Coffee County 2007 - 2027 Comprehensive Plan Update: Community Assessment

August 2006

Table of Contents

Section I: Introduction 1
Purpose.....1
Scope.....1
Methodology and Schedule.....2

Section II: Issues and Opportunities 4

Section III: Analysis of Existing Development Patterns 8
Existing Land Use.....9
Areas Requiring Special Attention 15
Recommended Character Areas.....16

Technical Addendum

Section I: Supporting Analysis of Data and Information
1. Introduction
2. Population
3. Economic Development
4. Housing
5. Natural and Cultural Resources
6. Community Facilities and Services
7. Intergovernmental Coordination
8. Transportation System

Section II: Analysis of Consistency with Quality Community Objectives

1 Introduction

Purpose

The purpose of the Community Assessment is to lay the foundation for the update of the Coffee County/Cities Joint Comprehensive Plan. But, this document is not the entire Plan, just the first part. Its purpose is to analyze and assess local conditions and identify issues and opportunities. The implementation program, strategies, future land use plan, and short term work program all come in the second phase of this planning effort, with the preparation of the Community Agenda.

This document is an assessment for all of Coffee County, including both the unincorporated areas of the County and the incorporated Cities of Ambrose, Broxton, Douglas (County Seat), and Nicholls. The goal of the comprehensive plan will be to formulate a vision for the future of Coffee County and to develop an implementation strategy to make it a reality. In particular, it provides a comprehensive review of the issues and opportunities that will affect the future growth of the community. This Assessment is based on an analysis and inventory of existing conditions, land use patterns, public policies, and planned improvements. Coffee County has experienced significant levels of growth since 1990. Community leaders recognize that this planning effort can play a critical role in maintaining and directing that growth in a manner that is consistent with the community's vision for the future.

Another purpose of this report is to meet the intent of the "Standards and Procedures for Local Comprehensive Planning" as established by the Georgia Department of Community Affairs (DCA) on May 1, 2005. Preparation of a Comprehensive Plan in accordance with these standards is an essential requirement in maintaining the County's status as a Qualified Local Government.

Scope

As required in the DCA Standards, this Assessment includes four basic components:

1. List of issues and opportunities that the community wants to address.
2. Analysis of existing development patterns.
3. Evaluation of current community policies, actions, and development patterns for consistency with the Quality Community Objectives.
4. Analysis of supportive data and information.

The Assessment is written in an executive summary-like fashion so that citizens and decision makers can quickly review the essential elements and major findings of this planning effort. Most of the detailed findings of this assessment are included in a "Technical Addendum," included with this report (some hard copies may include the Technical Addendum on a CD; if you are reviewing this plan on the internet, the Addendum may be separate from this section).

Methodology and Schedule

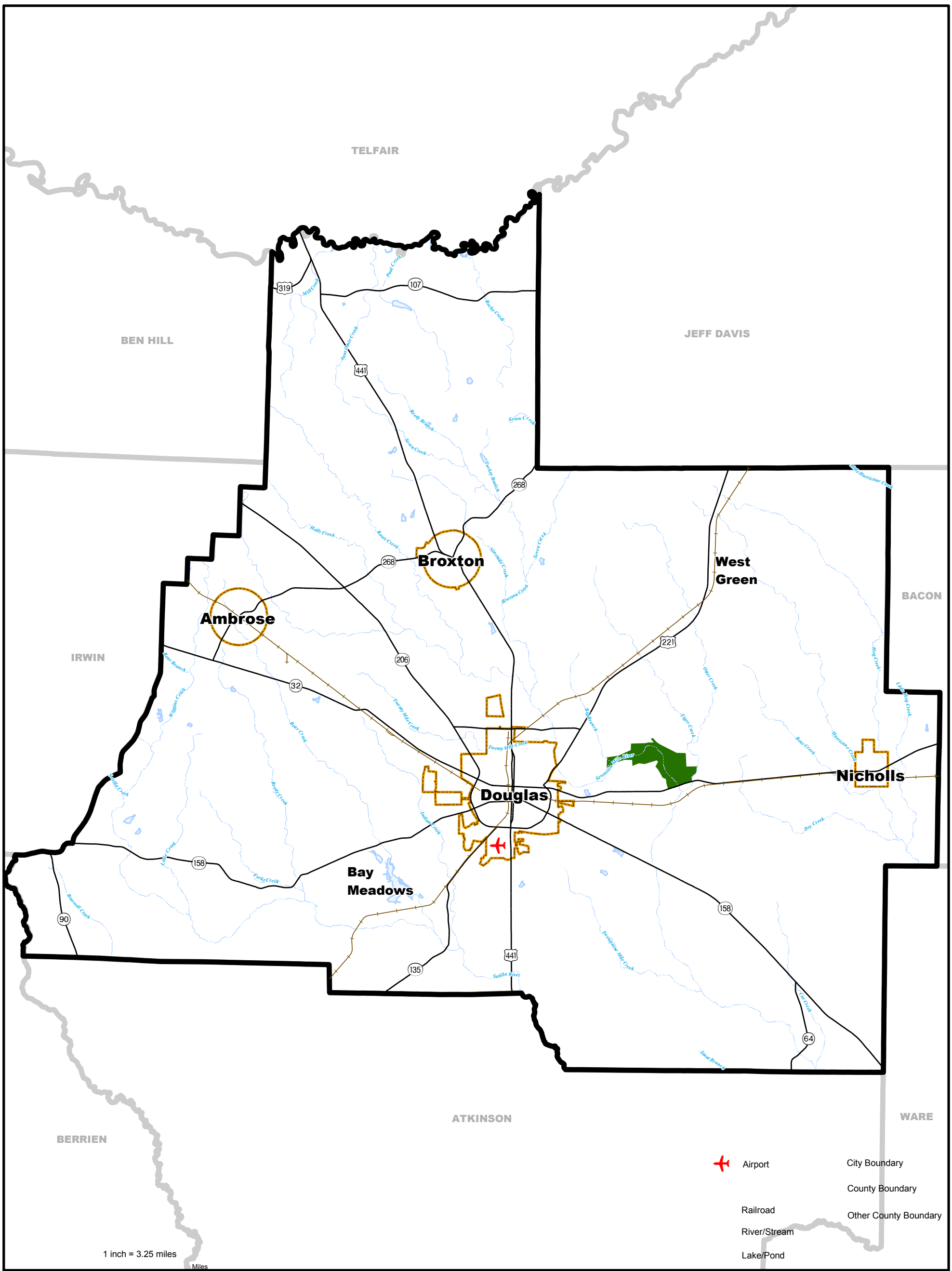
The DCA requires each local government to adopt and maintain a Comprehensive Plan in accordance with Chapter 110-12-1, Standards and Procedures for Local Comprehensive Planning, "Local Planning Requirements" effective May 1, 2005. This Comprehensive Plan is being prepared jointly by Coffee County and its Cities. It will be reviewed, and approved by DCA and the Southeast Georgia Regional Development Center (RDC) no later than October 31, 2007. Once adopted by the five jurisdictions, the Comprehensive Plan will serve as the official long-range policy for guiding future decisions concerning land use, zoning, and public facilities for Coffee County and its municipalities for the 20-year planning period (2007-2027).

As required by the DCA Standards, this Community Assessment is the product of a review of policies, plans, regulations, and development patterns. The study area is the entire County, an area of approximately 385,700 acres. Approximately 3.5 percent of the County is incorporated covering approximately 13,400 acres (Douglas comprises 8,280 acres, Ambrose 2,000 acres, Broxton 2,100 acres, and Nicholls 1,000 acres). **Figure 1** is a location map of the County and the location of the County's four municipalities.

This Community Assessment document is the first major step in preparation of County's Comprehensive Plan. This document and the Community Participation Program will be submitted to the RDC and DCA for a 36-day comment and review period and approval.

Upon approval of both documents, work on the Community Agenda will commence. The Community Agenda is the most important part of the plan; it includes the community's vision for the future, key issues and opportunities it chooses to address during the planning period, and its implementation program for achieving this vision and addressing the identified issues and opportunities. Separate Community Agendas will be prepared for each jurisdiction. The City of Ambrose, which is eligible for an abridged planning level, due to its population size, will prepare an Agenda consistent with the "Minimal" Planning Standards set forth by DCA.

Following the public involvement effort outlined in the Community Participation Program, the consultants will work closely with the Multi-jurisdictional Planning Committee and County and City staff to develop the Community Agendas. The results of this effort will be presented at an Open Houses in the winter of 2006-2007. This event will provide the public support and input critical to a successful Comprehensive Plan. The Coffee County Board of Commissioners and local City Councils are scheduled to transmit a final draft of the Community Agendas to the RDC and DCA in the spring of 2007. After this, a 3-month review and adoption process begins. This is scheduled to take place between May and July of 2007.



Coffee County Comprehensive Plan

Location Map

JORDAN JONES & GOULDING

Figure 1

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2 Issues and Opportunities

The following issues and opportunities were identified from a review of the "Quality Community Objectives" and "Analysis of Supportive Data and Information;" the documentation of which can be found in the Technical Addendum to this report. The following issues and opportunities are organized under major topics defined in the DCA Local Planning Requirements. These topics are:

- Population
- Economic Development
- Housing
- Natural and Cultural Resources
- Community Facilities and Services
- Transportation
- Intergovernmental Coordination
- Land Use

Population

Aging Population. The population Coffee County is beginning to experience significant aging. This swelling elderly population will create a need for additional local healthcare and senior services. The City of Douglas, with its existing sophisticated medical and assisted-living facilities, should strive to become an attractive retirement destination.

Increasing Diversity. Coffee County is currently becoming a more ethnically and racially diverse community. The Hispanic population is growing rapidly and the African-American population in Coffee County also continues to grow at a much more modest pace. Local governments must pursue bilingual staff and enhance Spanish language material. The community might also expand English and Spanish language instruction for residents.

Continued Poverty. Poverty remains a pervasive problem in Coffee County, with one in seven families lived in poverty. The situation is especially dire among city residents and female-headed households.

Economic Development

Provision of Adequate Infrastructure to Support Future Economic Development. Local governments must ensure there is adequate land for industrial and commercial development and providing the appropriate infrastructure – roads, water, and sewer – to support this type of development.

Secure Regional Retail and Health Care Dominance. Coffee County enjoys the strongest retail sector among all of its neighboring counties Coffee County must continue to maintain its regional retail dominance. Further retail expansion could produce increased tax revenue, higher wages, and lower unemployment. The health care system in Douglas is among the best in

Southeast Georgia. Local governments and economic developers should continue to work with the Coffee County Regional Medical Center to grow and expand this industry within Coffee County.

Leverage Local Training and Educational Resources. The community is endowed with two excellent local training and educational institutions: South Georgia College and East Central Technical College. Both have tremendous opportunities for educational advancement and economic development.

Divergence of Wages. Several of Coffee County employment sectors saw excellent increases in real wages. This was contrasted by the retail sector, which saw a real decline in wages between 1990 and 2000.

Housing

Attract Residential Development to Downtown. Downtown Douglas has several buildings that could be converted to lofts. Attractive to both young people and empty nesters, downtown residents could help revitalize older buildings, support existing and new businesses, and maintain a 24-hour presence.

Distressed Housing. Unfortunately, both direct and indirect data sources suggest that sub par housing is widespread in Coffee County. Coffee County, in conjunction with area municipalities, should coordinate their efforts to strengthen code enforcement and the regulations for manufactured housing throughout the county.

High Vacancy Rates. With thousands of housing units constructed in Coffee County in the 1990s, production appears to have outpaced supply. Between 1990 and 2000, the vacancy rate in Coffee County jumping from 9.5 percent to 16.9 percent. Many of the vacancies are the result of unoccupied public housing units. Recently, the Douglas Housing Authority announced plans spend $1,250,000 to upgrade the City's public housing, an effort that should lower vacancy rates.

Natural and Cultural Resources

Adopt "Part V" Environmental Rules Ordinances: Coffee County has not yet adopted all of the Part V rules for environmental protection. To comply with the Department of Community Affairs environmental planning criteria, Coffee County must adopt a Protected River Ordinance and a Groundwater Recharge Protection Ordinance.

Adopt a Tree Ordinance. Trees provide a host of benefits to the community, improving both air and water quality, enhancing neighborhood character, and lowering air conditioning bills. Coffee County is in need of a tree preservation and tree replacement

ordinance and the City of Douglas wants to revise and improve their existing ordinance to increase the protection and promotion of trees.

Adopt a Conservation Subdivision Ordinance. Coffee County and the City of Douglas should both consider adopting a conservation subdivision ordinance. These ordinances allow a residential developer to cluster their units on a portion of the property and preserve the most environmentally sensitive or scenic areas on the site.

Promote Ecotourism. Coffee County features several significant sites of ecological importance, including Broxton Rocks, Countywide trail, Coffee State Park. Coffee County should develop a strategy to promote the area's vital ecological resources. Ecotourism provides a means of protecting ecologically important sites while also providing economic benefits adjacent communities.

Adopt Design Guidelines. The City of Douglas has yet to adopt design guidelines by the Historic Preservation Commission. It is recommended that the City of Douglas's Historic Preservation Commission conduct a critical review of the existing design guidelines. If determined necessary, new design guidelines should be redrafted and adopted.

Community Facilities and Services

Continue Service Enhancements to Accommodate and Attract Growth. Coffee County and the City of Douglas must continue to improve public services and community facilities. This includes everything from park and recreational offerings to the plans for the SPLOST funded County jail.

Coordinate Sewer System Improvements. The City of Douglas is in the process of preparing a Sewer Master Plan to identify needed improvements or expansions to its sewer system. The master planning effort should be closely coordinated with this comprehensive planning effort.

Increase Sewer Capacity and Service. Within the City of Douglas, expand water and sewer capability for economic development. Such an expansion would help mitigate the environmental impact of existing development while also producing greater opportunities for economic expansion throughout the city.

Adopt a Fire Protection Mutual Aid Agreement. Currently, the City of Douglas and Coffee County lack a Mutual Aid agreement for fire protection. The existence of such an agreement would increase protection for all residents. Officials from both jurisdictions should immediately begin discussion on adopting a Mutual Aid agreement.

Solid Waste Planning. Coffee County and all of its cities are coordinating on the preparation of a Joint Solid Waste Management Plan. This effort should be closely coordinated with the preparation of this Comprehensive Plan.

Intergovernmental Coordination

Annexation for Douglas. If the City of Douglas is to increase its population, a strategy of increased annexation must be considered. Bringing unincorporated areas of Coffee County within the jurisdiction of Douglas would benefit both county residents, and the environment. Residents of newly incorporated areas would enjoy greater levels of municipal services such as police protection. In addition, by providing sewer service to new developments, the adverse impact of septic systems could be avoided.

Coordinate Development and Education. Review of development proposals should include the local School Board, as new housing usually produces new students. The School Board should also have a role in which to comment on impacts of rezoning applications. The School Board should also coordinate school planning with the county's land use planning efforts, seeking ways to reduce bussing costs by building new housing close to educational facilities.

Greater Tourism Promotion. In the past year, every existing motel in Douglas has been renovated and one new hotel has been constructed. Coffee County and Douglas must take pro-active steps to further the area's growing tourism industry. The County, for example, may consider increasing the hotel tax to fund a marketing strategy aimed at promoting tourism in the area.

Explore a Unified Government Agreement. Despite a stall in efforts of County and City officials to reach a Unified Government Agreement, local governments should consider resuming talks on developing such a pact. A Unified Government Agreement would increase civic efficiency while also improving the quality of service experienced by all residents.

Transportation

Prioritize Road Works Projects. Disparate growth is currently straining Coffee County's road paving budget. The pattern of development in the County is poorly planned and inefficient, with many new subdivisions being constructed off dirt roads. This development places heavy burdens on the County Public Works Department as it attempts to pave connecting roads. Coffee County should develop a coherent, efficient plan for future road works expenditures.

Increase walkability. In Coffee County, housing, jobs, daily needs, and other activities are not within easy walking distance of one another. The current residential development pattern and the proposed bypass around Broxton will further undermine the walkability of the towns by spreading development further out into the unincorporated County, away from the town centers and neighborhoods. Coffee County and relevant municipalities

should work together to lessen the distance between shops, services and employers, thereby increasing pedestrian travel.

Expand Grid Street Patterns. New developments do not adhere to the County's historical grid pattern. While most of the older or historic portions Coffee County's cities were developed on a grid, newer developments tend to feature isolated cul-de-sacs or dead-end streets. Public officials should adopt land use standards that require a greater level of connectivity throughout new and existing residential development.

Improve Railroad Crossing Safety. Throughout Coffee County, there are many unsafe at-grade railroad crossings. These crossings present a substantial safety concern. The crossings currently affect circulation more than safety, especially when trains must park on the tracks. Public officials should work with relevant transportation employees to develop a strategy to improve pedestrian safety and improve automotive circulations.

Enhance Pedestrian Network. Douglas has a relatively complete pedestrian network. The City should continue to build-out its multi-use path and enhance its sidewalk network throughout the City.

Explore a Countywide Trail. The multi-use trail in Douglas could form the beginnings of a countywide trail network. The relatively flat topography and ample room for right-of-way acquisition make this idea viable for Coffee County. Additionally, a countywide trail could help promote desired land uses for the downtown area while also increasing connectivity to County activity centers.

Enhance Regional Accessibility. By making transportation investments to the major radial corridors to the north, south, east, and west, Coffee County could increase Coffee County's attractiveness as a job center. Through programs such as the Governor's Road Improvement Program (GRIP), Coffee County could heighten access to major interstates. Improved access to the regional high-capacity network would advance Coffee County's attractiveness as a job center.

Land Use

Suburban Sprawl. Most of the recent development in the County over the past 10 years has occurred in a typical suburban land use pattern. Most of the new development associated with this pattern is low-density, single-family residential development, are scattered, isolated and disconnected.

3 Analysis of Existing Development Patterns

The following analysis aims to provide a succinct understanding of the physical environment of the Coffee County cities of Ambrose, Broxton, and Nicholls. The geographic setting in which these cities are growing provides the necessary context by which to evaluate their individual issues and opportunities. The following analysis

examines three aspects of the existing development pattern in Ambrose, Broxton, and Nicholls: Existing Land Use, Areas Requiring Special Attention, and Character Areas.

Existing Land Use

An existing land use map (**Figure 8**) is provided on the following pages. This map provides an important representation of what is actually on the ground at a specific point in time. For the proposes of this analysis, the existing land use map contained within this document provide a proper account of conditions as of May 2006; the map is based on field studies undertaken in May of 2006 and a analysis of aerial photography taken in April of 2006. The map illustrates the uses found within Coffee County according to ten possible categories defined in **Figure 2** below.

Figure 2: Definitions of Existing Land Use Categories

Existing Land Use Category	Definition
Agriculture	Land used for agricultural purposes such as cropland or livestock production and all land used or potentially used for commercial timber production
Commercial	Commercial and office uses, including strip malls, big-box retail outlets, auto-related businesses, restaurants, convenience stores, and office buildings
Industrial	Industrial uses.
Mobile Home / Mobile Home Park	Land used for individual mobile homes as well mobile home communities
Multi-Family Residential	Multi-Family residential uses including apartments and duplexes
Public/Institutional	Community facilities as well as general government and institutional uses. Examples include schools, public safety stations, city halls, courthouses, jails, health facilities, churches, libraries, and cemeteries. Utilities are specifically excluded from this category.
Park/Recreation/Conservation	Active and passive recreation areas, parks, and protected land. Includes land owned by a land trust or public agency and preserved from future development as maintained as open space.
Transportation/Communication/ Utilities	Land use by transportation, communication, or utility purposes. Examples include airports, cellular communication towers, water towers, and water treatment facilities.
Vacant/Undeveloped	No active use on the property, including property improved for real estate sale (cleared and graded but no structure), and property with vacant or abandoned structures.

Douglas

Figure 3: Land Use Distribution in the City of Douglas

Existing Land Use Category	Acres	% of City Total
Agriculture	325.0	4.5%
Commercial	812.7	11.3%
Industrial	769.0	10.7%
Multi-Family Residential	140.8	2.0%
Mobile Home / Mobile Home Park	79.6	1.1%
Public/Institutional	1,583.5	22.1%
Parks/Recreation/Conservation	326.1	4.5%
Single-Family Residential	2,000.0	27.9%
Transportation/Communication/Utilities	25.5	0.4%
Vacant/Undeveloped	1,111.8	15.5%
Total	7,173.9	100.0%

Douglas is the by far the most developed city in Coffee County, with less than 5 percent of its land dedicated to agricultural uses. Covering nearly 28 percent of the City, single-family residencies represent the greatest single land use in Douglas. Single-family development is heavily scattered throughout all of Douglas, with the exception of some southwestern portions of the City. Public and institutional uses constitute 22 percent of land in city, with educational facilities comprising a particularly large portion of the category. Douglas is home to many public schools and two colleges. Vacant and undeveloped land, at 15.5 percent, constitutes the third most common land use in Coffee County. Much of this land is either unimproved land or parcels cleared for future single-family residencies. The importance of the retail sector is evident in the amount of land dedicated to commercial use, 11.3 percent. The majority of retail sites in Douglas are located along Georgia Highway 32 and Peterson Avenue. Douglas also has a high number of industrial sites, with nearly 11 percent of the City's land used for industrial purposes. Industrial facilities are primarily located in the southwestern portion of the City, including the Wal-Mart distribution center and several manufactured home firms. The many parks in Douglas are indicated by the 4.5 percent of land in the City falling in the parks, recreation, and conservation land use category. Multi-family complexes, comprising 2 percent of City's total land, are primarily in the southeastern portion of the City. Just over 1 percent of Douglas land is occupied by mobile homes, most of which is also located in the southeastern portion of the City.

Ambrose

Figure 4: Land Use Distribution in the City of Ambrose

Existing Land Use Category	Acres	% of City Total
Agriculture	778	77.0%
Commercial	12	1.2%
Industrial	14	1.3%
Mobile Home / Mobile Home Park	19	1.9%
Public/Institutional	83	8.2%
Parks/Recreation/Conservation	1	0.1%
Single-Family Residential	88	8.7%
Vacant/Undeveloped	15	1.5%
Total	1,010	100.0%

Agriculture is the overwhelming land use present in the City of Ambrose, representing more than three-quarters available land. All agricultural land in Ambrose is located along the periphery of the City. The second most common current land use in Ambrose is single-family residential development, comprising 8.7 of the City's land. Single-family land use heavily dominates central Ambrose. Public/Institutional uses are the third highest use of land in Ambrose, including several area churches and Ambrose Elementary School. This category is primarily represented by churches and city owned property scattered throughout the city. All other uses in Ambrose total just 6 percent of all land in the City. Commercial, industrial, and vacant/undeveloped uses each represent just over 1 percent of the City total. Mobile homes, most of which are located among single-family residences and not in trailer parks, constitute slightly less than 2 percent of all City land. Parks, recreation, and conservation uses are virtually nonexistent in Ambrose; the City's only park, Dreyfus Park, represents just .1 percent of all land.

Broxton

Figure 5: Land Use Distribution in the City of Broxton

Existing Land Use Category	Acres	% of City Total
Agriculture	1,272	65.4%
Commercial	18	0.9%
Industrial	14	0.7%
Multi-Family Residential	5	0.3%
Mobile Home / Mobile Home Park	105	5.4%
Public/Institutional	87	4.5%
Parks/Recreation/Conservation	7	0.4%
Single-Family Residential	331	17.0%
Vacant/Undeveloped	105	5.4%
Total	1,945	100.0%

Like Ambrose, Broxton's primary existing land use is agriculture. In Broxton, agriculture comprises 65 percent of the City's total land. Interestingly, outside of agriculture, Broxton and Ambrose feature significantly different land use compositions. Single-family residential development makes up 17 percent of land in Broxton, nearly twice the percentage present in Ambrose. Mobile homes and vacant-undeveloped properties in Broxton each constitute 5.4 percent of the City's land. A former Fleetwood Homes manufacturing facility is one of the largest abandoned sites in the County. Lands used for institutional or public purposes total 4.5 percent of Broxton, including over a dozen churches and Broxton-Mary Haynes Elementary School. Most of the mobile homes in Broxton are located within mobile home parks. Properties dedicated to commercial uses, constituting less than 1 percent of all land in Broxton, are primarily located on the eastern end of the City. Industrial uses, represented by two properties on the western side of the City, comprise .7 percent of Broxton's land. Unlike Ambrose, Broxton features some multi-family dwellings, though such use totals just .3 percent of total land use. Broxton's only public park, totaling 7 acres, represents .4 percent of land in the City.

Nicholls

Figure 6: Land Use Distribution in the City of Nicholls

Existing Land Use Category	Acres	% of City Total
Agriculture	116	15.1%
Commercial	122	3.1%
Industrial	51	6.6%
Mobile Home / Mobile Home Park	82	10.7%
Public/Institutional	29	16.7%
Parks/Recreation/Conservation	11	1.4%
Single-Family Residential	206	26.9%
Vacant/Undeveloped	147	19.1%
Transportation/Communication/Utilities	3	0.4%
Total	766	100%

Nicholls is significantly less rural in character than its most nearby cities; just 15 percent of the City's land is dedicated to agricultural uses. Instead, Nicholls's single largest land use is residential development, which comprises more than a quarter of the City. Nicholls also has a large percentage of vacant/undeveloped properties, with nearly a fifth of the City characterized by this land use designation. There exist several undeveloped properties on the northeastern end of Broxton while the Central City is characterized by a significant number of vacant parcels. Public/Institutional uses constitute 16.7 percent of Nicholls land, with the Coffee County Correctional facility representing the bulk of this category. Nicholls is also home to several mobile home parks, with more than 10 percent of the City's land dedicated to this use. The strong presence of industrial sites in the City is also highlighted by the fact that 6.6 percent of the Nicholls is used for industrial purposes. Commercial properties represent just over 3 percent of land in Nicholls. Finally, Nicholls features a higher percentage of lands dedicated to

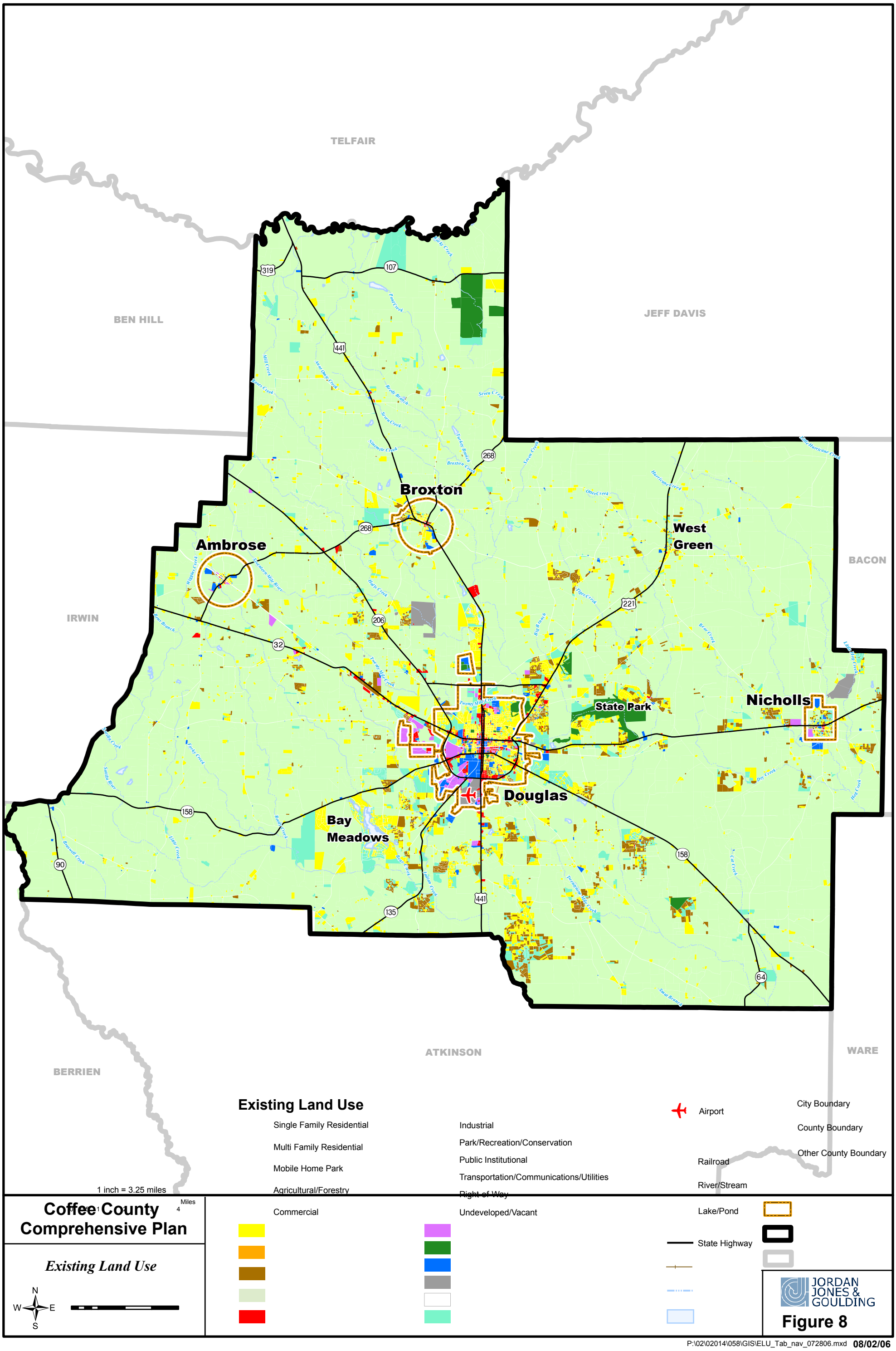
parks/recreation/conservation uses than its neighbors, with 1.4 City land falling under this category.

Unincorporated Coffee County

Figure 7: Land Use Distribution in Unincorporated Coffee County

Existing Land Use Category	Acres	% of Unincorporated County Total
Agriculture	326,559.7	88.7%
Commercial	689.3	0.2%
Industrial	402.2	0.1%
Multi-Family Residential	32.6	0.0%
Mobile Home / Mobile Home Park	6,721.0	1.8%
Public/Institutional	2,167.4	0.6%
Parks/Recreation/Conservation	1,459.8	0.4%
Single-Family Residential	18,617.0	5.1%
Transportation/Communication/Utilities	73.9	0.0%
Vacant/Undeveloped	11,331.4	3.1%
Total	368,054.3	100.0%

Unincorporated Coffee County is overwhelmingly dominated by agricultural uses; nearly 90 percent of the County is used for agricultural purposes. Traditional farming, forestry, and poultry farms are the most common use found on Coffee County's agricultural land. The recent rise in residential development in the unincorporated areas of Coffee County is evident from the 5 percent of land cauterized as single-family residential use. Vacant and undeveloped uses comprise 3 percent of the County's total land, including several abandoned industrial sites. Less than 2 percent of Coffee County's land is dedicated to mobile home uses, with individual manufactured homes scattered throughout the County. Though unincorporated Coffee County has no parks of its, General Coffee State Park represents the bulk of the .4 percent of County land dedicated to parks, recreation, and conservation uses. All other land use designations make up less than 1 percent of Coffee County.



Coffee County Comprehensive Plan

Existing Land Use

JORDAN JONES & GOULDING

Figure 8

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Areas Requiring Special Attention

Continued development in Coffee County and the Cities will have significant impacts on the existing residents, natural and cultural resources, community services and facilities, and infrastructure. This section summarizes the likely impacts of growth, including areas where growth should be avoided. Also included are areas in need of additional investment because of aesthetics, pollution, or disinvestment. The following table, **Figure 9**, presents the definitions of each of the special attention areas.

Figure 9: Areas Requiring Special Attention

Areas Requiring Special Attention	Definition
Areas where rapid land use change has occurred or is likely to occur	Within the County, new development will challenge the community's ability to provide the same level of service for infrastructure, community facilities, and services. Among the services requiring the most attention are highways and roads, schools, water and sewer.
Conservation Focus Area	Critical natural resources such as prime agricultural soils, wetlands, streams, and floodplains are located throughout the County. Sandstone outcroppings are arguably the County's most sensitive natural area, much of which has been preserved in cooperation with The Nature Conservancy at the Broxton Rocks Natural Area.
Areas with Potential Infill Development Opportunities	While the City of Douglas is mostly built out, there are infill opportunities in many of the City's neighborhoods, industrial parks and in the immediate area around downtown. The smaller cities all have numerous vacant lots as well, presenting infill opportunities. Nicholls and Broxton both have additional sewer capacity, creating the opportunity for annexation of new developments at the edge of town. Many of the subdivisions in the unincorporated County were never completely built out. In many cases, the development lost momentum and as a result, there are many vacant lots within finished subdivisions. As many of these areas are already served with paved roads and school bus routes, they also present an infill opportunity.
Reinvestment Opportunities	There are many redevelopment opportunities within the City of Douglas, particularly in areas containing older housing stock that have not been well maintained or fail to meet current building codes. Additional opportunities exist in each of the smaller cities and portions of unincorporated Coffee County. A redevelopment plan for Oak Park was prepared in 2003 presenting a detailed redevelopment and reinvestment strategy. Similar plans are needed for several City of Douglas neighborhoods and unincorporated areas such as Green Acres and Hickory Hills.

Areas Requiring Special Attention	Definition
Corridors Requiring Special Attention	Highway 441, south of Douglas, is the corridor most in need of special attention. The corridor has developed as a major commercial and retail corridor close to Douglas, and is a major route for residents living in the subdivisions developing in rural southern Coffee County. For those and other reasons, this corridor is projected to become moderately to severely congested within the next twenty years. The City of Douglas has adopted an overlay zoning district for the corridor, but greater land use-transportation coordination is needed between the City and County.
Scenic Corridors	Transportation corridors with scenic views that may want to be the considered for special land use controls. Coffee County should consider pursuing a Rural and Scenic Byway designation for one of its scenic two-lane routes.
Brownfields	The term `brownfield' means real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Coffee County has numerous such sites ranging from former gas stations to larger former industrial sites. The majority of county's brownfields are located in the City of Douglas, but the three smaller cities and the unincorporated county each have brownfields as well.
Groundwater Recharge Areas	Pursuant to state regulations, Coffee County must adopt a Groundwater Recharge Area Protection Overlay District ordinance. This ordinance restricts some types of development in areas that may function as significant groundwater recharge areas. This includes restrictions on septic tanks, drain fields, and spray fields; minimum sizes for lots requiring septic systems; and controls on landfills, above-ground chemical or petroleum tanks, agricultural waste lagoons, and certain other hazardous waste land uses
Historic Districts and sites	There are many historic sites and districts in Coffee County, most are within the City of Douglas and are locally protected. Attracting compatible infill is the City's greatest challenge.

Recommended Character Areas

The patterns of development throughout a community create individual areas that have an identifiable character. These "Character Areas" are defined as specific geographical areas that (1) presently have unique characteristics; (2) have the potential to evolve into a unique area when provided specific and intentional guidance; or (3) require special attention because of unique developmental issues. The use of character areas in planning acknowledges the visual and functional differences that exist today among the districts of Coffee County and helps guide future development through policies and implementation strategies that are tailored to each situation. **Figure 10** offers a description of each character area and possible development strategies to apply to them. The map that follows the table (**Figure 11**) is a thumbnail sketch the Character Area Map. Contact

your local government or visit the City of Douglas website to view a copy of the large format version.

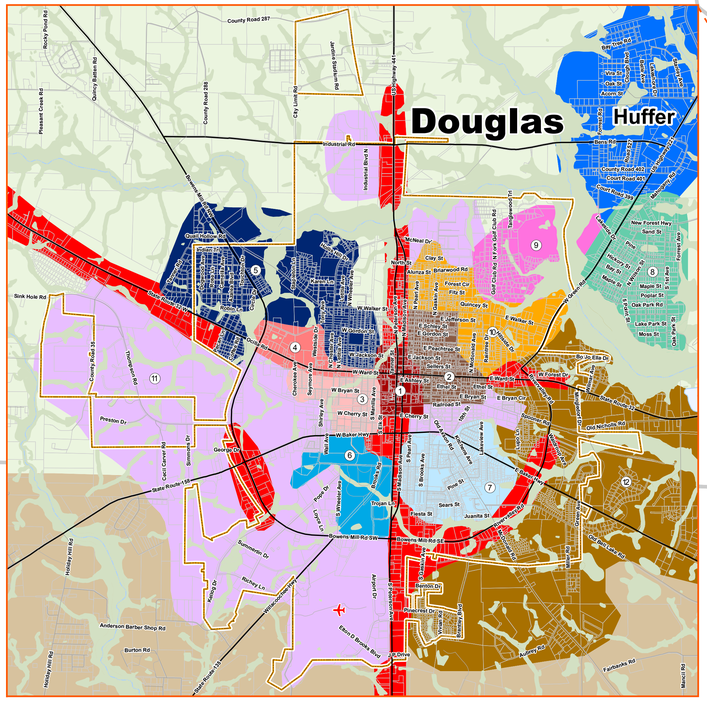
Figure 10: Character Areas of Coffee County

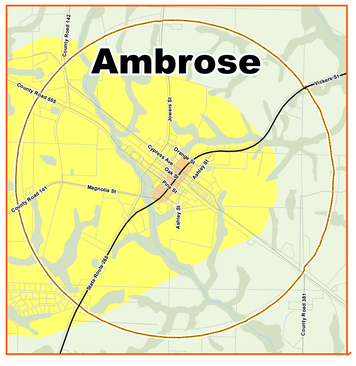
Character Area	Description/ Location	Development Strategy
Conservation	Areas of protected open space that follow natural features for recreation and conservation purposes, including wetlands, floodplains, stream buffers, and protected areas.	Conservation of sensitive environmental areas should be encouraged or required. New developments should incorporate these sensitive areas as amenities, rather than develop them. Development regulations can help protect them through ordinances such as a Conservation Subdivision Ordinance and sensitive land overlays.
Rural	Consisting primarily of pastures, woodlands, and farm lands in open or cultivated state.	Farmers should be protected through Right to Farm rules. Prime agricultural soils should be protected. Prohibit illegal dumping and junk yards. Any new development should be consistent with the policies and intent of the Future Land Use Plan.
Rural Community/ Historic Crossroads	A community typically centered around a rural crossroads. Crossroads communities include a nucleus of small-scale commercial uses, civic facilities, religious institutions, and schools surrounded by single-family and estate residential.	The Crossroads Community serves as a convenient center for public activities. Its land use consists of a mix of retail, public/institutional, services, and residential. The hamlet character of the Crossroads Community is set by a combination of rehabilitated historic houses and compatible new infill development targeted to a broad range of income levels.
Small Town Downtown	Historic commercial core in downtown Ambrose, Broxton, and Nicholls.	Downtowns should include relatively high-density mix of retail, office, services, and employment to serve the town and its environs. Residential development should reinforce the traditional town center through a combination of rehabilitation of historic buildings in the downtown area and compatible new infill development. Design should be pedestrian-oriented, with strong, walkable connections between different uses. Road edges should be clearly defined by locating buildings at roadside with parking in the rear.
Small Town Neighborhoods	Residential areas surrounding downtown Ambrose, Broxton, and Nicholls.	Improve sidewalk and path connectivity to downtown. Pursue a property maintenance and rehabilitation code in conjunction with Coffee County Code Enforcement. Rehabilitate or replace deteriorating housing stock. Demolish abandoned structures.

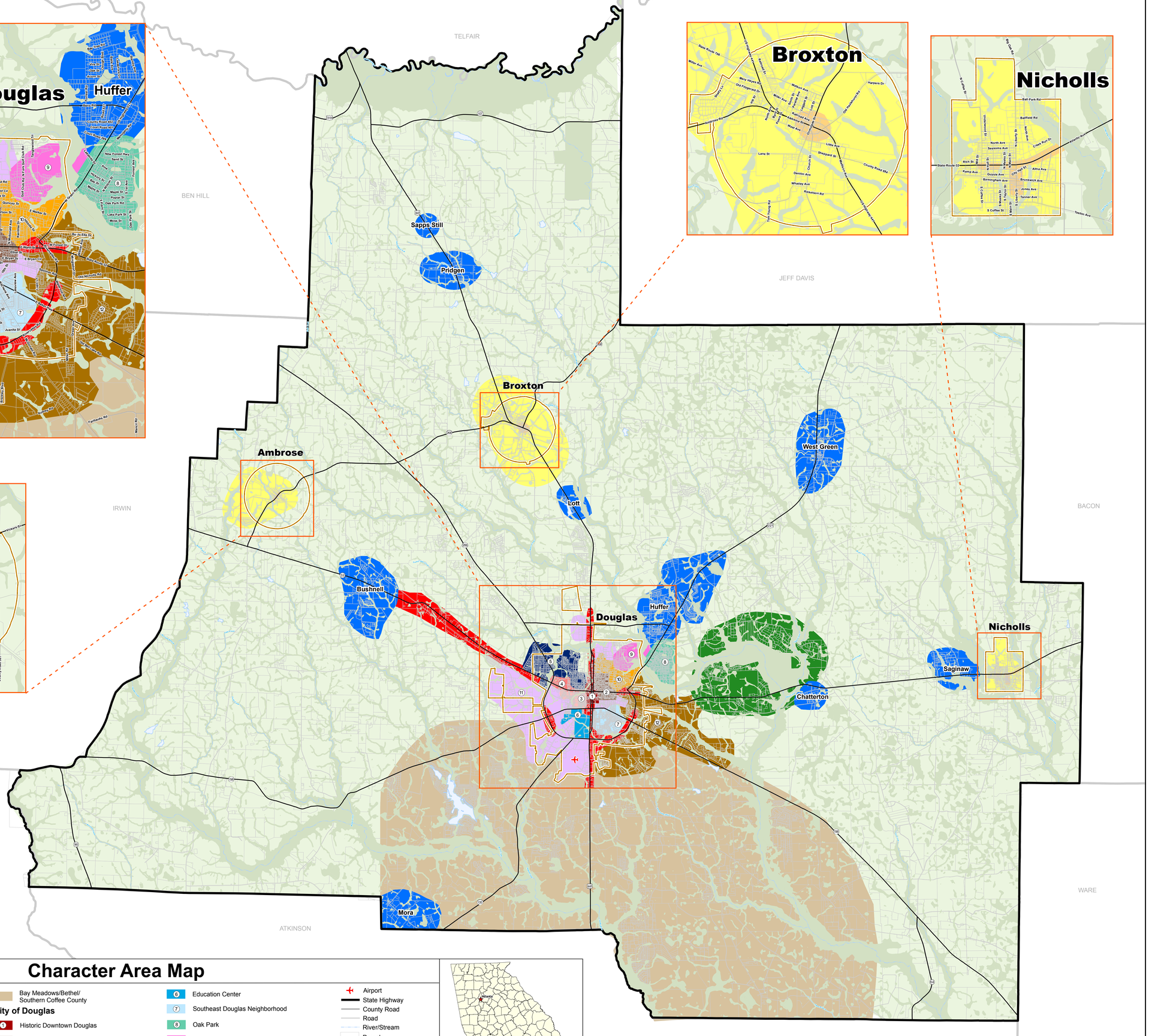
Character Area	Description/ Location	Development Strategy
Historic Downtown Douglas	Historic commercial core in downtown Douglas.	Downtown should include a relatively dense mix of retail, office, services, and employment to serve the area. Residential development should reinforce the traditional town center through a combination of rehabilitation of historic buildings in the downtown area and compatible new infill development targeted to a broad range of income levels, including lofts, and condominiums above stores. Design should be very pedestrian-oriented, with strong, walkable connections between different uses. Road edges should be clearly defined by locating buildings at roadside with parking in the rear. Enhance the pedestrian-friendly environment, by adding sidewalks and creating other pedestrian-friendly trail/bike routes linking to neighboring communities and major destinations, such as libraries, neighborhood centers, health facilities, parks, and schools.
Gaskin Avenue Neighborhood	Historic district and surrounding area. Encompasses a larger area than the Federally listed historic district.	Protect historic properties from demolition and encourage rehabilitation with appropriate incentives. Historic properties should be maintained or rehabilitated/restored according to the Secretary of the Interior's Standards for Rehabilitation. New development in the area should be of scale and architectural design to fit well into the historic fabric of that area. Pedestrian access and parks should be provided to enhance citizen enjoyment of the area.
East Walker Street Neighborhood	Residential area with a mix of single family houses, townhomes, small apartment buildings. Includes several parks, and institutional uses such as churches and an elementary school.	Provide better pedestrian and bicycle connections to Downtown Douglas. Maintain residential character. Discourage further conversion of single family homes to apartments.
Golf Club Road Neighborhood	Very stable, high end residential area. Country club oriented area – golf course community.	Maintain residential character and encourage property maintenance. Improve pedestrian and bicycle connections to the Country Club and nearby elementary school.

Character Area	Description/ Location	Development Strategy
Oak Park	Also called Sandhill, area is a mix of mobile home parks, individual mobile homes, single family homes, small apartment complexes and includes an array of commercial and industrial uses. At the center of the community is the Hope Center, a community service facility. The area is plagued by disinvestment, illegal activity, and absentee landlords.	In 2003, the County completed a redevelopment plan for the area, which details an implementation strategy. The plan calls for an infusion of grant money, public-private partnerships to improve housing stock and increase home ownership, increased patrolling by the Sheriff Department, expanded recreational and community service offerings, and capital investments. The plan is primarily funded through grants and the private sector.
General Coffee State Park Area	Centered around the State Park, the area includes a mix of undeveloped land, subdivisions and individual estates.	Promote a balance between new development and protecting the State Park. Provide natural, undisturbed buffers on developments adjacent to the Park. Pursue conservation subdivisions to create a network of open spaces that extend conservation areas into new developments. Protect the Seventeen Mile River.
Southeast Douglas	In and near Douglas that include an often incompatible mixture of single-family residential, apartments, commercial and industrial uses, as well as undeveloped land.	Work towards minimizing additional land use conflicts and addressing those that exist. Areas may require special zoning standards or an overlay district.
Southeast Douglas Neighborhood	Stable to struggling neighborhood with a mix of subdivisions, older housing, and public housing. Also includes a middle school, several parks and churches.	Improve sidewalk and path connectivity to downtown and the Highway 441 corridor. Rehabilitate or replace deteriorating housing stock. Promote a neighborhood watch program.
Education Center	Includes South Georgia College and East Central Technical College and a middle school.	Improve sidewalk and path connectivity to downtown. Increase housing stock oriented towards students, including dormitories.
Southwest Douglas Neighborhood	Struggling neighborhood with a mix of older housing, parks and churches.	Improve sidewalk and path connectivity to downtown and the Highway 441 corridor. Rehabilitate or replace deteriorating housing stock. Promote a neighborhood watch program.
Hospital District	Area surrounding the Coffee County Regional Medical Center.	Encourage health care related uses and allow for the continued expansion of the Medical Center. Discourage neighborhood cut through traffic via traffic calming. Provide buffers to protect residential areas, as needed. Minimize light and glare spillover into adjacent neighborhoods.

Character Area	Description/ Location	Development Strategy
Northwest Douglas Neighborhood	Well established stable neighborhood of older ranch homes, and some newer subdivisions.	Provide better pedestrian bicycle connections to Downtown Douglas. Encourage property maintenance. Improve wayfinding system to surrounding commercial and civic uses. Maintain residential character.
Highway Commercial	An uninterrupted channel of developed or developing land on both sides of designated high-volume transportation facilities.	Older commercial strip centers should be retrofitted to be more aesthetically appealing and, therefore, perhaps also more marketable to prospective tenants. Complete and integrate pedestrian improvements and crosswalks throughout the corridor to promote pedestrian comfort, safety and convenience. Promote high standards of landscape and sign controls to improve corridor appearance. Maintain traffic speeds and minimize congestion through access management and inter-parcel access.
Production and Employment	Consisting of industries, warehouses, and distribution facilities on level sites having close access to a major highway, railroads, utilities, and often the airport, and with space for expansion.	Provide adequate infrastructure capacity and maintain designated truck routes that are safe and maneuverable for heavy vehicles and minimize noise, vibration, and intrusion of trucks in residential areas and downtown Douglas. Provide adequate room for expansion and the development of ancillary business and employee services. Encourage attractive, landscaped entrances and grounds. Protect environmentally sensitive areas and buffer surrounding neighborhoods. Screen truck docks and waste handling areas from public view.
Bay Meadows/ Bethel/ Southern Coffee County	Predominantly rural area, interspersed with residential subdivisions developed since 1970. These areas are characterized by automobile orientation, high degree of building separation, exclusively, residential and fragmented, disconnected street patterns, generally curvilinear. Agricultural encroachment is in some places an issue.	Encourage new developments to be contiguous to existing residential subdivisions. Encourage proactive neighborhood preservation by focusing on attractive landscaping, sound maintenance, and compatible construction for repair, rehabilitation, and expansion where space permits. Vacant properties in these neighborhoods offer an opportunity for infill development of new, architecturally compatible housing. The neighborhoods should have interconnected streets and sidewalks and be served by nearby and attractive open space, parks, schools, and neighborhood amenities and services at appropriate locations.







Coffee County Comprehensive Plan

JORDAN JONES & GOULDING

Character Area Map

- Highway Commercial
- Conservation
- Rural
- Rural Community/ Historic Crossroads
- Small Town Downtown
- Small Town Neighborhoods
- General Coffee State Park Area
- Bay Meadows/Bethel/ Southern Coffee County

City of Douglas

- 1 Historic Downtown Douglas
- 2 Gaskin Ave Neighborhood
- 3 Southwest Douglas Neighborhood
- 4 Hospital District
- 5 Northwest Douglas Neighborhood
- 6 Education Center
- 7 Southeast Douglas Neighborhood
- 8 Oak Park
- 9 Golf Club Rd Neighborhood
- 10 E Walker St Neighborhood
- 11 Production and Employment
- 12 Southeast Douglas

- Airport
- State Highway
- County Road
- Road
- River/Stream
- Parcels
- Lake/Pond
- City Boundary
- County Boundary
- Other County Boundary

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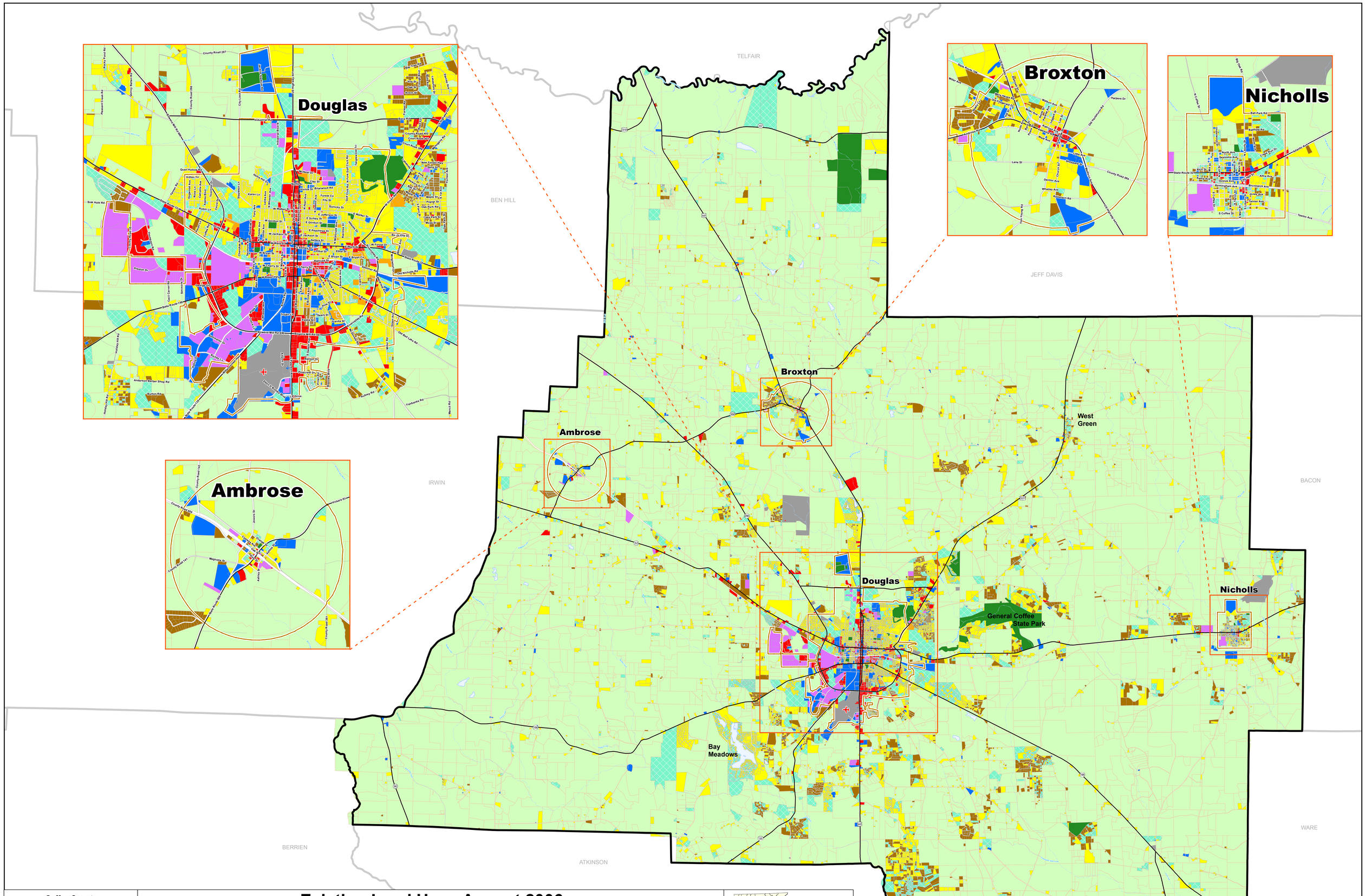

Coffee County Comprehensive Plan

JORDAN JONES & GOULDING

Existing Land Use - August 2006

Existing Land Use

- Single Family Residential
- Multi Family Residential
- Mobile Home Park
- Agricultural/Forestry
- Commercial
- Industrial
- Park/Recreation/Conservation
- Public Institutional
- Transportation/Communications/Utilities
- Undeveloped/Vacant

- Airport
- State Highway
- County Road
- Road
- River/Stream
- Lake/Pond
- City Boundary
- County Boundary
- Other County Boundary

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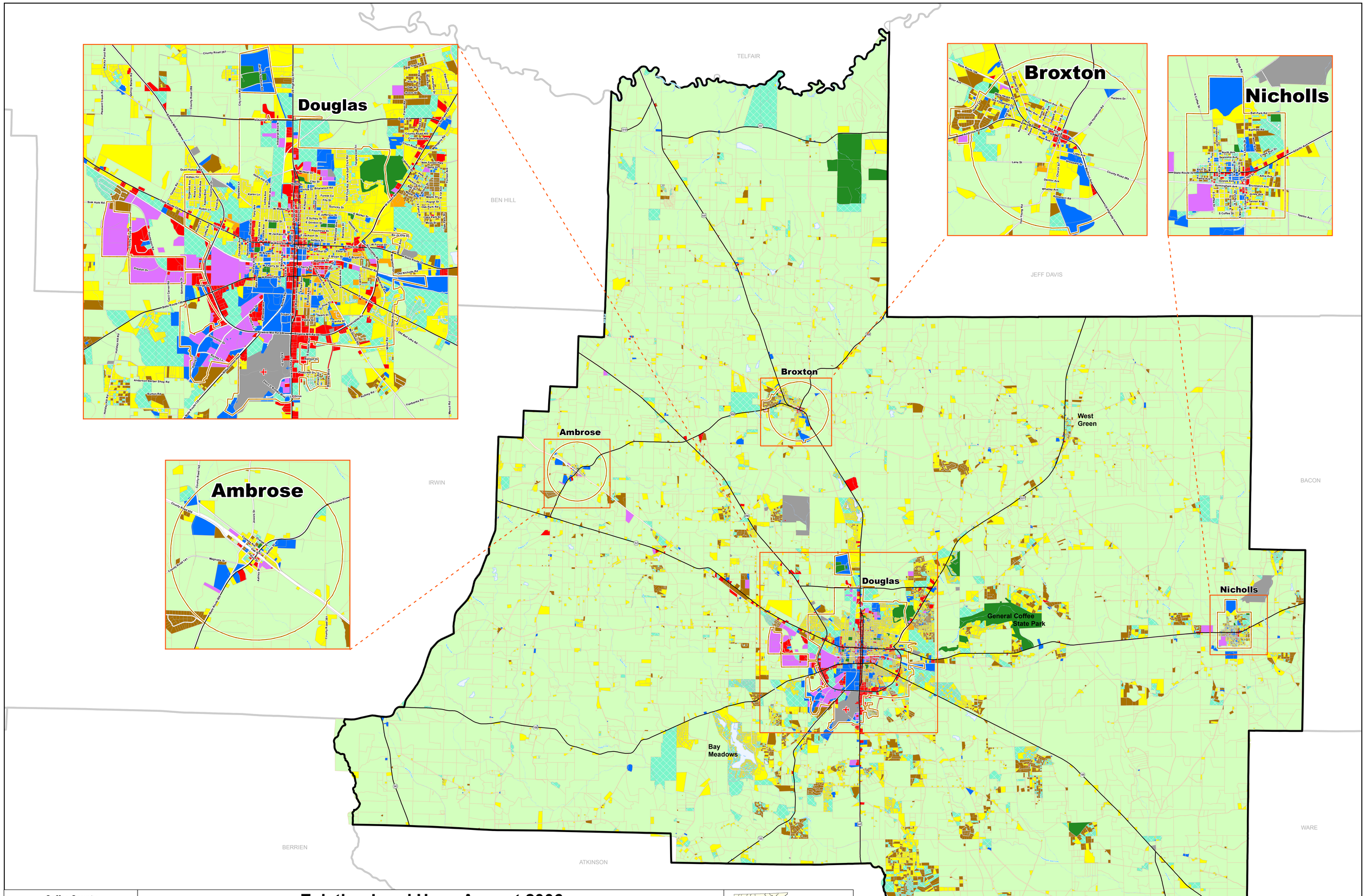

Coffee County Comprehensive Plan

JORDAN JONES & GOULDING

Existing Land Use - August 2006

Existing Land Use

- Single Family Residential
- Multi Family Residential
- Mobile Home Park
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- Public Institutional
- Transportation/Communications/Utilities
- Undeveloped/Vacant

- Airport
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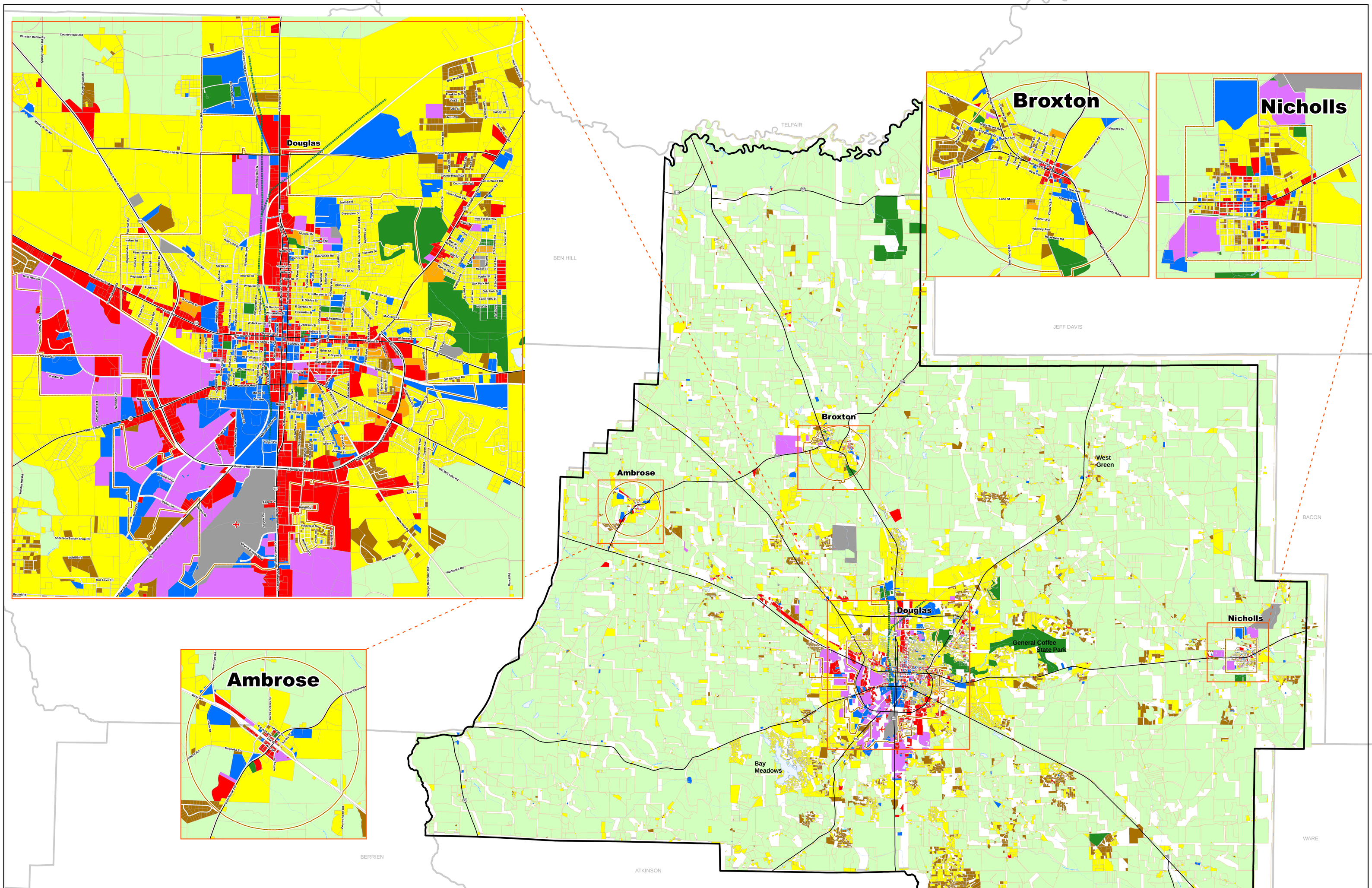


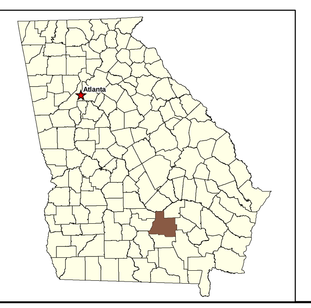
Douglas Comprehensive Plan

JORDAN JONES & GOULDING

Map 5-2 Future Land Use

Future Land Use

- Single Family Residential
- Multi Family Residential
- Mobile Home Park
- Agricultural/Forestry
- Commercial
- Industrial
- Park/Recreation/Conservation
- Public Institutional
- Transportation/Communications/Utilities
- Multi Use Trail
- Airport
- State Highway
- County Road
- Road
- River/Stream
- Lake/Pond
- City Boundary
- County Boundary
- Other County Boundary



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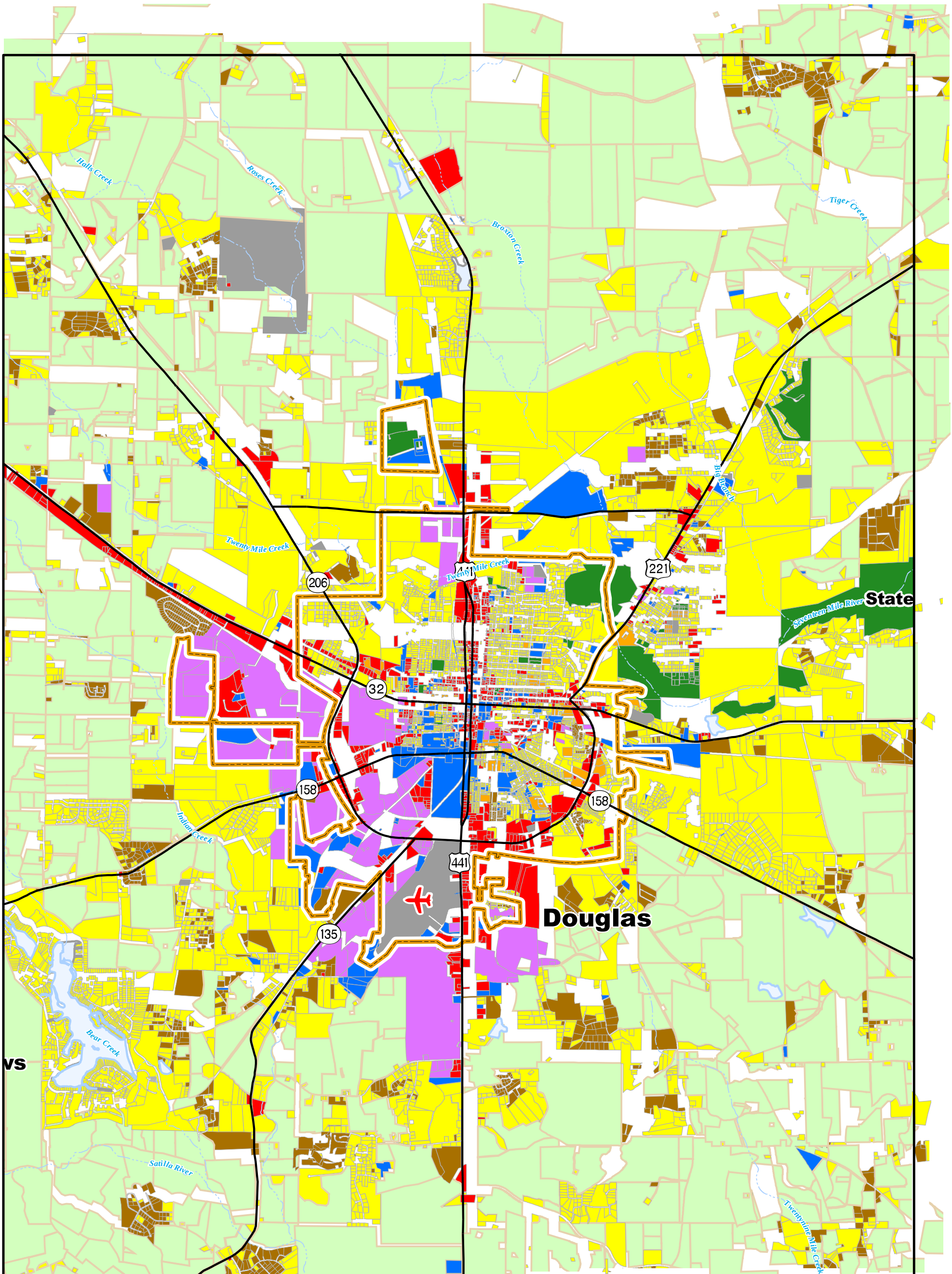

Douglas Comprehensive Plan

Future Land Use

N W E S

0 0.3 0.6 1.2 Miles

Future Land Use

- Single Family Residential
- Multi Family Residential
- Mobile Home Park
- Agricultural/Forestry
- Commercial
- Industrial
- Park/Recreation/Conservation
- Public Institutional
- Transportation/Communications/Utilities
- Right-of-Way

- Airport
- State Highway
- Railroad
- River/Stream
- Lake/d

- City Boundary
- County Boundary
- Other County Boundary

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RESOLUTION TO AMMEND THE CITY OF DOUGLAS FUTURE LAND USE MAP OF THE 2007-2027JOINT COFFEE COUNTY/CITY OF DOUGLAS AND CITIES OF AMBROSE, BROXTON AND NICHOLLS COMPREHENSIVE PLAN

WHEREAS, the 2007-2027 Joint Coffee County/City of Douglas and Cities of Ambrose, Broxton, and Nicholls Comprehensive Plan, hereinafter referred to as "the Comprehensive Plan," provides a coordinate and comprehensive long-term plan for the development of the City of Douglas; and

WHEREAS, the Comprehensive Plan was adopted on October 8, 2007 pursuant to the coordinated planning process as set forth in the Georgia Planning Act of 1989 and was prepared to meet the Georgia Department of Community Affairs, Standards and Procedures for Local Comprehensive Planning; and

WHEREAS, the City of Douglas adopted a Gateway Overlay District zoning ordinance in 2003; and

WHEREAS, a future land use study was completed in conjunction with the development of the Gateway Corridor Overlay District; and

WHEREAS, the City of Douglas wishes to incorporate the future land use recommendations of that study into the 2007-2027 Future Land Use Map as shown in Attachment A; and

WHEREAS, the map amendment will not create a more intense or dense land uses located adjacent to or in close proximity to another local government, and

WHEREAS, the City Council of the City of Douglas finds that the proposed amendment to the Comprehensive Plan Future Land Use Map for the City of Douglas furthers the purposes of promoting the health, safety, morals, convenience , order, prosperity, aesthetics and general welfare of the present and future residents of the City of Douglas.

NOW, THERFORE, BE IT RESOLVED, by the City Council of the City of Douglas, Georgia that, the Future Land Use Map for the City of Douglas, shall be here by be amended as indicated in Attachment A, and;

BE IT FUTHER RESOLVED, that the amended Future Land Use Map, dated October 24, 2007 shall be utilized by the City Council, the Planning Commission and all City of Douglas departments, agencies and officials as the official future land use map in making decision concerning the growth and development of the City of Douglas.

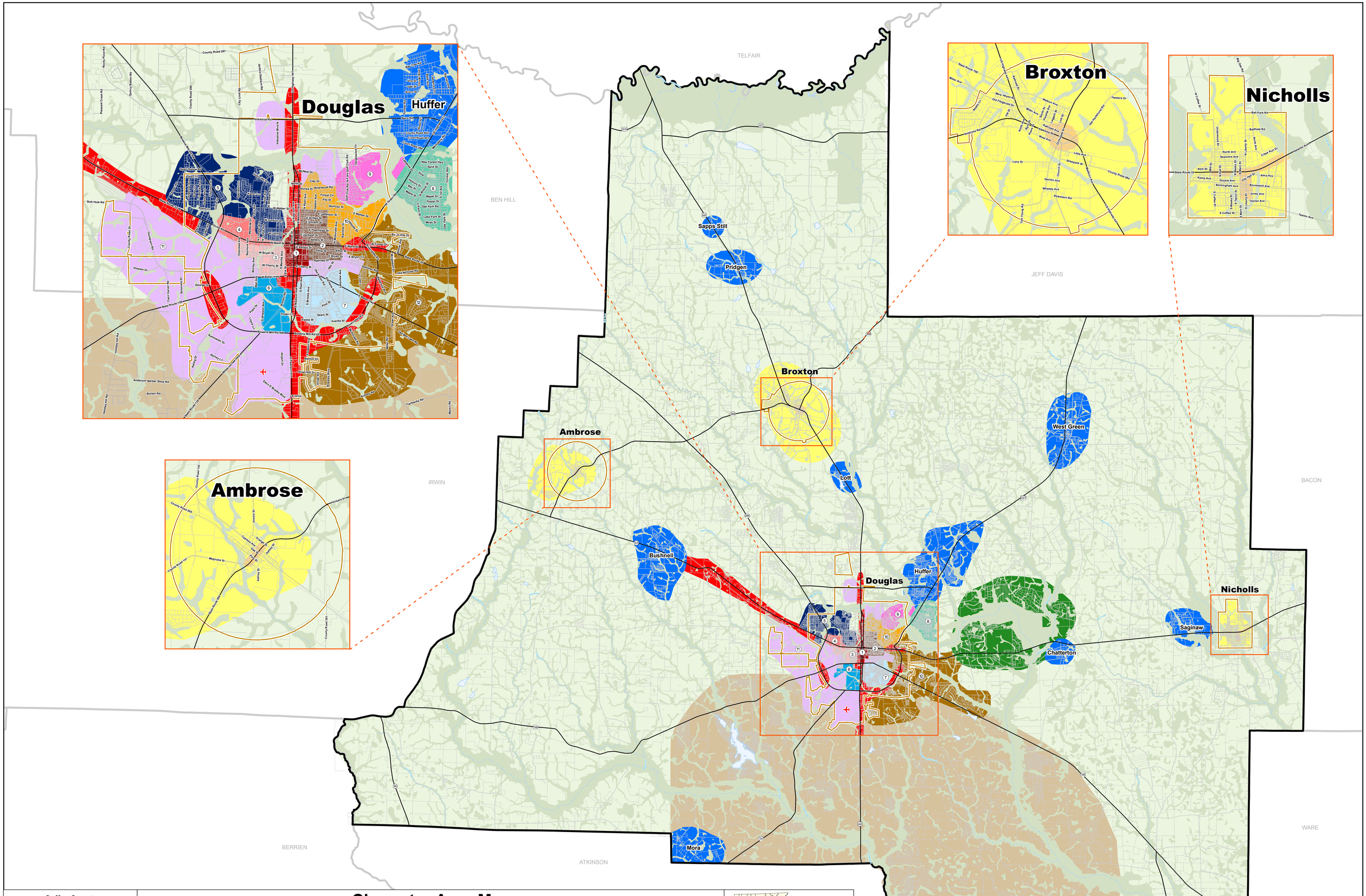
APPROVED by the City Council of Douglas, Georgia, this 14th day of November 2007.

CITY OF DOUGLAS, GEORGIA

Tony L. Paulk, I, Mayor

ATTEST:

Wynetta Gaskins, City Clerk



Coffee County Comprehensive Plan

JORDAN JONES & GOULDING

Character Area Map

- Highway Commercial
- Conservation
- Rural
- Rural Community/ Historic Crossroads
- Small Town Downtown
- Small Town Neighborhoods
- General Coffee State Park Area
- Bay Meadows/Bethel/ Southern Coffee County

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Coffee County 2007-2027 Comprehensive Plan: Technical Addendum to the Community Assessment

August 2006

JORDAN
JONES &
GOULDING

Table of Contents

Part I: Supporting Analysis of Data and Information 2

1. Introduction.....2
2. Population 2
3. Economic Development.....14
4. Housing.....28
5. Natural and Cultural Resources 39
6. Community Facilities and Services 57
7. Intergovernmental Coordination.....74
8. Transportation.....76

Part II: Analysis of Consistency with Quality Community Objectives 84

Part 1: Supporting Analysis of Data and Information

1 Introduction

This "Technical Addendum" was prepared following the guidelines of the Rules of Georgia Department of Community Affairs, Chapter 110-12-1, Standards and Procedures for Local Comprehensive Planning, effective May 1, 2005. It is an extension of the Community Assessment and is presented in two parts. The first part includes the supporting analysis of data and information that was used in preparing the Community Assessment. The second part is an analysis of consistency with the Quality Community Objectives identified by the Georgia Department of Community Affairs.

2 Population Data

Total Population

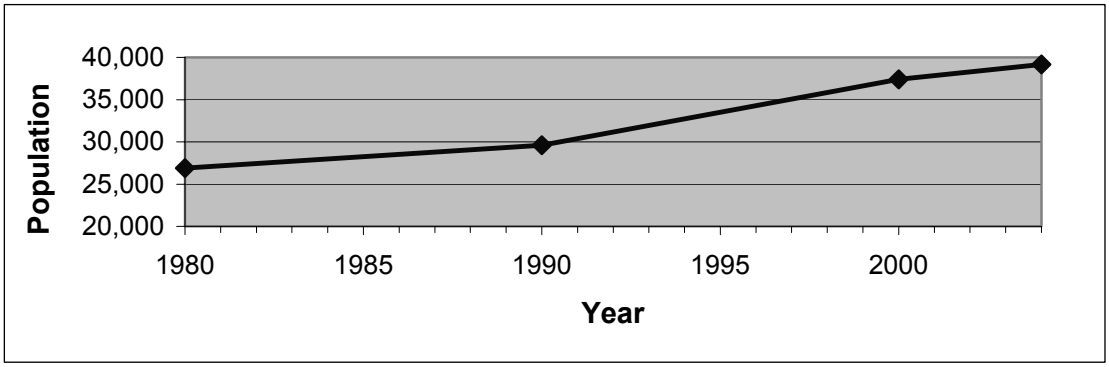
Over the past quarter of a century, Coffee County has experienced healthy rates of growth. Between 1980 and 1990, Coffee County grew at an average annual rate of approximately 1 percent. Growth accelerated in the 1990s, averaging an annual increase of 2.6 percent. From 2000 – 2004, Coffee County's estimated average annual growth dropped to just over 1 percent.

Figure 2-1: Historic Population Growth, Coffee County and Cities, 1980-2004

Year	Coffee County	Ambrose	Broxton	Douglas	Nicholls
1980	26,894	360	1,117	10,980	1,114
1990	29,592	280	1,211	10,464	1,003
2000	37,413	320	1,428	10,639	1,008
2004	39,177	327	1,464	10,916	2,569

U.S. Bureau of the Census, 2000

Figure 2-2: Coffee County Population Growth, 1970-2004



Since 1980, growth in unincorporated areas has far outpaced the rate of growth in Coffee County's municipalities. During the 1980s, when no city in Coffee County experienced positive average rates of growth, the population of unincorporated areas grew at an annual rate of 3 percent. During the 1990s, the growth of the incorporated area continued

to increase at a significantly faster rate than the rest of County. While the population of unincorporated Coffee County has dipped slightly since 2000, the area still accounts for over 85 percent of the County's growth since 1980 and remains home to nearly two-thirds of the County's population.

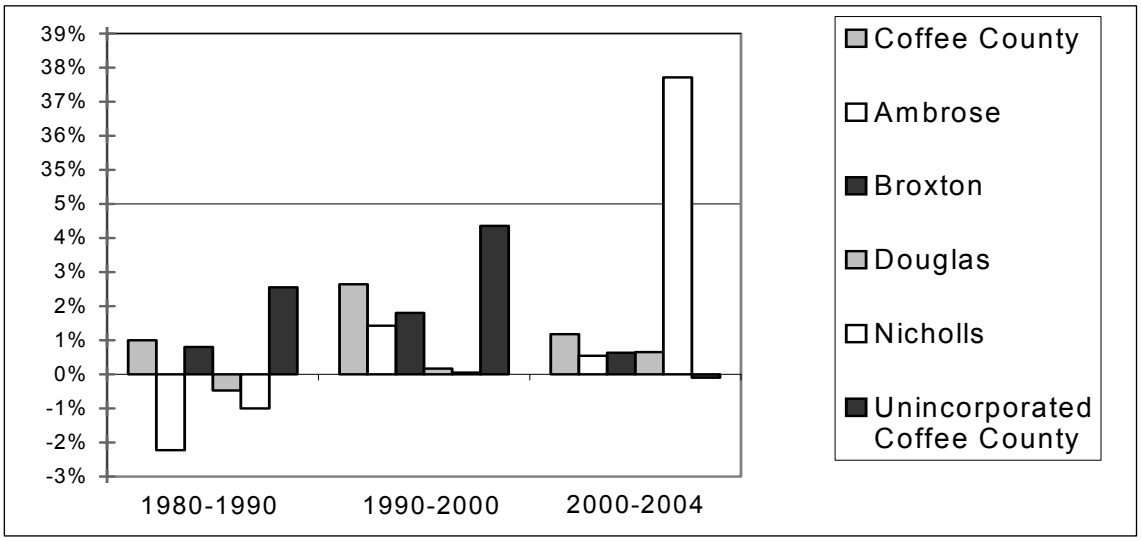
From 1980 until 2000, the fastest average annual rate of growth experienced by any city in Coffee County was a 2.7 percent increase posted by the City of Broxton. From 2000 until 2004, however, the population of Nicholls exploded, increasing at an annual rate of 38.7 percent. Almost all of this growth can be attributed to the population of a recently constructed prison. After losing one-fifth of its population during the 1980s, Ambrose rebounded in the 1990s. In 2004, the population of Ambrose (327) was approximately 10 percent below its 1980 level. The population of Douglas has remained relatively unchanged for the past quarter-century; in 2004, Douglas was home to 10,916 residents, 64 less than in 1980. Over past 25 years, only Broxton and Nicholls have experienced population growth.

Figure 2-3: Average Annual Growth Rate of Municipalities in Coffee County

	1980 - 1990	1990 - 2000	2000 - 2004
Coffee County	1.0%	2.6%	1.2%
Ambrose	-2.2%	1.4%	0.5%
Broxton	0.8%	1.8%	0.6%
Douglas	-0.5%	0.2%	0.7%
Nicholls	-1.0%	0.0%	38.7%
Unincorporated Coffee County	3%	4%	-0.1%

U.S. Bureau of the Census, 2000

Figure 2-4: Average Annual Growth Rates of Municipalities in Coffee County



With 61 percent of the County's population, unincorporated Coffee County remains home to the majority of residents. Douglas, the largest city in Coffee County, represents 28 percent of Coffee County's population. The combined populations of Ambrose, Broxton, and Nicholls comprise less than 7 percent of Coffee County's population.

Figure 2-5: Jurisdictional Share of Coffee County Population (2000)

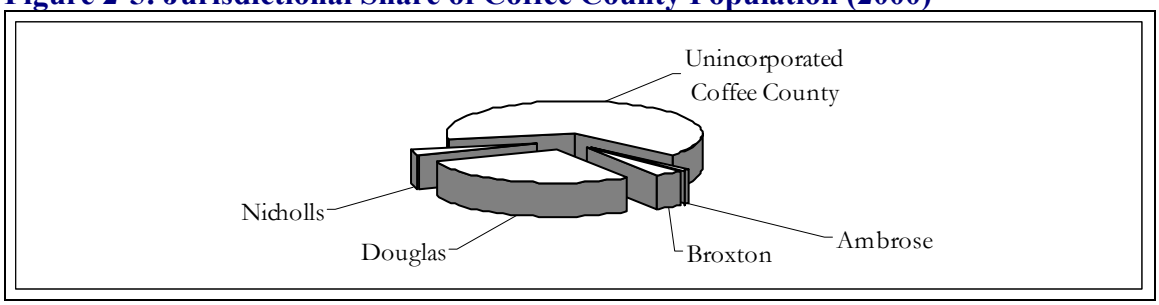


Figure 2-6: Jurisdictional Share of Coffee County Population, 2000-2004

Jurisdiction	2000	2004 (Estimate)	2000 Share	2004 Share (Estimate)	Percent Change (2000 – 2004)
Coffee County	37,413	39,177	100%	100%	--
Ambrose	320	327	1%	1%	0%
Broxton	1,428	1,464	4%	4%	0%
Douglas	10,639	10,916	28%	28%	-1%
Nicholls	1,008	2,569	3%	7%	4%
Unincorporated Coffee County	24,018	23,901	64%	61%	-3%

Georgia Department of Community Affairs; U.S. Bureau of the Census, 2000

For the past 15 years, Coffee County has grown consistently at a faster rate than neighboring counties. Of the seven counties adjacent to Coffee County, only three have experienced annual growth rates of more than 1 percent over the past 15 years; since 1980, no neighboring county has experienced growth rates higher than 2 percent. With an annual growth rate of 2.3 percent, Coffee County's growth rate appears comparatively healthy.

Figure 2-7: Population Trends in Surrounding Counties, 1990-2005

County	1990	2000	2005 (Estimate)	Annual Growth (1990 – 2005)
Coffee	29,592	37,413	39,674	2.3%
Telfair	11,000	11,794	13,205	1.3%
Jeff Davis	12,032	12,684	13,083	0.6%
Bacon	9,566	10,103	10,379	0.6%
Atkinson	6,213	7,609	8,030	1.9%
Berrien	14,153	16,235	16,708	1.2%
Irwin	8,649	9,931	10,093	1.1%
Ben Hill	16,245	17,495	17,316	0.4%

U.S. Bureau of the Census, 2000

Figure 2-8: Annual Growth Rates in Surrounding Counties

County	1990 - 2000	1990 - 2005	2000 - 2005
Coffee	2.6%	2.3%	0.6%
Telfair	0.7%	1.3%	1.2%
Jeff Davis	0.5%	0.6%	0.3%
Bacon	0.6%	0.6%	0.3%
Atkinson	2.2%	1.9%	0.6%
Berrien	1.5%	1.2%	0.3%
Irwin	1.5%	1.1%	0.2%
Ben Hill	0.8%	0.4%	-0.1%
U.S. Bureau of the Census, 2000			

Age Distribution

Coffee County features an even distribution of population across all age groups. One-third of County residents are under 19 years of age. Just under 20 percent of the population is age 60 years or older. Coffee County's remaining population is between 20 and 60 years old, with the greatest number of residents between the ages of 25 and 45.

Coffee County has not yet experienced rapid growth of its elderly population. From 1990 until 2000, only the City of Ambrose saw an increase in the number of residents age 65 and over. Nonetheless, Coffee County likely will become a much older community in the years ahead because of the aging baby boom generation.

Over the next two decades, Coffee County will become an increasingly older population. In 2000, individuals 50 years and older constituted just under a quarter of Coffee County's population (23.8 percent). In 2025, this age cohort is anticipated to comprise more than a third of the County's population (34.3 percent).

Unsurprisingly, increases in Coffee County's elderly population correspond with decreases in the number of children and young adults. In 2000, residents under 20 years of age represented nearly a third of the County's population (31.7 percent). In 2025, this age cohort is anticipated to comprise barely a quarter of Coffee County's population (25.5 percent).

Age distribution is not uniform throughout Coffee County. Demographic changes in Douglas, for example, likely will be less severe because of the City's existing composition--the percentage of residents 80 years and older is currently expected to fall. In unincorporated Coffee County, however, the percentage of residents 80 years and older is expected to jump from 1.5 percent to 3.7 percent over the next two decades.

Figure 2-9: Age Data (Absolute Numbers)

	Coffee County			Douglas			Unincorporated Coffee County		
Age	1990	2000	% Change 1990 - 2000	1990	2000	% Change 1990 - 2000	1990	2000	% Change 1990 - 2000
Under 5 years	2,478	2,932	18%	887	790	-11%	1,383	1,910	38%
5 to 9 years	2,643	2,977	13%	865	848	-2%	1,571	1,877	19%
10 to 14 years	2,306	2,937	27%	805	848	5%	1,265	1,870	48%
15 to 19 years	2,537	3,020	19%	946	914	-3%	1,379	1,899	38%
20 to 24 years	2,201	2,824	28%	733	787	7%	1,319	1,851	40%
25 to 34 years	4,976	5,635	13%	1,478	1,410	-5%	3,087	3,862	25%
35 to 44 years	4,240	5,718	35%	1,429	1,386	-3%	2,518	3,938	56%
45 to 54 years	2,972	4,610	55%	1,011	1,221	21%	1,696	3,056	80%
55 to 59 years	1,051	1,700	62%	419	506	21%	536	1,072	100%
60 to 64 years	1,075	1,369	27%	444	384	-14%	524	860	64%
65 to 74 years	1,955	2,040	4%	894	750	-16%	879	1,120	27%
75 to 84 years	953	1,216	28%	461	549	19%	375	557	49%
85 years and over	205	435	112%	92	246	167%	93	146	57%
Total	29,592	37,413	26%	10,464	10,639	2%	16,625	24,018	44%

	Broxton			Nicholls			Ambrose		
Age	1990	2000	% Change 1990 - 2000	1990	2000	% Change 1990 - 2000	1990	2000	% Change 1990 - 2000
Under 5 years	107	136	27%	72	74	3%	29	22	-24%
5 to 9 years	110	138	25%	81	88	9%	16	26	63%
10 to 14 years	111	130	17%	97	75	-23%	28	14	-50%
15 to 19 years	108	91	-16%	75	82	9%	29	34	17%
20 to 24 years	72	95	32%	51	65	27%	26	26	0%
25 to 34 years	209	192	-8%	155	125	-19%	47	46	-2%
35 to 44 years	131	205	56%	121	144	19%	41	45	10%
45 to 54 years	129	157	22%	102	132	29%	34	44	29%
55 to 59 years	33	68	106%	48	38	-21%	15	16	7%
60 to 64 years	46	58	26%	54	51	-6%	7	16	129%
65 to 74 years	88	78	-11%	81	78	-4%	13	14	8%
75 to 84 years	55	50	-9%	59	46	-22%	3	14	367%
85 years and over	12	30	150%	7	10	43%	1	3	200%
Total	1,211	1,428	18%	1003	1008	0%	289	320	11%

U.S. Bureau of the Census, 2000

Figure 2-10: Age Data (Percent)

	Coffee County		Douglas		Unincorporated Coffee County	
Age	1990	2000	1990	2000	1990	2000
Under 5 years	8.4%	7.8%	8.5%	7.4%	8.3%	8.0%
5 to 9 years	8.9%	8.0%	8.3%	8.0%	9.3%	8.0%
10 to 14 years	7.8%	7.9%	7.7%	8.0%	7.8%	7.8%
15 to 19 years	8.6%	8.1%	9.0%	8.6%	8.3%	7.9%
20 to 24 years	7.4%	7.5%	7.0%	7.4%	7.7%	7.6%
25 to 34 years	16.8%	15.1%	14.1%	13.3%	18.3%	15.8%
35 to 44 years	14.3%	15.3%	13.7%	13.0%	14.7%	16.2%
45 to 54 years	10.0%	12.3%	9.7%	11.5%	10.3%	12.7%
55 to 59 years	3.6%	4.5%	4.0%	4.8%	3.3%	4.5%
60 to 64 years	3.6%	3.7%	4.2%	3.6%	3.3%	3.7%
65 to 74 years	6.6%	5.5%	8.5%	7.0%	5.5%	4.8%
75 to 84 years	3.2%	3.3%	4.4%	5.2%	2.6%	2.5%
85 years and over	0.7%	1.2%	0.9%	2.3%	0.6%	0.7%
Total	100%	100%	100%	100%	100%	100%

U.S. Bureau of the Census, 2000

	Broxton		Nicholls		Ambrose	
Age	1990	2000	1990	2000	1990	2000
Under 5 years	8.8%	9.5%	7.2%	7.3%	10.0%	6.9%
5 to 9 years	9.1%	9.7%	8.1%	8.7%	5.5%	8.1%
10 to 14 years	9.2%	9.1%	9.7%	7.4%	9.7%	4.4%
15 to 19 years	8.9%	6.4%	7.5%	8.1%	10.0%	10.6%
20 to 24 years	5.9%	6.7%	5.1%	6.4%	9.0%	8.1%
25 to 34 years	17.3%	13.4%	15.5%	12.4%	16.3%	14.4%
35 to 44 years	10.8%	14.4%	12.1%	14.3%	14.2%	14.1%
45 to 54 years	10.7%	11.0%	10.2%	13.1%	11.8%	13.8%
55 to 59 years	2.7%	4.8%	4.8%	3.8%	5.2%	5.0%
60 to 64 years	3.8%	4.1%	5.4%	5.1%	2.4%	5.0%
65 to 74 years	7.3%	5.5%	8.1%	7.7%	4.5%	4.4%
75 to 84 years	4.5%	3.5%	5.9%	4.6%	1.0%	4.4%
85 years and over	1.0%	2.1%	0.7%	1.0%	0.3%	0.9%
Total	100%	100%	100%	100%	100%	100%

U.S. Bureau of the Census, 2000

Over the next 25 years, the changing age composition of Coffee County may create significant opportunities for the City of Douglas. A growing elderly population throughout the County will produce an increased demand for healthcare facilities and alternative housing options. Currently, Douglas is home to the most sophisticated medical center in the region. Douglas is also the only city in Coffee County with assisted-living centers. The city should strive to become a retirement destination through marketing efforts that promote the advantages of living in Douglas. Additionally, the City should encourage the development of communities favorable to elderly populations, such those featuring walkable areas with targeted amenities.

While the elderly population will likely experience significant growth over the coming decades, Coffee County will also witness an increase in the number of its younger citizens. Although their proportion of the total population of Coffee County will steadily decline over the next twenty years, the number of residents 19 years old and younger will actually increase by 10 percent. Virtually all of the growth of this age cohort will occur in Nicholls and unincorporated Coffee County. The growing number of youths in these areas may place additional burdens on local school systems. Communities should take action now to ensure the continued quality of educational opportunities over the years ahead.

Figure 2-11: Projected Age Distribution, Coffee County

	2000		2010		2015		2020		2025	
Total	37,413	100.0%	42,770	100.0%	45,630	100.0%	48,550	100.0%	51,570	100.0%
Under 10	5,909	15.8%	6,569	15.4%	6,287	13.8%	5,956	12.3%	6,291	12.2%
10 to 19	5,957	15.9%	6,160	14.4%	6,632	14.5%	7,118	14.7%	6,838	13.3%
20 to 29	5,590	14.9%	6,201	14.5%	6,436	14.1%	6,666	13.7%	7,204	14.0%
30 to 39	5,785	15.5%	5,770	13.5%	6,206	13.6%	6,653	13.7%	6,932	13.4%
40 to 49	5,267	14.1%	5,920	13.8%	6,036	13.2%	6,137	12.6%	6,626	12.8%
50 to 59	3,845	10.3%	5,190	12.1%	5,620	12.3%	6,064	12.5%	6,206	12.0%
60 to 69	2,460	6.6%	3,644	8.5%	4,357	9.5%	5,113	10.5%	5,557	10.8%
70 to 79	1,663	4.4%	2,112	4.9%	2,664	5.8%	3,252	6.7%	3,903	7.6%
80 +	937	2.5%	1,205	2.8%	1,393	3.1%	1,591	3.3%	2,014	3.9%

Source: U.S. Bureau of the Census, 2000, Woods & Poole Economics, Inc, 2005; Jordan, Jones, & Goulding, Inc.

Figure 2-12: Projected Age Distribution, Douglas

	2000		2010		2015		2020		2025	
Total	10,639	100.0%	11,025	100.0%	11,173	100.0%	11,320	100.0%	11,467	100.0%
Under 10	1,638	15.4%	1,739	15.8%	1,558	13.9%	1,378	12.2%	1,412	12.3%
10 to 19	1,762	16.6%	1,587	14.4%	1,659	14.8%	1,731	15.3%	1,550	13.5%
20 to 29	1,471	13.8%	1,704	15.5%	1,641	14.7%	1,578	13.9%	1,648	14.4%
30 to 39	1,425	13.4%	1,411	12.8%	1,546	13.8%	1,680	14.8%	1,616	14.1%
40 to 49	1,340	12.6%	1,355	12.3%	1,367	12.2%	1,379	12.2%	1,509	13.2%
50 to 59	1,074	10.1%	1,227	11.1%	1,251	11.2%	1,275	11.3%	1,285	11.2%
60 to 69	747	7.0%	946	8.6%	1,028	9.2%	1,111	9.8%	1,131	9.9%
70 to 79	685	6.4%	596	5.4%	686	6.1%	775	6.9%	842	7.3%
80 +	497	4.7%	461	4.2%	437	3.9%	412	3.6%	474	4.1%

Source: U.S. Bureau of the Census, 2000, Woods & Poole Economics, Inc, 2005; Jordan, Jones, & Goulding, Inc.

Figure 2-13: Projected Age Distribution, Unincorporated Coffee County

	2000		2010		2015		2020		2025	
Total	24,018	100.0%	26,971	100.0%	29,456	100.0%	31,968	100.0%	34,546	100.0%
Under 10	3,787	15.8%	4,140	15.3%	4,064	13.8%	3,939	12.3%	4,204	12.2%
10 to 19	3,769	15.7%	3,817	14.2%	4,227	14.3%	4,648	14.5%	4,569	13.2%
20 to 29	3,761	15.7%	3,808	14.1%	4,050	13.8%	4,280	13.4%	4,749	13.7%
30 to 39	3,977	16.6%	3,803	14.1%	4,021	13.6%	4,243	13.3%	4,517	13.1%
40 to 49	3,546	14.8%	3,954	14.7%	4,071	13.8%	4,174	13.1%	4,437	12.8%
50 to 59	2,495	10.4%	3,382	12.5%	3,771	12.8%	4,170	13.0%	4,309	12.5%
60 to 69	1,500	6.2%	2,293	8.5%	2,847	9.7%	3,436	10.7%	3,836	11.1%
70 to 79	825	3.4%	1,222	4.5%	1,654	5.6%	2,119	6.6%	2,630	7.6%
80 +	358	1.5%	553	2.0%	752	2.6%	959	3.0%	1,295	3.7%

Source: U.S. Bureau of the Census, 2000, Woods & Poole Economics, Inc, 2005; Jordan, Jones, & Goulding, Inc.

Figure 2-14: Projected Age Distribution, Ambrose

	2000		2010		2015		2020		2025	
Total	320	100.0%	360	100.0%	380	100.0%	400	100.0%	420	100.0%
Under 10	48	15.0%	51	14.2%	49	13.0%	47	11.8%	50	12.0%
10 to 19	48	15.0%	50	13.9%	53	13.8%	55	13.8%	53	12.6%
20 to 29	51	15.9%	50	13.9%	52	13.7%	54	13.4%	56	13.4%
30 to 39	38	11.9%	53	14.6%	53	14.0%	53	13.3%	55	13.2%
40 to 49	58	18.1%	39	10.8%	47	12.4%	56	13.9%	56	13.3%
50 to 59	30	9.4%	57	15.9%	49	12.8%	40	9.9%	48	11.4%
60 to 69	23	7.2%	28	7.9%	42	11.0%	56	14.0%	48	11.3%
70 to 79	16	5.0%	20	5.5%	22	5.9%	25	6.3%	37	8.8%
80 +	8	2.5%	12	3.2%	13	3.5%	15	3.7%	17	4.0%

Source: U.S. Bureau of the Census, 2000, Woods & Poole Economics, Inc, 2005; Jordan, Jones, & Goulding, Inc.

Figure 2-15: Projected Age Distribution, Nicholls

	2000		2010		2015		2020		2025	
Total	1,008	100.0%	2,854	100.0%	2,984	100.0%	3,148	100.0%	3,347	100.0%
Under 10	162	16.1%	401	14.1%	390	13.1%	380	12.1%	404	12.1%
10 to 19	157	15.6%	430	15.1%	430	14.4%	434	13.8%	430	12.8%
20 to 29	121	12.0%	416	14.6%	438	14.7%	465	14.8%	474	14.2%
30 to 39	143	14.2%	318	11.1%	378	12.7%	446	14.2%	478	14.3%
40 to 49	139	13.8%	373	13.1%	355	11.9%	338	10.7%	409	12.2%
50 to 59	101	10.0%	349	12.2%	363	12.2%	382	12.1%	370	11.0%
60 to 69	86	8.5%	244	8.5%	291	9.7%	343	10.9%	364	10.9%
70 to 79	73	7.2%	188	6.6%	201	6.7%	217	6.9%	264	7.9%
80 +	26	2.6%	135	4.7%	137	4.6%	142	4.5%	154	4.6%

Source: U.S. Bureau of the Census, 2000, Woods & Poole Economics, Inc, 2005; Jordan, Jones, & Goulding, Inc.

Figure 2-16: Projected Age Distribution, Broxton

	2000		2010		2015		2020		2025	
Total	1,428	100.0%	1,560	100.0%	1,637	100.0%	1,714	100.0%	1,790	100.0%
Under 10	274	19.2%	238	15.3%	225	13.8%	212	12.3%	221	12.4%
10 to 19	221	15.5%	276	17.7%	263	16.1%	250	14.6%	237	13.2%
20 to 29	186	13.0%	222	14.2%	255	15.6%	289	16.9%	276	15.4%
30 to 39	202	14.1%	185	11.9%	208	12.7%	231	13.5%	265	14.8%
40 to 49	184	12.9%	200	12.8%	196	11.9%	191	11.1%	214	12.0%
50 to 59	145	10.2%	175	11.2%	186	11.4%	198	11.5%	194	10.9%
60 to 69	104	7.3%	133	8.5%	150	9.1%	167	9.7%	178	10.0%
70 to 79	64	4.5%	86	5.5%	100	6.1%	115	6.7%	130	7.2%
80 +	48	3.4%	45	2.9%	54	3.3%	63	3.7%	73	4.1%

Source: U.S. Bureau of the Census, 2000, Woods & Poole Economics, Inc, 2005; Jordan, Jones, & Goulding, Inc.

Race and Ethnicity

In 1990, virtually every resident in Coffee County was either of Caucasian or African descent. White residents represented over 70 percent of the population while African-Americans totaled over 25 percent of the population. In 1990, only 1.5 percent of Coffee County residents were of Hispanic origin.

Within the County, racial distribution has been slightly uneven. In general, Coffee County's cities have been home to a greater proportion of African-American residents than the unincorporated area. In 1990, for example, the percentage of the African-American population in any given city in Coffee County ranged from just over 40 percent to nearly 55 percent, while unincorporated Coffee County was nearly 90 percent white during this same period.

By the close of the century, Coffee County had experienced a significant increase in its Hispanic population. From 1990 to 2000, the population of Hispanic origin increased by 463 percent. As a share of Coffee County's population in 2000, Hispanics represented 6.8 percent of the County total.

Throughout this period, the percentage of white residents in the County dropped nearly 5 percent. Though the actual number of white residents actually rose by nearly 20 percent, totaling 25,528 in 2000, larger increases in the African-American population and the Hispanic population proved more significant.

From 1990 to 2000, the African-American population increased by nearly 30 percent. As a percentage of the County's total population, African-Americans maintained similar levels to those observed in 1990. A city-level analysis, however, reveals some significant differences. In Ambrose, the percentage of black residents fell nearly 16 percent, from 41 percent in 1990 to 25 percent in 2000. As a result of this decline, Ambrose went from having the second highest percentage of African-American residents in the County to having the lowest percentage of African-American residents in the County.

Although all cities witnessed an increase in the number of Hispanic residents, the population of Ambrose experienced particularly large changes. While the percentage of African-Americans in the City dropped by more than 15 percent, the percentage of residents of Hispanic origin jumped by over 22 percent. Today, Hispanics total more than a quarter of Ambrose's population.

Figure 2-17: Race and Hispanic Origin (Absolute Numbers)

	White			African-American			Hispanic Origin (Any Race)		
	1990	2000	% 1990 - 2000	1990	2000	% 1990 - 2000	1990	2000	% 1990 - 2000
Coffee County	21,580	25,528	18%	7,533	9,684	29%	453	2,550	463%
Ambrose	168	173	3%	114	80	-30%	9	82	811%
Broxton	589	609	3%	614	719	17%	3	107	3,467%
Douglas	5,667	5,150	-9%	4,681	4,823	3%	53	736	1,289%
Nicholls	599	558	-7%	402	439	9%	2	12	500%
Unincorporated Coffee County	14,557	19,038	31%	1,722	3,623	110%	386	1,613	318%

U.S. Bureau of the Census, 2000

Figure 2-18: Race and Hispanic Origin (As a Share of Total Population), 1990-2000

	White			African-American			Hispanic Origin (Any Race)		
	1990	2000	% 1990 - 2000	1990	2000	% 1990 – 2000	1990	2000	% 1990 – 2000
Coffee County	72.9%	68.2%	-4.7%	25.5%	25.9%	0.4%	1.5%	6.8%	5.3%
Ambrose City	60.0%	54.1%	-5.9%	40.7%	25.0%	-15.7%	3.2%	25.6%	22.4%
Broxton City	52.5%	42.6%	-9.9%	54.8%	50.4%	-4.4%	0.3%	7.5%	7.2%
Douglas City	54.2%	48.4%	-5.8%	44.7%	45.3%	0.6%	0.5%	6.9%	6.4%
Nicholls	59.7%	55.4%	-4.4%	40.1%	43.6%	3.5%	0.2%	1.2%	1.0%
Unincorporated Coffee County	87.0%	79.3%	-7.8%	10.3%	15.1%	4.8%	2.3%	6.7%	4.4%

U.S. Bureau of the Census, 2000

Income

Over the past 20 years, median and per capita incomes in Coffee County have remained far below statewide levels. In 1999, the $30,710 median income of Coffee County residents was nearly 40 percent lower than the median income of all Georgia residents. Coffee County's per capita income of $15,530 was similarly lower than the State of Georgia as a whole.

Despite remaining a relatively poor area overall, the most impoverished city in Coffee County experienced an impressive increase in median income from 1990 to 2000. In Nicholls, median income rose from $11,146 to $21,750, a 95-percent increase. Increases in other cities, though positive, are largely the result of inflationary pressures.

Coffee County's income distribution closely resembles that of State of Georgia statistics. Nearly two-thirds of both County and State households earn less than $25,000 annually. Thirty-seven percent of Coffee County households and 35 percent of Georgia households earn between $25,000 and $74,999 annually. Less than five percent of Coffee County households earn more than $75,000 annually, compared to 7 percent of Georgia residents.

From 1989 to 1999, the gap between the median household income of Coffee County and the State of Georgia decreased slightly. During this period, however, differences in per capita income actually increased.

Figure 2-19: Coffee County Median Household & Per Capita Income, 1989-1999

	Median Household Income			Per Capita Income		
	1989	1999	Percent Change	1989	1999	Percent Change
Coffee County	$20,651	$30,710	49%	$10,170	$15,530	53%
Ambrose	$17,386	$22,206	28%	$7,144	$11,684	64%
Broxton	$16,625	$22,900	38%	$7,087	$11,984	69%
Douglas	$19,038	$27,946	47%	$11,543	$15,652	36%
Nicholls	$11,146	$21,750	95%	$6,745	$10,592	57%
Georgia	$29,021	$42,433	46%	$13,631	$21,154	55%

U.S. Bureau of the Census, 2000

Because the following table has not been adjusted for inflation, it is difficult to analyze changes in household income distribution from 1989 to 1999. Relative changes between various jurisdictions, however, can provide significant insights into an area's progress.

From 1989 to 1999, Coffee County appears to have made limited progress in closing the gap between the average household income of its own residents compared with statewide figures. In 1989, 59 percent of Coffee County households reported incomes of less than $25,000, compared to 43 percent of all Georgia residents. In 1999, 40 percent of Coffee County households reported incomes of less than $25,000, compared with 28 percent of all Georgia households.

If Coffee County households failed to make significant strides in reaching parity with the State among the lowest of statewide household income levels, there was even less success in ascending to the higher income categories. In 1989, 3 percent of both Coffee County and Georgia households reported income of more than $100,000. In 1999, 5 percent of Coffee County households reported incomes of more than $100,000, less than half the rate reported statewide (13 percent).

Figure 2-20: Household Income Distribution (As a Percentage of All Households), 1989-1999

	Coffee County		Ambrose		Broxton		Douglas		Nicholls		Georgia	
	1989	1999	1989	1999	1989	1999	1989	1999	1989	1999	1989	1999
Less than $14,999	38%	22%	39%	28%	47%	36%	43%	27%	63%	35%	25%	16%
$15,000 to $24,999	21%	18%	14%	30%	23%	20%	18%	19%	17%	23%	18%	12%
$25,000 to $34,999	16%	16%	33%	14%	14%	17%	15%	13%	8%	13%	16%	13%
$35,000 to $49,999	13%	17%	8%	12%	11%	13%	10%	16%	5%	11%	18%	17%
$50,000 to $74,999	8%	16%	5%	13%	3%	10%	7%	13%	4%	11%	14%	20%
$75,000 to $99,999	2%	6%	0.0%	3.0%	1%	2%	2%	5%	1%	4%	5%	10%
$100,000 to 149,999	2%	3%	0%	0%	0%	1%	2%	3%	1%	2%	2%	8%
$150,000 or more	1%	2%	0%	0%	1%	1.%	3%	3%	0%	1%	1%	5%

U.S. Bureau of the Census, 2000

Figure 2-21: Families in Poverty, Coffee County and Municipalities, 1999

	Coffee County		Ambrose		Broxton		Douglas		Nicholls		Georgia	
Families in poverty	1,500	15%	14	17%	78	22%	453	18%	67	25%	210,138	10%
With own children	1,151	21%	7	15%	72	30%	361	25%	55	34%	163,137	14%
Families with Female householder, no husband present	701	37%	3	27%	60	48%	265	38%	38	48%	120,303	29%
Individuals in poverty	6,859	19%	73	23%	383	27%	2377	24%	298	30%	668,387	12%
Over 18 in poverty	4,370	17%	50	21%	231	24%	1,532	22%	182	27%	354,633	17%
65 and over in poverty	721	21%	14	44%	40	25%	292	22%	38	34%	102,228	14%

U.S. Bureau of the Census, 2000

Poverty remains a pervasive problem in Coffee County. City residents and female-headed households are particularly prone to poverty in Coffee County. Overall, 15

percent of Coffee County families live in poverty. Poverty rates are higher in every city in the County (at 25 percent, Nicholls suffers from the highest rate of family-concentrated poverty). Thirty-seven percent of female-headed households in the County live in poverty. In cities, the poverty rate of female-headed households rises considerably, approaching 50 percent in Broxton and Nicholls. Nearly a quarter of all city residents age 65 and older live in poverty.

3. Economic Development

The following economic data highlight fundamental characteristics of Coffee County's economy. The subsequent examination of Coffee County's local economic base and labor force further identifies local economic development trends, opportunities, and needs. Additionally, the examination of Coffee County's existing economic development resources helps inform the community's strategy for promoting the economic well being of the community.

The following analyses are based on a variety of sources; including the U.S. Bureau of the Census, Georgia Department of Labor, and Woods & Poole Economics, Inc. Whenever possible, data concerning Coffee County and each of its cities was obtained for study. In many instances, however, data only exists at the County level.

Economic Base

Figure 3-1: Historic Employment (Absolute Numbers), Coffee County, 1990-2005

Industry Sector	1990	2000	2005
Agriculture	1,610	1,570	1,540
Mining	0	10	10
Construction	710	1,260	1,430
Manufacturing	4,200	5,940	5,230
Transportation, Warehousing, & Utilities	380	1,060	1,290
Wholesale trade	520	970	830
Retail Trade	3,580	4,900	4,900
Finance, Insurance, Real Estate	490	690	850
Services	1,930	4,770	5,600
Government	2,390	2,440	2,650
Total	15,810	23,610	24,330

Source: Woods & Poole Economics, Inc., 2005

Figure 3-2: Historic Employment (Percentage), Coffee County, 1990-2005

Industry Sector	1990	2000	2005
Agriculture	10.2%	6.6%	6.3%
Mining	0.0%	0.0%	0.0%
Construction	4.5%	5.3%	5.9%
Manufacturing	26.6%	25.2%	21.5%
Transportation, Warehousing, & Utilities	2.4%	4.5%	5.3%
Wholesale trade	3.3%	4.1%	3.4%
Retail Trade	22.6%	20.8%	20.1%
Finance, Insurance, Real Estate	3.1%	2.9%	3.5%
Services	12.2%	20.2%	23.0%
Government	15.1%	10.3%	10.9%
Total	100.0%	100.0%	100.0%

Source: Woods & Poole Economics, Inc., 2005

In 1990, four employment sectors accounted for nearly three-quarters of Coffee County's economic base—agriculture, manufacturing, retail trade, and government. In 2005, the share of Coffee County's employed residents represented by these same sectors had dropped to 59 percent. Manufacturing experienced the greatest decline, dropping over 5 percent between 1990 and 2005. Government's share of employment experienced the second most severe decline, falling 4 percent over the preceding 15 years. Agriculture's share of employment fell by nearly 40 percent during this same period. The decline of retail was less marked, dropping just 2 percent. Importantly, of the four preceding sectors, only agriculture experienced an absolute decline. From 1990 to 2005, the number of individuals employed in manufacturing, retail trade, and government employment all increased. However, these absolute gains were not large enough to match the gains experienced by other sectors.

The number of individuals in Coffee County employed in the services sector has exploded over the past 15 years. In 1990, the services sector employed 1,930 people. In 2005, services workers totaled 5,600, an increase of nearly 300 percent. The services share of Coffee County's employment base nearly doubled during this period, jumping from 12.2 percent to 23 percent. Unfortunately, as the services sector encompasses professionals as different as doctors and babysitters, it remains difficult to pinpoint the exact area of growth. Another growing employment sector in Coffee County has been transportation, warehousing, and utilities. From 1990 to 2005, the number of workers in transportation, warehousing, and utilities increased 330 percent. The sector's share of Coffee County employment more than doubled, from 2.4 percent to 5.3 percent.

In 2000, workers in the wholesale trade earned an average weekly wage of $884, the highest average wage of any employment sector in Coffee County. From 1990 to 2000, this sector enjoyed a tremendous increase in average weekly wages of more than 100 percent, after adjusting for inflation. No other employment sector experienced similar increased in average weekly wages. Even with this growth, however, the average weekly wage of a wholesale trade worker in Coffee County remains more than 10 percent below the average weekly wage paid such workers statewide.

Figure 3-3: Average Weekly Wage, Coffee County and Georgia, 1990-2000

	Coffee County			Georgia		
Year	1990	2000	Real Increase*	1990	2000	Real Increase*
Agriculture, Forestry, Fishing	$217	$387	39.9%	$276	$403	14.5%
Mining	NA	NA	NA	$589	$879	17.0%
Construction	$295	$640	70.2%	$434	$655	18.4%
Manufacturing	$330	$721	71.4%	$449	$721	25.9%
Transportation, Warehousing, & Utilities	$348	$626	41.1%	$603	$949	23.4%
Wholesale Trade	$341	$884	103.3%	$603	$988	28.5%
Retail Trade	$273	$304	-12.7%	$236	$350	16.3%
Finance, Insurance, Real Estate	$347	$770	74.0%	$543	$967	39.7%
Services	$262	$467	39.8%	$414	$657	24.5%
Government	$414	$672	27.3%	$460	$661	12.7%

Georgia Department of Labor, US Bureau of Labor Statistics Consumer Price Index
**Real increase reflects true change in earnings after adjusting for inflation*

The finance, insurance, and real estate (FIRE) employment sector paid the second highest average weekly wage in Coffee County ($770/week). From 1990 to 2000, the average weekly wage of FIRE sector employs jumped 74 percent in real dollars, the second highest increase in Coffee County. Even with this increase, however, the average weekly wage of Coffee County workers in the FIRE sector remains more than 25 percent lower than Georgia industry averages.

The manufacturing sector featured the third highest weekly wages in Coffee County in 2000 ($721/week). From 1990 to 2000, the average weekly wage of a Coffee County manufacturing employee increased more than 70 percent, after adjusting for inflation. This increase was the third highest of all employment sectors in Coffee County. In 2000, the average weekly wage paid to Coffee County workers in the manufacturing sector was identical to the average weekly wage paid to manufacturing workers statewide.

In 2000, the retail sector featured the lowest average weekly wage in Coffee County ($304/week). Importantly, the average weekly wage of Coffee County retail workers declined by more than 12 percent in real dollars. The retail sector was the only Coffee County employment sector to experience a decline in inflation-adjusted average weekly wages.

In 1990, the agriculture sector featured the lowest average weekly wage in Coffee County. Between 1990 and 2000, however, the average weekly wage earned by an agriculture worker in Coffee County was $387, a real increase of nearly 40 percent. This increase in wages allowed the agriculture sector to surpass the retail sector in average weekly wages.

Figure 3-4: Projected Employment (Absolute Numbers), Coffee County, 2010-2025

Industry Sector	2010	2015	2020	2025
Agriculture	1,530	1,520	1,500	1,490
Mining	10	10	10	10
Construction	1,630	1,830	2,040	2,250
Manufacturing	5,230	5,230	5,220	5,210
Transportation, Warehousing, & Utilities	1,480	1,660	1,850	2,030
Wholesale trade	900	960	1,030	1,100
Retail Trade	5,170	5,450	5,730	6,000
Finance, Insurance, Real Estate	930	1,020	1,100	1,190
Services	6,470	7,350	8,220	9,100
Government	2,810	2,950	3,100	3,250
Total	26,160	27,980	29,800	31,630

Source: Woods & Poole Economics, Inc.

Figure 3-5: Projected Employment (Percentage), Coffee County, 2010-2025

Industry Sector	2010	2015	2020	2025
Agriculture	6%	5%	5%	5%
Mining	0%	0%	0%	0%
Construction	6%	7%	7%	7%
Manufacturing	20%	19%	18%	16%
Transportation, Warehousing, & Utilities	6%	6%	6%	6%
Wholesale trade	3%	3%	3%	3%
Retail Trade	20%	19%	19%	19%
Finance, Insurance, Real Estate	4%	4%	4%	4%
Services	25%	26%	28%	29%
Government	11%	11%	10%	10%
Total	100%	100%	100%	100%

Source: Woods & Poole Economics, Inc.

Current projections for Coffee County envision a remarkably stable future employment base over the next 20 years. Existing employment patterns likely will continue throughout the next two decades; manufacturing and agriculture will experience continued declines, while the services and transportation, warehousing, and utilities sectors will experience further gains.

Of all employment sectors, manufacturing is anticipated to suffer the most severe contractions. By 2025, employment models project that manufacturing will represent just 16.5 percent of the employment base of Coffee County, a decrease of 5 percent from present levels. Agriculture is anticipated to experience a much more limited decline of 1.6 percent. Current projections indicate that by 2025, agriculture employment will make up less than 5 percent of Coffee County's employment base.

In contrast to both agriculture and manufacturing, the services sector is projected to enjoy sustained growth over the next 20 years. In 2025, the services sector is projected to employ 28.8 percent of workers in the County. This level of employment represents a 5.8 percent increase over existing levels and a 16.6-percent increase over 1990 levels. The transportation, warehousing, and utilities sector also is likely to experience positive, if

more modest growth. Over the next 20 years, the sector is anticipated to employ 6.4 percent of workers in Coffee County, a 1.1 percent increase over its current share.

Labor Force

A community's labor force consist of all persons 16 years of age and over who are either employed, looking for a job, or are in the armed forces. Students, stay-at-home parents, retired workers, institutionalized persons, and seasonal workers that are counted during an off-season are not considered to be part of the labor force.

Figure 3-6: Employment Status, Coffee County, 2000

Category	Coffee County	Douglas	Unincorporated Coffee County	Ambrose	Broxton	Nicholls	Georgia
Persons 16 Years or Older	27,942	7,694	18,271	249	1,011	717	6,250,687
Civilian Labor Force	16,724	4,200	11,375	169	604	376	4,062,808
Employed	15,660	3,854	10,760	168	531	347	3,839,758
Unemployed	1,064	346	615	1	73	29	223,052
Armed Forces	NA	NA	NA	NA	NA	NA	66,858
In Labor Force	59.9%	54.6%	62.3%	67.9%	59.7%	52.4%	65.0%
Not in Labor Force	40.1%	45.4%	37.7%	31.1%	40.3%	47.6%	35.0%

Source: U.S. Bureau of the Census, 2000

In 2000, the civilian labor force totaled 16,724, representing nearly 60 percent of all eligible residents. Overall, Coffee County's labor force participation rate was 5 percentage points lower than statewide levels (65 percent). The participation rate, however, was not even throughout Coffee County. Ambrose, with almost 68 percent of eligible individuals in the labor force, enjoyed the highest participation rate in the County. Nicholls had the lowest labor force participation rate in Coffee County, with barely half of eligible individuals participating in the labor force.

Figure 3-7: Unemployment Rates, Coffee County, Georgia, United States, 1995-2005

Year	Coffee County	Georgia	United States
1995	6.0%	4.8%	5.6%
1996	6.1%	4.6%	5.4%
1997	6.1%	4.5%	4.9%
1998	5.2%	4.2%	4.5%
1999	4.6%	3.8%	4.2%
2000	5.0%	3.5%	4.0%
2001	5.4%	4.0%	4.7%
2002	5.3%	4.9%	5.8%
2003	6.9%	4.8%	6.0%
2004	6.2%	4.8%	5.5%
2005	6.0%	5.3%	5.1%

Sources: U.S. Department of Labor, Bureau of Labor Statistics

City-level unemployment data is not available for cities with populations of less than 10,000 persons. Thus, only county level unemployment data is available for Coffee

County. Over the past decade, Coffee County's unemployment rate has remained higher than both the statewide and national unemployment rates. From 1995 to 2005, Coffee County's unemployment rate was an average of 1.2 percent higher than Georgia's overall unemployment rate. During the same period, Coffee County's unemployment rate was an average of 0.6 percent higher than the national unemployment rate.

Figure 3-8: Occupation of Labor Force

Occupation	Coffee County		Douglas		Unincorporated	
Management, Professional, and Related Occupations	3,167	20.2%	866	22.5%	2,148	20.0%
Service Occupations	1,751	11.2%	544	14.1%	1,067	9.9%
Sales and Office Occupations	3,783	24.2%	869	22.5%	2,747	25.5%
Farming, Fishing, and Forestry Occupations	441	2.8%	44	1.1%	344	3.2%
Construction, Extraction, and Maintenance Occupations	1,959	12.5%	359	9.3%	1,453	13.5%
Production, Transportation, and Material Moving Occupations	4,559	29.1%	1,172	30.4%	3,002	27.9%

Source: U.S. Bureau of Census

Occupation	Ambrose		Broxton		Nicholls	
Management, Professional, and Related Occupations	19	11.3%	90	16.9%	44	12.7%
Service Occupations	20	11.9%	83	15.6%	37	10.7%
Sales and Office Occupations	31	18.5%	75	14.1%	61	17.6%
Farming, Fishing, and Forestry Occupations	35	20.8%	14	2.6%	4	1.2%
Construction, Extraction, and Maintenance Occupations	13	7.7%	83	15.6%	51	14.7%
Production, Transportation, and Material Moving Occupations	50	29.8%	185	35.0%	150	43.2%

Source: U.S. Bureau of Census

An examination of the occupational composition of Coffee County's labor force reveals significant geographic differences. Douglas and the unincorporated area of Coffee County, for example, are home to relatively high numbers of management, professional, and related occupations. This occupational sector employed 23 percent of the labor force of Douglas and 20 percent of the workforce of the unincorporated areas. In contrast, management, professional, and related occupations employed just 11 percent of Ambrose's labor force, 17 percent of Broxton's labor force, and 13 percent of Nicholls workforce.

Differences also were observed in corresponding levels of sales and office employment. This occupational sector employed 23 percent of the labor force of Douglas and a quarter of the labor force of unincorporated Coffee County. Sales and office employment

constituted 19 percent of the workforce of Ambrose, 14 percent of the workforce of Broxton, and 18 percent of the workforce in Nicholls.

In Coffee County's smaller cities, agriculture and production, transportation, and material moving operations proved much more important occupational areas. In Ambrose, for example, while over 20 percent of the labor force is employed in an agricultural occupation, no more than 3 percent of the labor force of any other city in Coffee County performs such work. In Broxton and Nicholls, production, transportation, and material moving occupations employ 35 and 43 percent of each respective labor force. In Douglas, Ambrose, and unincorporated Coffee County, this occupational sector employed no more than 30 percent of the labor force.

Figure 3-9: Commuting Pattern of Coffee County Residents

Work Place County	Number	% of Total
Coffee, GA	13,446	87.6%
Atkinson, GA	429	2.8%
Bacon, GA	258	1.7%
Ben Hill, GA	233	1.5%
Ware, GA	173	1.1%
Other	803	5.2%
Total	15,342	100%
Source: U.S. Bureau of the Census		

Coffee County is home to a remarkably self-contained population and economy. Nearly 9 in 10 employed residents of Coffee County work within the County. Approximately 7 percent of employed Coffee County residents commute to a neighboring county; including Atkinson, Bacon, Ben Hill, and Ware. The remaining residents in Coffee County commute elsewhere for work.

Figure 3-10: Commuting Mode

	Coffee	Douglas	Ambrose	Broxton	Nicholls	Georgia
Drive Alone	79.1%	74.5%	66.1%	76.3%	72.9%	77.5%
Carpool	16.1%	17.7%	29.7%	19.7%	20.4%	14.5%
Public Transit	0.6%	1.3%	0.6%	0.4%	0.6%	2.3%
Walk	1.0%	2.3%	1.8%	1.7%	0.6%	1.7%
Other Means	1.7%	3.0%	0.6%	0.8%	3.5%	1.1%
Work at Home	1.6%	1.1%	1.2%	1.2%	2.1%	2.8%
Mean Travel Time	27.1	14.2	27.1	25.1	28.7	27.7
Source: U.S. Bureau of Census						

Like most American communities, the residents of Coffee County overwhelmingly rely on private automobile transportation to commute to their jobs. Overall, nearly 80 percent of all employed Coffee County residents drive alone to work. City residents in Coffee County drive alone to work slightly less often, with Broxton residents relying on private automobile transportation the most (76 percent of residents) and Ambrose residents relying on private automobile transportation the least (66 percent). As Coffee County city residents drive alone to work alone at lower rates than the Coffee County average,

residents in unincorporated areas of the County must employ private automobile transportation at significantly higher rates.

Although Coffee County workers rely on automobiles to commute to work, U.S. Census data reveal that many of these individuals choose to carpool. Overall, 16 percent of employed residents in Coffee County carpool to work. Carpooling is even more common in the cities. Ambrose residents are especially inclined to carpool to work. In 2000, nearly 30 percent of all employed Ambrose residents commuted via carpool (this figure is over twice the rate of carpooling in all of Georgia). In other Coffee County cities, the percentage of workers carpooling ranged from 17.7 percent in Douglas to 20.4 percent in Nicholls.

Economic Resources

Economic Development Agencies

Douglas-Coffee County Chamber of Commerce – The Douglas-Coffee County Chamber of Commerce is a voluntary membership organization of businesses and professionals who have joined together to promote the economic well being of the corporate and industrial community of Coffee County. The Douglas-Coffee County Chamber of Commerce currently has approximately 600 members.

Economic Development Authority – The Economic Development Authority is closely associated with the Douglas-Coffee County Chamber of Commerce. The Economic Development Authority is charged with promoting economic activity throughout Coffee County. One of the organization's primary tasks is marketing the County's four industrial parks.

Southwest Industrial Park – Although featuring a total of 165 acres of park space, the Southwest Industrial Park has but a single tract of land available for new use. The Southwest Industrial Park offers direct highway access to four interstates (I-75, I-95, I-16, and I-10)

Airport Industrial Park - Located adjacent to the Douglas Municipal Airport, the Airport Industrial Park features easy access to nearby interstates (I-75, I-95, I-16, and I-10) and a 6005-foot runway

South Georgia Rail Park – The 116-acre park enjoys access to four interstates (I-75, I-95, I-16, and I-10). Additionally, the South Georgia Rail Park is adjacent to a conceptual CSX rail spur.

Park West – Park West is the newest industrial park in Coffee County. Park West offers 15 separate parcels on a total of 50 acres of land.

Perimeter West – Located on the west side of Douglas, Perimeter West covers a total of 250 acres. The industrial park enjoys easy access to nearby interstates ((I-75, I-95, I-16, and I-10), in addition to Georgia's seaports.

Educational and Training Opportunities

East Central Technical College - The Economic Development Division of East Central Tech is responsible for a variety of programs aimed at providing continued education to the local workforce.

The Adult Literacy Division at East Central Tech offers literacy programs for individuals throughout the community and neighboring counties. In 2005, the program provided English, reading, and math instruction to nearly 1,200 students, in addition to GED instruction to approximately 100 students.

Two Certified Specialist programs are offered through East Central Technical College. The Certified Customer Service Specialist certificate program prepares students for careers in fields that deal with customer relationships and service. The program emphasizes customer contact skills, basic computer skills, business skills, and personal effectiveness. The Certified Manufacturing Specialist technical certificate program prepares students for entry-level employment in the manufacturing field. The program emphasizes organizational principles, basic interpersonal skills, computer and automation principles, quality and productivity, and basic manufacturing skills necessary for successful employment.

East Central Technical College offers continuing education in several areas of interest, including computers, industrial labor, and medical services. Additionally, the school also offers both real estate and home inspection training. Online Spanish courses also are offered through the school.

East Central Technical College also participates in QuickStart, Georgia's nationally recognized training program. By coordinating with new or existing businesses, QuickStart representatives help identify training needs that can be provided by East Central Tech. In addition to the QuickStart program, East Central Technical College offers contract training to area firms seeking to update the work skills of their employees and retraining to accommodate new technology or new manufacturing methods. The Economic Development Division possesses the ability to customize virtually any type of technical instruction to the needs of a particular firm.

South Georgia College – Founded in 1906, South Georgia College is a 2-year institution in the University System of Georgia. South Georgia College is divided into five academic divisions--The Division of Business and Social Sciences, The Division of Humanities and Learning Support, The Division of Health, Physical Education, and Recreation, The Division of Natural Sciences and Mathematics, and The Division of Nursing.

Additionally, South Georgia College features a Division of Continuing Education and Public Service. Continuing education services include short courses, seminars, and week-long educational experiences and are available to individuals, government organizations, and community groups.

Economic Trends

Throughout 2005, Coffee County enjoyed several positive indicators of further economic progress. Two new manufacturing companies, Lark Enterprise and LA Cargo, produced 100 new jobs. Additionally, American Insulated Wire announced construction of a new plant in Douglas; 250 new jobs will be created at the new plant. Elixir and Diamond Builders, two existing local firms, broke ground on expansion plans that are expected to create demand for 100 additional employees.

Job growth has not been restricted to manufacturing. The growing economic importance of leisure and travel services in Douglas has been underscored by the construction of a new Holiday Inn Express hotel. Simultaneously, every motel in the City town has undergone renovation in the past year. These businesses create both local jobs and additional tax revenues.

Several recent educational announcements also hold great promise for the Coffee County's economy. South Georgia College will soon construct new student housing and a new science building. Also, East Central Technical College plans on opening a new $15 million Allied Health and Public Safety Building for the Coffee Campus. The school also received $500,000 for the development of a Commercial Drivers License School classroom and driving range.

While recent economic developments testify to the economic attractiveness of Coffee County, it is important to also consider historic economic trends for each of Coffee County's most significant employment sectors.

Sector Trends

Agriculture

Historically, agriculture has played a vital role in the economy of Coffee County. Over the past 40 years, however, agriculture's importance to the County economic base has waned consistently. In 1964, there were 1,324 working farms in Coffee County. Today, just 692 working farms remain in Coffee County, a decline of nearly 50 percent. The rebound in the number of working farms during the 1990s has thus far failed to produce increases in the number of Coffee County residents employed in the industry.

Figure 3-11: Number of Working Farms

County	1964	1969	1974	1978	1982	1987	1992	1997	2002
Coffee	1,324	1,141	1,034	1,023	833	649	711	773	692
Atkinson	256	346	327	334	267	255	244	220	194
Bacon	643	596	542	505	345	422	349	374	331
Ben Hill	534	319	253	262	232	195	183	187	174
Berrien	968	792	662	653	556	477	436	468	481
Irwin	756	576	548	489	419	371	351	319	349
Jeff Davis	556	546	435	438	394	284	263	267	254
Telfair	651	558	463	495	425	324	276	322	304
Ware	578	529	423	427	394	313	296	335	323

Sources: Center for Agribusiness and Economic Development, University of Georgia.

Despite its waning role in Coffee County's economy, nearly half of the land in Coffee County is still devoted to farming. Among Coffee County's neighboring counties, only Irwin features a higher percentage of land devoted to farming.

The sheer scale of farmland remaining in Coffee County has allowed the area to remain one of the most agriculturally valuable Counties in Georgia. In 2002, Coffee County farmland was valued at nearly $200 million.

Despite the relatively high value of Coffee County's farmland, agricultural wages are among the lowest of all employment sectors in Coffee County. In 2000, only retail employment offered lower average wages than agricultural work. Nonetheless, the average weekly wage of Coffee County agricultural workers increased by nearly 40 percent during the 1990s.

Figure 3-12: Percentage of County Lands in Farms

County	2002
Coffee	49%
Atkinson	33%
Bacon	37%
Ben Hill	36%
Berrien	43%
Irwin	61%
Jeff Davis	26%
Telfair	26%
Ware	11%

Center for Agribusiness and Economic Development, University of Georgia.

Figure 3-13: Top Georgia Farming Counties According to Total Farm Value

Rank	County	Total Farm Gate Value
1	Franklin	$316,813,466
2	Hall	$297,762,504
3	Colquitt	$287,401,453
4	Mitchell	$256,912,834
5	Habersham	$253,179,117
6	Decatur	$241,756,499
7	Madison	$241,485,348
8	Hart	$233,733,958
9	Jackson	$233,529,520
10	Tattnall	$232,941,509
11	Gilmer	$216,543,190
12	Banks	$209,191,060
13	Coffee	$194,261,226
14	Gordon	$191,574,078
15	Macon	$164,289,720

Center for Agribusiness and Economic Development, University of Georgia.

Retail

Coffee County enjoys a remarkably robust retail sector, serving as a regional center for retail activity. Overall, Coffee County's per capita spending on retail totals nearly $12,000. While this figure is slightly below the statewide average ($12,227), Coffee County's per capita retail sales are significantly higher than the per capita sales of each of its neighbors. Coffee County's dominance of the regional retail trade is so severe that only Jeff Davis County comes within 10 percent of the County's per capita retail sales; per capita retail sales in Atkinson, Bacon, Berrien, Irwin, and Telfair are all less than half the level observed in Coffee County.

A pull factor is a measure of the relative strength of a community's retail market. The pull factor is calculated by dividing a county's per capita sales by the state average. If the community's per capita sales are greater than the state average, then the pull factor is greater than one. This indicates an area of local retail strength.

Coffee County maintains one of the highest retail pull factors in Georgia. In 2004, Coffee County featured a pull factor of 1.60, the eighth highest in the entire State.

Figure 3-14: Per Capita Retail Sales (2000)

	Georgia	Coffee County	Atkinson	Bacon	Ben Hill
Building Materials	$936.60	$1,955.74	$106.45	$202.91	$489.85
General Merchandise	$1,637.18	$1,925.27	$697.86	$134.61	$1,040.87
Food Stores	$1,667.10	$1,273.35	$509.92	$1,146.19	$1,652.47
Automobile Dealers	$2,950.40	$2,577.45	$57.83	$1,494.61	$3,012.29
Gasoline Service Stations	$984.15	$1,024.78	$884.48	$746.31	$647.61
Apparel and Accessories	$556.16	$348.81	$42.06	$55.43	$233.21
Furniture & Home Furnishings	$720.22	$403.34	$229.99	$111.85	$473.85
Eating & Drinking Places	$1,261.64	$706.97	$251.02	$588.93	$430.41
Drug Stores	$485.85	$282.25	$103.82	$478.08	$325.24
Miscellaneous Retail Stores	$1,027.75	$1,457.78	$228.68	$383.05	$499.00
Total	$12,227.05	$11,955.74	$3,112.10	$5,341.98	$8,804.80

Source: Woods & Poole Economics, Inc.2005, U.S. Bureau of the Census 2000

	Berrien	Irwin	Jeff Davis	Telfair
Building Materials	$441.02	$525.63	$428.10	$80.55
General Merchandise	$69.60	$77.53	$1,158.15	$245.04
Food Stores	$963.97	$418.89	$1,425.42	$1,607.60
Automobile Dealers	$2,250.69	$196.35	$4,803.69	$512.97
Gasoline Service Stations	$524.79	$782.40	$724.53	$659.66
Apparel and Accessories	$28.95	$58.40	$207.35	$124.64
Furniture & Home Furnishings	$301.20	$439.03	$409.18	$493.47
Eating & Drinking Places	$368.96	$422.92	$540.84	$668.14
Drug Stores	$391.13	$325.24	$338.22	$343.39
Miscellaneous Retail Stores	$189.71	$172.19	$843.58	$207.73
Total	$5,530.03	$3,418.59	$10,879.06	$4,943.19

Source: Woods & Poole Economics, Inc., U.S. Bureau of the Census

Figure 3-15: Top Georgia Counties According to Retail Pull Factor

Rank	County	Pull Factor
1	Jeff Davis	2.12
2	Crisp	1.97
3	Ware	1.81
4	Lowndes	1.70
5	Clarke	1.62
6	Dougherty	1.62
7	Whitfield	1.61
8	Coffee	1.60
9	Richmond	1.53
10	Tift	1.53

Center for Agribusiness and Economic Development, University of Georgia.

Major Employers

Most of the major employers in Coffee County are engaged in light-industrial production. Mobile home production remains a particularly vital industry among Coffee County employers. Although Coffee County features only one significant distribution center, Wal-Mart, it is the single largest employer in the County.

Douglas

Wal-Mart Distribution Center
1401 Baker Highway
Douglas, GA 31533
(912) 384-0390
No. of Employees: 1,687

Gold Kist Inc
113 McNeil Drive
Douglas, GA 31533-2715
(912) 384-4185
No. of Employees: 1,295

PCC Airfoils Inc.
1400 Pope Drive
Douglas, GA 31535-5922
(912) 384-6633
No. of Employees: 950

Douglas Asphalt
425 Bowens Mill Road
Douglas, GA 31533
(912) 384-8114
No. of Employees: 530

Fleetwood Homes
2110 Industrial Boulevard
Douglas, GA 31533
(912) 383-7838
No. of Employees: 410

Elixir Industries, Division 24
1215 Pope Drive
Douglas, GA 31533
Phone: (912) 384-2078
No. of Employees: 353

Southside Industrial
Douglas, GA 31533
(912) 384-2078
No. of Employees 353

Ambrose

Cargo Craft Inc.
4668 GA Highway 268
Ambrose, GA 31512
(912) 359-2343
No. of Employees: 25-30
Broxton

Paulk & Griffin Inc
300 Elm St
Broxton, GA 31519
(912) 359-2334
No. of Employees: 15-20

Nicholls

Coffee Correctional Facility
1153 N Liberty Street
Nicholls, GA 31554-4072
(912) 345-5058
No. of Employees: 320

Milliken & Company
2410 GA Highway 32
Nicholls, GA 31554-3446
(912) 632-4201
No. of Employees: 200

4. Housing

Housing Types and Mix

Figure 4-1: Housing Types & Mix

	Coffee County			Douglas			Unincorporated Coffee County		
	1990	2000	% Change	1990	2000	% Change	1990	2000	% Change
Total:	11,650	15,610	34%	4,232	4,578	8%	6387	9,788	53%
Single-Family	7,080	8,058	14%	2,820	2,888	2%	3,645	4,577	26%
Multi-Family	1,228	1,404	14%	1,050	1,143	9%	116	196	69%
Mobile home	3,277	6,102	86%	323	547	69%	2,605	4,972	91%
Other	65	46	-29%	39	0	-100%	21	43	105%

Source: U.S. Bureau of Census

	Ambrose			Broxton			Nicholls			Georgia
	1990	2000	% Change	1990	2000	% Change	1990	2000	% Change	% Change (1990 – 2000)
Total:	115	138	20%	461	612	33%	455	494	9%	24%
Single-Family	76	75	-1%	286	291	2%	253	227	-10%	28%
Multi-Family	0	0	0%	33	30	-9%	29	35	-97%	15%
Mobile home	38	63	66%	142	291	105%	169	229	36%	33%
Other	1	0	-100%	0	0	0%	4	3	-25%	-80%

Source: U.S. Bureau of Census

According to the 2000 U.S. Census, Coffee County contained 15,610 housing units. This figure represents an increase of 33 percent since 1990. Approximately 30 percent of the County's households are located in Douglas. The combined number of housing units in Ambrose, Broxton, and Nicholls constitute less than 8 percent of the County total. All remaining housing units are located in unincorporated Coffee County.

From 1990 to 2000, the number of mobile homes in Coffee County rose significantly. In Douglas, the number of mobile homes increased by 86 percent. In unincorporated Coffee County, the number of mobile homes increased by 91 percent. In Broxton, the number of mobile homes more than doubled. Ambrose and Nicholls witnessed mobile housing increases of 66 percent and 36 percent respectively. By 2000, mobile homes accounted for roughly 40 percent of all housing

units in Coffee County. Statewide, mobile homes constitute 12 percent of the housing stock.

Single-family dwellings also increased in Coffee County from 1990 to 2000. The gains, however, were much more modest (14 percent) and almost exclusively confined to the unincorporated areas of the County. The number of single-family units increased by 2 percent in Douglas and Broxton, fell by 1 percent in Ambrose, and declined by 10 percent in Nicholls. In unincorporated Coffee County, the number of single-family units increased by 26 percent.

Multi-family housing units increased 14 percent in Coffee County from 1990 to 2000. Much like single-family dwellings, unincorporated areas accounted for most of the growth. Multi-family units increased by 69 percent in unincorporated Coffee County. In Douglas, multi-family units increased by 9 percent. Broxton experienced a 9 percent decline in the number of multi-family units. The number of multi-family dwellings jumped 20 percent in Nicholls from 1990 to 2000. There was no change in the number of multi-family units in Ambrose.

Figure 4-2: Residential Building Permits Issued (Coffee County)

Year	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
Single-Family	153	123	139	122	118	142	136	153	156	36
Multi-Family	6	9	4	3	8	8	72	2	0	4
Total	159	132	143	125	126	150	208	155	156	40

Source: U.S. Bureau of Census

Over the past 10 years, 1,394 housing permits have been issued by Coffee County. The vast majority of these permits, nearly 92 percent, have been issued for single-family residences. Just 116 permits have been issued to multi-family dwellings since 1996.

Figure 4-3: Residential Building Permits Issued (City of Douglas)

Year	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
Single-Family	27	19	5	8	8	19	14	37	30	26
Multi-Family	6	5	4	3	6	6	72	2	0	4
Total	33	24	9	11	14	25	86	39	30	30

Source: U.S. Bureau of Census

Condition and Occupancy

Figure 4-4: Age of Housing (by Decade Built)

	Coffee County		Douglas		Unincorporated Coffee County		Georgia	
	1990	2000	1990	2000	1990	2000	1990	2000
Built 1990 to March 2000	--	30%	--	16%	--	37%	--	28%
Built 1980 to 1989	34%	24%	25%	25%	39%	25%	32%	22%
Built 1970 to 1979	26%	18%	27%	21%	26%	17%	25%	19%
Built 1960 to 1969	14%	11%	16%	17%	13%	8%	17%	13%
Built 1950 to 1959	10%	6%	17%	9%	7%	4%	12%	9%
Built 1940 to 1949	6%	5%	7%	7%	5%	3%	6%	4%
Built 1939 or earlier	10%	6%	8%	5%	10%	6%	8%	6%
Source: U.S. Bureau of Census								

	Ambrose		Broxton		Nicholls	
	1990	2000	1990	2000	1990	2000
Built 1990 to March 2000	--	29%	--	27%	--	27%
Built 1980 to 1989	22%	10%	33%	21%	22%	15%
Built 1970 to 1979	34%	17%	20%	18%	19%	19%
Built 1960 to 1969	14%	14%	15%	10%	20%	17%
Built 1950 to 1959	7%	12%	7%	4%	10%	7%
Built 1940 to 1949	4%	14%	8%	6%	12%	6%
Built 1939 or earlier	19%	4%	16%	14%	17%	8%
Source: U.S. Bureau of Census						

A significant portion of the housing stock in Coffee County has been built in the past 15 years. In 2000, nearly a third of the County's housing had been constructed within the preceding decade. This figure was slightly higher in unincorporated Coffee County (37 percent) and substantially lower in Douglas (16 percent). Overall, the age of Coffee County's housing stock is strikingly similar to the age of statewide housing.

Figure 4-5: Median Year of Housing Construction (2000)

	Coffee County	Douglas	Ambrose	Broxton	Georgia
Median Year Built	1982	1976	1973	1979	1980
Source: U.S. Bureau of Census					

In 2000, the median age of a house in Coffee County was 28 years. This figure, while 2 years younger than the State of Georgia's median age of housing, did not properly represent City housing. In 2000, the median year of housing construction in Douglas was 1976. In Ambrose, the median year of housing construction was 1973. In Broxton, 1979 was the median year of housing construction.

Figure 4-6: Number of Houses without Complete Plumbing Facilities

	1990	2000	Change from 1990 to 2000
Coffee County	141	197	56
Douglas	30	38	8
Unincorporated Coffee County	84	138	54
Ambrose	0	0	0
Broxton	9	11	2
Nicholls	18	10	-8
Source: U.S. Bureau of Census			

Figure 4-7: Percentage of Houses without Complete Plumbing Facilities

	1990	2000	% Change
Coffee County	1.2%	1.3%	3.0%
Douglas	0.7%	0.8%	16.3%
Unincorporated Coffee County	1.3%	1.4%	5.8%
Ambrose	0.0%	0.0%	0.0%
Broxton	2.0%	1.8%	-9.7%
Nicholls	4.1%	2.0%	-50.9%
Georgia	1.1%	0.6%	-44.4%
Source: U.S. Bureau of Census			

In 2000, 1.3 percent of all Coffee County housing units lacked complete plumbing facilities. Unfortunately, this figure represented a 3 percent increase over 1990 statistics. While Broxton and Nicholls witnessed a decrease in the percentage of housing units without complete plumbing facilities, every other jurisdiction in the County experienced increases in the percentage of units without complete plumbing facilities. Additionally, Nicholls was the only jurisdiction in Coffee County to experience an absolute decline in the number of housing units without complete plumbing facilities from 1990 to 2000. During this same period, the percentage of housing units without complete plumbing facilities declined by nearly 50 percent.

Figure 4-8: Number of Houses without Complete Kitchen Facilities

	1990	2000	% Change
Coffee County	177	188	11
Douglas	50	39	-11
Unincorporated Coffee County	111	133	22
Ambrose	2	0	-2
Broxton	6	7	1
Nicholls	8	9	1
Source: U.S. Bureau of Census			

Figure 4-9: Percentage of Houses without Complete Kitchen Facilities

	1990	2000	% Change from 1990 to 2000
Coffee County	1.5%	1.2%	-21.7%
Douglas	1.2%	0.9%	-28.4%
Unincorporated Coffee County	1.8%	1.4%	-22.8%
Ambrose	1.7%	0.0%	-100.0%
Broxton	1.3%	1.1%	-13.8%
Nicholls	1.8%	1.8%	-0.5%
Georgia	0.9%	0.5%	-45.1%
Source: U.S. Bureau of Census			

From 1990 to 2000, the percentage of houses in Coffee County without complete kitchen facilities fell from 1.5 percent to 1.2 percent. Despite the percentage decrease, however, the absolute number of houses without complete kitchen facilities increased from 177 to 188. Unincorporated Coffee County, Broxton, and Nicholls all experienced a net increase in housing units without complete kitchen facilities from 1990 to 2000.

Figure 4-10: Housing Tenure

	Coffee County			**Douglas**			**Unincorporated Coffee County**		
	1990	2000	% Change	1990	2000	% Change	1990	2000	% Change
Total Housing Units	11,650	15,610	25.4%	4,232	4,578	8.2%	6,387	9,788	53.2%
Occupied Units	10,541	13,354	21.1%	3,822	3,909	2.3%	5,795	8,394	44.8%
Vacant Units	1,109	2,256	50.8%	410	669	63.2%	592	1,394	135.5%
% Occupied Housing Units Owner Occupied	72.6%	74.4%	1.8%	61.7%	60%	-2.2%	79.6%	82.0%	2.4%
% Occupied Housing Units Renter Occupied	27.4%	25.6%	-1.8%	38.3%	40%	2.2%	20.4%	18.5%	-2.0%
Vacancy Rate	9.5%	16.9%	7.4%	9.7%	17%	7.4%	9.3%	14.0%	4.7%
Source: U.S. Bureau of Census									

	Ambrose			Broxton			Nicholls		
	1990	2000	% Change	1990	2000	% Change	1990	2000	% Change
Total Housing Units	115	138	20.0%	461	612	32.8%	455	494	8.6%
Occupied Units	107	123	15.0%	423	526	24.3%	394	402	2.0%
Vacant Units	8	15	87.5%	38	86	126.3%	61	92	50.8%
% Occupied Housing Units Owner Occupied	77.6%	72.4%	-5.2%	74.5%	76.8%	2.3%	73.9%	67.7%	-6.2%
% Occupied Housing Units Renter Occupied	22.4%	27.6%	5.2%	25.5%	23.2%	-2.3%	26.1%	32.3%	6.2%
Vacancy Rate	7.0%	12.2%	5.2%	8.2%	16.3%	8.1%	13.4%	22.9%	9.5%

Source: U.S. Bureau of Census

	Georgia		
	1990	2000	% Change
Total Housing Units	2,638,418	3,281,737	24.4%
Occupied Units	2,366,575	3,006,369	27.0%
Vacant Units	271,803	275,368	1.3%
% Occupied Housing Units Owner Occupied	58.2%	61.8%	3.6%
% Occupied Housing Units Renter Occupied	31.5%	29.8%	-1.7%
Vacancy Rate	10.3%	8.4%	-1.9%

Source: U.S. Bureau of Census

From 1990 to 2000, the number of housing units in Coffee County increased by over 25 percent. During this same period, the vacancy rate in Coffee County jumped from 9.5 percent to 16.9, an increase of 7.4 percent. The area of the greatest level of growth, unincorporated Coffee County, experienced the greatest increase of total housing units (53.2 percent) and the lowest increase in its vacancy rate (4.7 percent). The largest city in the County, Douglas, witnessed an 8.2 percent increase in housing units as well as a 7.4 percent increase in its vacancy rate. Nicholls, the smallest city in Coffee County, suffers from the highest vacancy rate, 22.9 percent.

While the rise in Coffee County's vacancy rate is cause for concern, these numbers should be interpreted with considerable caution. Information provided by the U.S. Census provides a snapshot of an area at one particular point in time. As vacancy rates typically experience significant fluctuations, Census figures may not be truly representative of the reality on the ground.

Cost of Housing and Cost-burdened Households

Figure 4-11: Cost of Housing

	Median Home Value			Median Monthly Gross Rent		
	1990	2000	% Increase 1990 - 2000	1990	2000	% Increase 1990 - 2000
Coffee County	$44,400	$49,800	12%	$273	$380	39%
Douglas	$45,500	$62,000	36%	$276	$400	45%
Ambrose	$24,700	$41,300	67%	$239	$304	27%
Broxton	$34,700	$38,400	11%	$268	$339	26%
Nicholls	$21,900	$29,800	36%	$190	$340	79%
Georgia	$71,300	$100,600	41%	$344	$613	78%

Source: U.S. Bureau of Census

Figure 4-12: Cost of Housing Percentage Increase (Adjusted for Inflation)

	Median Home Value Change 1990 - 2000	Median Monthly Gross Rent Change 1990 - 2000
Coffee County	-12.0%	9.2%
Douglas	6.9%	13.7%
Ambrose	31.1%	-0.2%
Broxton	-13.2%	-0.8%
Nicholls	6.7%	40.4%
Georgia	10.7%	39.8%

Source: U.S. Bureau of Census, US Bureau of Labor Statistics Consumer Price Index

After adjusting for inflation, the median home value in Coffee County declined by 12 percent from 1990 to 2000. Changes in median home values, however, were severely uneven across the County's various jurisdictions. In Ambrose, the median home value rose by more than 30 percent. Douglas and Nicholls experienced more modest increases of approximately 7 percent.

Median monthly gross rents in Coffee County experienced widely varying changes from 1990 to 2000. After adjusting for inflation, the median monthly gross rent in Nicholls increased by more than 40 percent. Coffee County as a whole, however, experienced increases in median monthly rent of less than 10 percent (after adjusting for inflation). Douglas witnessed an increase of nearly 14 percent in its median monthly gross rent (after adjusting for inflation). Both Ambrose and Broxton experienced negligible declines in inflation-adjusted median monthly gross rents.

Figure 4-13: Monthly Owner Housing Costs as a Percentage of Household Income (1999)

		< 30 Percent (Not Cost Burdened)	30 to 49 Percent (Cost Burdened)	> 50 Percent (Severely Cost Burdened)	Not Counted
Coffee County	# of Units	4028	577	408	67
	% of Units	79%	11%	8%	1%
Douglas	# of Units	1534	207	164	36
	% of Units	79%	11%	8%	2%
Unincorporated Coffee County	# of Units	2221	334	200	20
	% of Units	80%	12%	7%	1%
Ambrose	# of Units	39	2	4	5
	% of Units	78%	4%	8%	10%
Broxton	# of Units	149	23	25	4
	% of Units	74%	11%	12%	2%
Nicholls	# of Units	85	11	15	2
	% of Units	75%	10%	13%	2%

Source: U.S. Bureau of Census

Coffee County homeowners do not appear to be suffering from a substantial lack of affordable housing. In 2000, nearly 80 percent of Coffee County households in owner-occupied buildings paid less than 30 percent of household income for housing. Approximately 11 percent of Coffee County households living in owner-occupied housing units were classified as cost burdened in 2000. In these households, housing costs consumed between 30 and 49 percent of household income. Only 8 percent of Coffee County households in owner-occupied homes were classified as severely cost burdened, defined as spending more than half of household income on housing.

Figure 4-14: Monthly Renter Housing Costs as a Percentage of Household Income (1999)

		< 30 Percent (Not Cost Burdened)	30 to 49 Percent (Cost Burdened)	> 50 Percent (Severely Cost Burdened)	Not Counted
Coffee County	# of Units	1,798	396	527	588
	% of Units	54%	12%	16%	18%
Douglas	# of Units	892	208	332	151
	% of Units	56%	13%	21%	10%
Unincorporated Coffee County	# of Units	746	158	13	31
	% of Units	52%	11%	1%	2%
Ambrose	# of Units	27	0	2	5
	% of Units	79%	0%	6%	15%
Broxton	# of Units	62	15	22	23
	% of Units	51%	12%	18%	19%
Nicholls	# of Units	71	15	13	31
	% of Units	55%	12%	10%	24%

Source: U.S. Bureau of Census

Renters in Coffee County are much more financially burdened by housing costs than are owner-occupied. Barely half of all rental households live in housing than can be defined as affordable (consuming less than 30 percent of household income). Approximately 12 percent of households occupying rental units in Coffee County are considered cost burdened (paying between 30 and 49 percent of household income towards housing costs). In Coffee County, 16 percent of households living in rental units are severely cost burdened, with housing costs consuming more than half of all household income.

Figure 4-15: Housing/Pricing Mismatch for Coffee County (2000)

Housing Units by Affordability	Renters Units by # of bedrooms				Owned or for Sale Units by # of bedrooms			
	1	2	3+	Total	1	2	3+	Total
	Rent <=30%							
Number of Occupied Units	195	535	510	1,240	N/A	N/A	N/A	N/A
% Occupants	41%	31%	31%	33%	N/A	N/A	N/A	N/A
Percentage of Units Built before 1970	23%	48%	44%	42%	N/A	N/A	N/A	N/A
Percentage of Units with some Problem	33%	21%	19%	22%	N/A	N/A	N/A	N/A
Number of Vacant for Rent/Sale Units	50	185	210	445	N/A	N/A	N/A	N/A
	Rent >30% to <=50%				Value <=50%			
Number of Occupied Units	249	590	434	1,273	278	1,590	3,955	5,823
% Occupants	38%	37%	32%	36%	27%	31%	25%	26%
Percentage of Units Built before 1970	16%	22%	31%	24%	13%	28%	24%	25%
Percentage of Units with Some Problem	46%	40%	38%	41%	14%	12%	4%	7%
Number of Vacant for Rent/Sale Units	15	200	70	285	10	90	145	245
	Rent >50% to <=80%				Value >50% to <=80%			
Number of Occupied Units	139	265	259	663	44	299	1,780	2,123
% Occupants	60%	36%	39%	42%	68%	40%	27%	30%
Percentage of Units Built before 1970	18%	28%	31%	27%	23%	48%	34%	36%
Percentage of Units with Some Problem	50%	30%	37%	37%	23%	8%	5%	6%
Number of Vacant for Rent/Sale Units	0	4	0	4	0	15	25	40
	Rent >80%				Value >80%			
Number of Occupied Units	85	65	84	234	66	191	1,726	1,983
Number of Vacant for Rent/Sale Units	0	0	15	15	0	0	40	40

Source: U.S. Department of Housing and Urban Development (HUD)

Barriers to Affordability

Although housing in Coffee County remains affordable for most residents, many households in the area are unable still unable to become homeowners. Poor credit and the difficulty in obtaining financing is thus the most commonly cited barrier to obtaining affordable housing in Coffee County. If homeownership rates are to rise in Coffee County, credit counseling must be available to potential homeowners.

Special Needs Housing

Public Housing

Coffee County has an inventory of 379 public housing units, managed by the Douglas Housing Authority (Authority). The units are offered at below-market rates to low-income, disabled, and elderly persons. Yet, 34 percent of the Authority units are vacant and there is no waiting list. The principal reason for the high vacancy rate is the lack of air conditioning and other modern conveniences in many of the units. To modernize the public housing stock, the Authority is investing $1.25 million to modernize many of the units, including the introduction of air conditioning. In addition to the public-housing units, there are numerous Section 8 subsidized housing units found within Coffee County.

Elderly

A total of 4,000 residents in the County were aged 65 and over, as of 2005, according to Woods and Poole Economics, representing 10 percent of total population. The County has two assisted living facilities (Summers Landing and Southern Senior) and one nursing home (Shady Acres).

Homeless

There are no homeless shelters in Coffee County, and there are no estimates of the homeless population.

Domestic Violence Victims

There are no population estimates for domestic violence victims in the County. There is not a domestic violence shelter within the County, but there is one in Waycross (Magnolia House) used cooperatively with Coffee County authorities.

Migrant Farm Workers

The population of migrant farm workers is reported to have declined in recent years. Housing for these workers traditionally has been provided by farmers on a farm by farm basis. There is no designated migrant farmer housing in Coffee County and no reported need.

Disabled Persons (Mental and Physical)

According to 2000 Census data, there were 7,680 people (aged 5 and over) in Coweta County with disabilities, representing 23 percent of the County's total population. This included 4,947 who were of working age (21 to 64), of which 47 percent were employed. The disabled population also includes 1,906 seniors (65+ years old), of which 56 percent

have physical disabilities. Mental health sufferers can find treatment and residence at Magnolia House in Douglas (distinct from the above referenced Magnolia House), which is in the process of expansion; but no special housing exists in the County for disabled persons, so there is likely a need.

HIV/AIDS Patients

Between 1981 and 2004, only 48 AIDS cases were reported in Coffee County, according to the University of Georgia Center for Agribusiness and Economic Development. This does not create a notable unmet housing need for this group, nor is there an HIV/AIDS shelter within the County.

Persons Recovering from Substance Abuse

There is not a population estimate for this group, and there is no local resident treatment program. For substance abuse counseling, Green Leaf Counseling Center is located in Douglas. There is a need for a longer-term, drug treatment program in the County, particularly since many low-income housing providers require drug-testing.

Jobs-housing Balance

Figure 4-16: Jobs-Housing Balance

Year	1990	2000
Population	29,760	37,570
Average Household Size	2.80	2.80
Number of Households	10,620	13,420
Housing Units	11,650	15,610
Employment	15,810	23,630
Employment/Population Ratio	0.53	0.63
Employment/Housing Unit Ratio	1.36	1.51

Source: U.S. Census Bureau, Woods & Poole Economics, 2005

Coffee County does not suffer from severe traffic congestion. During the past 25 years, Coffee County has enjoyed a healthy balance between jobs and housing. Balanced communities typically feature job-housing ratios of between 1.25 and 1.75, with 1.4 considered ideal. In 1990, Coffee County reached a near-perfect ratio of 1.35 jobs for every house. In 2000, the ratio remained a remarkably healthy 1.51.

5 Natural and Cultural Resources

The Natural and Cultural Resources section assesses and inventories the natural and cultural resources within Coffee County. It covers the natural features of the County; including soils, slopes, and natural communities. Riparian resources, including wetlands, groundwater recharge areas, floodplains, and water quality also are inventoried. Cultural resources, including historic properties and structures, views, and scenic areas, are inventoried as well.

As part of the Local Planning Requirements, local comprehensive plans have to report on any water supply watersheds, protected mountains, steep slopes, and coastal resources if present. None of these resources, however, exist in Coffee County. All of Coffee County's drinking water comes from groundwater sources; therefore, the County does not contain any water supply watersheds. As Coffee County's terrain is relatively flat, there are no slopes greater than 15 percent; nor does Coffee County contain any Protected Mountains or Coastal Resources.

These resources are valued within the County and region and their proper stewardship and edification is important to the residents of Coffee County. This plan incorporates these values throughout the planning process. It also seeks ways to leverage the natural and historic resources to the benefit of the County's residents.

Environmental Planning Criteria

Wetlands

In Coffee County, as in most rapidly growing areas, developers often seek to drain or fill wetlands to create developable property. Unlike other states, Georgia has no law protecting wetlands, other than those found along the coast. Freshwater wetland protection rests with the U.S. Army Corps of Engineers (ACOE). Section 404 of the Clean Water Act gives the ACOE authority to regulate the discharge of dredge or fill material into navigable waters (including wetlands) of the United States. Until recently, Section 404 applied to all wetlands. In January 2001, however, the United States Supreme Court ruled that the ACOE has jurisdiction over only those wetlands that are adjacent to navigable waterways (Solid Waste Agency of Northern Cook County [SWANCC] v. U.S. Army Corps of Engineers, et al. No. 99-1178). As a result, "isolated" wetlands – those that are not adjacent to or connected via surface water to a navigable water body – are no longer protected under federal law. This ruling, known as the Swank Decision, places many of Coffee County's wetlands at increased risk.

Disturbing federally-protected wetlands through drainage or discharge of fill material is prohibited, unless there is "no practicable alternative," and a permit still must be obtained from the ACOE. Practicable alternatives can consider cost, existing technology, and logistics and can include the possibility of acquiring other suitable property. If it is deemed that a development will result in an unavoidable loss of wetland, the developer may be allowed to compensate for the loss by creating wetlands elsewhere in the State. This process is known as mitigation banking, and it is becoming a fairly common practice

throughout Georgia. Numerous other forms of creative mitigation techniques are available for developers and landowners.

In its development regulations, Coffee County and the City of Douglas have adopted a typical Wetlands Protection Overlay District in which all wetlands are protected from most types of development. Forestry and normal agricultural activities, subject to State-approved Best Management Practices (BMPs), are allowed in this district; as are outdoor passive recreation activities, natural water quality treatment, and conservation or preservation of soil, water, vegetation, fish, or other wildlife. Other types of uses may be approved, but local development permits are approved only if the proposed use is in compliance with all state, local, and federal regulations and the appropriate permits have been obtained.

Figure 5-1 illustrates the locations of wetlands within Coffee County. There are approximately 71,331 acres of wetlands in the County, or 18 percent of the County's area. The wetlands are not particularly threatened due to the relatively undeveloped nature of the County and the costs associated with wetlands disturbance. The following areas contain wetlands of special significance, in part for their wildlife habitat and wildlife corridor value:

- Ocmulgee River
- Satilla River
- Seventeen Mile River

The greatest threats to the County's wetlands are impoundments (construction of additional dams for lakes and ponds) and agricultural activities, especially livestock.

Groundwater Recharge Areas

Coffee County sits atop the Floridan Aquifer where all of Coffee County's drinking water comes from. The unincorporated County, Douglas, Ambrose, Broxton, and Nicholls all rely on wells for their source of drinking water, as do many individual households utilizing private wells.

The City of Douglas has adopted a Groundwater Recharge Protection District ordinance, but Coffee County has not. The overlay district is required pursuant to O.C.G.A. 12-2-8 and the Georgia Department of Natural Resources (DNR), Environmental Protection Division's (EPD) Rules for Environmental Planning Criteria Chapter 391-3-16. The overlay provides restrictions for the areas of probable thick soils that may function as significant groundwater recharge areas.

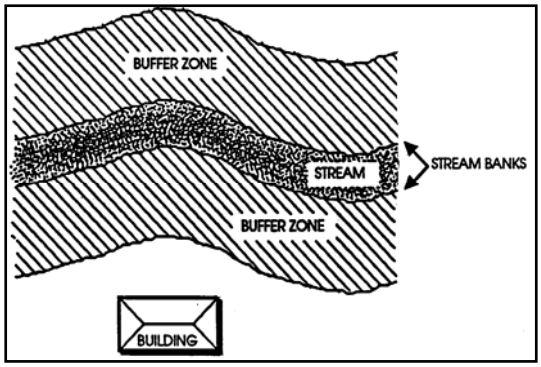
The ordinance must include restrictions on septic tanks, drain fields, and spray fields; minimum sizes for lots requiring septic systems; and controls on landfills, above-ground chemical or petroleum tanks, agricultural waste lagoons, and certain other hazardous waste land uses. Coffee County should adopt a groundwater recharge protection ordinance.

While nearly all of the land within Coffee County contributes to aquifer recharge, the graphic below illustrates DNR-designated significant groundwater recharge areas located within Coffee County. All of the areas identified by the DNR are found in the unincorporated County, with the largest concentration being along Twenty Mile Creek, south and southeast of Douglas.

If hazardous or toxic substances pollute the water that seeps into the ground in a recharge area, these pollutants are likely to be carried into the aquifer and contaminate the groundwater, making it unsafe to drink. Once polluted, it is almost impossible for a groundwater source to be cleaned up. The DNR has assessed "pollution susceptibility" for the entire State. The graphic on the left shows the relative susceptibility of the shallow water table aquifer in Georgia to pollution from manmade surface sources. The orange areas have the highest level of susceptibility while the yellow areas are classified as average. Most of the eastern side of Coffee County has a high degree of susceptibility to groundwater pollution.

Protected Rivers

A protected river has been defined by the General Assembly as a Georgia river that has an average flow rate of at least 400 cubic feet per second. A protected river corridor is all land, inclusive of islands, in areas of a protected river and being within 100 feet horizontally on both sides of the river as measured from the uppermost part of the river bank (usually delineated by a break in the slope). The protected area also includes the area between the uppermost part of the river bank and the water's edge, although this strip of land is not included as part of the 100-foot buffer requirement contained in the minimum standards (see graphic on right).



Coffee County Comprehensive Plan

Wetlands

N
W E
S

1 inch = 3.25 miles

0 0.5 1 2 3 4 Miles

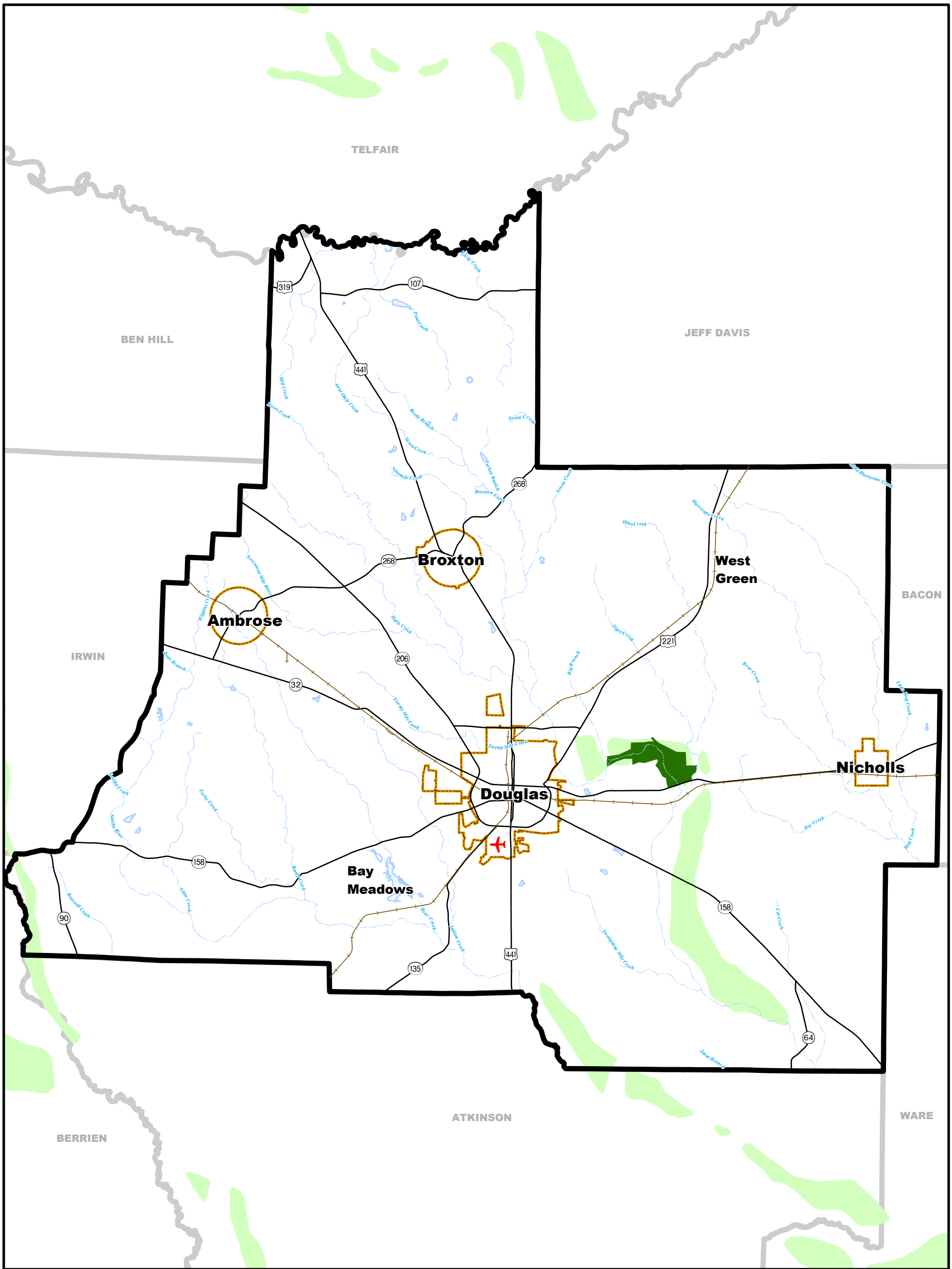
Wetland

Airport
State Highway
Railroad
River/Stream
Lake/Pond
State Park
City Boundary
County Boundary
Other County Boundary

JORDAN JONES & GOULDING

Figure 5-1

Draft P:\02\02014\058\GIS\Wetlands_Tab_nav_061406.mxd **08/01/06**



Coffee County Comprehensive Plan

Groundwater Recharge Area

N W E S

1 inch = 3.25 miles

0 0.5 1 2 3 4 Miles

Groundwater Recharge Area

Airport
State Highway
Railroad
River/Stream
Lake/Pond
State Park
City Boundary
County Boundary
Other County Boundary

JORDAN JONES & GOULDING

Figure 5-2

Draft P:\02\02014\058\GIS\GWRA_Tab_nav_061406.mxd 06/14/06

Riparian buffers are of particular importance to the overall protection of water quality and habitat within the Lowcountry and coastal areas of Georgia. Scientific research and documentation cites many reasons for riparian buffers, including: a) to reduce the volume and velocity of stormwater runoff in order to protect the hydrological profiles of the surrounding waterways; b) to reduce the sediment and pollutants going into the open water; c) to provide upland wildlife habitat areas and; d) to help maintain the in-stream temperatures provided by the shade within the tree canopy of the buffer system.

The Ocmulgee River is the only protected river in Coffee County, which forms the extreme northern border of the County. The river in Coffee County is bordered by a wide floodplain and wetlands complex. At this time Coffee County has not adopted the necessary protection measures and should do so.

Other Environmentally Sensitive Areas

Soils

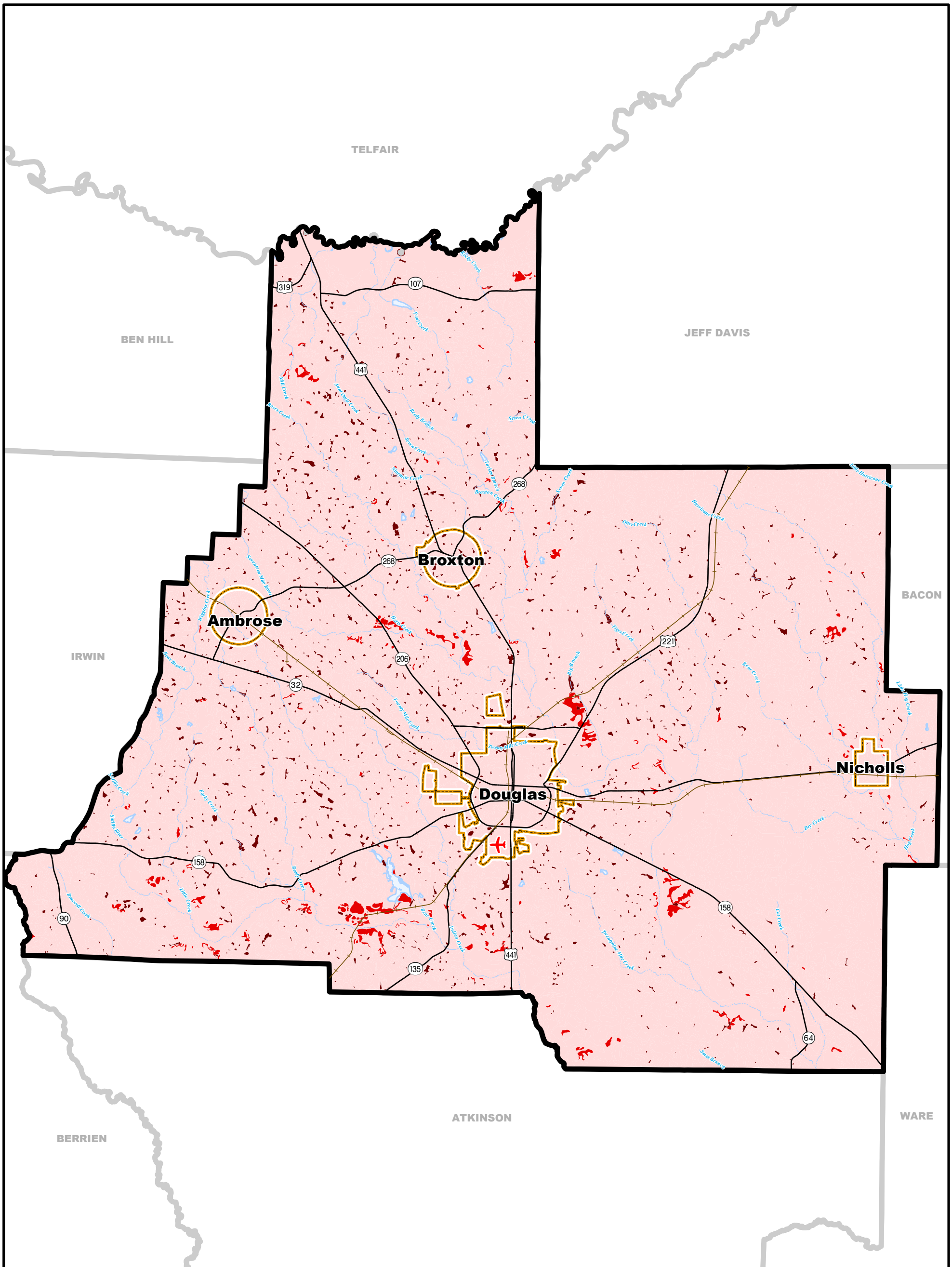
The United States Department of Agriculture - Soil Conservation Service in conjunction with the University of Georgia's College of Agriculture, completed the Soil Survey for Coffee County, dated 1988. The survey documents, in great detail, the soils of Coffee County and compiles the analysis of dozens of soil characteristics important to agriculture, development, and conservation. Two characteristics are discussed here - septic tank suitability and prime agricultural and forest land, both critical characteristics for the construction and agricultural sectors of the economy.

Septic Tank Suitability

Coffee County's soils are not well-suited to septic tank usage (Figure 4-6). An astonishing 97 percent of the County's land area has soils characterized as "very limited" for septic tanks. Unsatisfactory performance of septic tank absorption fields, including slow absorption of effluent, surfacing of effluent, and hillside seepage, can affect public health. Groundwater can be contaminated in highly permeable soils or if the water table is near the surface.

Floodplain

Floodplains are flat or lowland tracts of land adjacent to lakes, wetlands, and rivers that are typically covered by water during a flood. The ability of the floodplain to carry and store floodwaters should be preserved in order to protect human life and property from flood damage. However, undeveloped floodplains also provide many other natural and economic resource benefits. Floodplains often contain wetlands and other areas vital to a diverse and healthy ecosystem. By making wise land use decisions in the development and management of floodplains, beneficial functions are protected and negative impacts to the quality of the environment are reduced.



Coffee County Comprehensive Plan

Soils: Septic Tank Suitability

N W E S

1 inch = 3.25 miles

0 0.5 1 2 3 4 Miles

Septic Tank Suitability

- Very limited
- Somewhat limited
- Not rated

- Airport
- State Highway
- Railroad
- River/Stream
- Lake/Pond
- City Boundary
- County Boundary
- Other County Boundary

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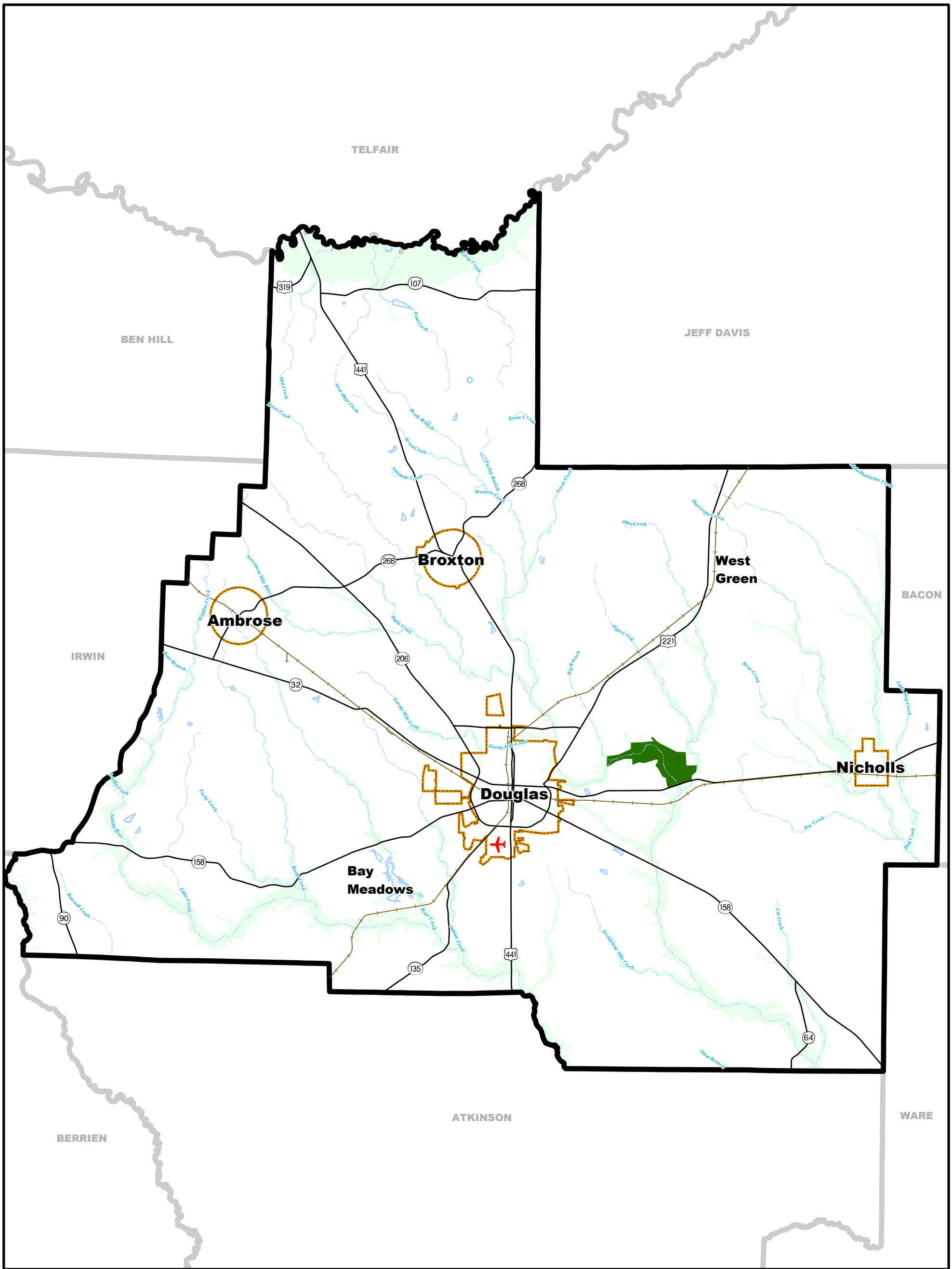
Figure 5-3

Draft P:\02\02014\058\GIS\Soils_Septic_Tab_nav_071806.mxd 08/01/06



Coffee County Comprehensive Plan

Floodplains

N W E S

1 inch = 3.25 miles

0 0.5 1 2 3 4 Miles

100-Year Floodplain

Airport
State Highway
Railroad
River/Stream
Lake/Pond
State Park
City Boundary
County Boundary
Other County Boundary

JORDAN JONES & GOULDING

Figure 5-4

Draft P:\02\02014\058\GIS\Floodplains_Tab_nav_061406.mxd **06/14/06**

The Federal Emergency Management Agency (FEMA) has mapped the 100-year flood plain within Coffee County. Figure 5-4 illustrates the floodplain areas in Coffee County, which total 40,884 acres. The following rivers are bordered by extensive floodplain areas:

- Ocmulgee River
- Satilla River
- Seventeen Mile River
- Twenty Mile River

Coffee County and the City of Douglas have a floodplain ordinance that restricts development within those areas. The effectiveness of the ordinance should be monitored and the floodplain areas considered for acquisition by the City for park development.

Water Quality

Clean water is essential to the residents of any community. Protecting drinking water supplies ensures good health among the County's residents. Keeping streams and rivers clean allows locals to fish and swim without danger of illness. As well, maintaining a reputation of having clean water is important for economic development and growth.

Five of Coffee County's streams and rivers are identified by the U.S. Environmental Protection Agency (EPA), via the Georgia Environmental Protection Division (EPD), as not supporting the Clean Water Act (CWA) mandate of being "fishable and swimable." The list of waterways not meeting the CWA mandate is referred to as the 303(d) list, referring to the section of the CWA requiring the list. Figure 5-5 summarizes the 303(d) listed streams and rivers in Coffee County.

Non-point source pollution and urban runoff are the most significant source of water pollution within Coffee County. Non-point source pollution, which comes from an array of sources such as farms, cars, fertilizers, construction sites and atmospheric deposition, is carried by stormwater into local streams. All of the 303(d) streams are impacted by non-point source pollution/urban runoff. The EPD has indicated its desire for the stormwater and watershed plans for the basins affected by non-point source pollution t be prepared locally. The cities and County should encourage the planning process to occur within a timely manner and work to achieve its implementation at both the state and local level.

At this time, the City of Douglas regulates construction runoff via an Erosion and Sedimentation Control Ordinance, as well as Stormwater Management Ordinance. Coffee County manages construction runoff, but has not yet adopted standards to manage stormwater. The proper management of stormwater, construction site erosion, and application of BMPs in agricultural areas is essential to improving and maintaining the quality of Coffee County's streams and rivers.

Figure 5-5: Impaired Streams and Rivers in Coffee County

Reach Name	Reach Location	Evaluation	Use	Criterion Violated	Potential Causes	Actions to Alleviate	Miles
Hog Creek	Downstream CR 185 to Hurricane Creek near Nicholls	Partially Supporting	Fishing	FC	UR	Impairment will be addressed by implementing a locally developed plan that includes the remedial actions necessary for problem resolution.	10
Hog Creek	Hurricane Creek to Satilla River south of Nicholls near Bickley	Partially Supporting	Fishing	DO	NP		15
Roses Creek	Upstream SR 206 to Seventeen Mile River near Broxton	Not Supporting	Fishing	FC	NP		9
Satilla Creek	Hunters Creek east of Ocilla to Satilla River	Partially Supporting	Fishing	DO	NP		7
Satilla River	Satilla Creek to Reedy Creek near Douglas	Not Supporting	Fishing	DO	NP		12
Seventeen Mile River	*Twenty-nine* Mile Creek to Satilla River	Not Supporting	Fishing	DO	NP		13
Seventeen Mile River	Twenty Mile Creek north of Douglas to Otter Creek downstream General Coffee State Park	Not Supporting	Fishing	DO, FC	UR		7

Source: Georgia DNR.
Notes: FC = Fecal coliform bacteria; DO = Dissolved oxygen; UR = Urban runoff; NP = Nonpoint sources.

Plant and Animal Habitats

Coffee County is home to many endangered and threatened natural communities, plants, and animals. Historically, Coffee County was dominated by Longleaf Pine Savannah. Although the ecosystem is dominated by a single tree species, it is among the most ecologically diverse environments in the continental United States. A remnant of the Longleaf Pine Savannah is maintained at General Coffee State Park. Many of the threatened plants and animals are residents of this endangered ecosystem.

The second dominant ecosystem is the swamp and marshes found along most of the County's streams and rivers. These areas have many regulations including wetlands, stream buffers, and floodplain standards.

The following tables list the federally and state-protected species found in Coffee County. The tables also include threatened species that are not afforded state or federal protection.

Animals

List	Species	Habitat
	· *Alasmidonta arcula* Altamaha Arcmussel	Altamaha River, sandy mud below sand bars in slow water & eddies.
GA	· *Clemmys guttata* Spotted Turtle	Heavily vegetated swamps, marshes, bogs, and small ponds; nest and possibly hibernate in surrounding uplands
	· *Cordulegaster sayi* Say's Spiketail	Silty-mucky seepage areas; pools of first order springfed streams
US	· *Drymarchon couperi* Eastern Indigo Snake	Sandhills; pine flatwoods; dry hammocks; summer habitat includes floodplains and bottomlands
US	· *Gopherus polyphemus* Gopher Tortoise	Sandhills; dry hammocks; longleaf pine-turkey oak woods; old fields
US	· *Haliaeetus leucocephalus* Bald Eagle	Edges of lakes & large rivers; seacoasts
	· *Heterodon simus* Southern Hognose Snake	Sandhills; fallow fields; longleaf pine-turkey oak
	· *Pituophis melanoleucus mugitus* Florida Pine Snake	Sandhills; scrub; old fields

Plants

List	Species	Habitat
	· *Agalinis aphylla* Scale-leaf Purple Foxglove	Longleaf pine-wiregrass savannas; pine flatwoods
GA	· *Balduina atropurpurea* Purple Honeycomb Head	Wet savannas, pitcherplant bogs
	· *Brachymenium systylium* Mexican Brachymenium	Sandstone bluffs.
	· *Campylopus carolinae* Sandhill Awned Moss	Fall line sandhills; Altamaha Grit outcrops in partial shade of mesic oak forests
GA	· *Elliottia racemosa* Georgia Plume	Scrub forests; Altamaha Grit outcrops; open forests over ultramafic rock
GA	· *Epidendrum conopseum* Green-fly Orchid	Epiphytic on limbs of evergreen hardwoods; also in crevices of Altamaha Grit outcrops
	· *Gymnocolea inflata* A	In spray zones of waterfalls, Altamaha grit

List	Species	Habitat
	Liverwort	outcrops.
	· *Habenaria quinqueseta var. quinqueseta* Michaux Orchid	Moist shade, Altamaha Grit outcrops; open pine woods
	· *Isoetes melanopoda* Black-footed Quillwort	Clayey soils in low woods; sandstone or granite outcrop seeps
GA	· *Marshallia ramosa* Pineland Barbara Buttons	Altamaha Grit outcrops; open forests over ultramafic rock
	· *Oxypolis ternata* Savanna Cowbane	Wet pine savannas and bogs
GA	· *Penstemon dissectus* Grit Beardtongue	Altamaha Grit outcrops and adjacent pine savannas; rarely sandridges
	· *Portulaca biloba* Grit Portulaca	Altamaha Grit outcrops
	· *Portulaca umbraticola ssp. coronata* Wingpod Purslane	Granite outcrops; Altamaha Grit outcrops
	· *Rhynchospora macra* Southern White Beaksedge	Peaty, sandhill seepage slopes; streamhead pocosins
	· *Rhynchospora punctata* Pineland Beaksedge	Margins of limesink depression ponds (dolines)
GA	· *Sarracenia flava* Yellow Flytrap	Wet savannas, pitcherplant bogs
GA	· *Sarracenia minor* Hooded Pitcherplant	Wet savannas, pitcherplant bogs
GA	· *Sarracenia psittacina* Parrot Pitcherplant	Wet savannas, pitcherplant bogs
	· *Sporobolus teretifolius* Wire-leaf Dropseed	Longleaf pine-wiregrass savannas, pitcherplant bogs
	· *Trichomanes petersii* Dwarf Filmy Fern	Acidic boulders, ledges and overhangs; Altamaha Grit outcrops

Natural Communities

	· *CP SANDSTONE OUTCROP* Coastal Plain Sandstone Outcrop

Significant Natural Resources

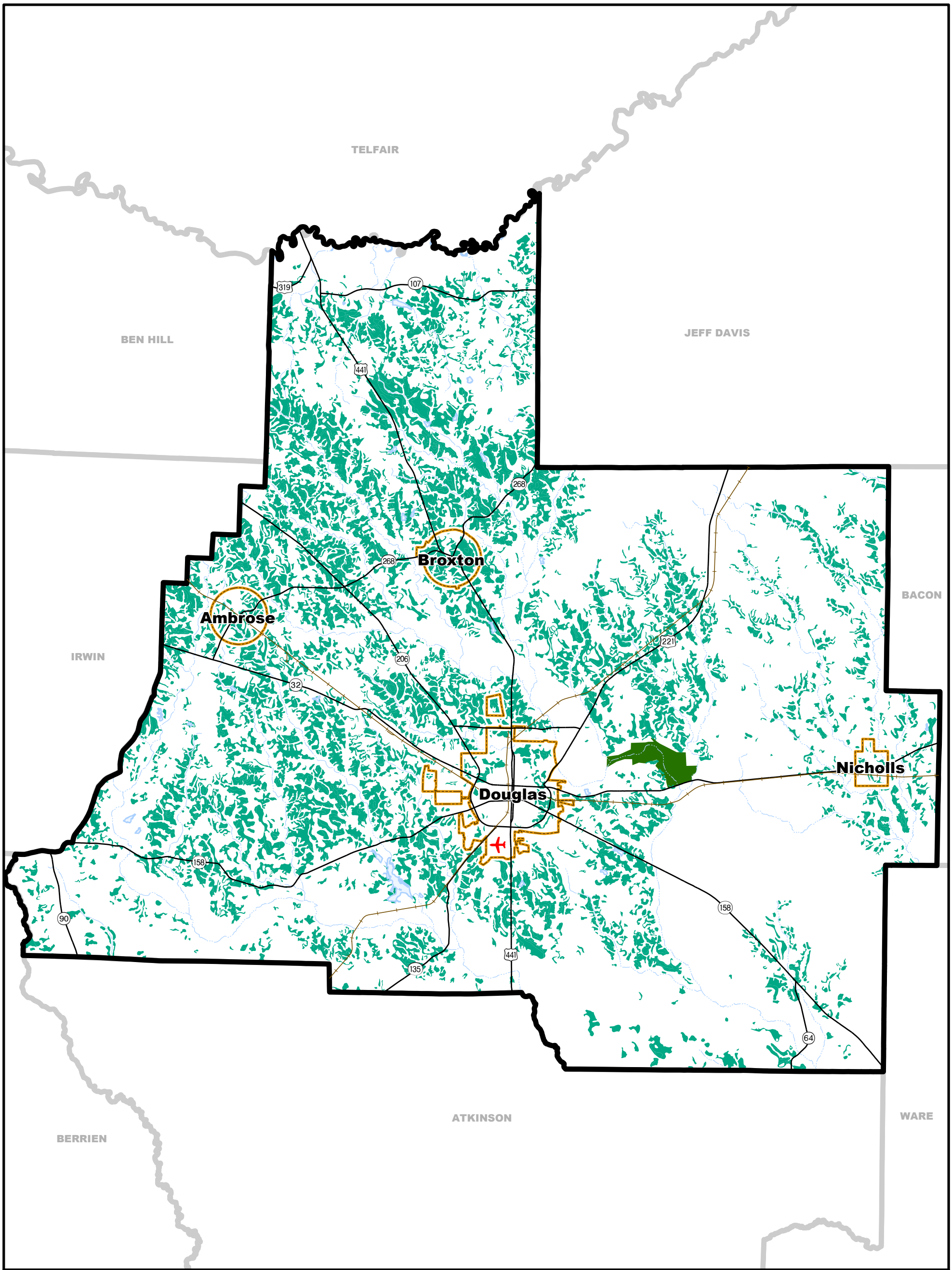
Prime Agricultural and Forest Land

Coffee County has a substantial amount of prime agricultural land, as illustrated in Figure 5-6. Based on the Soil Survey, there are 82,228 acres of prime agricultural land in the County, 21 percent of the County's land area.

Coffee County's extensive prime agricultural and forestlands are a cornerstone of the Coffee County economy and have been for decades. The sector accounts for roughly 6 percent or 1,500, total jobs in the County and about 85 percent of the County's land area. While, clearly, there are many more acres in production than there are classified as prime, there is a clear public purpose in working with local farmers and landowners for the conservation and protection of the County's most productive soils and encouraging the development of the County's least productive soils.

Major Parks, Recreation, and Conservation Areas

General Coffee State Park
This park is named after General John Coffee, a planter, U.S. Congressman, and military leader. The Seventeen Mile River winds through a cypress swamp in this unusual three-tiered terrain that serves as a repository for South Georgia's rare and endangered plants, including the threatened indigo snake and gopher tortoise. Agricultural history is interpreted at Heritage Farm, with log cabins, a corn crib, tobacco barn, cane mill, farm animals and other exhibits. Overnight accommodations include camping, cottages, and the Burnham House, an elegantly decorated 19th century cabin perfect for romantic getaways.



Coffee County Comprehensive Plan

Soils: Prime Agricultural Land

N
W E
S

1 inch = 3.25 miles

0 0.5 1 2 3 4 Miles

Prime Agricultural Land

Airport
State Highway
Railroad
River/Stream
Lake/Pond
State Park
City Boundary
County Boundary
Other County Boundary

JORDAN JONES & GOULDING

Figure 5-6

Draft P:\02\02014\058\GIS\Soils_Farm_Tab_nav_071806.mxd **07/18/06**

Broxton Rocks

The Broxton Rocks Preserve (Preserve) is a 3,799-acre conservation area in northern Coffee County. The Preserve is a conservation partnership between The Nature Conservancy, the State of Georgia and local partners. Sculpted over centuries by the waters of Rocky Creek into a myriad of fissures and shallow ravines, Broxton Rocks is a haven of unique habitats for plants rarely found in the southern United States. Home to more than 500 species of native plants, including many unusual ferns and other rare plants that once were thought to be extinct, the preserve protects a rugged sandstone outcrop that extends for approximately 4 miles in southeastern Georgia. The rock system is the largest single extrusion of the Altamaha Grit, a band of subsurface sandstone that underlies about 15,000 square miles of Georgia's Coastal Plain.

Spectacular examples of longleaf pine communities also are found here. The Nature Conservancy is working to restore the original longleaf pine-wiregrass community through prescribed fire and planting. This additional acreage will ease the reintroduction of prescribed fire by providing a buffer to nearby properties.

Cultural Resources

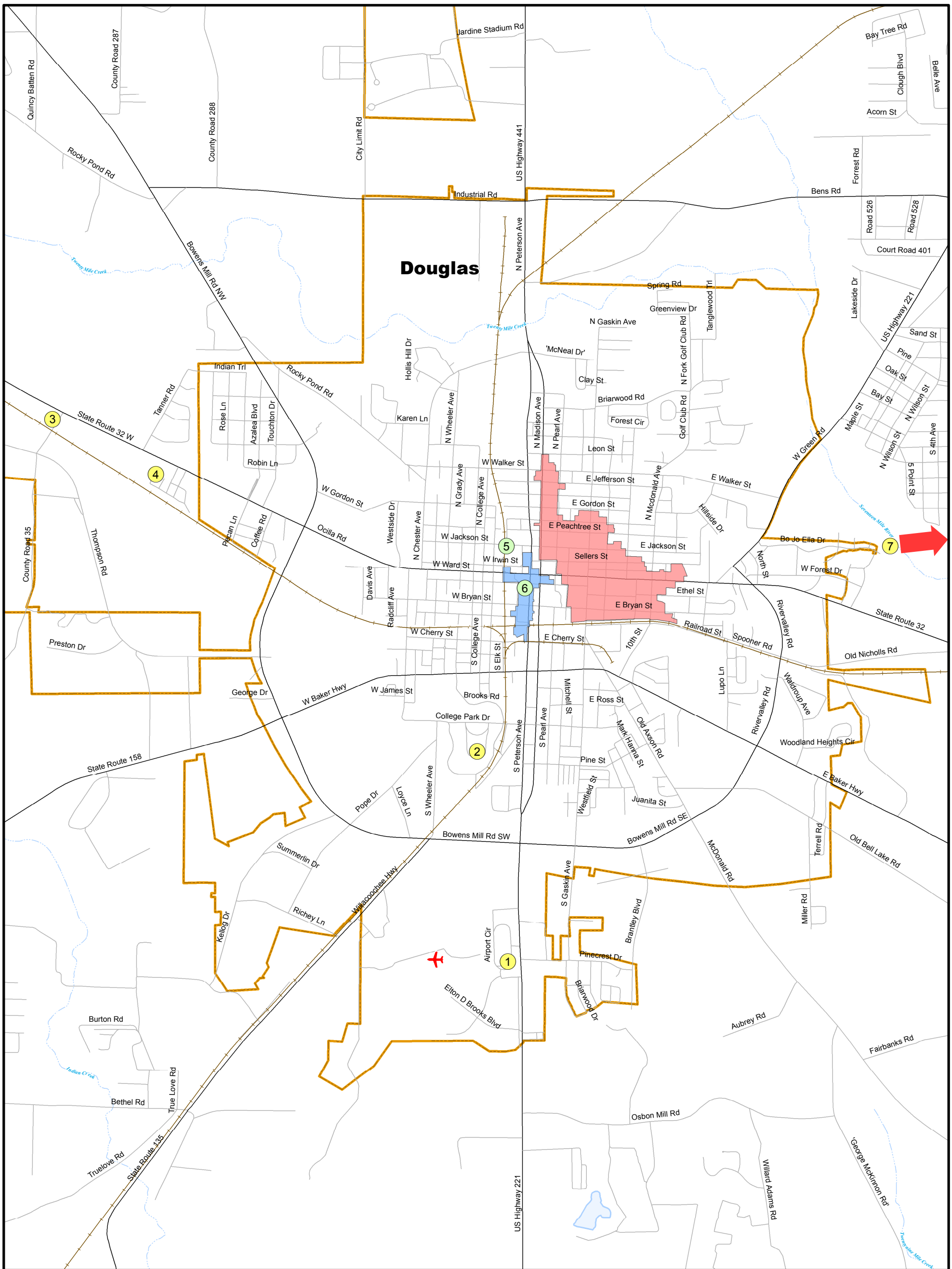
Developmental History[1]

Coffee County was formed by the Georgia Legislature in February 1854, from lands in Irwin, Telfair, Clinch, and Ware Counties; however, settlers arrived in the area in the early 1800s. The new County was named for General John Coffee, a hero in the War of 1812. The City of Douglas was established in 1858 when land was divided into lots, and the first courthouse was constructed. Development for Douglas was centered between the courthouse and the Hilliard log hotel, roughly following the Sparta model for town development.

The County remained primarily agricultural through the 1860s, with large farms and plantations. The River Road ran through the area along the Ocmulgee between Hazelhurst and Hawkinsville, and it was the chief ground route. Riverboats ran between Macon and the coast; which benefited Coffee County with trade, transportation, and entertainment. With the end of the Civil War, the large plantation operations dwindled and the town nearly died out as business shifted to the railroad towns nearby. By the 1870s, businesses begin shifting away from strictly agriculture to other ventures. Specifically, the abundance of pine resources in the County offered opportunities in turpentine stills.

In 1895, the railroad came to Douglas from Axson; and, by 1900, the town was connected to Waycross. During this time, the Ashley-Price Lumber Company opened an operation,

[1] Portions of the text from the *Architectural Survey Report* prepared by Historic Preservation Services, Inc., from Warren Ward's *Ward's History of Coffee County*.



Coffee County Comprehensive Plan

Historic Places

N W E S

1 inch = 0.5 miles

0 0.125 0.25 0.5 Miles

Federally Listed Districts & Sites

- Downtown Douglas Historic District
- Gaskin Avenue Historic District
- (5) Pope, Lonnie A., House
- (6) Union Banking Company Building

Other Important Historic Resources

- (1) Raymond-Richard Aviation Company
- (2) South GA College
- (3) Lott House
- (4) Bacon House
- (7) Meeks Cabin and Callahan House located in Coffee State Park

- Airport
- State Highway
- County Road
- Railroad
- River/Stream
- Lake/Pond
- City Boundary

JORDAN JONES & GOULDING

Figure 5-7

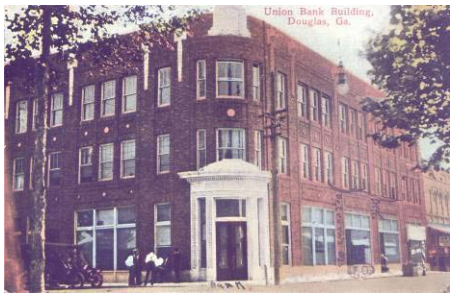
Draft P:\02\02014\058\GIS\HistoricPlaces_Tab_nav_072506.mxd 08/02/06

the Georgia and Florida Railroad established their machine shops, and the Georgia Normal Business College held its first classes.

As growth occurred in the early 1900s, the railroads changed the orientation of Douglas from one centered around the courthouse to one oriented toward the rail line. Commercial structures began building along the railroad, and the increase in business activity in Douglas brought City improvements; including lights, water lines, paved streets, and sidewalks. It was also during this time that the residential area along Gaskin Avenue was first developed. The houses were built on a large scale, primarily in the Queen Anne and Vernacular Victorian styles.

In the early 1900s, another industry was developing - tobacco. A farmer, S. J. Brown, located a few miles south of Nicholls, was the first farmer to grow tobacco on a large scale. Other farmers followed his lead and, in 1914, the railroads began encouraging production through their agricultural and industrial departments. A Bright Leaf Tobacco Belt was formed, with Douglas as the unofficial center; and there were efforts to establish a market in South Georgia. The Georgia Tobacco Company was established, and the first warehouse was constructed. Within a year, a second warehouse was built and, by 1918, Coffee County was producing tobacco on a commercial scale.

During the Depression, Coffee County did not experience a severe reduction in economic growth. Houses and buildings continued to be constructed. In the 1940s, a major aviation training field was constructed in Douglas known as the Raymond-Richard WWII Aviation School to train pilots for military service.



During the 1950s and 1960s, Douglas became the largest tobacco warehouse center in the State and one of the largest in the Southeast. Other industries, such as peanut and pecan processing plants, textile mills, and naval stores processing plants, also located in the County.

City of Ambrose

The City of Ambrose developed as a cross-rail town and was formally incorporated in 1899. The town contains a small number of historic resources. These structures include a late Victorian Gothic church, several Queen Anne and Vernacular Victorian houses, a number of Craftsman bungalows, two commercial buildings, and a Georgian Revival school. The structures are not outstanding individually; however, overall, they reflect a pattern of development and a reflection of architectural styles typical of rural Georgia towns.

City of Broxton

The City of Broxton originated as a farming community and was not connected to the railroad until 1901. It was first known as Gully Branch and was later renamed after nearby Broxton Creek. The town had one of the first newspapers in the County, The Broxton Journal. The town contains a number of historic resources that reflect a wide variety of styles. The commercial district contains a number of Stripped Classical structures. Like Ambrose, individually, the structures do not maintain their integrity; but, collectively, they create a sense of place and reflect a typical rural Georgia town.

City of Nicholls

The City of Nicholls, named for local Congressman Captain John C. Nicholls, was settled in the late 1800s when the rail line came through connecting to Douglas. The Southern Pine Company was the biggest influence in the growth of Nicholls, and much of the town was developed around the industry and the railroad. The town was officially incorporated in 1903. Currently, most of the former worker housing has been lost or altered beyond recognition, but many of the houses of the managers and locally successful merchants remain intact; which include Queen Anne or Vernacular Victorian in style. The commercial district retains much of is historic appearance, and the dependence of the town's development on the railroad is still clearly apparent.

Historic Resources

A survey of historic resources for Coffee County was completed in 1989 and included resources within the cities of Douglas, Ambrose, Broxton, and Nicholls. The survey identified 334 historic resources within the County and Cities. These resources include 258 residential structures, 39 commercial structures, 20 government buildings, 10 educational resources, 6 religious resources, and 1 monument. According to the 1989 Architectural Survey Report for the County, a majority of the resources maintain a high level of architectural integrity. Of these 334 resources identified, there are 2 individual structures and 2 districts listed on the National Register, the Lonnie A. Pope House and the Union Banking Company Building, the Downtown Douglas Historic District, and the Gaskin Avenue Historic District. The City of Douglas became recognized as a Main Street City in 1987.

Regulations and Policies

The National Register of Historic Places' listing of a property is a federal recognition of significance, but it does not offer protection for the site. Federally funded undertakings will avoid a listed or eligible resource as much as possible, but the listing does not protect a historic home or district from changes.

To protect historic structures and sites, the City of Douglas has established "an ordinance to establish a historic preservation commission for the city of Douglas to provide for the designation and regulation of historic properties, the issuance of certificates of appropriateness, and other purposes" to protect them from future changes. The ordinance was adopted in 1997. The ordinance, which generally follows the Georgia Historic Preservation Act, covers any property within the historic districts in the City of Douglas and rarely has been challenged. Along with the ordinance, design guidelines are used to

help guide the preservation commission in making recommendations on potential changes to historic resources; however, the design guidelines have not been adopted officially.

Architectural Design Guidelines for historic resources act as a guide for both appropriate maintenance of existing structures and for new construction of structures within the historic district. They are meant to do the following:

- Reinforce the historic character of properties within Douglas.
- Protect its visual aspects.
- Serve as a tool for designers and clients in making design decisions.
- Increase public awareness.
- Discourage inappropriate new construction.
- Deal with exterior only.
- Promote "high quality" construction.
- Be specific but not restrictive.

Figure 5-6: National Register Listed Properties

Property Name	Location	Area(s) of Significance	Architectural Style(s)	Period of Significance
Downtown Douglas Historic District (Listed 1993)	Roughly bounded by Jackson St., Pearl Ave., Cherry St., and the Georgia-Florida RR tracks	Transportation, Politics/Government, Architecture, Commerce, Community Planning and Development	Classical Revival, Queen Anne, Italianate	1850-1950
Gaskin Avenue Historic District (Listed 1993)	Roughly bounded by Madison Ave., Wilson St., Pearl Ave., Gordon St., McDonald Ave., Atlantic Coastline RR and Coffee Ave.	Landscape Architecture, Architecture, Community Planning and Development	Late 19th and 20th Century Revivals, Bungalow/Craftsman, Queen Anne	1875-1950
Lonnie A Pope House (Listed 1982)	Jackson St. and Central of Georgia RR tracks	Architecture	Italianate	1900-1924
Union Banking Company Building (also known as Coffee County Bank) (Listed 1982)	102 Peterson Ave.	Architecture, Commerce	Early Commercial	1900-1924

Figure 5-7: Additional Significant Historic Properties

Property Name	Location	Type of Resource	Est. Construction Date
Meeks Cabin	General Coffee State Park *moved to park in 1976	Residential	c. 1831-1832
Callahan House	General Coffee State Park	Residential	c. 1855
Raymond-Richard Aviation Company	Airport Circle	Military Training Field	c. 1940
Peterson Hall/Peterson House (now the Sims Funeral Home)	N. Peterson Avenue	Residential (originally)	c. 1907
South Georgia College	College Park Drive area	Institutional	c. 1907-1939
Bacon House	S side GA 32, just W of Douglas city limits	Residential	c. 1900
Lott House	S side GA 32, 3/4 m W of Douglas city limits; SW corner of CO 559	Residential	c. 1906
Douglas Cemetery	Located within the Downtown Douglas Historic District	Funerary	c. 1865
Douglas Depot (now Heritage Station Museum)	Located within the Downtown Douglas Historic District	Transportation	c. 1906
Ashley Slater House (now the Douglas Welcome Center)	Within the Gaskin Historic District	Residential (originally)	c. 1912

Archeological Resources

There are no identified archeological resources in Coffee County.

6 Community Facilities

As seen in the Population section of this Technical Addendum, since 1980, Coffee County has seen a 12,300-person increase in population, and by 2025 that population is projected to add roughly 14,200 additional residents. With this large amount of growth also comes growing demands for services. One of the biggest challenges in preparing this Plan is determining what those demands may be and how the County is going to pay for them. The following assessment inventories existing facilities and services, describes standard levels of service for each, and what demands on those services may be expected over the planning horizon.

Following the guidelines of the Local Planning Requirements, this review of community services and facilities covers several key aspects of community services that impact future development, including:

- Water supply and treatment.
- Sewerage system and wastewater treatment.
- Public safety.
- Fire protection.
- Parks and recreation.
- Solid waste management.
- Stormwater management.

The following map (Figure 6-1) illustrates the location of community facilities.

Water Supply and Treatment

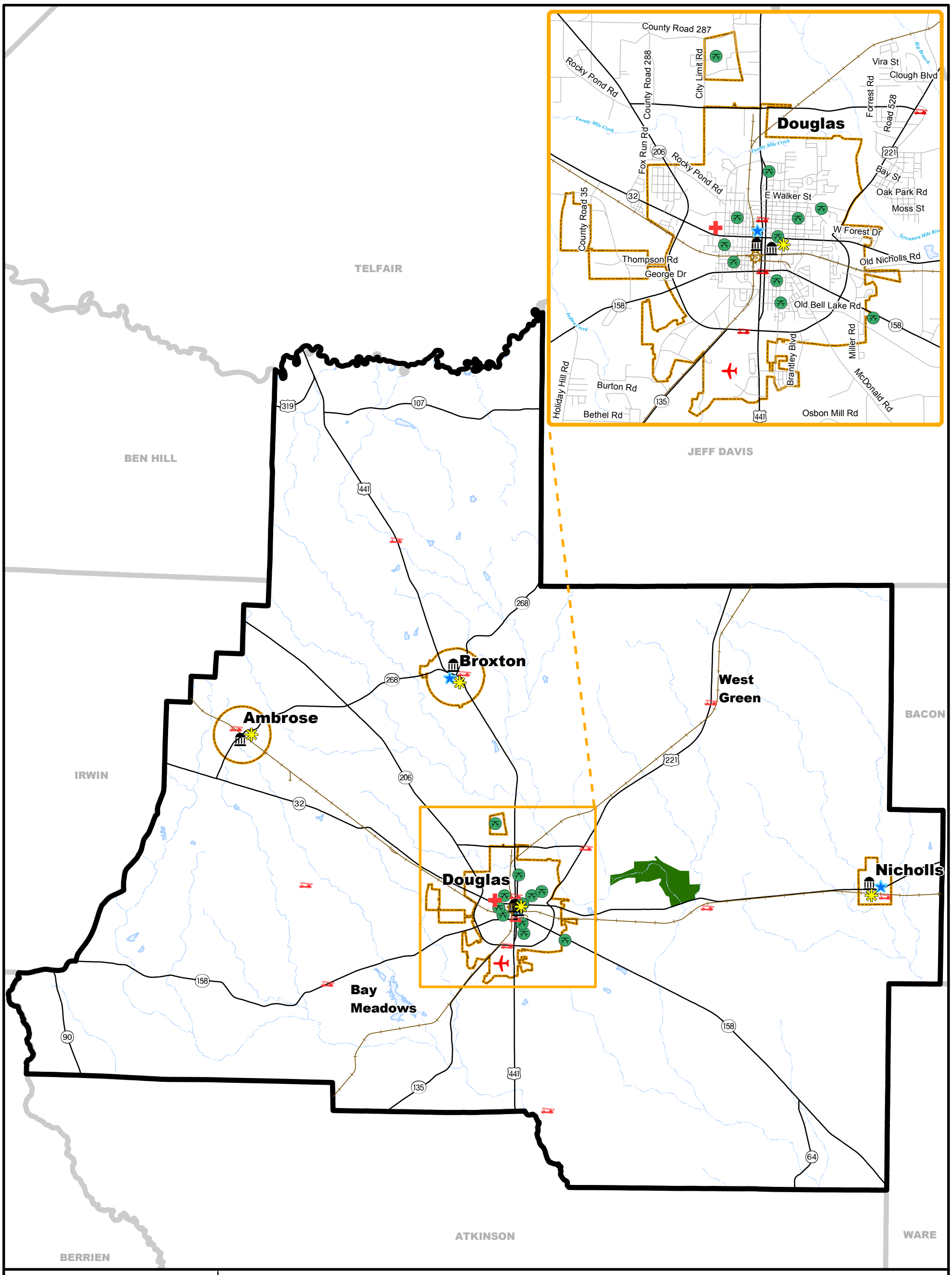
Douglas

The City of Douglas provides water and wastewater services to residential, commercial, and industrial customers mainly within its City limits. This includes service to an estimated 4,700 households. The City of Douglas has begun development recently of a Master Plan for Water and Wastewater Services. This Master Plan, prepared in close coordination with the preparation of the Comprehensive Plan, will identify what components the City needs to focus on to continue providing water and wastewater service to both new and existing customers over the next 20 years.

Currently, the water system pumps an average of 4.8 million gallons per day (MGD) and has a permitted annual capacity of 5.75 MGD. Water is pumped from the Floridan Aquifer from six wells located throughout the City. Water is treated with chlorine for disinfection and fluoride before being pumped into the distribution system. The water distribution system includes piping from 2 inches to 12 inches in diameter; including cast iron, PVC, and ductile iron pipe materials. There are also four elevated water storage tanks, each with a 500,000 gallon capacity.

Coffee County

Coffee County recently has installed a new water well and constructed a 250,000-gallon elevated storage tank to provide water service to approximately 500 residential customers. This system is located northeast of the City of Douglas, along Highway 221 in a portion of unincorporated Coffee County known as Oak Park. This is a new system that is in the start-up phase and has approximately 100,000 gallons per day (gpd) of water demand currently. Service has been offered to all residents, but only a portion has elected to abandon their wells for connection to the system at this time. The County anticipates more connections as residents have wells to go dry.



Coffee County Comprehensive Plan

Community Facilities

N W E S

1 inch = 3.25 miles

0 0.5 1 2 3 4 Miles

Government Building
Fire Station
Hospital
Library
Police Station
Sheriffs Office
Parks
Airport
State Highway
Local Road
Railroad
River/Stream
Lake/Pond
State Park
City Boundary
County Boundary
Other County Boundary

JORDAN JONES & GOULDING

Figure 6-1

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Ambrose

Ambrose has one operable well and one water tower serving drinking water to its citizens. A second well is in need of a new pump.

Broxton

Broxton provides public drinking water to its citizens. Groundwater is the source, and it is stored in two 150,000-gallon water tanks.

Nicholls

Nicholls also provides public drinking water to its citizens. Groundwater is the source; and it is stored in two water tanks, one 200,000 gallons and one 300,000 gallons. The City has ample extra capacity.

Sewerage System and Wastewater Treatment

Douglas

The City of Douglas serves approximately 95 to 97 percent of housing units with public sewer. In a small number of isolated developments around the periphery of the City provides water and sewer service to housing units within the unincorporated County. The City's wastewater system has a permitted capacity of 6 MGD and has an average flow of 4.8 MGD. Wastewater is collected from approximately 95 percent of the system customers and conveyed to the Southeast Water Pollution Control Plant (WPCP) by both gravity sewer and 18 pump stations. The Southeast WPCP is an activated sludge aeration basin plant that was upgraded to the current capacity in 1997. The gravity collection system consists of piping from 4-inch to 36-inch diameter that includes materials such as cast iron, vitrified clay, PVC, and ductile iron.

Broxton

Broxton provides public wastewater treatment to its citizens and businesses. Approximately 20 percent of the system remains unused and able to support growth and development.

Nicholls

Nicholls provides public wastewater treatment to its citizens and businesses. The $8 million system, financed in part by the USDA Rural Development Program, has a capacity of 500,000 gpd. The City has excess capacity of approximately 225,000 gpd.

Ambrose and Unincorporated Coffee County

Neither Ambrose nor unincorporated Coffee County provides wastewater treatment service. All of their residents are on individual septic tank systems.

Public Safety

Douglas

The City of Douglas Police Department provides public safety protection within the City limits of Douglas and has a mutual aid agreement to provide needed assistance in unincorporated Coffee County as well. The force consists of 38 sworn officers, when fully staffed (i.e. no vacancies), and is supported by 7 administrative and non-sworn staff. Based on the national standard of 2 officers per 1,000 residents, Douglas has a robust force with a high level of service (with roughly 11,000 residents, the rule of thumb could be satisfied with 22 officers).

The Department is located in downtown Douglas, and there is a small work station on South Gaston Street, although there is no full-time staff there. Douglas relies on Coffee County jail services.

The force has an exceptional response time of 3 to 5 minutes anywhere in the City.

Douglas has a long-range need for a new police department building. The key issue with the existing space is security and a poorly laid out courtroom (including its ancillary areas). Renovation of the existing structure remains an option, as does relocation. The Department also has a need for on-board computer systems within their police cars.

To help provide service to the growing Hispanic community, the Department has two bilingual 911 operators and an on-call interpreter. However, the Department has a need for bilingual officers

From a crime trends perspective, drugs are becoming more prevalent. The main problem drug is crack cocaine, but "Meth" (crystal methamphetamine) is an increasing problem. "Meth" is a more significant problem in the County than in Douglas. Marijuana remains a problem as well. Gang-related and youth crime are also a serious problem, especially in southeastern Douglas.

For community outreach, the Police Department works with the County's DARE program and runs a Police Athletic League. The Department would like to expand the sports league as well as increase its personnel devoted to crisis intervention.

Coffee County

Coffee County's popularly elected Sheriff leads the 83-employee force devoted to public safety. The force includes sworn officers, administrative staff, and jailers. Roving patrols keep 5 to 8 officers on patrol during the day and 3 to 6 each evening. National standards recommend 2 public safety officers per 1,000 residents, recommending 48 officers for Coffee County. The County's huge land area and low population density increase the need for deputies in excess of the national standard.

To help serve the increasing Hispanic population, the County has two Hispanics on staff; both are bilingual and they have on-call interpreters as well.

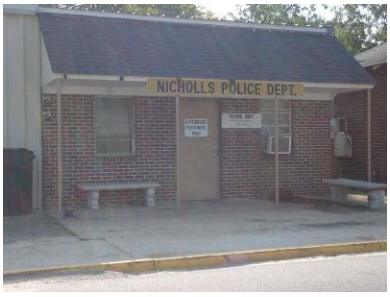
The County has an officer devoted to its DARE program, the only education and prevention program in the County. The Department is working with neighborhood groups to increase the number of neighborhood watch programs. The Sheriff has three officers that provide public safety services to local schools and two deputies that work on crisis intervention/domestic violence.

In terms of crime trends, drug-related crime is on the rise. Meth (crystal methamphetamine) use is on the rise. Incidents of burglary and theft are commonly drug related.

The County provides jail service for the entire County and all four cities. The latest SPLOST includes $20 million for a new jail, the location for which has yet to be determined. In addition to jail services, Coffee County provides public safety protection for the City of Ambrose and has a mutual aid agreement with the three other cities.

Broxton and Nicholls

Both Broxton and Nicholls have police departments. Broxton employs 3 full time sworn officers and 5 part-time sworn officers. Nicholls employs 3 full-time sworn officers and 2 part-time sworn officers. Broxton and Nicholls house their prisoners at the County jail. National standards of police officers per capita are less useful in smaller cities such as Broxton and Nicholls and not included here.



Fire Protection

Fire protection in Coffee County is provided by the Coffee County Fire Department, which cooperates with the cities of Ambrose, Broxton, and Nicholls to provide fire protection in those cities. The City of Douglas provides its own fire protection service. The locations of the fire stations in Coffee County are illustrated in Figure 6-1.

City of Douglas

Fire protection in the City of Douglas is provided by the City of Douglas Fire Department (DFD). The City has an all full-paid force of 38 total staff, including 37 firefighters. There is an n ISO rating of 3 throughout the City of Douglas. The Department presently has two ladder/pumpers, two reserve pumpers, and one pumper. There are three fire stations serving the City:

1. North Douglas: Gordon Street.
2. Central Douglas: Coffee Avenue and Cherry Street.
3. Airport and South Douglas: Bowens Mill Road.

There is a long-range need for a fourth fire station located on the west side of Douglas. And, as described in Figure 6-2, there is a plan for the future truck fleet for the City,

shifting to predominantly ladder/pumper force with one reserve pumper, centrally located, to respond to all fires.

Figure 6-2: Fire Stations within the City of Douglas

Station	Existing Trucks	Planned Trucks
North Douglas	1 ladder/pumper 1 reserve pumper	1 ladder/pumper
Central Douglas	1 pumper	1 ladder/pumper 1 reserve pumper
Airport	1 ladder/pumper 1 reserve pumper	1 ladder/pumper
West Douglas (planned)	NA	1 pumper

Coffee County, Ambrose, Broxton, and Nicholls

Coffee County works cooperatively with the Cities of Ambrose, Broxton, and Nicholls to provide fire protection to the areas outside the City of Douglas. Figure 6-3 lists the stations and the ISO rating of their services area. These areas are served by 11 fire stations, 1 of which is staffed by paid firefighters, 10 of which are all volunteer stations. The full time station, located northeast of Douglas in the Oak Park area, hosts 6 firefighters, 1 chief, 1 training officer, and a secretary, all of which are paid positions. The rest of the County is served by 10all volunteer fire stations and 112 volunteer firefighters. The Department reviews and inspects all subdivision and commercial plans.

Figure 6-3: Fire Stations in Coffee County, Ambrose, Broxton, Nicholls

Station #	Station Name	ISO Rating
6	Oak Park	4
7	Ambrose	6
8	Pridgen	7
9	Green Acres	6
10	Broxton	5
11	West Green	6
12	Nicholls	6
13	Baker Highway	6
14	Sank Hole Road	6
15	Chattaton	6
16	Wilsonville	6

The County has a modern fleet of fire trucks, with the exception of the Chattaton and Broxton stations. The fleet includes seven front mount pumpers, four regular pumpers, one 2,000-gallon tanker, one brush truck, two rescue service trucks, and one reserve engine. Most areas of the County can be responded to within 15 minutes

Using SPLOST funds, the County plans to construct two new fire stations in southwest Coffee County, one about 5 miles from Douglas, and a second about 10 miles from Douglas. The County also plans to acquire two new engines and one new rescue truck

Parks and Recreation

The City of Douglas provides the vast majority of public park space within Coffee County. Although there are some parks outside of Douglas with basketball courts,

baseball fields, and playgrounds; the vast majority of active recreational elements remain in the City. General Coffee State Park, located to the east of Douglas, is another major recreational attraction in the area.

There are 10 public parks in Douglas, though the Whispering Pines Park is little more than an undeveloped parcel of land. The remaining parks in Douglas range from small neighborhood parks, including Emma Ward Park and Jackson Park, to large community parks such as Municipal Park. As the two figures illustrate, the facilities available at each park also vary widely. The following inventory of recreational facilities in Douglas was obtained from the City's 2002 Parks and Recreation Master Plan.

Figure 6-4: Present Public Recreational Facilities

	David Wade	Eastside	Emma Ward	Jackson	North Madison
Acreage	9	18	1	0.5	7
Baseball Field	1	1	0	0	0
Basketball Court	0	2	0	1	0
Picnic Structure	2	2	1	1	1
Play Structure	Yes	Yes	Yes	Yes	Yes
Restrooms	6	2	1	0	0
Skateboard Park	Yes	No	No	No	No
Swimming Pool	Yes	No	No	No	No
Soccer Field	0	0	0	0	0
Tennis Court	0	4	0	0	0
Walking Trail	No	Yes	No	Yes	Yes

	Municipal	Roundtree	Unity	Wheeler	Whispering Pines
Acreage	160	8	7	9	4
Baseball Field	5	1	4	1	No
Basketball Court	0	2	6	0	No
Picnic Structure	5	1	1	2	No
Play Structure	Yes	Yes	Yes	Yes	Yes
Restrooms	6	2	2	2	0
Skateboard Park	No	No	No	No	No
Swimming Pool	No	No	No	No	No
Soccer Field	1	No	No	No	No
Tennis Court	0	2	0	2	No
Walking Trail	Yes	No	No	Yes	No

Current and Future Coffee County Recreation Facility Needs

Recreational standards throughout the country are established by the National Parks and Recreation Association (NRPA). While the NRPA standards can serve as an important

guide to communities, the standards are less than ideal. Perhaps most importantly, NRPA standards are based on rigid ratios that ignore the varied recreational tastes of a local community. As a result, recreational deficiencies as defined by NRPA recommendations may not reflect a true lack of supply. Additionally, there is growing evidence that the location of public parks may be just as important as their number. Despite the preceding caveats, however, the NRPA standards can prove helpful in evaluating a community's needs.

According to NHPA standards, Coffee County's level of recreational offerings is decidedly mixed. As of 2005, Coffee County featured twice the number of recommended ballfields. Additionally, the number of basketball courts in Coffee County exceeds the recommended service level by over 60 percent. Despite these successes, however, Coffee County lacks the recommended number of soccer fields, tennis courts, and swimming pools. Again, however, local preferences should be considered before declaring that Coffee County suffers from too few recreational facilities.

Figure 6-5: Current Recreational Facilities Needs

Facilities needed for Coffee County - 2005				
Activity	NRPA Standard	NRPA Requirements	Current Facilities	Current County Needs
Ballfields	1 per 5,000 resident	8	16	-8
Soccer Fields	1 per 10,000 resident	4	1	3
Tennis Courts	1 per 2,000 resident	20	8	12
Basketball Courts	1 per 5,000 resident	8	13	-5
Swimming Pools	1 per 20,000 resident	2	1	1

As all NRPA recommendations are based on a community's population, future recreational needs are predicated on population projections (as calculated by Woods and Poole Economics, Inc.). As Coffee County projected to experience continued growth over the next 20 years, any existing deficiency in the number of available recreational facilities will worsen unless additional facilities are constructed. Specifically, future projections suggest that Coffee County will have to construct more tennis courts, soccer fields, and swimming pools. Fortunately, however, the existing stock of basketball fields and basketball courts should provide Coffee County residents with sufficient opportunities for these activities over the next 20 years.

Figure 6-6: Future Recreational Facilities Needs

Facilities needed for Coffee County – 2010				
Activity	NRPA Standard	NRPA Requirements	Current Facilities	Future County Needs
Ballfields	1 per 5,000 resident	9	16	-7
Soccer Fields	1 per 10,000 resident	4	1	3
Tennis Courts	1 per 2,000 resident	21	8	13
Basketball Courts	1 per 5,000 resident	9	13	-4
Swimming Pools	1 per 20,000 resident	2	1	1

Facilities needed for Coffee County – 2015				
Activity	NRPA Standard	NRPA Requirements	Current Facilities	Future County Needs
Ballfields	1 per 5,000 resident	9	16	-7
Soccer Fields	1 per 10,000 resident	5	1	4
Tennis Courts	1 per 2,000 resident	23	8	15
Basketball Courts	1 per 5,000 resident	9	13	-4
Swimming Pools	1 per 20,000 resident	2	1	1

Facilities needed for Coffee County – 2020				
Activity	NRPA Standard	NRPA Requirements	Current Facilities	Future County Needs
Ballfields	1 per 5,000 resident	10	16	-6
Soccer Fields	1 per 10,000 resident	5	1	4
Tennis Courts	1 per 2,000 resident	24	8	16
Basketball Courts	1 per 5,000 resident	10	13	-3
Swimming Pools	1 per 20,000 resident	2	1	1

Facilities needed for Coffee County – 2025				
Activity	NRPA Standard	NRPA Requirements	Current Facilities	Future County Needs
Ballfields	1 per 5,000	10	16	-6
Soccer Fields	1 per 10,000	5	1	4
Tennis Courts	1 per 2,000	26	8	18
Basketball Courts	1 per 5,000	10	13	-3
Swimming Pools	1 per 20,000	3	1	2

Future Recreational Expenditures

Voters in Coffee County recently approved a re-authorization of the County's SPLOST. Over the next 6 years, the anticipated revenue of the Coffee County SPLOST is expected to exceed $30 million. Of this sum, $500,000 has been allocated for recreational uses. The City of Nicholls will receive $350,000 to implement park improvements, while Ambrose and Broxton each will receive approximately $75,000 for such purposes. As the SPLOST was passed less than a year ago, specific park improvements have not been formally identified.

The recreational funds raised by the SPLOST will help Coffee County continue to provide a satisfactory level of recreational opportunities over the coming decades. Specifically, the amount of recreational funds allocated to Nicholls, Ambrose, and Broxton should allow residents of these communities to enjoy more recreational options without traveling to Douglas. By developing facilities throughout many different areas, Coffee County appears to be maximizing the quality and quantity of possible recreational experiences for all area residents.

Solid Waste Management

Coffee County and the Cities of Ambrose, Broxton, Douglas, and Nicholls currently are operating under the Solid Waste Management Plan Update and Short Term Work Plan 2004-2007, approved in August 2003. Following is a summary of existing conditions in Coffee County and its municipalities, organized according to the six required elements of the plan.

Waste Stream Analysis

Coffee County collects waste generated from three main sources: residential, commercial/industrial, and agricultural in small quantities. The main types of waste collected include paper, organic waste, and plastics, followed in smaller quantities by glass, metal, C&D, and inorganic waste.

Waste Reduction

The County collaborates with the recycling coordinator hired by the Crisp County Solid Waste Management Authority (CCSWMA), through the contract with CCSWMA, which helps separate recyclables and yard trimmings from the waste stream.

Recycling in the County is provided at the County Mental Retardation Center, which collects paper, newspaper, newsprint, and cardboard materials. Additionally, Coffee County purchased a tire chipper, the City of Douglas has a composting facility, and the City of Nicholls collects and composts yard trimmings. The City of Ambrose and the City of Broxton encourage their residents to participate in backyard composting of yard waste.

Waste Collection

Coffee County and the Cities of Ambrose, Broxton, Douglas, and Nicholls provide weekly curbside pickup through the contract with the CCSWMA. Through the contract, TransWaste provides weekly collection for both residential and commercial customers. Commercial customers have the option to directly take their waste to the transfer station in Douglas, if they so choose.

Waste Disposal

The waste collected by TransWaste from the County and Cities is disposed of at the Solid Waste Management Authority of Atkinson County Landfill, after going through the transfer station in the City of Douglas, which is privately owned and operated by TransWaste.

Land Limitations
Coffee County and its municipalities do not operate an active landfill in the County.

Education and Public Involvement
A variety of education programs have been established to educate the citizens about recycling and waste reduction goals, including Clean & Beautiful Programs. Other educational materials are available and distributed through media or mail. The County offers tours of waste management facilities upon request.

Stormwater Management
Coffee County and its cities are in the early stages of stormwater management. While the County is not regulated under the EPA's NPDES, a stormwater regulation program affecting Georgia's larger, denser jurisdictions, the County does have a need for stormwater management. As discussed in the Natural Resources section, the County has five streams and rivers listed on the state list of impaired waterways, a national database of streams that contain unacceptably high levels of pollution. The universal sources of the problems are "non-point source runoff" and "urban runoff" - stormwater. These waterways would invariably benefit from improved stormwater management, both in urbanizing areas and agricultural areas.

Coffee County and the cities of Ambrose, Broxton, and Nicholls do not regulate stormwater. In the spring of 2006, however, the City of Douglas adopted a stormwater management ordinance that regulates 100-year storm events down to 2-year events. This important regulatory step is critical to improving and protecting the quality of Coffee County's streams and rivers.

Additionally, the City of Douglas maintains two stormwater detention ponds. These are the only publicly owned stormwater detention facilities in Coffee County.

There are no stormwater utilities in Coffee County.

Consistency with the Service Delivery Strategy

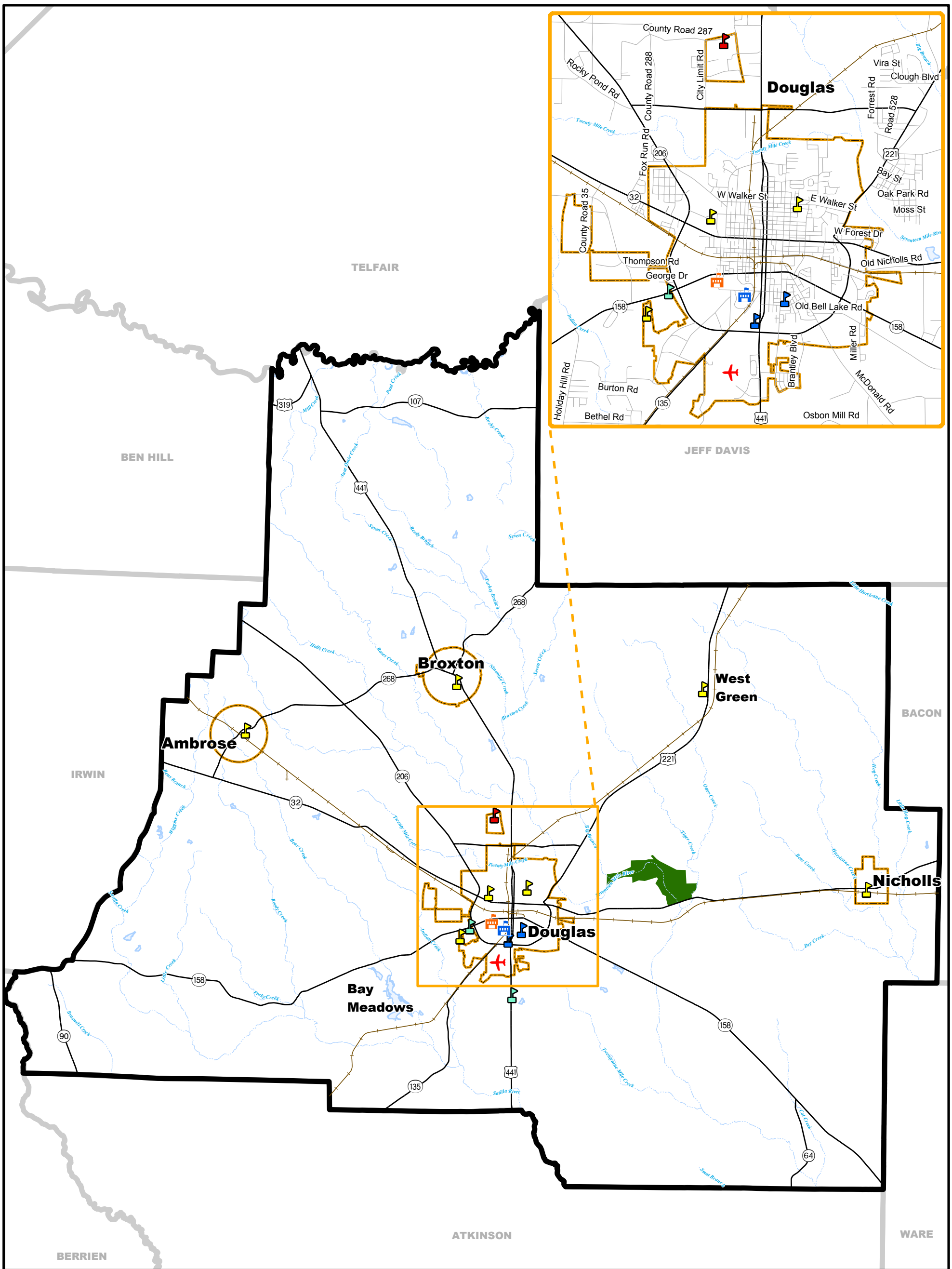
The Service Delivery Strategy (SDS) agreement was last updated in 1999 to correspond with the last update of the County Comprehensive Plan. The following table outlines the general provisions of the SDS.

Figure 6-7: Summary of Service Delivery Strategy Provisions

Services Provided	Coffee County Service Delivery Strategy (1999)	Areas served
E-911 Dispatch	Coffee County provides County-wide through an assessment on telephone service that is further supplemented by general funds	Coffee County and all cities
Airport	The City of Douglas operates the Douglas Municipal Airport. Airport customers and fuel revenue provide the funding for the airport.	Coffee County and all cities
Animal Control	All animal control services are provided by Coffee County. In turn, Coffee County has contracted with the Humane Society to implement the County's animal control strategy. Funds are provided by the County and each municipality.	Coffee County and all cities
Cemeteries	Douglas and Broxton provide services that are funded by general funds and fees.	Douglas and Broxton
Code Enforcement	Coffee County provides service throughout unincorporated areas. Douglas provides service within its boundaries. Funding is obtained via fees and general funds.	Unincorporated Coffee County and Douglas
Court Services	Each city in Coffee County provides for its own court service. Coffee County provides court service to unincorporated areas. Funds for all courts are collected though fines and from general funds.	Coffee County and all cities
Economic Development	Several separate entities are involved with economic development in Coffee County. The Douglas-Coffee County Industrial Authority pursues economic development projects via bond financing and the leasing/sales of real estate. Douglas Downtown Development uses general funds to finance its own economic development efforts	Coffee County and Douglas
Elections	Coffee County provides for elections only in unincorporated areas. The Cities of Ambrose, Broxton, Douglas, and Nicholls provide their own election services. Each jurisdiction funds election services via general funds and qualifying fees.	Coffee County and all cities

Services Provided	Coffee County Service Delivery Strategy (1999)	Areas served
Electricity	Coffee County provides electricity only in unincorporated areas. The Cities of Ambrose, Broxton, Douglas, and Nicholls provide their own electricity services. Each jurisdiction funds electricity services via Georgia Power and the Rural Electric Association. The City of Douglas receives additional financial support through the Municipal Electric Authority of Georgia.	Coffee County and all cities
Emergency Mgmt.	Coffee County provides for entire County and all cities.	Coffee County and all cities
Fire Protection	Coffee County provides fire protection to the unincorporated County and cooperates with the cities of Ambrose, Broxton, and Nicholls to provide protection to those areas. The City of Douglas provides fire protection within its city limits.	Coffee County and all cities
Gas (Natural) Services	Natural gas service is provided by the City of Douglas only within its incorporated boundaries.	Douglas
Grants Administration	Coffee County provides service only in unincorporated areas. The Cities of Ambrose, Broxton, Douglas, and Nicholls provide their own grants administration services. Each jurisdiction finances the service via general funds and grants.	Coffee County and all cities
Hospital/EMS Services	Coffee serves entire County through Hospital Authority. User fees, bonded indebtedness, state, and federal grants fund this service.	Coffee County and all cities
Jail	Coffee County provides for entire County and all cities.	Coffee County and all cities
Law Enforcement	Coffee County Sheriff's Department serves entire County. Broxton, Douglas, and Nicholls provide enhanced law enforcement services to their communities	Coffee County and all cities
Library	Coffee County provides service only in unincorporated areas. The Cities of Ambrose, Broxton, Douglas, and Nicholls provide their own library services. Each jurisdiction obtains finances from general funds.	Coffee County and all cities
Planning and Zoning	Coffee County provides for entire County and all cities. Funding for planning and zoning services are provided via general funds and fees form Coffee County and the City of Douglas.	Coffee County and all cities
Public Health Services	Coffee County provides for entire County and all cities.	Coffee County and all cities
Public Housing	The Cities of Douglas and Nicholls are served by their own housing authorities. Funding is provided by user fees and grants.	Douglas and Nicholls
Recreation	Historically, Douglas funded its own park system available to all Coffee County residents. Recently, however, formation of the Douglas-Coffee Recreation Department produced a more equitable financing agreement for the public	Coffee County and all cities

Services Provided	Coffee County Service Delivery Strategy (1999)	Areas served
	park system.	
Road/ Street Maintenance	Coffee County provides service only in unincorporated areas. The Cities of Ambrose, Broxton, Douglas, and Nicholls provide their own maintenance services. Each jurisdiction funds this service via general funds and Department of Transportation moneys.	Coffee County and all cities
Solid Waste Mgmt.	Coffee County provides service only in unincorporated areas. The Cities of Ambrose, Broxton, Douglas, and Nicholls provide for their own solid waste management. Each jurisdiction obtains finances from user fees. All jurisdictions contract with Solid Waste Management Authority of Crisp County for service.	Coffee County and all cities
Tax Assessment	Coffee County provides for entire County and all cities. Funds for this service are provided from general funds and ad valorem taxes.	Coffee County and all cities
Tax Collection	Coffee County provides for entire County and all cities. Funding is obtained from general funds.	Coffee County and all cities
Vehicle/Equipment Maintenance	Coffee County provides service only in unincorporated areas. The Cities of Ambrose, Broxton, Douglas, and Nicholls provide their own vehicle/equipment maintenance services. Each jurisdiction funds this service via general funds. Coffee County and the City of Douglas have an agreement to share vehicle and equipment maintenance costs and services.	Coffee County and all cities
Wastewater Distribution	Waste water distribution is provided by the Cities of Broxton, Nicholls, and Douglas. Service in Nicholls and Broxton is limited to jurisdictional boundaries. The City of Douglas, however, does provide service to some small areas outside of the City limits. Funding comes from user fees and general funds.	Douglas, Broxton, and Nicholls
Wastewater Treatment Yard Refuge Collection/ Mulching	Waste water treatment is provided by the Cities of Douglas, Nicholls, and Douglas. Service in Nicholls is limited to jurisdictional boundaries. Douglas and Broxton, however, do provide service to some small areas outside of the City limits. Funding comes from user fees and general funds.	Douglas, Broxton, and Nicholls
Water Distribution	Ambrose, Broxton, Douglas, and Nicholls provide water distribution services within their own jurisdictional boundaries. Each city also provides service to a very limited number of parcels within unincorporated areas of the County.	All cities in Coffee County and a limited number of unincorporated areas.
Yard Refuse Collection/ Mulching	Douglas provides service within the City. Funding is obtained via fees and general funds.	Douglas



Coffee County Comprehensive Plan

Educational Facilities

N
W E
S

1 inch = 3.25 miles

0 0.5 1 2 3 4 Miles

High School
Middle School
Elementary School
Private School

South Georgia College
East Central Technical Institute
Airport

State Highway
Local Road
Railroad
River/Stream
Lake/Pond
State Park

City Boundary
County Boundary
Other County Boundary

JORDAN JONES & GOULDING

Figure 6-8

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7 Intergovernmental Coordination

Purpose

According to the State Planning Goals and Objectives of the Standards and Procedures for Local Comprehensive Planning, Chapter 110-12-1-.06, local governments must evaluate the consistency of their policies, activities, and development patterns with the following goal for Intergovernmental Coordination:

"To ensure the coordination of local planning efforts with other local service providers and authorities, with neighboring communities and with state and regional plans and programs."

The Community Assessment is intended to evaluate the community's current policies, activities, and development patterns for consistency with the Quality Community Objectives; identify potential issues and opportunities for further study; and use supportive data and information to check the validity of potential issues and opportunities.

According to the Standards and Procedures for Local Comprehensive Planning, Chapter 110-12-1-.07, this is to be done by identifying existing coordination mechanisms and processes with adjacent local governments, independent special authorities and districts, Independent development authorities and districts, school boards, and federal, state, or regional programs and activities that relate to local planning.

Coordination Partners

Intergovernmental coordination in Coffee County concerns the ongoing communication, and cooperation of each of the local governments:

- Coffee County
- City of Ambrose
- City of Broxton
- City of Douglas
- City of Nicholls

In addition, Coffee County and the cities coordinate with the School Board and several authorities that serve the County. The authorities include:

- Atkinson County-Coffee County Joint Development Authority.
- Douglas-Coffee County Development Authority.
- Downtown Development Authority of Douglas.
- Coffee Regional Hospital Authority.

Coffee County is bordered by eight counties, requiring coordination from time to time on issues such as transportation planning and investment and land use changes. These counties include:

- Atkinson
- Bacon
- Ben Hill
- Berrien
- Irwin
- Jeff Davis
- Telfair
- Ware

Primary responsibility for intergovernmental coordination within county government lies with the Board of Commissioners.

Coffee County is located within the Southeast Georgia Regional Development Center (SEGRDC).

Existing Policy and activities

Some of the ongoing forms of intergovernmental cooperation in Coffee County include:

- Quarterly intergovernmental coordination meetings between Coffee County and all four cities. Neighboring counties are invited as well.
- Joint Planning Commission between Coffee County and the City of Douglas.
- Joint Industrial Development Authority.
- Joint use of the Chamber of Commerce for economic development efforts.
- Mutual aid for public safety.
- Coffee County Fire Services provide service to Ambrose, Broxton, and Nicholls, with local support.
- County Sheriff provides school resource officers for schools.
- County Sheriff provides jail services to the County's four cities.
- Joint provision of Emergency Management and E-911 services.
- Joint Coffee County – City of Douglas Parks and Recreation Department
- Coffee County voters approved a SPLOST program, with funds currently shared by Coffee County and all four of its cities.
- Joint library board between all four cities and Coffee County.

Intergovernmental Coordination Opportunities

Up until now, the County coordination efforts have been adequate; but, as the County continues to grow and particularly as demands on the local staff grow, maintaining strong and productive coordination efforts will be more difficult. Potential future intergovernmental coordination opportunities for later consideration in the Community Agenda include:

- Coordinating development review of new subdivisions with the School Board and the role of the School Board in commenting on impacts of rezoning applications.

- SPLOST renewal and how funding and projects will be coordinated.
- Annexation and land use coordination issues.
- Coordination of tourism activities and funding agreements for promotions.
- Coordinating planning for growth with transportation improvements.
- Continued exploration of a unified government.
- Pursue mutual aid for fire protection between Coffee County and the City of Douglas.

8 Transportation

All comprehensive plans must address transportation issues; and, in cataloging the infrastructure of a County, it is necessary to describe critical network issues that often affect all other components of the transportation system. In reviewing conditions in Coffee County, it was also necessary to look at local trends. Because of its position in south central Georgia, relatively far away from Interstate growth corridors, data for Coffee County's assessment does not include references to conditions in other jurisdictions. Overall, Coffee County's transportation system is currently in good condition, and the County has been proactive in improving the network in advance of severe problems developing.

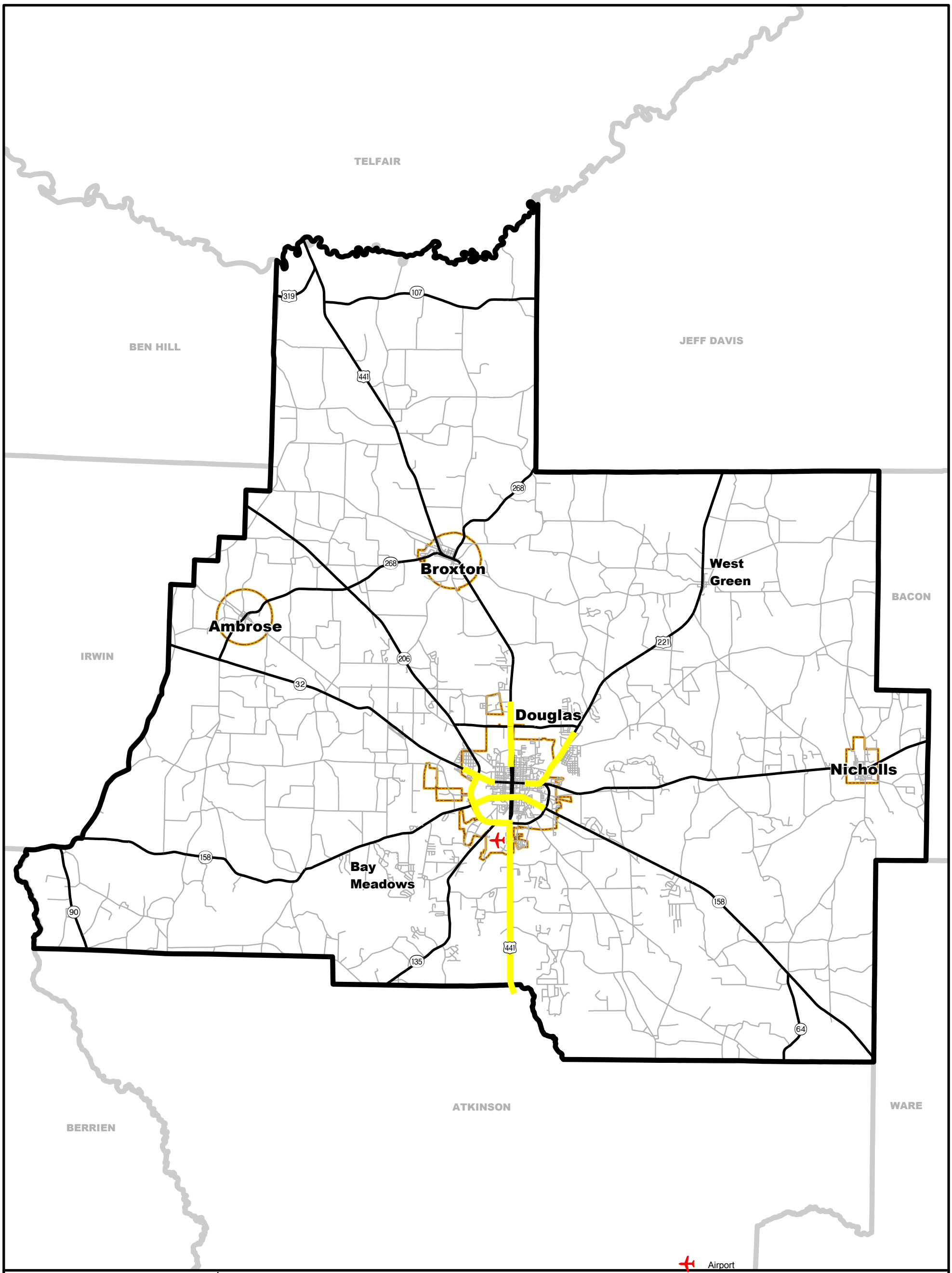
Roads and Highway Network

All of the roadways in Coffee County are classified according to a three-level hierarchy, as defined in previous studies and official planning documents. These three levels are arterials, collectors, and local streets. Arterials and collectors are defined by the large volumes they handle and the low levels of parcel access they offer. Local streets are defined by the low traffic volumes they serve and the high level of parcel access they offer. All roads not defined as arterials or collectors are classified automatically as local streets.

Arterials

Arterials are defined as thoroughfares designed and used for high traffic volumes and cross-regional movement. The arterials in Coffee County include:

- US 221
- US 441
- SR 31
- SR 32
- SR 135
- SR 158
- SR 206



Coffee County Comprehensive Plan

Transportation Network

1 inch = 3.25 miles

N W E S

0 0.5 1 2 3 4 Miles

State Highway - 4 Lanes

State Highway - 2 Lanes

Local Road

Airport

Railroad

City Boundary

County Boundary

Other County Boundary

JORDAN JONES & GOULDING

Figure 8-1

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Collectors

Collector streets are defined as thoroughfares designed for moderate traffic volumes, generally collecting traffic from intersecting minor streets and distributing it to arterials. The collector streets in Coffee County include the following:

- SR 64
- SR 90
- SR 107
- SR 268
- Industrial Road/Bend Road
- Brixton West Green Highway
- Nicholls Road
- Old Axon Road
- Sinkhole Road
- Youngie Fussell Road
- SR 149
- George Dean Road

The bulk of the vehicular traffic is accommodated by the main arterials and the 12 collector roads listed above. US 441 and US 221 are the main north-south facilities in Coffee County. SR 32 and SR 158 are the main east-west routes in Coffee County. All other collectors mainly function as feeder facilities to these three main roads as a result of the radial pattern of Coffee County's road network. These collector facilities will become more critical as growth continues. Coffee County is mostly a bedroom community with jobs and industry concentrated around Douglas on the southern and western edges near the bypass. Traffic patterns reflect these land use factors. According to 2005 GDOT traffic count data, US 441/SR 31/SR 135, from downtown Douglas to the Atkinson County line and the southern arc of the US 221 bypass are handling the bulk of the County traffic flows, with 10,000-20,000 vehicles per day. US 441 northbound comes in second with 9,900 vehicles per day. SR 32 through the entire County is third in terms of traffic volumes with 5,500-5,900 vehicles per day (with slightly more on the segment west of Douglas). SR 135 south of Douglas also has relatively high volumes, with over 5,000 vehicles per day. All of these roads still function relatively well because of their capacity upgrades during widening projects of the last few years. As can be seen in Figure Z, the only roads in Coffee County that have four lanes and turning lanes are US 441 south and most of the Douglas bypass.

In terms of traffic within the collector and local network, GDOT provided 2005 traffic counts for key locations. The bulk of the high volume locations are in the City of Douglas. The highest count locations are given below:

Figure 8-2: Selected High-volume Traffic Routes in Coffee County (2005)

Route ID	AADT (two-way)	From	To
CR 553	3,130	Juanita St	Baker hwy
CS 683	7,310	Baker hwy	Magnolia St
CS 787	4,430	Walker St	Ward St
CR 583	6,870	Madison Ave	Madison Ave
CS 755	7,460	McDonald Rd	E Ashley St
CS 683	7,090	Cherry St	Ward St

Source: GDOT
Note: AADT means Average Annual Daily Traffic

In determining congestion levels, short of a formal transportation demand model run, certain informal rules of thumb can be used to assess traffic. One such rule of thumb is 10,000 trips per day per lane in terms of average annual daily trips (AADT), as a cutoff point for differentiating congested versus non-congested facilities. US 441 is four lanes wide from the bypass south to the County line and several blocks north of downtown to the high school site north of town. Through the downtown, US 441 utilizes a one-way pair to maintain its four travel lanes. In a transportation study conducted in 1998, this corridor was identified has having the highest AADT in the County by 2020, with 42,000 vehicles per day. If these traffic levels are attained, the facility will be over capacity and further rerouting and/or capacity expansion plans will be necessary.

Bridges

There are four bridge replacement projects listed in the State Transportation Improvement Program (STIP) for Coffee County and one bike/pedestrian bridge, which are detailed at the end of this report. Two of them are on SR 158, another one on SR 135, and the last one is on SR 64. These projects make up a sizeable portion of the STIP budget ($5.9 million out of $12.8 million or 46 percent) reflecting their relative importance to the County.

Connectivity

Street connectivity is a measure that is critical to analyzing the possibility of re-routing traffic to relieve pressures on severely over-burdened facilities. Street connectivity is a measure of the number of parallel facilities in an area that allow for multiple routing options. The easiest way to determine street connectivity in a given area is to simply map how many streets have more than one access point. The typical post World War II cul-de-sac suburban residential development was designed specifically to eliminate cut-through traffic and allows for no street connectivity whatsoever. In looking at the road map of Coffee County, the major routes, almost all of the roads in the cities, and many of the older farm roads allow for some level of street connectivity. One can see that the cities in Coffee County have good connectivity in their urban areas. The connectivity problems are confined mainly to the newer subdivisions sprouting up in the rural areas of the county such as Bay Meadows, along US 441, SR 158, and SR 135. Most of these developments are in the southern sector of the County around Douglas and have severe limitations in this regard. As a proportion of the County road network, roughly 5 to 15 percent of the streets in Coffee County do not offer connectivity. This lack is not a

pressing issue right now; but, if the County continues to allow this type of street design, it will be a contributing factor to the perennial problem of trying to separate local traffic from through traffic and will reinforce the congestion on the major facilities such as US 441.

Traffic Signals

Traffic signals are mostly concentrated in the downtown areas of the cities, with the bulk being in Douglas along the main state and U.S. corridors as well as the bypass. Although the number of signals is low, considering the amount of traffic passing through the City, the spacing in some areas is quite close and could be a major contributor to congestion in the City; particularly near the downtown core of Douglas along US 441. In terms of new signal locations listed in the STIP at the end of this section, all seven are going in along SR 158, suggesting further suburbanization of traffic patterns in Coffee County. One railroad crossing signal is planned at Golden Pond Road, and the crossings in town are not considered a priority for added signalization.

Dangerous Intersections

Coffee County does not have any dangerous intersections resulting from engineering design flaws but there were two intersections identified by local stakeholders as dangerous because of traffic violations. Most likely these will have to be addressed from a law enforcement perspective. The intersections are:

- S. McDonough Ave. and E. Bryant St.
- W. Bryant St. and S. College Ave.

There are numerous railroad crossings in Coffee County, but none were mentioned by stakeholders as being dangerous. The main negative impact is the disruption of traffic flows.

Alternative Modes

Coffee County currently is not served by transit and does not yet have the density to support such service. Also, there is currently no medicaid/paratranist service in the County. There is no passenger rail service in Coffee County, and the nearest link is the Amtrak station in Jesup, Georgia.

The pedestrian facilities in the cities of Coffee County are generally quite good. Coffee County is well endowed with pedestrian facilities in the towns, and a new bicycle path is being completed in Douglas along the abandoned north-south rail line there. The corridor overlay districts require sidewalks in the City of Douglas; otherwise, they are optional in the rest of the County. As a result, most new development does not include sidewalks.

Parking

Currently, parking is not an issue in Coffee County. Commercial development has been incremental enough to avoid parking problems, and residential growth has been dispersed all over the County so no severe parking needs exist. In downtown Douglas, the City and County own several public parking areas, and parallel parking serves the downtown merchants.

Railroad

Historically, railroads have played a major role in the growth and development of Coffee County and its cities. There is one major active rail line in Coffee County, the CSX line from Atlanta to Jacksonville, which passes through Douglas. This is an active freight line with 30-34 trains per day, and CSX plans to double the track throughout Coffee County. There are many at-grade rail crossings in the County and Cities of Ambrose, Douglas, and Nicholls. These crossings could present a substantial safety concern. The crossings currently affect circulation more than safety, especially when trains must park on the tracks. The north-south train line in the County is no longer active, and the central portion of it is being converted to a multi-use trail.

Trucking

Truck traffic and its interaction with regular vehicular traffic is becoming more and more of a concern for Coffee County. Most of this is because of growth related to the creation of a Wal-Mart distribution center on the west side of Douglas near the bypass. This facility serves a vast area in southeast Georgia and beyond, and it uses the major highway routes to the north, south, east, and west (US 441 and SR 32, respectively) to access the interstates (I-16, I-10, I-95 and I-75). Douglas also captures much of the regional retail sales, as many in neighboring counties come to shop in Coffee County. These two factors are the main drivers of trucking concerns in the County; and, as of yet, there is no serious conflict because of trucking volumes.

Airports

The Douglas Municipal Airport lies within the City limits of Douglas and provides a base for aviation for the County and region. The Airport has had planned expansions over the years; including new facilities such as terminal buildings, hangars, runway extensions, and general clear zone expansions to accommodate expanded capacity. It is near an industrial and commercial district of Douglas and is Coffee County's only general aviation airport. This Airport is experiencing an increase in the amount of corporate usage on its 6,005-foot all-weather, lighted runway, and it can serve small corporate jets as well as commercial airplanes.

Transportation – Land Use Connection

As mentioned previously, the primary location of traffic congestion is along US 441 south of Douglas and along the southern arc of the bypass. Most of this is a result of the concentration of many of the County's jobs in this corridor. Warehousing, industry, distribution facilities, and service/retail all have located in this area, and this has led to an increase in traffic volumes in the southern portion of the County. The rest of the County is residential/agriculture. The industrial authority plans to continue this division of the County into a residential/agrarian northern part and a commercial/industrial southern part. Residences are starting to be built in large numbers in the southern area of the County now, particularly at Bay Meadows according to the Coffee County Industrial Authority. With time, it is feasible that some commercial and industrial growth will spread to the northern portion of Coffee County. The County will need to be mindful of the need to preserve the high-speed capacities of the major arterial corridors with access management controls, as well as capacity upgrades, as the growth spreads outward into the County.

Planned Transportation Improvements

In November 2005, Coffee County approved a 6-year, County-wide Special Local Option Sales Tax (SPLOST) referendum: a continuation of the previous SPLOST that expired in mid-2005 and collected $6.3 million for road, street, and bridge work. The SPLOST approves funding for a variety of projects, many of which are transportation related and are listed in Figure X.

Figure 8-3: SPLOST Projects for Coffee County

Capital Outlay	Description	Estimated Cost
Road Improvements	Paving, resurfacing, drainage	$17.4 million
Bridges	Planned and emergency improvements	$200,000

In addition to these projects, the individual municipalities in Coffee County have programmed lists of SPLOST projects for the next 6 years. The projects are listed in Figures Y-BX.

Figure 8-4: SPLOST Projects for Ambrose

Capital Outlay	Description	Estimated Cost
Road Improvements	Paving, resurfacing, drainage	$43,000

Figure 8-5: SPLOST Projects for Broxton

Capital Outlay	Description	Estimated Cost
Road Improvements	Paving, resurfacing, drainage	$285,000

Figure 8-6: SPLOST Projects for Douglas

Capital Outlay	Description	Estimated Cost
Airport	Structure and field upgrades	$568,000
Road Improvements	Paving, resurfacing, drainage	$5.8 million

Figure 8-7: SPLOST Projects for Nicholls

Capital Outlay	Description	Estimated Cost
Road Improvements	Paving, resurfacing, drainage	$323,000

In addition to these projects, the GDOT District 4 office has programmed lists of STIP projects for the next 4 years within Coffee County. The projects are listed in Figure BY.

Figure 8-8: STIP Projects for Coffee County

Capital Outlay	Description	Estimated Cost
Bridge Replacement	SR 64 N of Pearson	$2.1 million
Bridge Replacement	SR 158 on Satilla River	$1.125 million
Bridge Replacement	SR 158 E of Douglas	$1.87 million
Signals	SR 158 @ 7 locations	$900,000
Multi-Use Trail	In City of Douglas	$200,000
Intersection Improvement	US 221/SR 135 @ Cross Rd	$500,000
Bike/Ped	SR 135 @ 17 Mile River Bridge	$188,000
RR Xing Warning Device	Golden Pond Rd @ CSX	$220,000
Road Widening	R 32 @CR 296 to west City limits of Douglas	$9.3 million
Road Widening	SR 135 from US 441 to SR 32	$2.9 million
Bridge replacement	SR 135 @ Tiger Creek	$656,000

Part 2: Analysis of Consistency with Quality Community Objectives

This section is intended to meet the Minimum Standards for Local Comprehensive Planning requirement that the Community Assessment include an evaluation of the community's current policies, activities, and development patterns for consistency with the Quality Community Objectives contained in the State Planning Goals and Objectives. Each of the 15 Quality Community Objectives is listed below with a brief summary of Senoia's strengths, issues, and opportunities with respect to the objective. The objectives are organized around the five statewide planning goals.

Land Use and Transportation Goal

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

Quality Community Objective	Status
1. If someone dropped from the sky into our community, he or she would know immediately where she was, based on our distinct characteristics.	True.
2. We have delineated the areas of our community that are important to our history and heritage and have taken steps to protect those areas.	True.
3. We have ordinances to regulate building materials in our highly visible areas.	Douglas does in some areas.
4. We have ordinances to regulate the size and type of signage in our community.	Douglas has a sign ordinance.

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

Quality Community Objective	Status
1. If we have a zoning code, it does not separate commercial, residential, and retail uses in every district.	False.
2. Our community has ordinances in place that allow neo-traditional development "By right" so that developers do not have to go through a long variance process.	False.
3. We have a street tree ordinance that requires new development to plant shade-bearing trees appropriate to our climate.	False.

4. Our community has an organized tree planting campaign in public areas that will make walking more comfortable in summer.	False.
5. Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.	True in some areas.
6. In some areas, several errands can be made on foot, if so desired.	True.

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

Quality Community Objective	Status
1. Our community has an inventory of vacant sites and buildings that are available for redevelopment and/or infill development.	True.
2. Our community is actively working to promote Brownfield redevelopment.	False.
3. Our community is actively working to promote greyfield redevelopment.	False.
4. We have areas of our community that are planned for nodal development (compacted near intersections rather than spread along a major road.)	False.
5. Our community allows small lot development (5,000 SF or less) for some uses.	True.

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

Quality Community Objective	Status
1. We have public transportation in our community.	False.
2. We require that new development connects with existing development through a street network, not a single entry/exit.	False.
3. We have a good network of sidewalks to allow people to walk to a variety of destinations.	False.
4. We have a sidewalk ordinance in our community.	False. Douglas requires sidewalks in some areas.
5. We have a plan for bicycle routes through our community.	False.
6. We allow commercial and retail development to share parking areas wherever possible.	False.

Economic Development Goal

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

Quality Community Objective	Status
1. Our economic development organization has considered our community's strengths, assets, and weaknesses and has created a business development strategy based on them.	True.
2. Our ED organization has considered the types of businesses already in our community and has a plan to recruit business/industry that will be compatible.	This work is being done by the Coffee County Chamber of Commerce.
3. We have a diverse jobs base, so that one employer leaving would not cripple us.	True.

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

Quality Community Objective	Status
1. Our community provides work-force training options for our citizens.	True.
2. Our workforce training programs provide citizens with skills for jobs that are available in our community.	True.
3. Our community has higher education opportunities, or is close to a community that does.	True.
4. Our community has job opportunities for college graduates, so that our children may live and work here if they choose.	True.

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

Quality Community Objective	Status
1. Our community has jobs for unskilled labor.	True.
2. Our community has jobs for skilled labor.	True.
3. Our community has professional and managerial jobs.	True.

Housing Goal

Housing Opportunities Objective: Quality housing and a range of housing sizes, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community.

Quality Community Objective	Status
1. Our community allows accessory units like garage apartments or mother-in-law units.	True.
2. People who work in our community can afford to live here, too.	True.
3. Our community has enough housing for each income level (low, moderate, and above-average incomes)	True.
4. We encourage new residential development to follow the pattern of our original town, continuing the existing street design and recommending smaller setbacks.	False.
5. We have options available for loft living, downtown living, or "neo-traditional" development.	True.

Natural and Cultural Resources Goal

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

Quality Community Objective	Status
1. Our community has passed the necessary Part V Environmental Ordinances, and we enforce them.	True of Douglas. False for Coffee County.
2. We have a natural resources inventory.	True.
3. We use this resource inventory to steer development away from environmentally sensitive areas.	True.
4. Our community has a tree preservation ordinance.	False.
5. Our community has a tree-replanting ordinance for new development.	False.
6. We are using stormwater best management practices for all new development.	True in Douglas. False in Coffee County.
7. We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc.)	Wetlands are protected.

Open Space Preservation Objective: New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors.

Quality Community Objective	Status
1. Our community has a greenspace plan.	False.
2. Our community is actively preserving greenspace – either through direct purchase or by encouraging set-asides in new development.	False.
3. We have a local land conservation program, or, we work with state or national land conservation programs to preserve environmentally important areas in our community.	False.
4. We have a conservation subdivision ordinance for residential development that is a proven success.	False.

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

Quality Community Objective	Status
1. We have designated historic districts in our community.	True.
2. We have an active historic preservation commission.	True.
3. We want new development to complement our historic development, and we have ordinances in place to ensure that happening.	True within the two historic distracts.

Community Facilities and Services Goal

Growth Preparedness Objective: Each community should identify and put in place the prerequisites for the type of growth it seeks to achieve. These may include housing and infrastructure (roads, water, sewer, and telecommunications) to support new growth, appropriate training of the workforce, ordinances to direct growth as desired, or leadership capable of responding to growth opportunities.

Quality Community Objective	Status
1. We have population projections for the next 20 years that we refer to when making infrastructure decisions.	True.
2. We have a Capital Improvements Program that supports current and future growth.	False.
3. We have designated areas of our community where we would like to see growth.	False.

Intergovernmental Coordination Goal

Regional Identity Objective: Regions should promote and preserve an "identity," defined in terms of traditional regional architecture, common economic linkages that bind the region together, or other shared characteristics.

Quality Community Objective	Status
1. Our community is characteristic of the region in terms of architectural styles and heritage.	True.
2. Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.	True.
3. Our community encourages businesses that create products that draw on our regional heritage (mountain, agricultural, metropolitan, coastal)	True.
4. Our community participates in the Georgia Department of Economic Development's regional tourism partnership.	True.
5. Our community promotes tourism opportunities based on the unique characteristics of our region.	True.
6. Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment, education.	True.

Regional Cooperation Objective: Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions; particularly where it is critical to the success of a venture such as protection of shared natural resources.

Quality Community Objective	Status
1. We plan jointly with our cities and County for Comprehensive Planning purposes	True.
2. We are satisfied with our Service Delivery Strategies	True.
3. We cooperate with at least one local government to provide or share services (parks and recreation, E911, Emergency Services, Police or Sheriff's Office, schools, water, sewer, other)	True.

Regional Solutions Objective: Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.

Quality Community Objective	Status
We plan jointly with our cities for transportation planning purposes.	True.
We have a regular meeting process with the County and neighboring cities to discuss solutions to regional issues.	True.