	Responsible Party	Cost Estimate	Funding Source
Update zoning ordinance map.	2004, 2005, 2006, 2007, 2008	City	N/A	N/A
Update subdivision regulations.	2004, 2005, 2006, 2007, 2008	City	N/A	N/A
Continue building code implementation program for the city's business district.	2004, 2005, 2006, 2007, 2008	City	N/A	N/A
Update comprehensive plan	2004	City	N/A	N/A

Natural and Historic Resources

Activity	Years	Responsible Party	Cost Estimate	Funding Source
Continue to renovate old train	2004,	City	$300,000.00	General

depot.	2005, 2006, 2007, 2008			Fund, Grants
Develop off street parking/landscaping for old train depot.	2004, 2005, 2006, 2007, 2008	City	$25,000.00	General Fund, Grants

Edison City: Report of Accomplishments
1999-2003

Community Facilities		
Activity	**Status**	**Explanation**
Implement downtown revitalization program	Underway	
Seek state revolving loan funds for downtown revitalization	Underway	
Renovate old City Hall police, fire station	Not Accomplished	Budget Constraints
Support Community Center	Underway	
Purchase new tractor and mower	Underway	Tractor not yet purchased due to budgetary constraints.
Improve poor drainage areas	Underway	
Provide needed sidewalks	Underway	
Make needed improvements to recreation areas and facilities	Underway	
Make needed improvements to recreation areas and facilities	Underway	
Continue support of recycling program	Underway	
Continue support of Calhoun County's youth football program	Underway	

Economic Development		
Activity	**Status**	**Explanation**
Continue to work with the County's CCDC	Completed	
Continue to recruit new industries to employ local residents	Completed	
Continue to support the Edison Development Authority	Completed	
Continue to support the King Cotton Horse Show	Completed	
Support the development of low-moderate income housing units	Completed	
Implement dilapidated housing	Completed	

program		
Implement substandard housing renovation program	Completed	
Implement substandard housing renovation program	Completed	
Land Use		
Activity	**Status**	**Explanation**
Update Zoning Ordinance-Map	Underway	
Consider the adoption of a Subdivision Ordinance	Underway	
Update Comprehensive Plan	Underway	
Amend Service Delivery Strategy as needed	Underway	
Natural and Historic Resources		
Activity	**Status**	**Explanation**
Make Historic Preservation Nominations	Underway	
Establish downtown historic district	Completed	
Develop Historic Museum	Completed	
Adopt groundwater protection regulations	Completed	
Adopt wetland protection measures	Completed	

Edison City: Short Term Work Program Update
2004-2008

Community Facilities				
Activity	**Years**	**Responsible Party**	**Cost Estimate**	**Funding Source**
Purchase a police car.	2005	City	$28,000.00	General Fund
Implement downtown revitalization program	2004, 2005, 2006, 2007, 2008	City	N/A	General Fund
Seek state revolving loan funds for downtown revitalization	2004, 2005, 2006, 2007, 2008	City	N/A	City
Support community center.	2004, 2005, 2006, 2007, 2008	City	N/A	N/A
Improve drainage areas.	2004, 2005, 2006,	City	$200,000.00	General Fund, Grants

	2007, 2008			
Provide needed sidewalk improvements.	2004, 2005, 2006, 2007, 2008	City	$30,000.00	General Fund, Grants
Make needed improvements to recreation areas and facilities.	2004, 2005, 2006, 2007, 2008	City	$60,000.00	General Fund, Grants
Continue support of recycling program.	2004, 2005, 2006, 2007, 2008	City	N/A	N/A
Continue support of Calhoun County's youth football program.	2004, 2005, 2006, 2007, 2008	City	$300.00	General Fund
Provide new water/sewer services in newly developed subdivisions.	2004, 2005, 2006, 2007, 2008	City	$200,000.00	General Fund, Grants
Purchase a new fire truck.	2005	City	$28,000.00	General Fund
Add 1946 historic city fire truck to the historic museum.	2004, 2005, 2006	City	$30,000.00	General Fund, Grants
Economic Development				
Activity	**Years**	**Responsible Party**	**Cost Estimate**	**Funding Source**
Continue to work with the County's CCDC	2004, 2005, 2006, 2007, 2008	City	$300	General Fund
Continue to support the Edison Development Authority	2004, 2005, 2006, 2007, 2008	City	$500	General Fund
Continue to support the King Cotton Horse Show	2004, 2005, 2006, 2007, 2008	City	$1500	General Fund

Support the development of low-moderate income housing units	2004, 2005, 2006, 2007, 2008	City	N/A	General Fund
Implement dilapidated housing program	2004, 2005, 2006, 2007, 2008	City	N/A	General Fund
Implement substandard housing renovation program	2004, 2005, 2006, 2007, 2008	City	$300,000	General Fund
Land Use				
Activity	**Years**	**Responsible Party**	**Cost Estimate**	**Funding Source**
Update zoning ordinance map.	2004, 2005, 2006, 2007, 2008	City	N/A	N/A
Consider the adoption of subdivision regulations.	2004, 2005, 2006, 2007, 2008	City	N/A	N/A
Amend Service Delivery Strategy as needed.	2004, 2005, 2006, 2007, 2008	City	N/A	N/A
Update comprehensive plan	2004	City	N/A	N/A
Natural and Historic Resources				
Activity	**Years**	**Responsible Party**	**Cost Estimate**	**Funding Source**
Make historic preservation nominations.	2004, 2005, 2006, 2007, 2008	City	N/A	N/A

Leary City: Report of Accomplishments
1999-2003

Community Facilities		
Activity	**Status**	**Explanation**
Improve areas having poor drainage.	Underway	
Make improvements to sewer treatment plant.	Postponed	Funds not available.

Extend city sewer to unserved areas.	Postponed	Funds not available.
Extend water mains and hydrants to unserved areas.	Postponed	Funds not available.
Install new water tank.	Underway	
Update Fire Department Equipment.	Completed	
Purchase computers for city hall, Fire/Police Departments.	Completed	
Develop new public safety facility	Postponed	Funds not available.
Pave unpaved streets (2).	Postponed	Funds not available.
Renovate old depot facility.	Postponed	City does not own the facility.
Make recreation and parks improvements. (old school ground)	Underway	
Ball field lighting.	Postponed	Ball field not being used.
Ball park fencing.	Completed	
New bleachers, resurface basketball court, walking track.	Postponed	Funds not available.
Economic Development		
Activity	**Status**	**Explanation**
Consider implementation of a downtown revitalization program.	Postponed	Funds not available.
Housing		
Activity	**Status**	**Explanation**
Rehab low income substandard housing units (20) residents.	Postponed	Funds not available.
Provide information on housing rehab assistance programs.	Postponed	Funds not available.
Land Use		
Activity	**Status**	**Explanation**
Update zoning ordinance map.	Underway	
Consider adoption of subdivision regulations.	Completed	
Update Comprehensive plan.	Underway	
Amend Service Delivery Strategy.	Underway	
Natural and Historic Resources		
Activity	**Status**	**Explanation**
Implement downtown revitalization program.	Postponed	Funds not available.
Adopt groundwater protection ordinances (required).	Completed	
Adopt wetland protection measures.	Completed	

Leary City: Short Term Work Program Update
2004-2008

Community Facilities				
Activity	**Years**	**Responsible Party**	**Cost Estimate**	**Funding Source**
Improve areas having poor drainage.	2004, 2005, 2006, 2007, 2008	City	$500,000.00	General Fund, Grants
Make improvements to sewer treatment plant.	2004, 2005, 2006, 2007, 2008	City	$200,000.00	General Fund, Grants
Extend city sewer to unserved areas.	2004, 2005, 2006, 2007, 2008	City	$200,000.00	General Fund, Grants
Extend water mains and hydrants to unserved areas.	2004, 2005, 2006, 2007, 2008	City	$200,000.00	General Fund, Grants
Install new water tank.	2004, 2005, 2006, 2007, 2008	City	$300,000.00	General Fund, Grants
Develop new public safety facility.	2004, 2005, 2006, 2007, 2008	City	$55,000.00	General Fund, Grants
Pave unpaved streets.	2004, 2005, 2006, 2007, 2008	City	$100,000.00	General Fund, Grants
New bleachers, resurface basketball court, walking track.	2004, 2005, 2006, 2007, 2008	City	$20,000.00	General Fund, Grants
Improve fire station building.	2004,2005	City	$60,000.00	General Fund, Grants
Purchase new fire truck	2006	City	$140,000.00	General

pumper.				Fund, Grants
Economic Development				
Activity	**Years**	**Responsible Party**	**Cost Estimate**	**Funding Source**
Consider implementation of a downtown revitalization program.	2004, 2005, 2006, 2007, 2008	City	N/A	General Fund, Grants
Housing				
Activity	**Years**	**Responsible Party**	**Cost Estimate**	**Funding Source**
Rehab low income substandard housing units (20) residents.	2004, 2005, 2006, 2007, 2008	City	$300,000.00	General Fund, Grants
Provide information on housing rehab assistance programs.	2004, 2005, 2006, 2007, 2008	City	N/A	N/A
Land Use				
Activity	**Years**	**Responsible Party**	**Cost Estimate**	**Funding Source**
Update zoning ordinance map.	2004, 2005, 2006, 2007, 2008	City	$2,000.00	General Fund
Update subdivision regulations.	2005	City	N/A	N/A
Update comprehensive plan	2004	City	N/A	N/A
Natural and Historic Resources				
Activity	**Years**	**Responsible Party**	**Cost Estimate**	**Funding Source**
Implement downtown revitalization program.	2004, 2005, 2006, 2007, 2008	City	N/A	N/A

Morgan City: Report of Accomplishments
1999-2003

Community Facilities		
Activity	**Status**	**Explanation**
Develop new city park facility.	Completed	
Make improvements to the existing recreation facilities as	Underway	

needed.		
Resurface streets (5)	Underway	
Expand sewer treatment plant and extend to unserved areas.	Completed	
Renovate fire department.	Underway	

Economic Development		
Activity	**Status**	**Explanation**
Continue to support the County's Economic Development Council.	Completed	

Housing		
Activity	**Status**	**Explanation**
Provide information to residents on housing rehabilitation programs.	Underway	

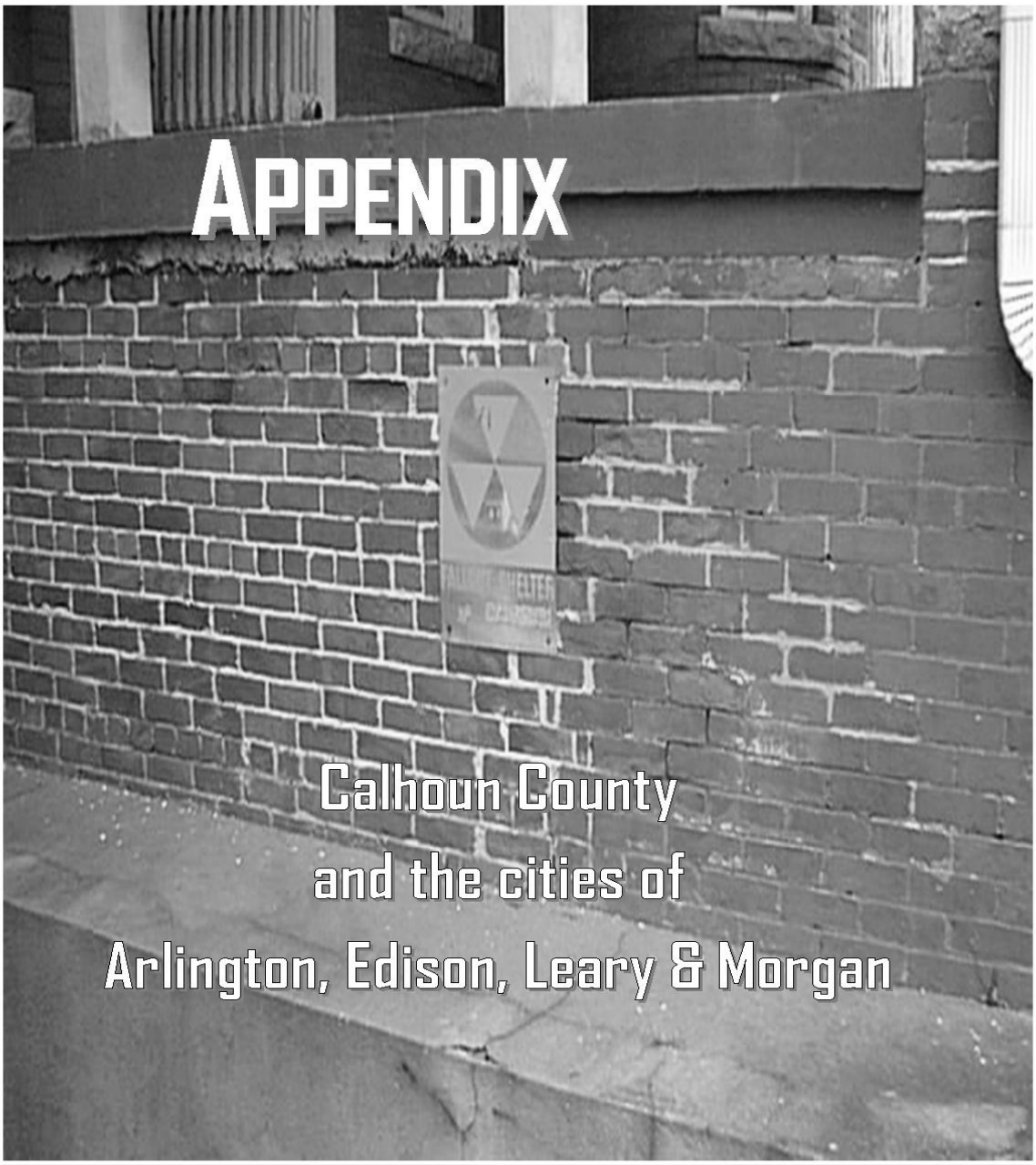
Land Use		
Activity	**Status**	**Explanation**
Update Zoning Ordinance and Map.	Underway	
Consider the adoption of subdivision regulations.	Underway	
Update Comprehensive Plan.	Underway	
Amend Service Delivery Strategy.	Underway	

Natural and Historic Resources		
Activity	**Status**	**Explanation**
Adopt groundwater protection criteria (required)	Completed	
Adopt wetland protection measures.	Completed	

Morgan City: Short Term Work Program Update
2004-2008

Community Facilities				
Activity	**Years**	**Responsible Party**	**Cost Estimate**	**Funding Source**
Add bathrooms to the new city park facility.	2004, 2005, 2006	City	$10,000.00	city
Make improvements to existing recreation facilities as needed.	2004, 2005, 2006, 2007, 2008	City	$25,000.00	General Fund, Grants
Resurface Streets (5)	2004, 2005, 2007, 2008	City	$100,000.00	General Fund, DOT
Renovate fire department.	2004, 2005,	City	$50,000.00	General Fund,

	2006, 2007, 2008			Grants
Construct a new city shop.	2004, 2005, 2006	City	$97,620.00	General Fund
Economic Development				
Activity	**Years**	**Responsible Party**	**Cost Estimate**	**Funding Source**
Continue to support the County's Economic Development Council.	2004, 2005, 2006, 2007, 2008	City	$500.00	General Fund
Housing				
Activity	**Years**	**Responsible Party**	**Cost Estimate**	**Funding Source**
Provide information to residents on housing rehabilitation programs.	2004, 2005, 2006, 2007, 2008	City	N/A	General Fund
Land Use				
Activity	**Years**	**Responsible Party**	**Cost Estimate**	**Funding Source**
Update Zoning Ordinance and Map	2004, 2005, 2006, 2007, 2008	City	N/A	General Fund
Consider the adoption of Subdivision Regulations.	2004, 2005, 2006, 2007, 2008	City	N/A	General Fund
Update Comprehensive Plan	2004	City/County	N/A	General Fund
Amend Service Delivery Strategy as needed.	2004, 2005, 2006, 2007,2008	City/County	N/A	General Fund



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3.) Home Rental Housing Loan & Home Community Housing Devt.

4.) Permanent Supportive Housing Program
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Economic Development Appendix

Economic Development Incentives

These incentives are utilized to attract new industries or to encourage the expansion of existing industries.

A. BUSINESS TAX CREDITS

1. Georgia Job Tax Credit Program

The Georgia Job Tax Credit Program provides tax credits on Georgia income taxes for any qualifying business or headquarters of any such business engaged in tourism, manufacturing, warehouse and distribution, and research and development. It does not include retail businesses.

Counties and certain census tracts in the state are ranked annually and placed in economic tiers using the following factors:

1. highest unemployment rate for the most recent 36 month period;
2. lowest per capita income for the most recent 36 month period;
3. highest percentage of residents whose incomes are below the poverty level according to the most recent data available;
4. average weekly manufacturing wage according to the most recent data available.

Tier 1 counties are ranked 1st through 53rd and represent the state's least developed counties. Companies creating 5 or more new jobs in a Tier 1 county may receive a $2500 tax credit. Tier 2 counties are ranked 54th through 106th. Companies creating 15 or more new jobs in a Tier 2 county may receive a $1500 tax credit. Tier 3 counties are ranked 107th through 159th. Companies creating 25 or more new jobs in a Tier 3 county may receive a $500 tax credit.

2. Investment Tax Credit
This incentive program is based on the tiers used in the Job Tax Credit Program. This program allows a corporation or person that has operated an existing manufacturing facility in the state, for the previous three years, to obtain a credit against income tax liability. Companies expanding in Tier 2 counties must invest $3 million to receive a three percent credit. This credit increases to five percent for recycling, pollution control and defense conversion activities.

3. Freeport Exemption
Freeport is a method whereby a community can exempt certain types of industrial inventory from ad valorem taxes. There are three types of inventory eligible for exemption. Any one or all three can be exempted, depending upon the judgment of the governing bodies. The three types are:
1. Raw materials or goods-in-process
2. Finished goods held by manufacturer
3. Finished goods destined for out-of-state shipment

Each of these categories can be enacted in twenty percent increment, from 20 percent to 100 percent. The idea is to phase in freeport, so that tax revenue is not lost. The counties with 100 percent freeport are: Colquitt, Decatur, Lee, Miller and Worth. Early County has a 20 percent freeport.

A decision to authorize freeport must be made by the voters through a referendum. Cities and counties must act independently of one another in calling referenda, though they can be held on the same day.

4. Retraining Tax Credit
Employers who provide retraining for employees are eligible for a tax credit equal to 25 percent of the costs of retraining per full time student up to $500. The training must:
1. enhance the functional skills of line and hourly employees otherwise unable to function effectively on new equipment;
2. be approved by the Department of Technical and Adult Education;
3. be provided at no cost, direct or indirect, to the employee.

5. Child Care Credit
Employers who provide or sponsor child care for employees are eligible for a tax credit of up to 50 percent of the direct cost of operation to the employer. The credit cannot exceed more than 50 percent of the taxpayers total state income tax liability for that taxable year.

6. Manufacturing Machinery Sales Tax Exemption
Provides for exemption from the sales and use tax for manufacturing equipment.

3. Machinery used directly in the manufacturing of tangible personal property when the machinery is bought to replace or upgrade machinery in a manufacturing plant presently existing in the state.

4. Machinery used directly in the manufacturing of tangible personal property when the machinery is incorporated as additional machinery for the first time into a manufacturing plant presently existing in this state.

7. Primary Material Handling Sales Tax Exemption
Provides for exemption from the sales and use tax on purchases of primary material handling equipment which is used directly for the handling and movement of tangible personal property in a new or expanding warehouse or distribution facility when such facility or expansion is worth $10 million or more.

8. Job Tax Credit for Joint Development Authorities
This program allows an additional $500 job tax credit for a business locating within the jurisdiction of a joint authority of two or more contiguous counties. It also gives the business the opportunity to qualify for the greatest dollar amount of job tax credits of any of the participating counties.

B. Revolving Loan Program
The Revolving Loan Fund (RLF) provides GAP financing to encourage bank participation when a bank would otherwise not make the loan. Except in special situations, the maximum RLF is $150,000 and the minimum is $40,000. Projects are expected to have a minimum of $2.00 private investment for each $1.00 RLF. The terms of the loan are 10 years or less for the RLF, and are negotiated between the lender and small business firm. Rates are derived from the lender's normal rates, with the RLF portion being fixed at prime or less as negotiated. The financing amount is up to 90 percent of the eligible cost, and the down payment must provide at least a ten percent cash/equity injection of the eligible project cost. Funding is available for fixed assets (land, building, and equipment) and working capital. Typical financing structure is 56.7 percent bank, 33.3 percent RFL and 10 percent small business. The bank's participation rate cannot be less than SBA's. The bank has first mortgage on 100 percent collateral, while RDC has the second mortgage position. The RDC prepares packaging and services the loans.

C. Utility Rate Breaks

A utility rate break tool is offered by Georgia Power Company in a joint effort with the Public Service Commission to encourage business growth in Georgia's 80 most economically distressed communities. Existing firms must increase energy use to be eligible for the rate break. These price incentives include a two-year, 10 percent discount on base rates for companies creating one to nine jobs and a 15 percent discount for companies that create ten to nineteen jobs. A 20 percent discount is offered to those companies creating twenty or more jobs. There is also an additional five percent discount for expanding in an already served facility vacant for six months, or one of the eighty distressed counties as defined by the state.

D. Southern Bell Economic Development Incentive Package

Southern Bell is offering discounts on service and products to increase business location in the State of Georgia. This plan was designed to compliment the Job Tax Credit Act of 1992. To be eligible, the business must locate or expand in any of the "Tier 2" counties annually targeted for development by the Georgia Department of Community Affairs (DCA), under the Job Tax Credit Program regulations. The applicable county must be served by Southern Bell and the business must be engaged in manufacturing, warehousing, distribution, processing, research or development. Retail or seasonal businesses are not eligible.

Southern Bell will offer qualifying businesses:

1. 100 percent waiver of all normal deposits for telephone service;
2. 100 percent waiver of service connection and installation charges, excluding inside wiring;
3. 25 percent discount on monthly recurring charges on all Southern Bell tariff items for a period of 12 months (excluding Message Toll Service, WATS, special service arrangements, and contract service arrangements).

Any new or existing business located in one of the identified counties that create and average of ten or more new full time jobs during the following 12-month period may qualify for Southern Bell's incentive offer. Incentives for existing businesses apply only to additional services ordered to support the newly created positions.

E. Community Development Block Grant: Employment Incentive Program

This program is available with grant limits of $500,000 although the State has discretionary authority to increase the EIP maximum grant award for projects of major significance to the State. This money may now be utilized for the purpose of providing publicly-owned facilities in which job training and educational services are provided to low and moderate income persons. EIP funds can be used to pay for a building and/or the training program. Eligibility of the training program cost is limited to "new" services not previously provided by the government.

F. One Georgia Development Authority

1. One Georgia Equity Fund Program is to provide a program of financial assistance that includes grants, loans and any other forms of assistance that will assist applicants in promoting the health, welfare, safety, and economic security of the citizens of the state through the development and retention of employment opportunities in areas of greater need as defined by the Georgia Business Expansion and Support Act of 1994, as amended

2. One Georgia Edge Fund Program is to provide financial assistance to eligible applicants that are being considered as a relocation or expansion site and are competing with another state for location of a project; and, where the EDGE Fund is used when the health, welfare, safety and economic security of the citizens of the state are promoted through the development and/or retention of employment opportunities.

G. USDA Rural Development

Rural Development programs are delivered through two agencies that have impact on economic development: the Rural Utilities Service which addresses rural America's need for basic services such as clean running water, sewers and waste disposal, electricity, and telecommunications and the Rural Business-Cooperative Service which provides help to rural areas that need to develop new job opportunities, allowing businesses and cooperatives to remain viable in a changing economy. We also have an Office of Community Development that operates special initiatives to demonstrate effective community development techniques and address unique and pressing economic development issues**.**

H. CDBG SECTION 108 PROGRAMS

The CDBG Loan Guarantee Program (Section 108 Program) is an economic and community development financing tool authorized under Section 108 of Title I of the

Housing and Community Development Act of 1974, as amended. The program is a method of assisting non-entitlement local governments with certain unique and large-scale economic development projects that cannot proceed without the loan guarantee. In order to be eligible a project must meet all applicable CDBG requirements and result in significant employment and/or benefit for low and moderate income persons. Projects that are eligible for financing under existing federal, state, regional or local programs will generally not be considered for guarantee assistance unless the programs would fail to fully meet a project's need.

I. Redevelopment Fund Program

The Redevelopment Fund provides flexible financial assistance to local governments to assist them in implementing challenging economic and community development projects that cannot be undertaken with existing public sector grant and loan programs. The Redevelopment Fund will reward locally initiated public/private partnerships by providing financing to leverage private sector investments in commercial, downtown and industrial redevelopment and revitalization projects that need Redevelopment Fund investment to proceed. While all CDBG funded projects that create jobs must meet applicable low and moderate-income criteria, the Redevelopment Fund will allow projects to be approved using a "eliminating slums or blight" national objective. The "slum and blight" emphasis will allow many smaller scale projects (in downtowns, blighted industrial areas, etc.) to be competitive for Redevelopment Fund financing. The Redevelopment Fund may support and extend DCA's existing CDBG programs in order to allow redevelopment projects with "challenging economics" to be made competitive for DCA, private and other public funding investments.

Housing Appendix

The majority of resources available for affordable housing in Georgia is federally funded and delivered by state governments, local governments, public housing authorities, and community-based nonprofit organizations. Funding for local program may be made available through one of the following federal or state programs listed below:

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)

- **HOME Investment Partnership** provides resources to state and local governments to strengthen public-private partnerships to provide more affordable housing.

- **Community Development Block Grant** (CDBG) provides resources to state and local governments to improve the living conditions and economic opportunities of low and moderate income households.

- **Low-Rent Public Housing Programs** provides a subsidy of capital costs and those operating costs of publicly-owned housing in excess of 30% of tenant income.

- **Section 8 Voucher Program** – Tenant Based Rental Assistance provides rent subsidies on behalf of low-income families to participating landlords who agree to maintain the rental properties to the required Housing Quality Standards.

- **Section 202 Supportive Housing for the Elderly** provides funding to expand the supply of housing **with supportive services for the elderly persons.**

- **Section 811 Supportive Housing for Persons with Disabilities** provides grants to nonprofit organizations to develop and construct or rehabilitate rental housing with supportive services for very low-income persons with disabilities.

- **Rural Housing and Economic Development Program** provides grants to build capacity at the state and local level for rural housing and economic development and to support implementation of innovative activities in rural areas.

GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS (DCA)

Home Buyer offers fixed, low-interest rate mortgage loans to qualified home buyers.

Own Home provides assistance to qualified homebuyers to help cover the down payment, closing costs, and prepaid items associated with the purchase of a home.

Home Rental Housing Loan and **Home Community Housing Development** Organizations CHDO Loan offer loans with very low-interest rates and flexible repayment terms.

Permanent Supportive Housing Program uses HOME funds for low interest construction and permanent mortgage financing for the construction of rental housing.

Rural Rental Housing Development Fund uses HOME funds to provide loans and grants to rural public housing authorities for construction.

Pre-Development Loans are available to CHDO's to cover the soft cost associated with planning for a rental development.

Community HOME Investment Program (CHIP) provides grants to local governments to fund any eligible housing activity for new construction, rehabilitation, or acquisition for low and moderate income households.

Federal Housing Tax Credit is 10-year federal tax incentive program to attract private investment for the development of affordable rental housing.

Georgia Housing Tax Credit is a dollar-for-dollar match for the federal tax credit for qualified housing projects.

Empowerment Zones or Enterprise Communities (EZ/EC) are designated by HUD or USDA. A designated community is provided funding to implement approved plans for the creation of affordable housing opportunities.

U.S. DEPARTMENT OF AGRICULTURE – RURAL HOUSING SERVICE (USDA-RHS)

Section 502 Direct Loan offers loans to low to moderate individuals or families for the purchase of a home.

Section 502 Guaranteed Rural Housing Loan provides a guarantee for loans made by private lenders.

Section 504 Home Improvement and Repair Loan and Grant programs offers loans and grants for renovations and to make home accessible for people with disabilities.

Section 514 Farm Labor Housing makes low-interest loan and grants available too public and nonprofit entities (or farmers) for the construction of farm labor housing.

Section 515 Rural Rental Housing Loan provides direct loans to developers of affordable rural multi-family housing.

Section 521 Rental Assistance provides rent subsidies to low-income families, elderly, and disabled residents of multi-family housing complexes.

Section 523 and 524 Rural Housing Site Loans offers loans for the purchase and development of affordable housing sites in rural areas for low-and moderate income families.

Section 533 Housing Preservation Grants makes grant to nonprofits and local governments to renovate existing low-income multi-family rental units.

Section 538 Rural Rental Housing Guaranteed Loan Program funds the construction of multi-family housing for low income families. USDA-RD guarantees up to 90% of the amount of the loan.

Rural Community Development Initiative provides funds to develop the capacity of private, nonprofit community-based housing and development organizations to undertake projects to improve housing and community facilities in rural areas.

PRIVATE FINANCING

Federal Home Loan Bank (FHLB)

- Affordable Housing Program provides grants to member institutions engaged in lending for long-term low and moderate income owner and rental housing activities

- First Time Home Buyer Program provides grants through member institutions for down payment and closing costs assistance programs to low and moderate individuals and families interested in becoming first-time home buyers.

Commonly Used Community Facilities Definitions

Bicycle and pedestrian ways mean any road, path or way that is open to bicycle travel and traffic afoot and from which motor vehicles are excluded.

Capital improvement means physical assets constructed or purchased to provide, improve or replace a public facility and which are large scale and high in cost. The cost of a capital improvement is generally nonrecurring and may require multi-year financing. For the purposes of this rule, physical assets which have been identified as existing or projected needs in the individual comprehensive plan elements shall be considered capital improvements.

Compatibility means a condition in which land uses or conditions can co-exist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition.

Density means an objective measurement of the number of people or residential units allowed per unit of land, such as dwelling units per acre.

Developments of Regional Impact mean any project that requires local government action to proceed and that exceeds the minimum thresholds established by the Department. Procedures and guidelines to govern developments of regional impact are as established by the Department pursuant to O.C.G.A. 50-8-7.1(b) (3).

Distribution means the spatial array of land uses throughout an area.

Implementation Program means the narrative description counties and municipalities must submit describing how they intend to implement their comprehensive plan, including a listing of public actions to be undertaken by the community toward implementation of the comprehensive plan and the related costs of such actions.

Infrastructure means those man-made structures which serve the common needs of the population, such as: sewage disposal systems; potable water systems; potable water wells serving a system; solid waste disposal sites or retention areas; storm water systems; utilities; piers; docks; wharves; breakwaters; bulkheads; seawalls; bulwarks; revetments; causeways; marinas; navigation channels; bridges; and roadways.

Intensity means an objective measurement of the extent to which land may be developed or used, including the consumption or use of the space above, on or below ground; the measurement of the use of or demand on natural resources; and the measurement of the use of or demand on facilities and services. For example, a simple measurement of intensity for a commercial or industrial use would be the number of employees per acre.

Level of service means an indicator of the extent or degree of service provided by, or proposed to be provided by, a facility based on and related to the operational characteristics of the facility. Level of service shall indicate the capacity per unit of demand for each public facility.

Local Government Services means the activities performed or authorized to be performed by the Department including, but not limited to, its performance of duties, responsibilities, and functions in local government affairs and its exercise of power and authority in local government affairs.

Natural drainage features means the naturally occurring features of an area which accommodate the flow of significant amounts of storm water, such as streams, rivers, lakes, sloughs, floodplains and wetlands.

Public Transit means passenger services provided by public, private or non-profit entities such as the following surface transit modes: commuter rail, rail rapid transit, light rail transit, light guide way transit, express bus, and local fixed route bus.

Rules for Environmental Planning Criteria means those standards and procedures with respect to natural resources, the environment, and vital areas of the state established and administered by the Department of Natural Resources pursuant to O.C.G.A. 12-2-8, including, but not limited to, criteria for the protection of water supply watersheds, groundwater recharge areas, wetlands, protected mountains and protected river corridors.

Short-Term Work Program means that portion of the Implementation Program that lists the specific actions to be undertaken annually by the local government over the upcoming five years to implement the approved comprehensive plan.

Storm water means the flow of water those results from a rainfall event.

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

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

Transportation demand management means strategies and techniques that can be used to increase the efficiency of the transportation system. Demand management focuses on ways of influencing the amount and demand for transportation by encouraging alternatives to the single-occupant automobile and by altering local peak hour travel demand. These strategies and techniques may, among others, include: ridesharing programs, flexible work hours, telecommuting, shuttle services, and parking management.

Step 1
Inventory of Existing Conditions

Purpose:
Provide local governments with a factual basis for making informed decisions about their future.
Includes: **an Inventory of existing conditions of the community's housing, community facilities and services, transportation, natural and cultural resources, land use and intergovernmental coordination with other governments and entities.**

Includes:

1. Population
2. Economic Development
3. Housing
4. Natural & Historic Resources
5. Community Facilities
6. Land Use
7. Intergovernmental Coordination

Step 2
Assessment of Current and Future Needs

Purpose:
To provide a factual and conceptual framework for making informed decisions about the future of the community and to ensure that an appropriate range of issues and viewpoints is considered.

Includes: *analysis of data for each element, including the implications of historical trends: current conditions and 20 year forecasts; assessment of data in terms of its significance to the community; a statement (s) of current and future needs for each element; identification of opportunities & problems relating to natural and cultural resources, and evaluation of existing community programs, facilities, services, regulatory tools and administrative systems to determine whether thev are sufficient.*

Step 3
Articulation of Goals and An Associated Implementation Program

Purpose:
Intended to establish the community's long-range needs, goals and ambitions and how they will be addressed or attained during the planning period.

Includes: *Community goals including social, economic and physical needs/opportunities in a way that will assure future well-being; an overall strategy for plan implementation merging coordination of goals/policies arising from the separate plan elements; significant objectives, initiatives the local government intends to take; a short-term work program for next 5 years*

Calhoun County Consolidated Comprehensive Plan Credits

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