



VISUALIZING THE FUTURE

TALIAFERRO COUNTY JOINT
COMPREHENSIVE PLAN 2015-2025

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TALIAFERRO COUNTY JOINT COMPREHENSIVE PLAN 2015-2025

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The Chairman of the Taliaferro County Board of Commissioners, Taliaferro County Commissioners, Mayors and Council members of the City of Crawfordville and the City of Sharon recognize the efforts and input of multiple individuals who contributed to the creation of this comprehensive plan document which provides vital information for decision making over the course of the next decade. This blueprint, for future area development, is the culmination of multiple meetings in which area leaders come together to discuss the future of Taliaferro County and its contained jurisdictions.

County and municipal staff exhibited an unwavering commitment towards the development of this comprehensive plan as they have dedicated numerous hours assisting CSRA Planning Staff with gathering data, providing insight and their valuable time, as well as generating sound ideas to include in this plan



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PREFACE 1

INTRODUCTION

Taliaferro County, the City of Crawfordville, and the City of Sharon jointly have prepared a new comprehensive plan document. *Visualizing the Future: Taliaferro County Joint Comprehensive Plan 2015-2025* serves as a guide to collective growth and development decisions over the next ten (10) to twenty (20) years. This comprehensive plan also provides the three (3) jurisdictions a general “statement of intent” regarding the policies which will be observed, actions that will be taken, promotion of locally generated and preferred goals related to multiple topics.





PREFACE



Taliaferro County Courthouse



A.H. Stephens State Park

THE COMPREHENSIVE PLAN PROCESS

Multiple factors play a role in determining whether a city or county can continue to remain a viable places for residents to work, live and enjoy the amenities each jurisdiction has to offer. Regardless of the final outcome, change is guaranteed and negative consequences may be faced by communities that fail to recognize and act upon this fact. Communities that have the ability to anticipate and accommodate change are more likely to thrive. Community stabilization and quality growth begin with a consistent and local vision and plan of implementation which can ignite economic opportunity and social cohesiveness.

Officials of Taliaferro County, and the cities of Crawfordville and Sharon recognize the need for a coordinated and comprehensive planning process to address multiple community needs and opportunities, not least of which will address concerns of population reduction, housing conditions, and economic stagnation. This document consolidates those identified issues and locally agreed upon solutions.

The Taliaferro Joint Comprehensive Plan is the official guiding document for the future of Taliaferro County and its contained jurisdictions. This plan serves to:

- *Lay out a desired future*
- *Guide how that future is to be achieved*
- *Formulate a coordinated long-term planning program*

This document also serves to address issues regarding transportation, economic development, cultural and natural resources, and land use in a coordinated manner including a guide discussing how:

- *Land will be developed*
- *Housing will be made available*
- *Industries will be attracted to the area*
- *Recreational facilities improved*
- *Public services and facilities will be provided*

In conjunction with the county's service delivery strategy, the comprehensive plan document is a powerful resource for elected and appointed officials as they deliberate development issues and convey policies to their respective citizenry.

TALIAFERRO COUNTY IN CONTEXT

Taliaferro County has a rich array of historic properties and cultural resources that rival any in the state. The County contains Locust Grove Cemetery and the City of Sharon as the cradle of Catholicity in the state, the Georgia state park and historic house of notable Georgian A. H. Stephens, the Taliaferro County Courthouse, the city of Crawfordville whose buildings are used for movie settings, and the vital Deerlick Astronomy Village of citizens who watch "The Dark Sky." As well, historic residences date to the late 18th century.

Taliaferro County was established in 1825 and named for Revolutionary War hero Colonel Benjamin Taliaferro. Crawfordville was incorporated in 1826 and the town was named for William Harris Crawford, a prominent statesman who ran for U.S. President in 1824. Crawfordville was laid out on a 50 acre tract, and is an example of the "Washington" town plan based on nearby Wilkes County's city of Washington plan laid out in 1783.

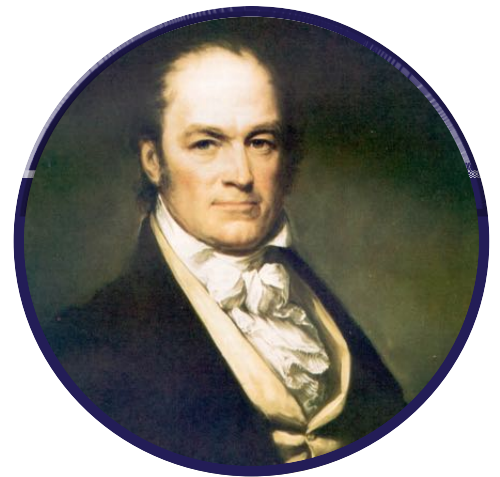
Taliaferro County has many significant historical resources, of unusual type, and of high quality. The most important landmark in Taliaferro County is the courthouse, and it magnificently sits in the center of the county seat town. The first courthouse was built in 1828, and the present one was constructed in 1902 designed by Augusta architect Lewis F. Goodrich at a cost of \$15,000. The main tower clock chime could be heard for 5-6 miles around. Although the courthouse has undergone several renovations, it is impressive for its grand appearance and the fact that it is still intact.

Crawfordville's most famous citizen was Alexander H. Stephens who completed law studies at Franklin College (UGA) and was admitted to the Georgia bar in 1834 at age 22. Living in Crawfordville, he began a distinguished career in law, politics, and statesmanship. He was elected six consecutive terms to the U.S. House of Representatives serving from 1843 – 1859, again from 1873 – 1882, then elected governor of Georgia in 1882 and served until his death in 1883.

Although elected vice-president of the Confederacy, he frequently disagreed with policies and had little voice in the conduct of the war. Stephens built Liberty Hall as a new home to look like his former home in 1875. The railroad came to Crawfordville in 1843. The first depot was constructed in 1889. The present depot was built in 1902, and is in dire need of preservation.



Map of Area Prior to Taliaferro County



William H. Crawford

PREFACE



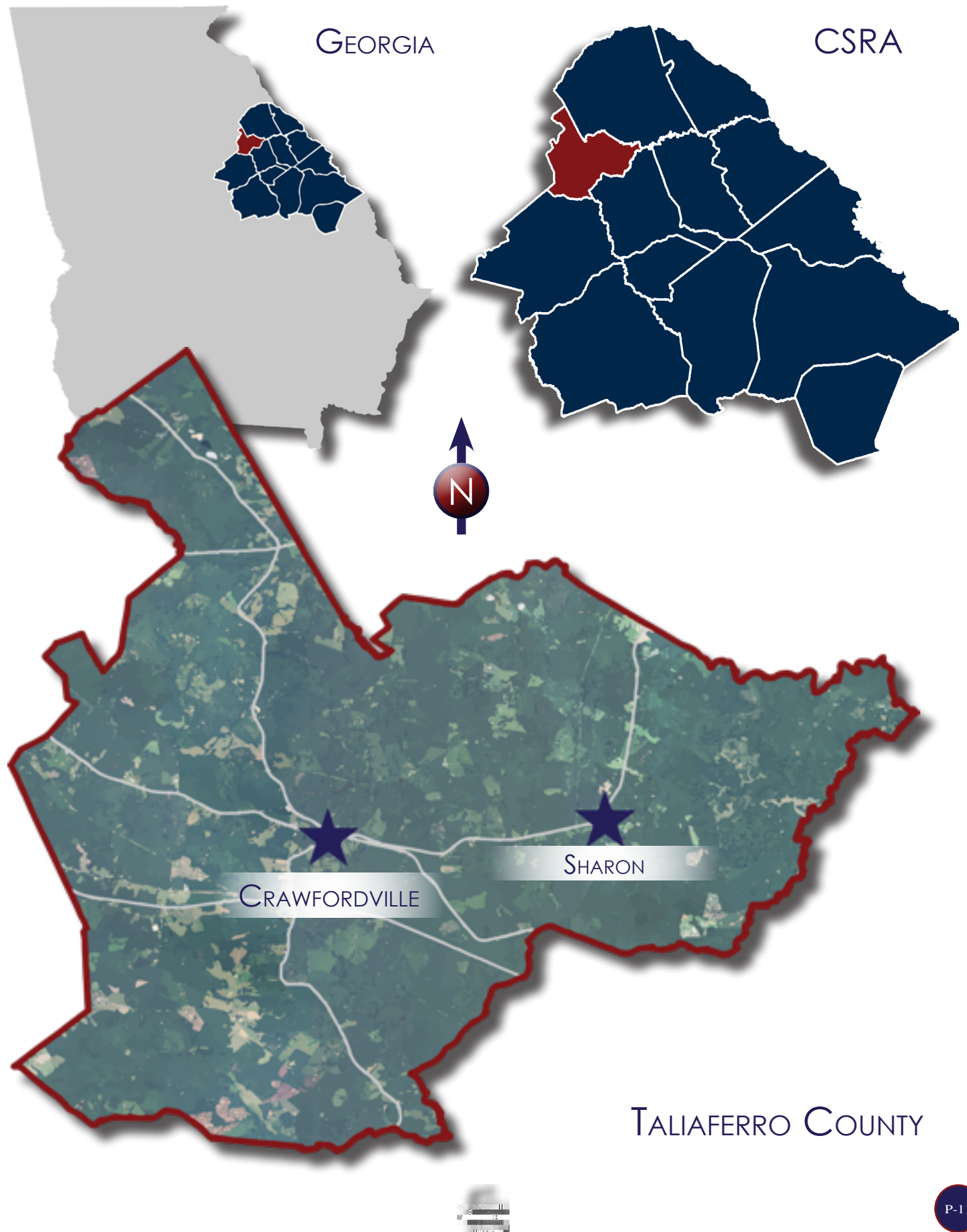
Crawfordville's greatest period of prosperity was from the 1880s-1920s when the boll weevil ruined cotton production. The first newspaper was established in 1877, then the Advocate Democrat was formed in 1893. Brick sidewalks were installed in 1881 and gas street lamps in 1884. In 1882, the newspaper records eight prosperous businesses, and in 1901 the local economy was summarized as "Crawfordville on a Boom" with hammer and saw heard, piles of brick and mortar seen, and brick stores in the course of erection.

At the end of the 1920s, Taliaferro County experienced the agricultural disaster of the boll weevil traveling statewide and putting cotton production to a halt. This meant impoverished farmers from low prices, and few recovered before the general depression of the 1930s. Taliaferro's population dropped from 8,841 residents in 1920 to 6,278 in 1940. Fortunately, the Civilian Conservation Corps (CCC) camp was established in Crawfordville on the grounds of the A.H. Stephens Memorial State Park that began an economic recovery which put young men back to work terracing and grading roads. With WWII the end of the depression came nationwide as a construction boom sparked the economy.

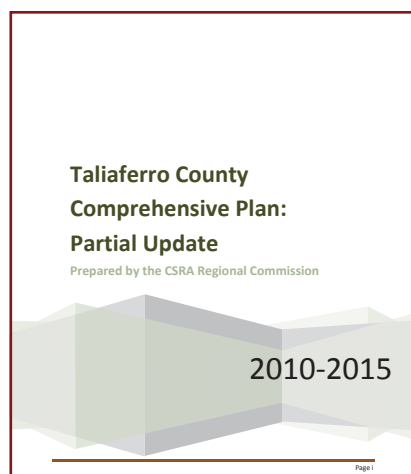
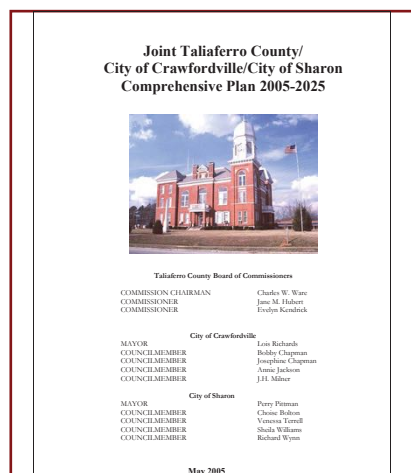
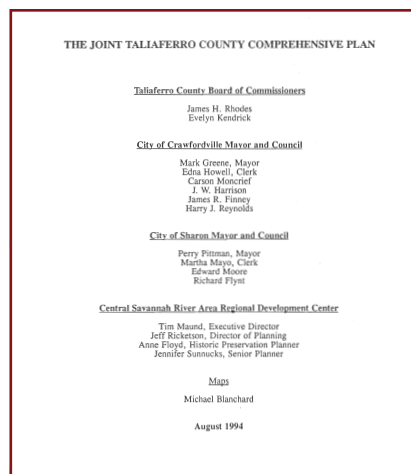


The Springfield School, an African-American resource, was built in the 1930s. It is constructed in an L-shape of logs. An historic structures report was developed by UGA graduate historic preservation students in the 1990s to assess the building and promote its preservation.

Since WWII, the people of Taliaferro County have struggled to regain the prosperity they once knew. Taliaferro has remained a small rural county with a population seeking to maintain their historic and cultural character and preserve their building stock.



PREFACE



RECENT PLANNING INITIATIVES

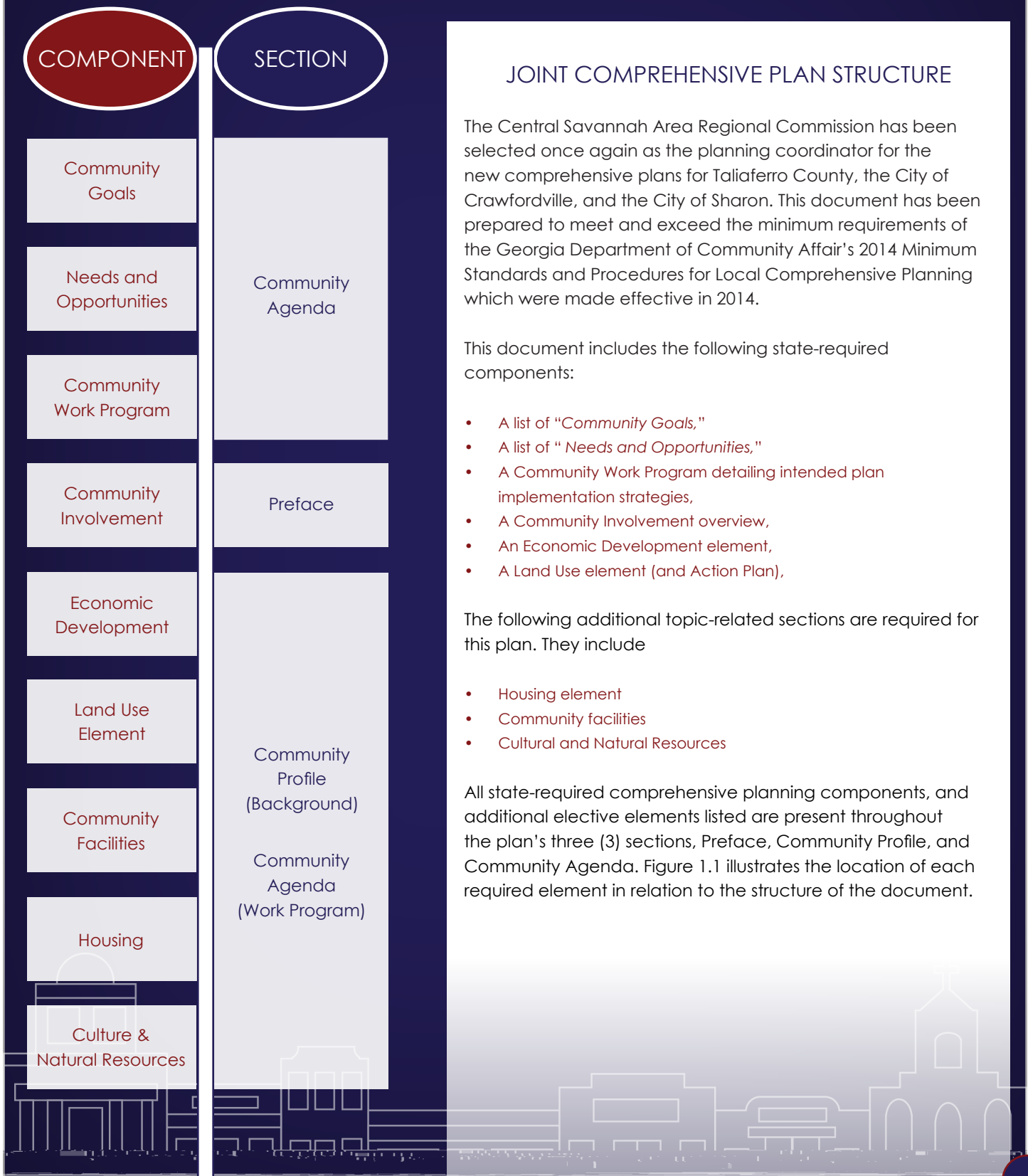
A comprehensive plan is a dynamic document which should be altered as community conditions change. Updates of these documents are required to ensure community needs are met. Prior versions of the Taliaferro Comprehensive Plan have diminished in relevance as implementation recommendations have been completed or, due to the passage of time, have been found to be no longer a community priority. This allows the new plan to address relative community changes since the prior plan was adopted.

The Joint Taliaferro County, City of Crawfordville, City of Sharon Comprehensive Plan 2005 - 2025 was completed by the Central Savannah River Area Regional Development Center and adopted in May 2005. The format of the document was consistent with the standards established by the Georgia Department of Community Affairs (DCA) prior to 2005. This document outlined county and municipal conditions of significance to each community and created goals with regards to economic development, natural and cultural resources, land uses, housing, and community facilities. The comprehensive plan was to be used by community leaders to make coordinated decisions regarding public expenditures and land uses.

The *Taliaferro County Comprehensive Plan: Partial Update 2010-2015* was produced in 2010 by the Central Savannah River Area Regional Commission (formally the Central Savannah River Area Regional Development Center). This document was prepared in response to changes to Georgia DCA requirements which now included a *Quality Community Objectives Assessment and Analysis of Areas Requiring Special Needs* in conjunction with identifying new issues and opportunities and an updated plan implementation program.

These two documents served as the initial reference point for the Visualizing the Future - Taliaferro County Comprehensive Plan which will supersede all prior plans once adopted by each individual community.

Figure 1.1: List of Components and Location within Visualizing the Future



PREFACE



SERVICE DELIVERY STRATEGY

The Georgia "Service Delivery Strategy Act" (O.C.G.A 36-70) was adopted in 1970 by the Georgia Assembly to require all Georgia counties and incorporated municipalities to adopt a joint "service delivery strategy" document. The purpose of this Act and the service delivery strategy document is to provide local governments the opportunity to examine public services, identify overlap or gaps in provided services, and develop a better approach to allocating delivery and funding of these services among local governments and other authorities within each county.

The service delivery strategy is an action plan supported by appropriate ordinances and intergovernmental agreements, for providing local government services and resolving land use conflicts within a county.

The Taliaferro joint service delivery strategy document has been reviewed and updated in cooperation with government officials from Taliaferro County, the City of Crawfordville, and the City of Sharon during the comprehensive planning effort. Figure 1.2 illustrates the components and criteria addressed by the joint service delivery strategy.

Figure 1.2: Georgia Department of Community Affairs Requirements for Service Delivery Strategy Documents

An identification of all services provided in the county by all cities, counties, and authorities.

An assignment of which local government will be responsible for providing which services in what area of the county.

An Identification of intergovernmental contracts, ordinances, resolution, etc., to be used in implementing the Strategy, including existing contracts.

Should provide for the elimination of duplication of services and or explanation for its existence.

A process must be agreed upon for resolving land use classification disputes between a county and city over property to be annexed.

A description of how all services will be funded

Jurisdictions charging water and sewer rate differentials to customers outside their boundaries must be able to justify such differential

Services provided primarily for unincorporated areas must be funded by revenues derived exclusively from unincorporated areas.

Conflicts in land use plans within a county, between the county and its cities must be eliminated.

THE PLANNING PROCESS OVERVIEW

The process of creating a comprehensive plan should reflect the shared vision, goals, and objectives of each community participating in the process. Taliaferro County, in cooperation with the municipalities of Crawfordville and Sharon, have assisted in the creation of the prior comprehensive plan and comprehensive plan update. Representatives from each of these jurisdictions have chosen to participate in this process once again.

The Georgia Department of Community Affairs requires a set of procedures for the planning process of a comprehensive plan to ensure that the public has an opportunity to provide input in the creation and review of the comprehensive plan.

Consistent public input is necessary for the development and completion of this comprehensive plan document. In conjunction with the following public hearings:

- The City of Crawfordville -September 9, 2014
- The City of Sharon - September 8, 2014
- Taliaferro County - September 3, 2014

A stakeholder committee was created to consult with the plan preparer at different points during the creation of the plan. This committee was comprised of municipal and county leaders with the primary purpose of assuring that CSRA-RC planners reflect the aforementioned shared vision, goals, and objectives of each community.

An initial stakeholder meeting was held on August 26, 2014. CSRA Planning Department Staff presented preliminary data about area population, housing, economic development, and land use. Staff also began a dialogue with committee members to gain their perspective of the data and their community. Planning staff also met with stakeholders on the following dates:

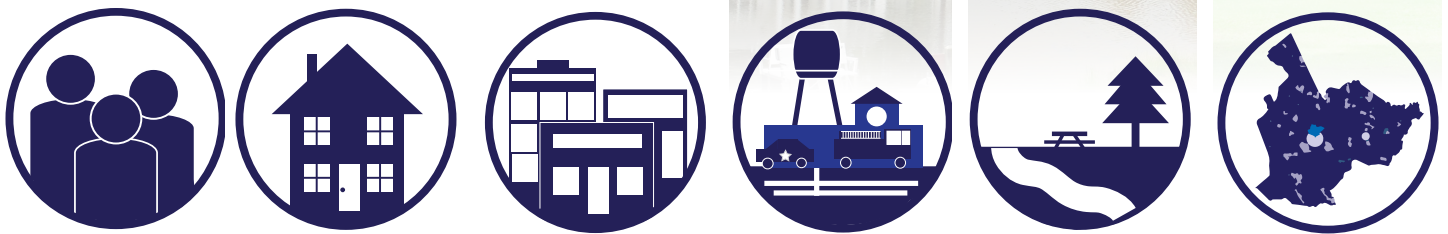
- September 9, 2014
- October 21, 2014

A Public Open House was also held in order members of the community to come and learn about recommendations in the comprehensive plan. The open house was held on November 12, 2014.



COMMUNITY PROFILE

2



INTRODUCTION

The “Community Profile” section of the Taliaferro County Comprehensive Plan provides an analysis of required elements. This is also foundation on which the “Needs and Opportunities” list will be generated which reflects the goals of Taliaferro County and contained municipalities.

This section presents data addressing each of the required elements of the “Minimum Standards and Procedures for Local Comprehensive Planning.” Portions of these extracts were utilized by stakeholders to gauge initial impressions of their communities. The data presented in this section represents a “snapshot” of all research conducted for this document.

COMMUNITY PROFILE



GENERAL DEMOGRAPHICS

An examination of the population dynamic spanning multiple decades provides the basis for multiple sections of the Community Profile. The analysis presented in this section creates the foundation for community initiatives over the course of the next ten (10) years.

Population data is a vital asset in assisting communities to help determine where to invest resources for infrastructure in order to direct land development patterns that are consistent with the goals and policies of this plan.

The General Demographic section provides information regarding the following;

- *Population*
- *Households*
- *Age of Population*
- *Racial Composition*
- *Per Capita Income*

POPULATION

The current population, population trends, and population projections provides data for decision makers in order to guide decisions regarding the community initiatives over the course of several years. The population of Taliaferro County is declining. According to population data from both the 2000 and 2010 Census, the population of Taliaferro County has declined by 17 percent.

Unincorporated Taliaferro County has seen its population decline by approximately 25 percent during the same time period. The decline in unincorporated areas may be the product of residents moving into the municipalities which explains the disparity.

Taliaferro County is expected to continue to lose population over the course of the next 30 years. According to calculations based on the statewide projections, between 2015 & 2030, Taliaferro County will experience a total loss of 15 percent of residents. This contradicts the trend being experienced by Georgia which is projected to continue adding residents.

The City of Crawfordville has experienced minor population loss as it has only seen a six percent reduction in population between the year 2000 and 2010. The City of Sharon, according to the U.S. Census has seen an increase in population, of 34 percent, however, residents of Sharon state there has been a mistake made by the Census Bureau and Sharon's population has remained stagnant.

HOUSEHOLDS

Household data serves as another indicator of population trends within the county. As previously stated, the population of Taliaferro County is declining. The number of family households with children has declined by 35 percent and the number married households with children has declined by 38 percent represents the greatest number of household losses for the county.

Although experiencing losses, the City of Crawfordville has only lost approximately 7.3 percent of its households. The City of Sharon, according to Census data, has increased its number of households by 12. The accuracy of this information is questionable.

AGE OF POPULATION

The populace of Taliaferro County is also aging. The loss of children, as represented by the number of households with children lost between 2000 and 2010, contributes to aging. The median age of the Taliaferro County has increased by 5.9 years. A contributing factor is also the number of residents which are aging in place.

RACIAL COMPOSITION

The 2010 racial composition of Taliaferro County has remained consistent with that of the 2000 census composition. African-Americans comprise the largest racial group in the county representing approximately 60 percent of all residents. Caucasians represent the second largest racial group in the county representing approximately 38 percent of the population.

The number of residents which identify themselves as Asian increased by ten (10) new residents. Those who identified themselves as two or more residents increased by nine (9) new residents. These two groups represent the largest increases within the county.

PER CAPITA INCOME

Per capita income represents income per person in a specific area such as a city or county. Data gathered for Taliaferro County indicates that per capita income has decreased by 6.3 percent during the time period between the year 2000 and 2010.

Individuals living at or below poverty level has increased in both Taliaferro County and unincorporated Taliaferro County. Between the year 2000 and 2010, the number of individuals living at or below poverty level has increased by 7.1 percent in Taliaferro County and 9.4 percent in unincorporated Taliaferro County.



COMMUNITY PROFILE



SUMMARY

The residents of Taliaferro County, the City of Crawfordville, and the City of Sharon are experiencing several major issues which will continue to be a problem in the future without intervention. These issues include; population decline, an exodus of young residents, an exodus of families, a remaining aging population, and a shrinking per capita income.

Issues presented in this summary must be confronted over a period of time by the county and its contained municipalities. Municipal entities must consider actions to retain younger residents and families, continue to engage older residents within the community for certain services, and prioritize increasing per capita income to more closely reflect that state average.



General Demographic Data



Figure 1.1:
Population Data for Taliaferro County
& Contained Jurisdictions 2000-2010

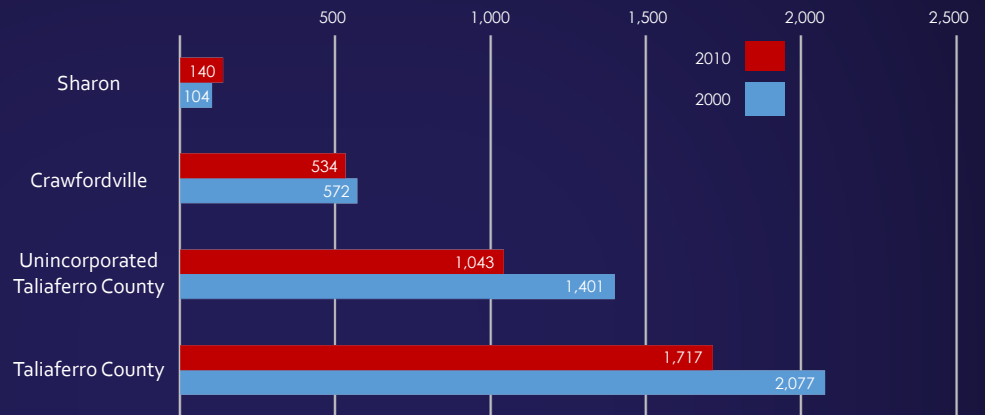


Figure 1.2: 2000 Racial Composition of Taliaferro County

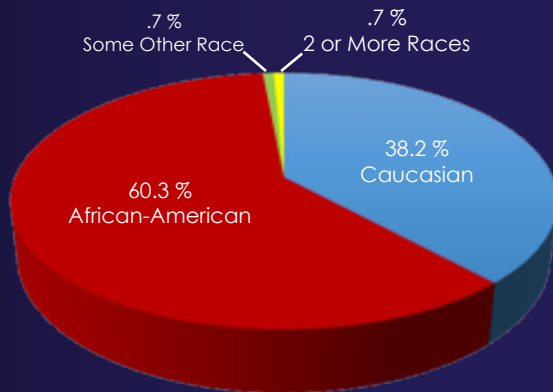


Figure 1.3: 2010 Racial Composition of Taliaferro County

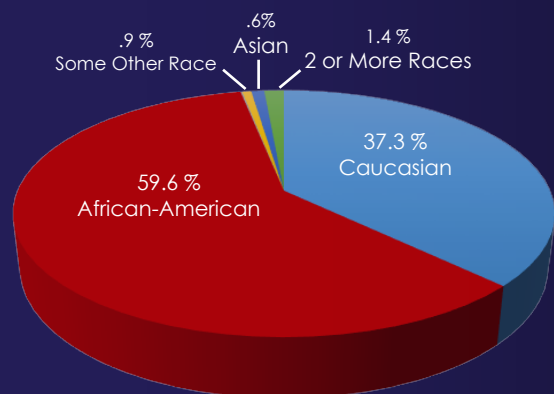
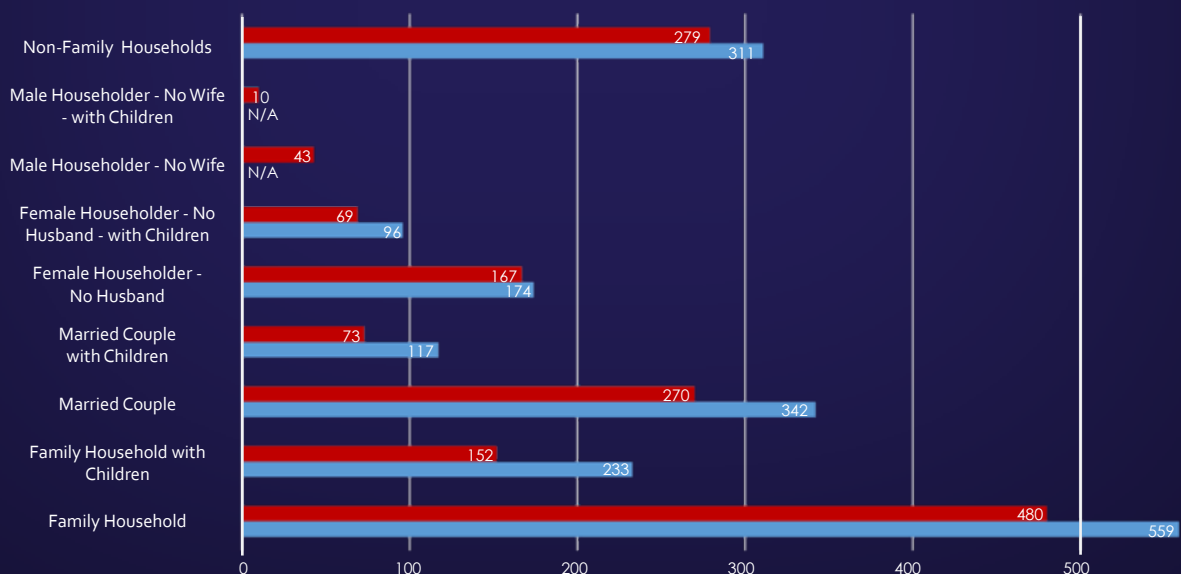


Figure 1.4: Types of Households in Taliaferro County



COMMUNITY PROFILE

HOUSING

Residential properties represent a significant portion of land usage within Taliaferro County. Ensuring adequate housing should be a priority for any community which seeks to attract new residents and improve the quality of life for current residents.

This section contains an assessment of current housing within Taliaferro County. Information regarding the adequacy and suitability of the existing housing stock is presented in this section through an analysis of the following:

- *Housing Stock*
- *Vacant Housing Units*
- *Housing Mix*
- *Aging Housing Stock*
- *Housing Cost*
- *Cost Burden Households*

HOUSING STOCK

The housing conditions which are prevalent in a community provides insight into the economic and social health of the area. Vibrant and invigorated communities tend to include new housing developments in conjunction with existing renovated housing. Stagnant growth and an excessive number of dilapidated, abandoned housing units may indicate stagnant growth, population loss, and relatively low quality of life.

Taliaferro County contains a total 1,015 housing units according to the 2010 U.S. Census Bureau. This number represents a 6.5 percent decline in the number of housing units since the 2000 Census.

VACANT HOUSING UNITS

There is a significant number of vacant housing units located within Taliaferro County. The percentage vacant housing units more than doubled from 12 percent in the year 2000 to 25 percent 2010 within Taliaferro County.

HOUSING MIX

Taliaferro County lacks housing diversity according to the both the 2000 U.S. Census and the 2005-2009 American Community Survey (ACS). A total of 94 percent of housing in Taliaferro County was comprised of either single-family detached housing or mobile homes in 2000. This was reduced slightly to 93 percent in the 2009 ACS of the same housing types.

There was an increase in these two types of housing types in unincorporated Taliaferro County. In the year 2000, 98.8 percent of housing units in unincorporated Taliaferro County was either single-family detached housing or mobile homes. This percentage has been reduced to 93 percent in the 2009 ACS with a rise in the number of 3 to 9 housing units based on census data.



AGING HOUSING STOCK

The percentage of housing units constructed in distinct time periods for Taliaferro County vary greatly from 1930 to after 2005. According to the 2009 ACS, the majority of all housing constructed between 1960 and 1989 and 22.2 percent of housing was constructed after this point.

Unincorporated Taliaferro County has a higher percentage of housing units constructed between 1960 and 1989. A total of 58 percent of all housing units were constructed during this time period.

HOUSING COST

The cost of housing has increased significantly as well for Taliaferro County. The mean value of a owner occupied home, based on the 2000 Census, was \$40,300. This increased to \$64,400 by 2009, which accounts for an increase of 59.8 percent. The median cost of rent followed a similar trajectory as rent increased by 59.6 percent during the same time-frame.

COST BURDEN HOUSEHOLDS

Cost burdened households refer to individual households which spends more than 30 percent of its household income on shelter related cost (ex. rent or mortgage). These types of households are not limited to household at or below the poverty line, but can occur at every income level due to the choices of the household.

Taliaferro County has seen an increase in cost burden households since the 2000 Census. There has been an increase of 15.9 percent in cost burdened owner occupied homes, and a 25.8 percent increase in renter occupied housing.

SUMMARY

Taliaferro County and the cities of Crawfordville and Sharon face several issues regarding housing which include; a decline in housing stock, an increase in vacant housing units (which is directly linked to the exodus of residents), a lack of diversity in housing stock, and an aging housing stock.

The increase in vacant homes is an issues that can lead to an increase in dilapidated properties and unsafe building conditions. Nuisance abatement should be a focus for all communities in the county. This will allow each municipality to hold property owners accountable for maintenance, provide and opportunity for municipalities to acquire properties held by delinquent owners, and, if necessary, provide the opportunity to demolish dilapidated building on these properties.



Housing Data



Figure 1.5: Number of Occupied Housing Units in Taliaferro County and Contained Municipalities

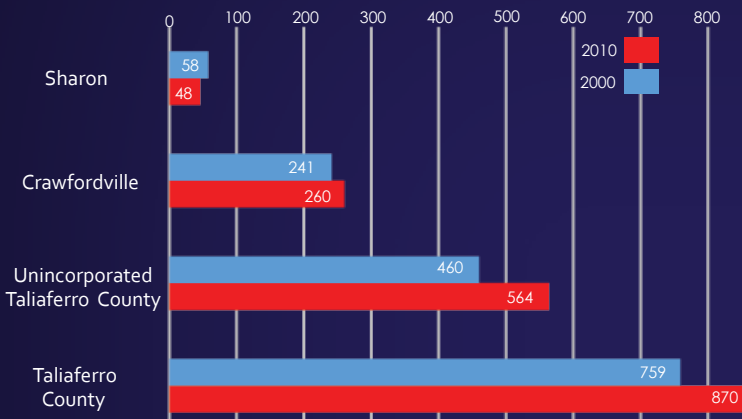


Figure 1.6: Number of Vacant Housing Units in Taliaferro County and Contained Municipalities

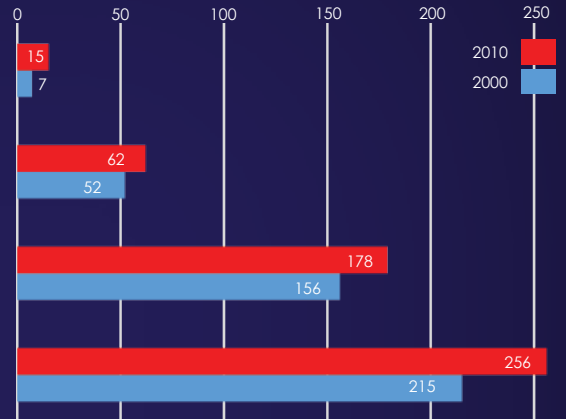


Figure 1.7: Housing by Age and Location

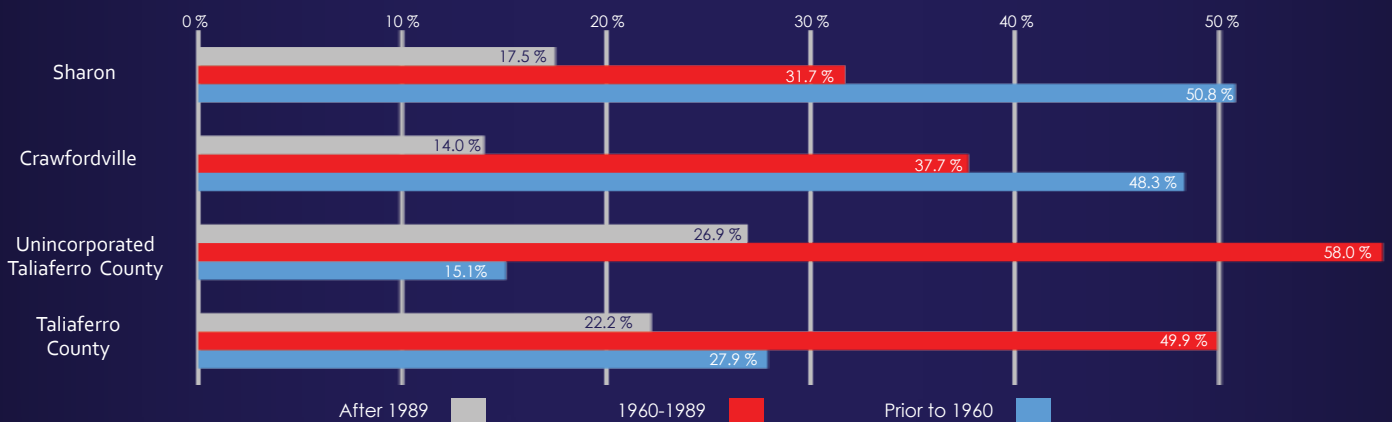


Figure 1.8: Cost of Housing - 2000 & 2008

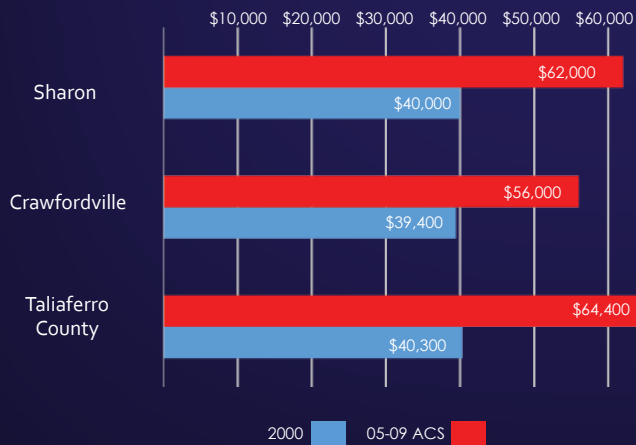
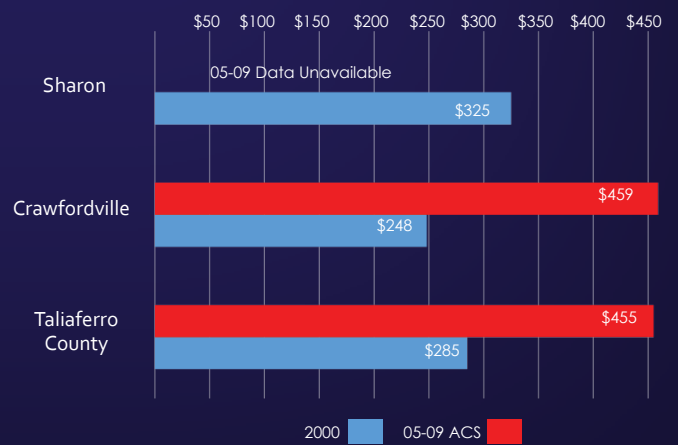


Figure 1.9: Cost of Rent - 2000 & 2008





COMMUNITY PROFILE



ECONOMIC DEVELOPMENT

Economic development describes a desired outcome for all communities located in Taliaferro County. The county and contained municipalities are currently facing economic stagnation and an increase in the tax base would be desirable. This section contains an analysis of current economic data which will help county and municipal leaders make planning and policy decisions in order to achieve this goal. This section includes data regarding trends and issues specific to economic development. This section summarizes the following:

- *Employment by Sector*
- *Unemployment Rates*
- *Income*
- *Commuting Patterns*

EMPLOYMENT BY SECTOR

An analysis of specific economic indicators provides information essential to understanding Taliaferro County current economic circumstances. Initial conversations with stakeholders reveled a desire to attract new businesses and industries in order to maintain the population and attract new residents.

A total of 556 individuals were employed in Taliaferro County according to the 2008-2012 American Community Survey. This is a reduction of approximately 34 percent from the 2000 Census count of the same categories. The two employment sectors, as designated by the U.S. Census, with the highest employment rate in Taliaferro County are Education, Health, and Social Services and Manufacturing.

Of the 13 employment sectors listed by the U.S. Census, only four sectors have seen positive growth in the number of employees within the county. These sectors are; retail trade, transportation/warehousing/utilities, professional/scientific/management/administrative/waste management, and public administration.

UNEMPLOYMENT RATES

The economic recession increased unemployment rates throughout the United States. The prevailing belief in the country is the recession is ending and the number of individuals unemployed is lowering. The unemployment rates for Taliaferro County mirrors the economic difficulty of the country. The unemployment rate in Taliaferro County was 3.6 percent in the year 2000. This rate increased significantly to 10.4 percent in 2010. Improvement to the economy is reflected by local unemployment rates as it has lowered to 7.3 percent as of January 2014.

INCOME

Understanding the current earning potential of residents can be valuable information as county leaders consider certain actions. The average annual income for individuals employed in Taliaferro County was \$24,498 in 2011. This is an increase of \$5,348 over a ten year period. In comparison to the state of Georgia, there is a gap of \$18,327 in earnings although the rate of income are relatively similar at 27.9 percent for Taliaferro County and 28.3 percent for the state of Georgia between 2001 and 2011.

COMMUTING PATTERNS

The majority of residents in Taliaferro County work outside of the county. This is trend that has only increased with time. According to the 2000 Census approximately 70 percent of employed residents worked outside of Taliaferro County. This number increased to approximately 80 percent in the 2008-2012 ACS indicating that residents are seeking and finding employment outside of Taliaferro County.

SUMMARY

Taliaferro County and its contained municipalities are struggling to increase its economic base. Specific concerns regarding economic development include the following:

- *Overall loss in the number of jobs within Taliaferro County*
- *Lack of employment opportunities for residents*
- *Unemployment rate that is significantly higher than the state unemployment rate*
- *Inability of residents to have an income which is near the state average*
- *Majority of residents work outside of the county.*

The County and agencies tasked with the recruitment and retention of businesses and industries should continue to focus on this goal. Government officials should also be working to support recommendations of these county agencies through policies and other actions as necessary.



Economic Development Data



Figure 1.9 : Number of Employed and Unemployed Residents in Taliaferro County

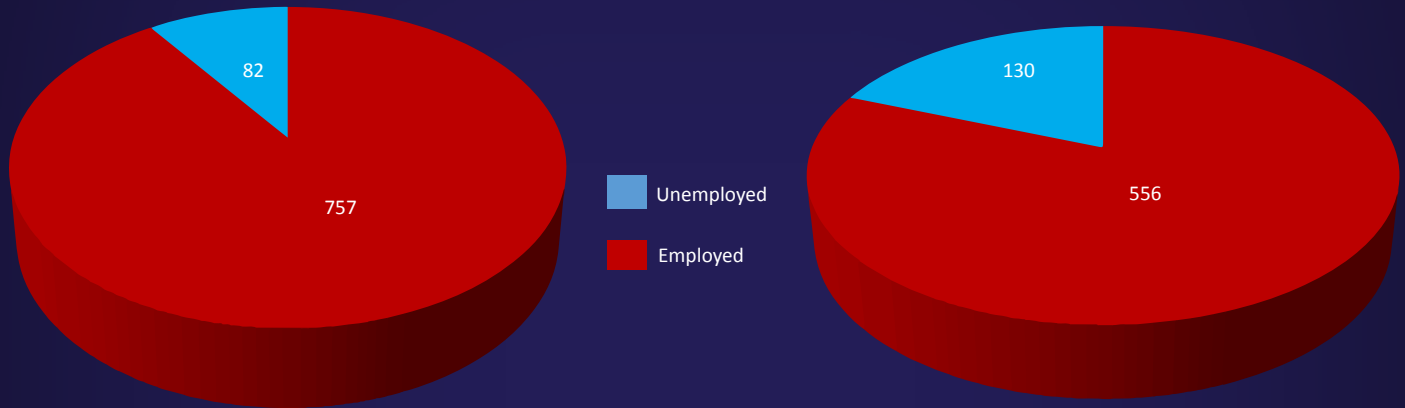
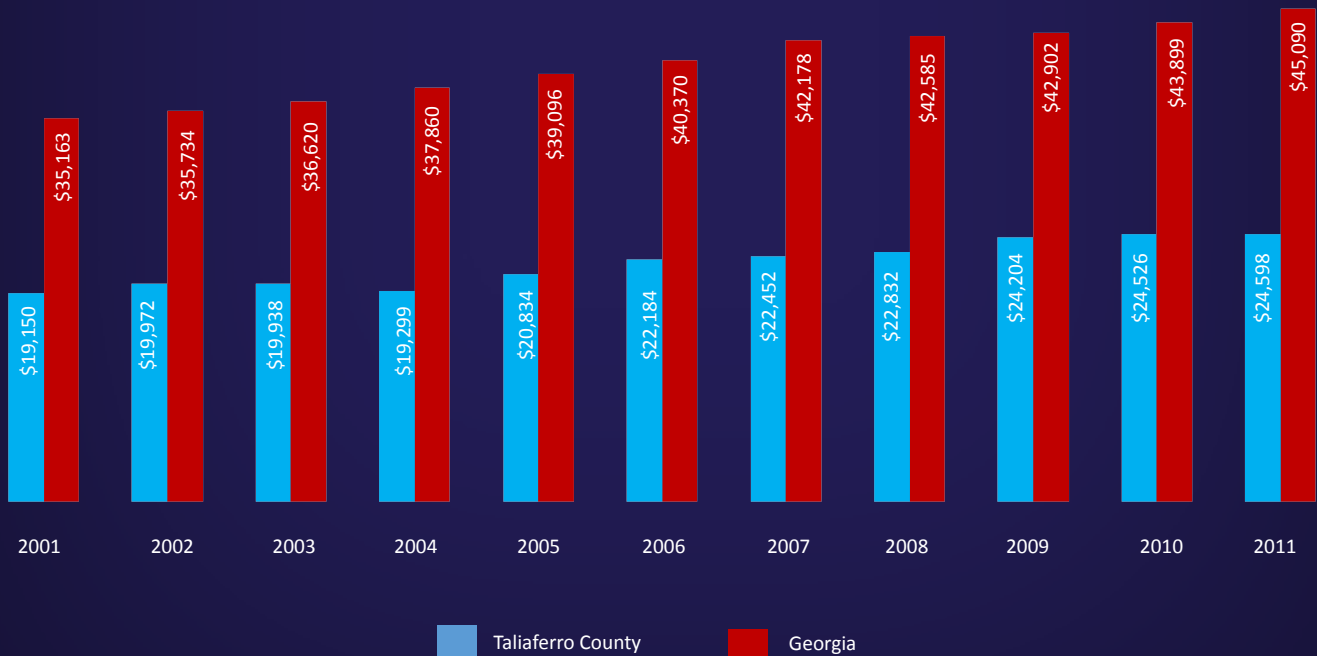


Figure 1.10 : Average Annual Income for Residents of Taliaferro County and the State of Georgia





COMMUNITY PROFILE



COMMUNITY FACILITIES

An assessment of the available community facilities is important to understand as they represent the area's ability to maintain its population and improve conditions to attract new residents.

Community facilities encompass a wide range of different items and this section provides an analysis of the public facilities and services listed below.

General Community Facilities

- *Water Supply*
- *Sewerage & Wastewater Treatment*
- *Public Safety*
- *Fire Protection*
- *Parks and Recreation*
- *Library and Cultural Facilities*
- *Sites of Historical Significance*
- *Educational Facilities*
- *Solid Waste Facilities*

WATER SUPPLY

Access to potable water is a necessity for any community to exist and thrive. A surplus of potable water is ideal, as it allows for potential growth within communities and can be a favorable factor in attracting businesses and industries to the region.

Taliaferro County does not currently operate a public water system. The majority of residents in unincorporated Taliaferro County operate private wells for their water supply. Some residents located near the municipal limits of the City of Crawfordville are connected to the city's water system.

The City of Crawfordville operates an intake station at Water Tank Road which currently has a withdrawal permit of 79,000 gallons per day (gpd). Crawfordville facilities have a treatment capacity of 1 million gallons per day (mgd) and storage capacity of .90 mgd. The current system was installed in 1938 and has been recently updated to contain 4 inch water lines which provides approximately 276 customers with potable water.

The City of Sharon does not operate a public water system for its residents. Private wells are currently the only source of water for the city. There are no long-term plans to bring water to Sharon.

The reduction in population provides Taliaferro County a surplus of potable water. This surplus can be used as a marketing point to attract certain industries to the area. The City of Crawfordville may consider an expansion of water lines to unincorporated area to increase revenue.

COMMUNITY PROFILE



LIBRARY

Taliaferro County operates one library located near downtown on Askin Street. It is part of the Bartram Trail Regional Library System which includes the libraries in the City of Thomson, Georgia and the City of Washington, Georgia. The library currently operated with two (2) part time staff members and maintains a collection which includes 12,359 books, and audio and video media. It has a subscription to six (6) magazines and two (2) newspapers. The library contains four (4) public computers with internet access and is currently the most popular service the library offers.

EDUCATIONAL FACILITIES

Taliaferro County provides educational facilities for students from pre-kindergarten to the twelfth grade through the Taliaferro County School System. The Taliaferro County School System gained its charter for the 2001-2002 school year. Prior to the 2001-2002 school year, school-aged children attended school in Greene County.

All students attend school at the Taliaferro County School which is located at the intersection of Greensboro Road NW and Lexington Road NW. Figure 2.2 illustrates enrollment by grade. Population data has revealed that households with children is one of the largest cohorts leaving the county. This school data confirms this assessment as the school population has contracted by nearly 30 percent.



Figure 2.2 Enrollment in Taliaferro County School

Grade	2002-2003	March 2014	Change	Percent Change
Pre-K	18	16	-2	-11.1%
Kindergarten	23	19	-4	-17.4%
1st	13	18	5	38.5%
2nd	10	18	8	80.0%
3rd	23	19	-4	-17.4%
4th	22	13	-9	-40.9%
5th	23	16	-7	-30.4%
6th	23	13	-10	-43.5%
7th	27	12	-15	-55.6%
8th	17	10	-7	-41.2%
9th	22	13	-9	-40.9%
10th	22	18	-4	-18.2%
11th	22	13	-9	-40.9%
12th	17	11	-6	-35.3%
Totals	282	209	-73	-25.9%

COMMUNITY PROFILE

CULTURAL FACILITIES

The Taliaferro County Historical Society has its headquarters in the Holden Library in downtown Crawfordville. The Society maintains the building and has an archives of documents, artifacts, and photographs. Next door in a historic storefront is the Movie Museum. Crawfordville has been the downtown setting for 12 movies coordinated by the Georgia Department of Economic Development. Most recently released were "Sweet Home Alabama" in 2002 considered a blockbuster with Reese Witherspoon and "Get Low" in 2010 with Robert Duvall.

The Deerlick Astronomy Village is a group of amateur and professional astronomers living in a planned community near Sharon. The purpose of this community is to take advantage of star gazing in some of the darkest skies in Georgia and away from city lights. They maintain an 11-acre site for visitors to camp and have a website giving information about events.

The revitalized Taliaferro County Chamber of Commerce meets in downtown Crawfordville. Private citizens have rehabbed a historic storefront and installed the "Ogeechee Arts Center" where local civic groups and the Chamber board meet.

The City of Sharon will host its second annual "Sharon Shenanigans," a community fair held in April. It takes place at the grounds of the Sharon-Raytown Community Clubhouse.

The Roman Catholic "Church of the Purification" built in 1883 is listed as a Place in Peril by the Georgia Trust for Historic Preservation. The Trust will help the "Friends of Purification Church" develop a preservation plan and fund-raising methods for the church's future. A website has been developed to provide information.

The Sharon-Raytown Garden Club is one of the oldest garden clubs in Georgia. It sponsors an annual wild game supper in September each year held in the Sharon-Raytown Community Clubhouse.



COMMUNITY PROFILE



NATURAL & CULTURAL RESOURCES

Natural and cultural resources found within a jurisdiction can provide it with potential tourist attractions and opportunities for economic development. It is also important to identify areas that must be protected in order to continue to provide needed resources for the community and areas beyond the community.

The majority of the population in Taliaferro County is located outside of the municipal boundaries of the City of Crawfordville and the City of Sharon. The population, however, is spread out throughout the county which allows for forest, rivers, and agricultural lands to provide an abundance of resources.

This section provides information regarding the following natural and cultural resources within Taliaferro County:

- *Public Water Supply*
- *Wetlands*
- *Flood Planes*
- *Soil Types*
- *Cultural Resources*

WATER SUPPLY

It has already been noted the primary source of potable water for the majority of Taliaferro County is produced by deep water wells. In combination with extraction, and filtration, these naturally occurring water sources are key in allowing residents to be self-sufficient in rural areas. Naturally occurring water sources are composed of multiple components which include

- **Watersheds** - which are land formations which direct water (primarily rain water) flows in a certain direction and feeds smaller flows and water bodies.
- **Groundwater Recharge Areas** - Specific surface areas where water passes through the ground to replenish underground water sources.
- **Aquifer** - Underground water source consisting of permeable or unconsolidated material from which water can be extracted.

Map 2.2 illustrates the location of the two (2) watersheds located in Taliaferro County; the *Little* (part of the Savannah Basin) and the *Upper Ogeechee* (part of the Ogeechee Basin).

COMMUNITY PROFILE

Map 2.3 illustrates the location groundwater recharge areas. These areas should be provided special protection due to the county's reliance upon groundwater as a major source of potable water. Contamination of ground water could devastate the local water supply and dramatically hinder and growth potential in the area.

WETLANDS

Wetlands are often described as “lands which are saturated either permanently or seasonally, that creates an ecosystem in which vegetation has adapted to unique soil conditions.” Wetlands serve as a unique habitat for fish and certain animal species which have adapted to these special conditions. The Georgia Department of Natural Resources has identified five categories of wetlands which require special protection. These include:

- Open Water Wetlands
- Non-Forested Emergent Wetlands
- Scrub/Shrub Wetlands
- Forested Wetlands
- Altered Wetlands

Wetlands located in Taliaferro County are illustrated in Map 2.4. Land Uses in wetlands should be limited to low to no impact uses which include the harvesting of lumber and timber, wildlife management, and fishery management.

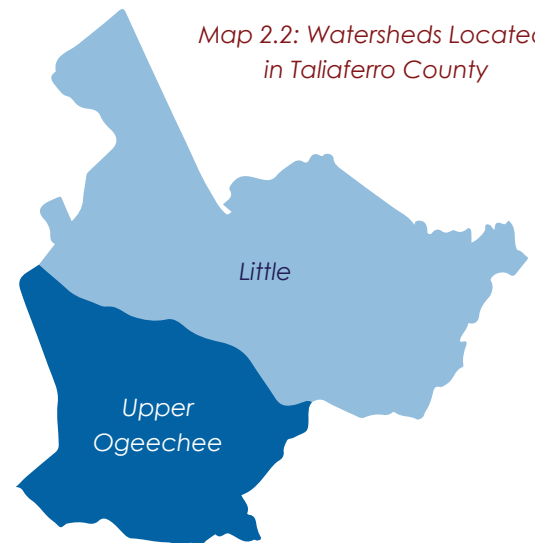
FLOODPLAIN

Flooding can be defined as a situation in which an overflow of water submerges land which is usually not inundated with water. The floodplain is a designated area which naturally stores the water conveyance, maintains water quality, and provides an area for groundwater recharge. Taliaferro County, the City of Crawfordville, and the City of Sharon are areas that do not experience flooding to the extent that it warrants participation in the National Flood Insurance Program.

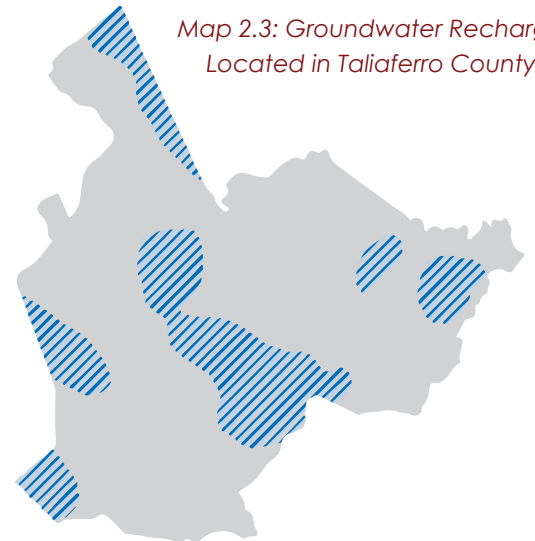
SOIL TYPES

The United States Department of Agriculture's Natural Resource Conservation Service determined the profiles of soil located within the State of Georgia. Soil profiles represent a succession of layers of varying thickness and physical chemical properties and the multiple number of mineral particles found in samples taken. The following types of soil are found in Taliaferro County:

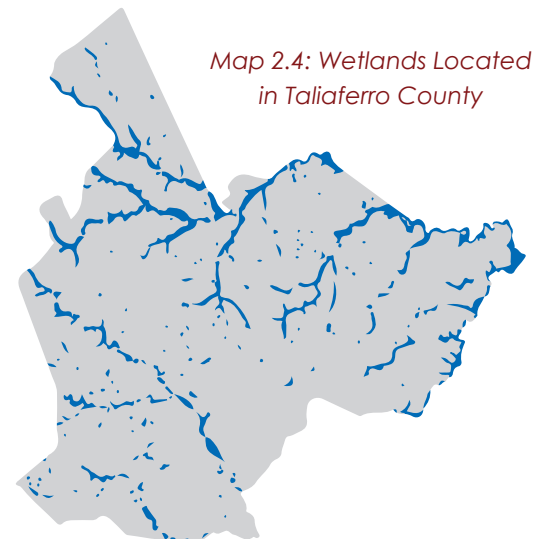
Map 2.2: Watersheds Located in Taliaferro County



Map 2.3: Groundwater Recharge Located in Taliaferro County

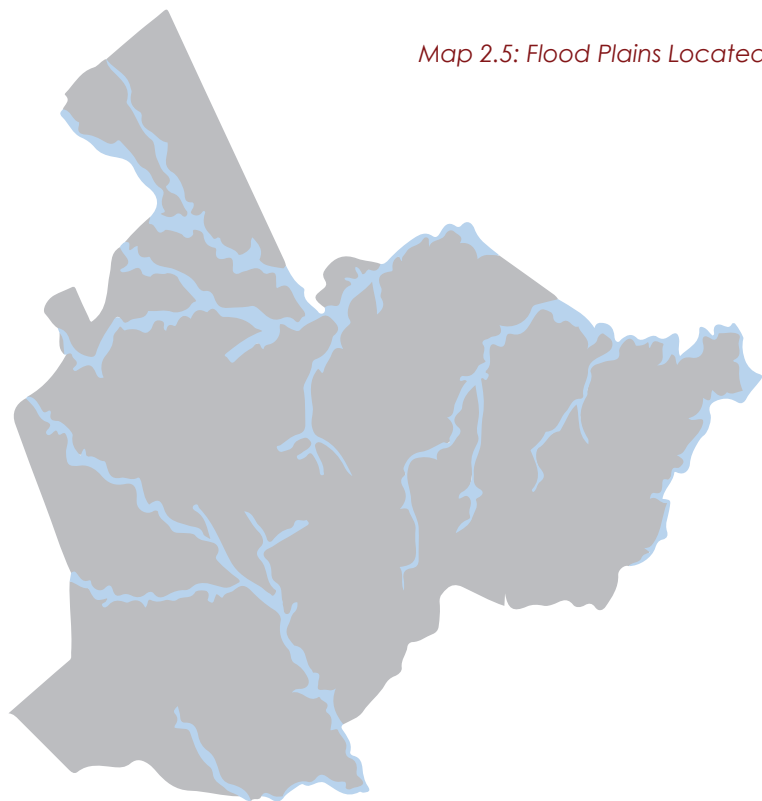


Map 2.4: Wetlands Located in Taliaferro County

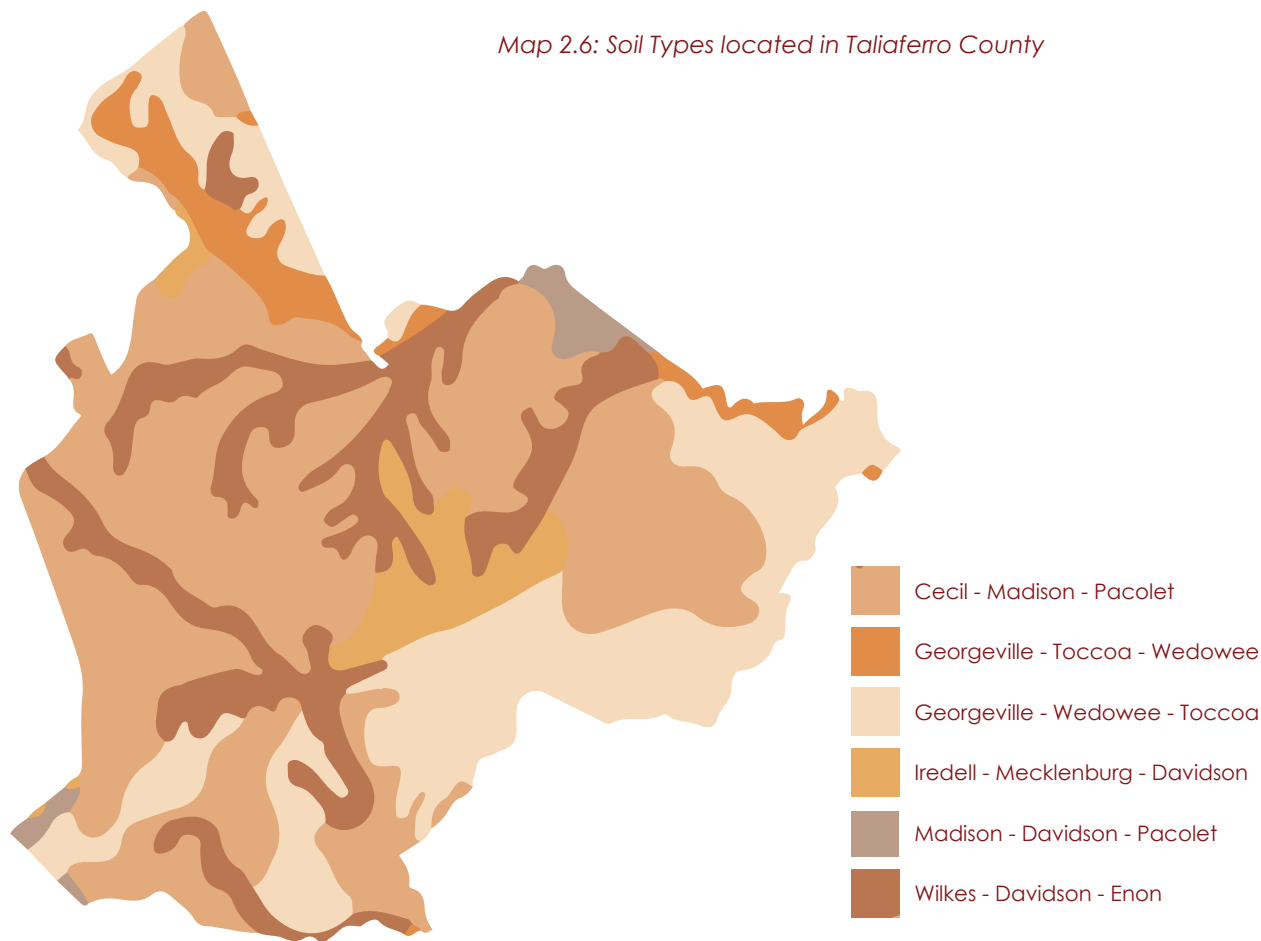


COMMUNITY PROFILE

Map 2.5: Flood Plains Located in Taliaferro County



Map 2.6: Soil Types located in Taliaferro County



SOLID WASTE MANAGEMENT

Prepared in conjunction with the Georgia Comprehensive Solid Waste Management Act of 1990, the Joint Taliaferro County, City of Crawfordville, and City of Sharon Solid Waste Management Plan (SWMP) was adopted in April 2005 by all municipalities. The SWMP document was prepared in accordance with the state-wide solid waste management planning standards and procedures.

This document evaluates the waste streams, collection, disposal methods, and land limitations in relation to solid waste handling of Taliaferro County. The SWMP then proposes implementation strategies for the purposes of meeting local and state goals regarding adequate solid waste handling and possible waste reduction.

The current SWMP document was reviewed as part of this comprehensive planning process (and concurrent service delivery strategy review) to ensure existing local collection and disposal arrangements remain sufficient to meet the current and future needs of county residents.

The Joint Solid Waste Management Plan states that unincorporated Taliaferro County and the City of Sharon use green box disposal locations placed at different locations throughout the county for residential, industrial, and commercial customers. The City of Crawfordville contracts with a private collection company to provide curbside pickup for city residents. Taliaferro County, including all municipalities, was projected to produce a total of 1,589 tons of solid waste in 2014.

In addition to reviewing data about collection and disposal, the "land limitation" component of the 2005 SWMP has been re-evaluated in conjunction with the other natural and cultural resources, land use factors assessed in this Plan. The results of the land limitation review are provided in the Community Agenda section of this plan.

The comprehensive planning process has revealed that the current SWMP continues to accurately reflect the solid waste management practices and needs of Taliaferro County and contained communities; and the implementation strategies remain valid methods for improving local solid waste management services and reducing the state-wide waste stream.



COMMUNITY PROFILE



CULTURAL RESOURCES

Although dated to 1976 in the pre-computer age, the Georgia Historic Preservation Division (HPD) conducted a Historic Resources Survey that is quite good recording buildings built up to 1940. There were 305 historic buildings recorded with 107 in Crawfordville, 44 in Sharon, and 154 in the county. A copy this survey is on file at HPD and at the CSRA RC with maps. This survey is useful as it recorded 70 percent of the extant buildings at that time.

The National Register of Historic Places (NRHP) is the nation's official list of historic buildings, structures, sites, objects and districts worthy of preservation. Buildings 50 years or older that are relatively intact in location, design, setting, materials, workmanship, and association are generally eligible for listing. Taliaferro County has seven NRHP listings: 1) Colonsay Plantation, built 1789, Quaker, northeast of Crawfordville, 2) Alexander H. Stephens Memorial State Park, 3) Liberty Hall, home of A.H. Stephens, circa 1875, and also designated a National Historic Landmark, 4) Taliaferro County Courthouse, built 1902 (in statewide thematic courthouse nomination), 5) Chapman-Steed House, built late-19th century, in Crawfordville, 6) Locust Grove Cemetery, 1.4 miles southeast of Sharon, oldest Roman Catholic cemetery in Georgia, established 1790, and 7) Crawfordville Historic District, centered on downtown, including all building types.

If a building is listed in the National Register or Georgia Register of Historic Places (same criteria), and the owner pays taxes on it, the owner may be eligible for federal and state tax incentives if the owner is planning substantial construction meeting the Secretary of the Interior's Standards for Rehabilitation of Historic Buildings. Consultation with the Georgia DNR/Historic Preservation Division or CSRA-RC office can provide forms for a savings on federal taxes and state ad valorem taxes and a state tax credit.

Although many tools are available for promoting and preserving Taliaferro County's building stock, the most obvious one is maintaining an awareness of its historic and cultural resources to the public. The simplest tool to promote tourism and history is to create a driving tour of the various historic resources throughout the county. In addition to a paper brochure, a virtual downloadable tour could be developed for tourists. Keeping in touch with the Georgia Department of Economic Development's Tourism representative to keep events on their website is another available tool.



COMMUNITY PROFILE



LAND USE

The demographic trends, economic circumstances, and the current social perspectives of a community should have a significant influence on how a community designates land for certain uses. How land is designated and distributed within an area can ensure the needs of a community can be met.

Taliaferro County currently had the following land use categories:

- Agricultural
- Commercial
- Forestry
- Public Institutional
- Residential
- Park / Recreation / Conservation
- Transportation / Communication / Utilities
- Industrial

This section contains information regarding existing land use and future land uses for Taliaferro County.

EXISTING AND FUTURE LAND USE

The understanding of established and potential future uses of land within Taliaferro County, Crawfordville, and Sharon should be a priority to address changing conditions. An analysis of the existing and future land use maps of Taliaferro County, the cities of Crawfordville and Sharon establishes that no land use within the county has either increased or decreased more than two (2) percent. There are currently no major changes expected to occur within the county or two contained municipalities.

The most significant change to occur regarding land use Taliaferro County is the loss of approximately 1.58 percent of land designated for forestry within in the county. There was an increase of approximately one (1) acre for both land designated for agriculture and land designated for parks and recreation. These three categories were the only categories of significance for Taliaferro County.

The City of Crawfordville planned to increase the amount of land designated for agriculture by approximately .05 percent. This is the only change in land use reflected in the future land use map.

The City of Sharon, through its future land use map has suggested that an increase in land designated for commercial land use is possible. There may also be a decrease in the city of land designated for forestry and agriculture.



Four goals were established for land use in Taliaferro County:

- Develop orderly and compatible land uses
- Minimize negative impacts associated with new development on environmentally sensitive areas
- Coordinate and new development with public facilities
- Redevelop the downtown commercial and residential areas

LAND USE DESIGNATIONS

The following is a list of land use categories and their corresponding description used for Taliaferro County and its contained municipalities:

Residential - The predominate use of land within the residential category is for single-family and multi-family dwelling units organized into general categories of net densities.

Commercial - Land dedicated to non-industrial business uses, including retail sales, office, service and entertainment facilities, organized into general categories of intensities. Commercial uses may be located as a single use on one building or grouped together in a shopping center or office building.

Industrial - Land designated to manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, mining or mineral extraction activities, or other similar uses, organized into general categories of intensity.

Public/Institutional - This category includes certain state, federal, or local government uses, and institutional land uses. Government uses include city halls and government building complexes, public safety facilities and training facilities, prisons, post offices, schools, military installations, etc. Institutional land uses include, but are not limited to, colleges, churches, cemeteries, hospitals, etc.

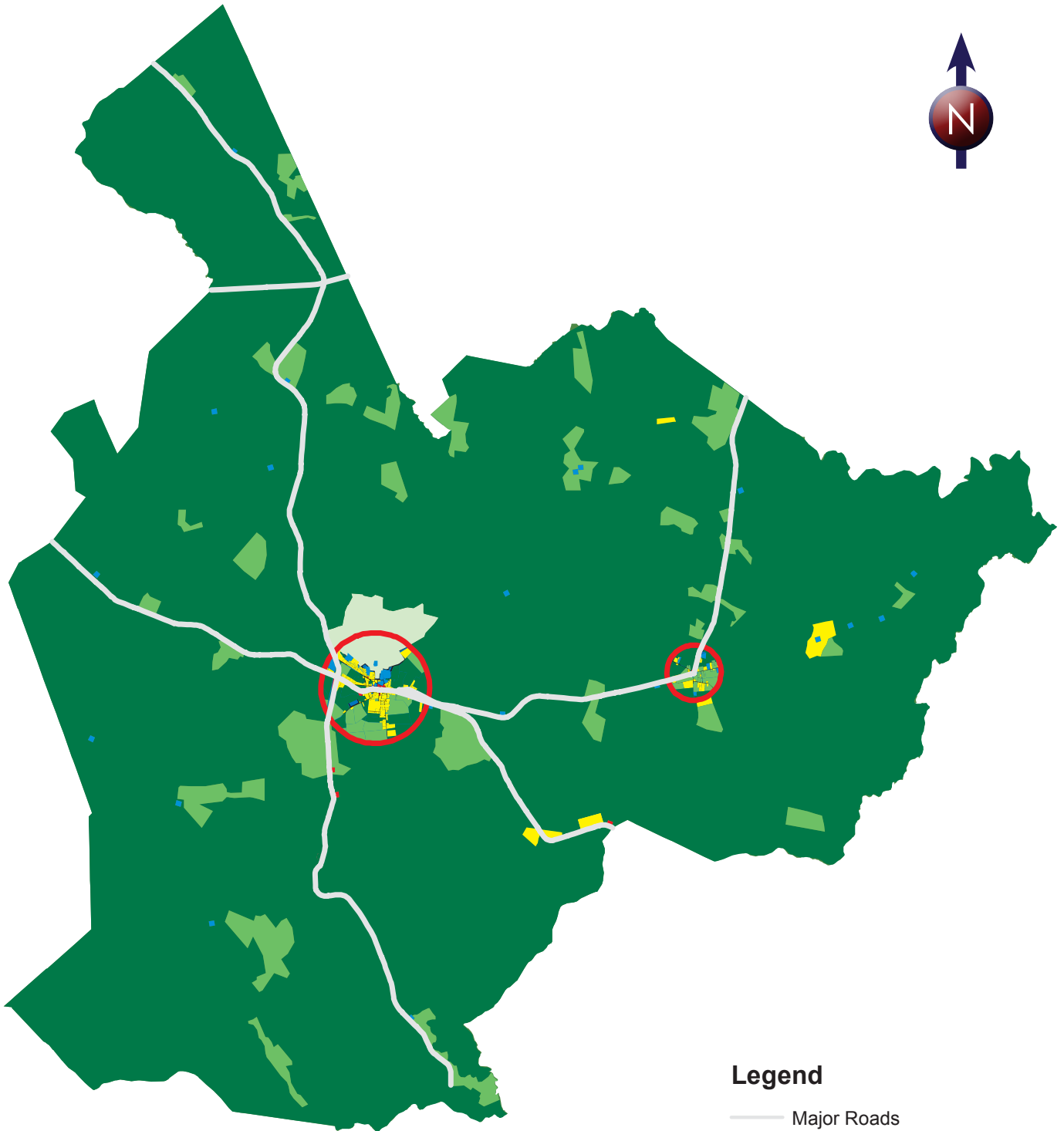
Transportation / Communication / Utilities - This category includes uses including transportation routes, public transit routes, power generation plants and transmission sites, radio towers, airports or other similar uses.

Park / Recreation / Conservation - Land dedicated to active or passive recreational uses. These areas may be either publicly or privately owned and may include playgrounds, public parks, nature preserves, wildlife management areas or similar uses.

Agriculture - Land dedicated to agriculture, farming (including fields, lots, pastures, farmstands, specialty farms, livestock production, etc.) or other similar rural uses such as pasture lands not in commercial use. Low density, non-suburban development is not desired in these areas as there is currently limited ability to provide public services to these areas.

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





Legend

-  Major Roads
-  Agriculture
-  Commercial
-  Forestry
-  Public/Institutional
-  Residential
-  Park/Recreation/Conservation



COMMUNITY PROFILE

Taliaferro County adopted its current zoning ordinance on May 13, 2003. The zoning ordinance was initiated in order to regulate the location, height, bulk and size of buildings, regulate the density and distribution of the residential population, provide a method of administering and amending these regulations.

The following is a list and description of Taliaferro County zoning districts:

- **AGRICULTURAL DISTRICT (A-1)** - Established to maintain the quality of life and aesthetic character of the rural areas of Taliaferro County and protect the character and suitability of such area for particular uses. These districts will also promote open spaces and protect these areas from congestion and heavy traffic.
- **RESIDENTIAL DISTRICT 1 (R-1)** - This district was established to have a district specifically for single family residential units. The goal of the district is to maintain the quality of life and aesthetic character of the areas of Taliaferro County.
- **RESIDENTIAL DISTRICT 2 (R-2)** - This district was established to have a district specifically to allow single-family residential units and manufacture housing.
- **RESIDENTIAL DISTRICT 3 (R-3)** - This district was established to allow multi-family housing within a residential district.
- **COMMERCIAL DISTRICT (C-1)** - The commercial district was established to protect and promote the health, safety, and general welfare of the citizens of Taliaferro County by providing sufficient space for commercial and retail uses and related activities, and by keeping such activities a sufficient distance away from residential areas of County in order to protect residential areas against, noise, and other hazards created by such commercial and retail uses.
- **INDUSTRIAL DISTRICTS (M-1)** - This district was established in order to encourage the orderly development of areas containing wholesale and light industrial uses where resultant noise, odors, pollution, and congestion are minimized. The district includes commercial uses consistent in character with wholesale and light industrial uses.



COMMUNITY PROFILE



SUMMARY

Taliaferro County and its contained municipalities have made small adjustments to areas that are designated for specific land uses since 2003. This lack of adjustment coincides with a lack of development activity within the county and an exodus of population.

The contained municipalities of Crawfordville and Sharon may have an over abundance of land designated for Forestry use. There is potential to re-designate a portion of this land for other needs including commercial or some type of special district to allow an different or imaginative use.

The goals stated for future land use in Taliaferro County (page 2.2) are excellent standards to base changes to land use throughout the county. However, Taliaferro County and its contained municipalities have understood that a future land use map may not be able to incorporate the complexity of uses which may be limited by the existing future land use categories.

The proposal to use a character area map instead of a future land use map will allow greater flexibility in allowing certain uses while assuring that certain development will occur where the community wishes it to occur. A new character area map is proposed in the Community Agenda (2.2) which expands on these ideals.







COMMUNITY AGENDA



The "Community Agenda" is essentially the community's plan for the future. This portion of the joint comprehensive plan provides the road map for enhancing the long-term welfare of the citizens of Taliaferro County, the City of Crawfordville, and the City of Sharon. This section of the plan formalizes a shared community vision and work program to meet the anticipated challenges of the next ten years.

The following components are a part of the *Community Agenda*:

- A list of "Needs and Opportunities"
- A list of "Community Goals"
- A "Land Use Plan" incorporating county-wide character areas and areas requiring special attention
- A "Community Work Program" identifying specific implementation activities to be undertaken over the course of the next five (5) years

This "Agenda" created to guide community change, growth, and development initiatives of Taliaferro County and contained communities represents a practical and reasonable way to ensure long-term community health. Planning participants - including locally elected officials - should work together in order to identify shared priorities and come to a consensus for addressing shared concerns and aspirations.

Items listed as components of the Community Agenda are structured in a manner that serves to meet the additional requirement of adhering to the state's minimum comprehensive planning rules established by the Georgia Department of Community Affairs.

COMMUNITY AGENDA

NEEDS AND OPPORTUNITIES

This section of the Community Agenda contains a list of needs and opportunities generated during the preparation of the “*Visualizing the Future*” document. This list has been generated through the combined efforts of community stakeholders - as they have the ability to, as local leaders, apply their local knowledge of relative community strengths and weaknesses, with anticipated challenges or ongoing issues.

During the analysis of this presented list of needs and opportunities, the reader of this document should place emphasis on the knowledge that there are FINAL lists presented in this comprehensive plan. This does not imply future changes to this list cannot be made, however, the need to make this distinction arises from the necessity that preliminary topic-by-topic list were generated by stakeholders in conjunction with the analysis provided for the various components.

Once these items were compiled within the Community Agenda, the continuing public process has resulted in the modification of some the original elements or the addition or deletion of elements from the final list.

COMMUNITY AGENDA

The following list of "Needs and Opportunities" has been assembled and reviewed as an index of economic development, housing, and community facilities that stakeholders have identified in their communities. The work program found on page 2 address the listed needs.

NEEDS AND OPPORTUNITIES: *ECONOMIC DEVELOPMENT*

Need	There is currently no industrial park located in Taliaferro County, however, local communities acknowledge that one is necessary.
Need	The population size and loss is hindering efforts to attract retail services to the area.
Need	The City of Crawfordville does not have an eating establishment nor retail store in its city center.
Need	A marketing strategy is needed for the county and municipalities.
Opportunity	Taliaferro County and contained municipalities continues to provide necessary support for the Taliaferro County Economic Development Authority.
Opportunity	The Interstate 20 corridor provides an excellent opportunity for commercial and industrial development
Opportunity	The labor force is shrinking as members seek employment in other areas.
Opportunity	There are opportunities to collaborate with the surrounding jurisdictions to promote tourism throughout the region.
Opportunity	There are multiple places within the county to rent for events.

NEEDS AND OPPORTUNITIES: *HOUSING*

Need	There is a lack in diversity of housing types within the county and cities.
Need	Approximately 78 percent of housing in Taliaferro County is 25 years old or older.
Need	The labor force is shrinking as members seek employment in other areas.
Need	Significant improvements need to be made to a number of homes in low-income neighborhoods.
Need	Dilapidated buildings within the city create negative images for the Crawfordville and Sharon.
Need	A total of 25 percent of all housing is vacant in the county.
Opportunity	A total of 74 percent of all housing is owner occupied.
Opportunity	The City of Crawfordville has the opportunity to offer mixed-use buildings with second floor residential units.
Opportunity	There are a large number of homes in Crawfordville and Sharon that may be historically significant.

NEEDS AND OPPORTUNITIES: *COMMUNITY FACILITIES*

Need	The A.H. Stevens State Park is being underutilized by residents due to admission costs.
Need	There is a limited amount of pedestrian facilities throughout the county.
Opportunity	Older residents in the community have taken on volunteer roles within the community.
Opportunity	Library and school facilities have been recently improved.
Opportunity	Crawfordville has a branch campus of Athens Technical College.
Opportunity	There are an abundance of vacant buildings in downtown Crawfordville.
Opportunity	Hello Road SE is an excellent location for an industrial park near the interstate 20 exit.
Opportunity	Taliaferro County has excellent east-west access on Interstate 20.

COMMUNITY AGENDA

The following list of "Needs and Opportunities" has been assembled and reviewed as an index of natural resources and land uses that stakeholders have identified in their communities. The work program found on page 7.7 address the listed needs.

NEEDS AND OPPORTUNITIES: NATURAL & CULTURAL RESOURCES

Need	The county courthouse building is in need of repairs and maintenance.
Opportunity	Taliaferro County contains th oldest Catholic Cemetery in Georgia.
Opportunity	Multiple sites within the county are listed on the National Register of Historic Places.
Opportunity	There is a "Dark Sky" community in Taliaferro County which flourishes in the rural part of the county.
Opportunity	The A.H. Stephens Georgia state park
Opportunity	There are numerous natural resources that may be used to attract industries to the area (forest).

NEEDS AND OPPORTUNITIES: LAND USE

Need	Lack of cooperative land use ordinance to guide development in the area
Opportunity	The City of Crawfordville has a zoning ordinance.
Opportunity	There is a commitment to planning in the county.
Opportunity	There is an abundance of large acre lots within the county which could be used for multiple purposes.
Opportunity	Special areas were addressed in the comprehensive plan update.
Opportunity	The county adopted a Solid Waste Management Plan (including a land suitability map) that may need to be updated.

COMMUNITY AGENDA

COMMUNITY GOALS

Concurrent with and following, completion of the final list of "Needs and Opportunities" for the 2015 Comprehensive Plan, stakeholders and other planning participants have identified the shared planning goals for Taliaferro County and the cities of Crawfordville and Sharon.

The "Community Goals" section of the Community Agenda document addresses the following elements;

- **List of Goals:** This "List of Goals" consist of broad statements of understanding and intent regarding Taliaferro County communities' long term growth and development vision. In addition to the list of needs and opportunities, the Georgia Department of Community Affairs' "Quality Community Objectives" were reviewed in order to form these topic-specific goals which guide the implementation strategies contained in the Community Work Program (pg
- **Policies and Objectives:** *During the planning process participating stakeholders suggested that there existed multiple potential implementation strategies which could be initiated by participating communities to address future needs and opportunities, but for which immediate commitment in this document (via the Community Work Program) was unfeasible. Such strategies may be contingent on other actions, may not have an identified resource for implementation, may not be anticipated as envisioned in this document, etc. Ultimately, such "potential" work program items were still determined to be worthy enough to be documented as shared policies, or as potential action steps, and are therefore represented herein as policy statements or other miscellaneous objectives.*

When the opportunity presents itself, potential actions derived from the policy and objective statements contained in this section of the 2015 Comprehensive Plan may be incorporated as amendments into the Community Work Program at a future date.

COMMUNITY AGENDA

LAND USE PLAN

The Georgia Department of Community Affairs' Minimum Standards and Procedures for Local Comprehensive Planning require that communities subject to the Georgia Zoning and Procedures Law include a land use element within their comprehensive plan. Taliaferro County and the City of Crawfordville both administer and enforce land use and zoning regulations thus the need for a land use element to this document.

Locally initiated or mandated by the state, the inclusion of a land use element within the comprehensive plan document is a sound addition. This element best relates to the community's long term vision of growth, development, and vitality as it characterizes how land will be used by citizens and other public and private entities. The recognition of this relationship culminates in the

The Community Agenda Land Use Plan in conjunction with the Land Use analysis provided in the Community Profile, form the Land Use Element, which includes the following components:

- *Land Suitability Map* - A composite map and supporting narrative overlays of different natural and cultural resource data layers to identify areas unsuitable for the location of solid waste handling and disposal facilities. This map is intended to determine if the current land suitability map needs to be updated.
- *Character Area Map* - Maps and supporting narratives providing a description of preferred land use districts for varying sections of Taliaferro County.
- *Special Area Map* - Maps of specific corridors, neighborhoods, and districts within Taliaferro County that require special attention for development or redevelopment considerations. These areas are identified by map and supportive narrative.

The land use plan contained within the "Visualizing the Future" document should be considered by local governing authorities when making land use recommendations, determinations, interpretations, and decisions regarding land use in the future.

MAP 3.1: 2004 - 2014 SITE SUITABILITY COMPOSITE MAP*

*Map is directly from the 2005 Solid Waste Plan



The Taliaferro County Joint Solid Waste Management Plan 2005 ("SMWP") included a "Land Suitability Map" identifying areas of Taliaferro County which may be amenable to the future siting of solid waste management handling or disposal facilities.

The 2005 "SMWP" landfill suitability map and supportive narrative identifies a variety of community facilities, natural and cultural resources and land use areas that preclude the location of solid waste management facilities in many parts of Taliaferro County. These land limitations include:

- Interstate Interchange
- River and Streams
- Wetlands
- Impaired Waters
- Ground Water Recharge
- Historic Points
- State Park

These factors have been re-evaluated to prepare a similarly titled "Land Suitability Map" for the purpose of informing and preparing the Character Area Map, and Areas Requiring Special Attention components of the Land Use Plan.

Although prepared in part to illustrate where land limitations continue to preclude the siting of solid waste management facilities, *THE LAND SUITABILITY MAP HEREIN DOES NOT REPLACE THE EXISTING LANDFILL SUITABILITY MAP CONTAINED IN THE 2005 SWMP*. Taliaferro County jurisdictions may however consider amending the existing SWMP to account for the findings and recommendations herein.

The proposed 2014 Land Suitability Map and land limitations are located on the following pages.

The Land Suitability Map illustrated on page 2.2, includes a legend which identifies eleven (11) environmental and land use factors that identifies areas within Taliaferro County that are not suitable for solid waste handling and disposable facilities. These factors largely represent a reassessment of the "land limitation" factors contained in Taliaferro County existing SWMP; but, may be subject to more recent data sets than was available during preparation of the 2005 SWMP. A land suitability map narrative that explain that factors listing in the map legend in contained in Figure 3.1 below.

The Land Suitability Map herein informs the subsequent Character Areas and Areas Require Special Attention maps. The Land Suitability Map may also serve as a reference by which the 2005 Land Suitability Map may be amended.

FIGURE 3.1 LAND SUITABILITY MAP NARRATIVE: LAND LIMITATIONS

<i>Land Limitation (Mapped)</i>	<i>Amendment of 2004-2014 SWMP Recommended? (Y/N)</i>	<i>Assessment</i>
Flood Prone Areas	No	No solid waste facility in Taliaferro County, existing or planned, lies or may lie within, an area designated as a 100 year floodplain.
Wetlands	No	No solid waste facility in Taliaferro County, existing or planned, lies or may lie within, an area designated as a freshwater wetland.
Aquifer Recharge Areas	No	In order to preserve the existing level of water quality in Taliaferro County and therefore, continue to provide the citizens of all Taliaferro County jurisdictions with an adequate - both in terms of quality and quantity - potable water supply, no solid waste facility shall be located within two (2) miles of any aquifer recharge area in Taliaferro County.
Water Supply Watersheds	No	No solid waste facility shall be located in any HUC 12 watersheds containing an impaired water body as listed on the most recent Environmental Protection Agency (EPA) 305(b)/303(d) list , or within two (2) miles of any such watershed.
Developed Areas / Transportation	No	Growth around the I-20 interchanges remain a priority. No solid waste facility may be located within a two (2) mile radius of each interchange.
Historic Sites	No	In order to protect the investments in, and maintain the marketability of, historic sites in Taliaferro County (National Register and others,) no solid waste facility may be located within three (3) miles of such a property.
<i>Land Limitation (Not Mapped)</i>	<i>Amendment of 2004-2014 SWMP Recommended? (Y/N)</i>	<i>Assessment</i>
Airports	No	Not applicable and not a land limitation factor.
Jurisdictional Boundaries (External)	No	Unless multi-jurisdictional agreements are made between Taliaferro and adjacent counties, solid waste facilities should be located in a manner that respects the siting criteria of neighboring jurisdictions. Buffer areas established in adjacent jurisdictions' solid waste management plans should be viewed as overlapping the territorial area of Taliaferro County where applicable.
Access	No	Greater access criteria should be adopted for the siting of solid waste facilities taking into account not only the surfacing of a road, but also the functional classification of the access road and whether or not such road traverses through a municipal boundary.

The 2014 Comprehensive Plan incorporates a Character Area Map as its principal means by which the long-term land use goals and policies of Taliaferro County, Crawfordville, and Sharon are represented. The Character Area Map presented herein is the first map created for Taliaferro County and its contained jurisdictions.

Three (3) character areas have been created for unincorporated Taliaferro County and one (1) character area has been created for the cities of Crawfordville and Sharon. This map introduces the following character areas:

- *Industrial-Commercial Growth*
- *Community Core*
- *Community Expansion*
- *Dark Sky Preservation*

Character areas have been created to account for potential changes in conditions within Taliaferro County. Discussions held with the steering committee and with members of the community and analysis of land uses have allowed certain areas to be highlighted as areas of desired growth.

The character areas developed which account for land in close proximity to municipalities remain purposely broad. With limited near-term growth prospects, Taliaferro County stakeholders have determined that more specific land use policies for area of existing populations concentrations is best addressed on an as needed basis.

The 2015 Comprehensive Plan Character Areas Map is located on page 7.7. Supporting character area narratives are located on pages 7-7. When Interpreting how to best use the 2015 Comprehensive Plan Map and supporting narratives, the reader should be mindful of the following three (3) parameters:

- **Character Area Boundaries.** *Unlike a parcel-specific future land use map, character area boundaries are conceptual and may cross parcel lines. The character area boundaries in this document represent "approximate" character area location. This flexibility allows the governing body charged with implementing the plan to make decisions based on changing conditions while reducing the need to continually amend the comprehensive plan. As a result, it is possible to assume that small parcels located directly adjacent to one (1) or more character areas may be permitted by the local government to develop according to the parameters of the adjacent area rather than the area in which it is located. Such an action should be taken sparingly and the decision should only be made if the local government can show that it is consistent with the recommendations provided in other sections of the 2015 Comprehensive Plan or other local policy document. For the most part however, tracts should develop according to the parameters established in the specific character area in which it is located. Each jurisdiction is strongly encouraged to initiate amendments to their Character Area*

COMMUNITY CORE

GENERAL DESCRIPTION

The Community Core character area are the cities of Crawfordville and Sharon. These areas contain multiple land uses and serve as a foundation for growth for the Community Expansion character area. Medium to Small lot sizes with the majority containing commercial or residential uses are primarily located in this area. Commercial uses have declined over the last several years.

RELATIONSHIP TO PRIOR COMPREHENSIVE PLAN

This character area was not part of the Taliaferro County Comprehensive Plan: Partial Update (2010-2015). This character area evolved from the need to identify incorporated areas within the county.

LAND USE CATEGORIES

- Commercial
- Residential
- Industrial

IMPLEMENTATION MEASURES

- Provide incentives for certain commercial activities
- Improvements to commercial area pedestrian facilities
- Increase advertisement of commercial area and incentives outside of area

COMMUNITY EXPANSION

GENERAL DESCRIPTION

The Community Expansion character area is located between the two municipalities and unincorporated Taliaferro County. This character area represents where growth should be focused. Infrastructure improvements, when they occur, should be focused in this area to avoid inefficiencies.

RELATIONSHIP TO PRIOR COMPREHENSIVE PLAN

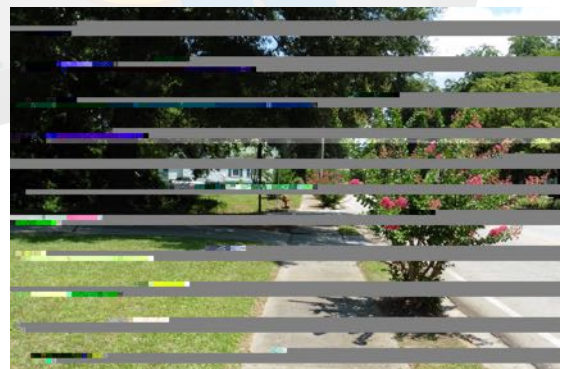
This character area was not part of the Taliaferro County Comprehensive Plan: Partial Update (2010-2015). This character area evolved from the need to identify incorporated areas within the county.

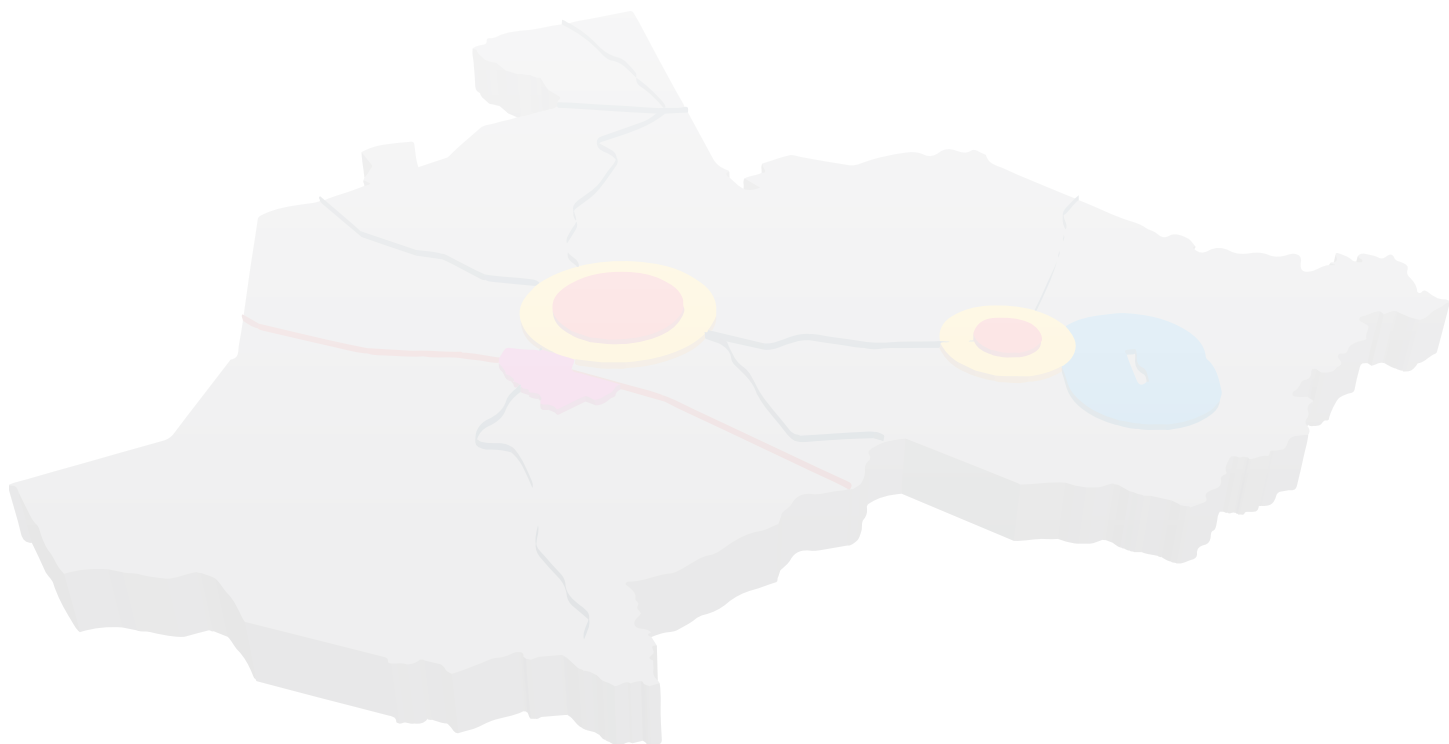
LAND USE CATEGORIES

- Commercial
- Residential
- Industrial

IMPLEMENTATION MEASURES

- Limit infrastructure to this area
- Improvements to pedestrian facilities
- Provide development standards for the area to include connections to the city





COMMUNITY AGENDA

REPORT OF ACCOMPLISHMENTS

This section of "Visualizing the Future" presents the Report of Accomplishments for Taliaferro County based on the five year short term work program submitted in the prior *Taliaferro County Comprehensive Plan: Partial Update 2010-2015*. Each project has been evaluated with stakeholders in order to determine the project status and assigned one of the following identifiers:

- Completed: the identified project has been concluded
- Ongoing: the identified project has started and is continuing through the five year period
- Postponed: the identified project has not been started or halted for a given reason
- Not Accomplished: the identified project has not been implemented

This Report of Accomplishments is structured to adhere to the minimum state comprehensive planning standards administered by the Georgia Department of Community Affairs.

COMMUNITY AGENDA

ECONOMIC DEVELOPMENT

<i>Project</i>	<i>Status</i>	<i>Comments</i>

COMMUNITY AGENDA

REPORT OF ACCOMPLISHMENTS: CRAWFORDVILLE, GEORGIA

ECONOMIC DEVELOPMENT

<i>Project</i>	<i>Status</i>	<i>Comments</i>
Encourage redevelopment of downtown	Ongoing	This is an ongoing process and will be removed from the next STWP.
Prepare a redevelopment plan for downtown and surrounding area	Canceled	This project was not initiated by the city due to lacks of funds and a desire to pursue this project no longer exist.
Encourage business development downtown	Ongoing	This is an ongoing process and will be removed from the next STWP.
Attract more visitors to the state park	Ongoing	This is an ongoing process and will be removed from the next STWP.
Upgrade failing infrastructure	Ongoing	This is an ongoing process and will be removed from the next STWP.

HOUSING

<i>Project</i>	<i>Status</i>	<i>Comments</i>
Encourage redevelopment of deteriorating homes.	Ongoing	This is an ongoing process and will be removed from the next STWP.
Develop local building codes	Completed	Dilapidated building regulations have been adopted. City does not intend to adopt a city building code.

COMMUNITY FACILITIES

<i>Project</i>	<i>Status</i>	<i>Comments</i>
Consider developing monitoring and maintenance regulation for septic tank systems.	Canceled	The financial resources are not available to implement the project. This has become a future goal of the community
Rehabilitate or replace water and sewer infrastructure in low to moderate income areas	Ongoing	This is an ongoing process and will be removed from the next STWP.
Address storm-water facilities needs	Ongoing	This is an ongoing process and will be removed from the next STWP.

NATURAL & CULTURAL RESOURCES

<i>Project</i>	<i>Status</i>	<i>Comments</i>
Continue to protect natural resources	Ongoing	This is an ongoing process and will be removed from the next STWP.
Consider developing a historic preservation ordinance	Canceled	Crawfordville is no longer interested in developing a historic preservation ordinance.

LAND USE

<i>Project</i>	<i>Status</i>	<i>Comments</i>
Update the zoning ordinance	Canceled	A lack of funds and the desire to pursue this project no longer exist. This has become a community goal.

COMMUNITY AGENDA

REPORT OF ACCOMPLISHMENTS: SHARON, GEORGIA

ECONOMIC DEVELOPMENT

<i>Project</i>	<i>Status</i>	<i>Comments</i>
Encourage tourism	Ongoing	This is an ongoing process and will be removed from the next STWP.

HOUSING

<i>Project</i>	<i>Status</i>	<i>Comments</i>
Encourage redevelopment of deteriorating homes.	Ongoing	This is an ongoing process and will be removed from the next STWP.

COMMUNITY FACILITIES

<i>Project</i>	<i>Status</i>	<i>Comments</i>
Consider developing monitoring and maintenance regulation for septic tank systems.	Canceled	Financial resources are not available to implement the project. This has become a future goal.

NATURAL & CULTURAL RESOURCES

<i>Project</i>	<i>Status</i>	<i>Comments</i>
Protect the rural character of the town	Ongoing	This is an ongoing process and will be removed from the next STWP.
Consider developing a historic preservation ordinance	Postponed	Sharon is interested in creating a historic preservation ordinance but, has yet to be initiated.

LAND USE

<i>Project</i>	<i>Status</i>	<i>Comments</i>
Develop and adopt land use regulations	Postponed	This project was not initiated by the city due to lack of funds.

COMMUNITY AGENDA

WORK PROGRAM

This component of the “*Visualizing the Future*” document provides a list of priority activities the governments of Taliaferro County, the City of Crawfordville, and the City of Sharon and vested or partnering agencies will undertake within the next five years.

The Community Work Program is the principal implementation tool for addressing the needs and opportunities identified during the planning process and listed within the Community Agenda section.

The projects proposed in the Community Work Program are products of the community stakeholders and are structured to meet the minimum state comprehensive planning standards administered by the Georgia Department of Community Affairs. The presented projects are consistent with the state 2014 rules.

Visualizing the Future's Community Work Program includes the following information:

- A brief description of the project.
- A time-frame for undertaking the activity.
- Responsible Party for implementing activity.
- Estimated cost (if any) of implementing the activity.
- Funding source, where applicable.

COMMUNITY AGENDA

WORK PROGRAM: TALIAFERRO COUNTY

ECONOMIC DEVELOPMENT

Work Program Projects	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2015	2016	2017	2018	2019			
Create a website for the purpose of providing information about available land/buildings for functions			x			Development Authority	Staff Time	Local Funds
Schedule outside fair to visit county for the purpose of attracting people to the county			x			Chamber of Commerce	Staff Time	Local Funds
Acquire a large site, southeast of the Interstate 20 exit in order to establish an industrial park.				x	x	Taliaferro County, Development Authority	TBD - Based on land cost at time of proposed purchase	Local Funds
Establish an annual musical event to attract tourist to the area.	x					Taliaferro County Chamber of Commerce	Staff Time	Local Funds
Implement the applicable strategies of the regional "Comprehensive Economic Development Strategy."		x	x	x	x	Taliaferro County	Variable	TBD: Based on Opportunity
Initiate a Category 3 (Multi-Activity Grant) - Community Development Block Grant (CDBG) for economic development for the downtown area				x		Taliaferro County, CSRA-RC, Crawfordville, Sharon	\$300,000+	CDBG + Local Funds

HOUSING

COMMUNITY AGENDA

WORK PROGRAM: CITY OF SHARON

ECONOMIC DEVELOPMENT

Work Program Projects	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2015	2016	2017	2018	2019			
Purchase and rehabilitate one downtown structure as a retail space for area businesses to sell goods				x		Chamber of Commerce City of Sharon	Staff Time	Local Funds
Initiate a Category 3 (Multi-Activity Grant) - Community Development Block Grant (CDBG) for economic development for the downtown area			x			Taliaferro County, CSRA-RC City of Sharon Chamber of Commerce	\$300,000+	CDBG + Local Match

HOUSING

Coordinate with the CSRA Regional Commission to provide Code Enforcement for Taliaferro County			x			Taliaferro County, CSRA-RC, City of Sharon	Staff Time	Local Funds
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COMMUNITY FACILITIES

Make improvements to the local playground (buying new equipment, improvements to bathroom facilities, etc.)			x			City of Sharon	Staff Time	Local Funds
Improve signage throughout the city to direct tourist to local sites of historical significance.			x			City of Sharon, Chamber of Commerce	Staff Time	Local Funds

NATURAL AND CULTURAL RESOURCES

Inventory publicly owned properties for potential reuse					x	City of Sharon	Staff Time	Local Funds
Develop a historic preservation ordinance				x		Sharon & CSRA-RC	Staff Time	Local Funds

LAND USE

Investigate the setting up a Land Bank Authority.			x			Taliaferro County, Crawfordville and Sharon	Staff Time	Local Funds
Create and adopt land use regulations to address issues the City of Sharon.			x			Sharon & CSRA-RC	Staff Time	Local Funds

DAKOTA COUNTY JOINT COMPREHENSIVE PLAN 2015-2025

Adopted this 4th day of March, 2015

Charles Wire
Charles Wire, Chairman

ATTEST:

Ruby Landis

