



WASHINGTON-WILKES JOINT COMPREHENSIVE PLAN (COMMUNITY ASSESSMENT) *(2009-2019)*

Prepared by:
CSRA Regional Development Center
For:
Wilkes County and the Cities of Rayle,
Tignall and Washington, Georgia

July, 2008

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CHAPTER 1: INTRODUCTION



INTRODUCTION

Wilkes County and the Cities of Rayle, Tignall and Washington are located in east-central Georgia, between the cities of Augusta and Athens. Formed in 1777 as Georgia's 8th county, Wilkes County is rich in history and tradition including a large inventory of antebellum homes and thriving central business district in Washington, and historically significant sites such as the Kettle Creek Battlefield and Robert Toombs State Historic Site. As economies throughout the United States continue to change, Washington-Wilkes communities are positioning themselves as a key tourist destination with an impressive list of natural and cultural amenities.

Washington-Wilkes communities comprise four of the 54 member communities of the Central Savannah River Area Regional Development Center (CSRA RDC) located in Augusta. The four jurisdictions which comprise Washington-Wilkes retain a rural setting with little growth pressure while enjoying the benefits of close proximity to two metropolitan areas.

WHY PLAN?

Successful communities don't just happen - they must be continually shaped and guided. A community must actively manage its land use, infrastructure and resources, and respond to changing circumstances if it is to continue to meet the needs of its residents. Washington-Wilkes residents value the character and diversity of their communities, the strong sense of family, and the easy access to recreational opportunities. Concern about promoting managed population and economic growth, providing for adequate infrastructure and ensuring adequate recreational and educational opportunities for its old and new citizens are issues that Wilkes County, Rayle, Tignall and Washington are continuously trying to address. Comprehensive planning, based on good data and public consultation, will assist the community to address these, and many other concerns.

WHAT IS THE COMPREHENSIVE PLAN?

The comprehensive plan is the official guiding document for the future of Wilkes County and the Cities of Rayle, Tignall and Washington. It is designed to formulate a coordinated, long-term planning program for the Washington-Wilkes communities. The plan lays out a desired future, and guides how that future is to be achieved. It serves as a guide to both the public and private sector by providing a picture of how land will develop, how housing will be made available, how jobs will be attracted and retained, how open space and the environment will be protected, how public services and facilities will be provided, and how transportation facilities will be improved. Further, the plan guides elected and appointed officials as they deliberate community development issues and convey policy and intended programs of action to residents. In short, the comprehensive plan is a unified document providing consistent policy direction.

The comprehensive plan is structured to be a dynamic document, subject to amendment when conditions within the cities or county change significantly. Periodic updates are needed to ensure that it continues to meet the needs of the citizens of Washington-Wilkes. The previous comprehensive plans for all four communities were prepared independently only as recently as 1993. Many of the items recommended for implementation were completed or became irrelevant as years passed. This new unified plan addresses changes in the community since the last comprehensive plans.

HOW TO USE THE COMPREHENSIVE PLAN

The comprehensive plan is not, in itself, an implementation tool - but rather a guide to action. It is intended to serve as a reference point for potential users. For example, the Planning Commission or City Council may use the plan's policies to decide whether to approve a proposed rezoning of land. The Board of Education may use the plan to determine future student enrollment and corresponding facilities expansion. The Tax Assessors' Office may use the plan to estimate future digests.

A number of companion planning documents should be used in conjunction with this comprehensive plan. These include:

- *Southwest Washington Urban Redevelopment Plan*
- *Washington Housing Needs Assessment*
- *Washington Multi-Use Trails Plan*
- *Washington-Wilkes Parks and Recreation Department Strategic Process and Short-Term Work Program*
- *Wilkes County Joint Solid Waste Management Plan*
- Local land development ordinances.
- Other local and state regulatory documents.

Unlike sector or single issue planning documents, which only generally refer to issues such as transportation, economic development, parks and recreation, annexation, and community services, the comprehensive plan addresses these issues in a coordinated manner.

PLANNING DEVELOPMENT PROCESS

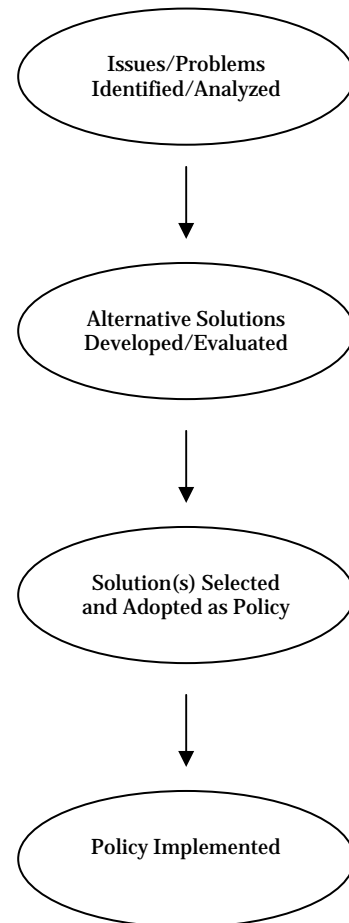
As illustrated in **Figure 1-A**, the comprehensive plan is the product of extensive local government and citizen involvement through structured workshops and unstructured discussion sessions.

Planning/Advisory Committee

Preparations for the comprehensive plan began with the creation of an advisory committee. The primary purpose of the committee was to oversee and assist in the process of drafting the comprehensive plan. The committee was composed of Washington-Wilkes elected officials, government employees and residents. The committee's roles included communicating the concerns of interested groups regarding the development of the city; providing a forum for discussion of differing views; developing statements of the community's vision and goals; and recommending goals, policies and implementation measures.

Throughout 2007 and 2008, staff from the CSRA RDC collected background information about the planning area through historical research, site visits, and information gathered from local officials. The advisory committee then provided direction and guidance by discussing the various issues raised at public meetings. Specific plan chapters were then

Figure 1-A: Plan Development Process



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prepared for the various functional elements of the plan. Additional activities of the advisory committee are highlighted in the *Community Participation Program* portion of the *Washington-Wilkes Joint Comprehensive Plan*.

Public Consultation

The plan's development is subject to a comprehensive public involvement process. Public involvement serves to educate community leaders about planning issues and to build constituency support - both necessary ingredients for any successful comprehensive plan. Each person at the table represents many others and offers insight on something overlooked by planners. By involving the public as a partner throughout the planning process, the message sent is that people's ideas matter. And if a known and quantifiable effect on the plan is seen and people feel the plan is theirs, not just something imposed by a regional planning agency, they are likely to become advocates for its implementation.

Why 'Washington-Wilkes?'

As evidenced by this chapter, the joint comprehensive plan document frequently refers to Wilkes County and the Cities of Rayle, Tignall and Washington as "Washington-Wilkes." Use of this title throughout the plan is consistent with all four communities' ongoing marketing campaign to provide a unified identity and brand for their shared resources. Use of the term "Washington-Wilkes" within this plan should be inferred by the reader to mean all four jurisdictions jointly.

Comprehensive Plan Components

The process to update the *Washington-Wilkes Joint Comprehensive Plan* conforms to the requirements established by the Georgia Department of Community Affairs' "Standards and Procedures for Local Comprehensive Planning." Wilkes County, Rayle, Tignall and Washington's updated comprehensive plan document includes three principal components: *Community Assessment*, *Community Participation Program* and *Community Agenda*. The *Community Assessment* portion of the plan includes chapters one through ten. The *Community Assessment* analyzes existing conditions in Washington-Wilkes and defines issues and opportunities which may be addressed later in the planning process. The information provided in the *Community Assessment*, combined with public input, provides the basis for the goals, objectives and actions established during the final *Community Agenda* portion of the *Plan* (**Chapter 11**). The *Community Participation Program* is found in **Appendix A**.

Mapping Specifications

The "Standards and Procedures for Local Comprehensive Planning" require that a number of maps be submitted with the *Washington-Wilkes Comprehensive Plan* – most relating to the "Natural and Cultural Resources" and "Land Use" chapters. Required digital maps must illustrate city boundaries according to the U.S. Census Bureau's TIGER boundary files. Unfortunately, TIGER boundaries may vary from the actual municipal limits. While such instances are few in the case of Washington-Wilkes, most variations are the result of annexation activity that is not reflected in TIGER files.

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It is unadvisable to conduct a comprehensive planning process that ignores more recent community boundary changes due to a lag in map updates. To address this issue, CSRA RDC staff relied on input from Washington city staff to provide accurate city boundaries for use in this plan document. Other than **Maps 5.1** through **5.8** (Natural and Cultural Resources), maps included in this document utilize the updated municipal boundaries. All of the analysis in the *Washington-Wilkes Joint Comprehensive Plan* is also based on updated boundaries, rather than TIGER files. To ensure consistency with state requirements, digital versions of all *Washington-Wilkes Comprehensive Plan* maps utilizing TIGER boundaries will also be provided to the Georgia Department of Community Affairs.

ISSUES AND OPPORTUNITIES

The *Washington-Wilkes Joint Comprehensive Plan* considers issues and opportunities that are applicable to all four communities and have been identified through data compilation and community input. Discussion with the local advisory committee during the *Community Assessment* process yielded the preliminary list of issues and opportunities found in **Figure 1-B**.

The issues and opportunities listed in this section were discussed in greater detail during the preparation of the *Plan*. A more thorough discussion of community issues and opportunities can be found in the “Assessment” section of each chapter. The recommendations contained within chapters 2 through 10 of the *Community Assessment* are preliminary and were expanded upon further during preparation of the *Community Agenda* subject to additional community-wide input.

Figure 1-B: Preliminary Washington-Wilkes Issues and Opportunities	
Economic Development:	<ul style="list-style-type: none"> Exported labor can be enticed to relocate to Wilkes County. Available manufacturing sites. New enterprise and opportunity zones in Washington provide tax incentives. Strong tourism industry. Rural land provides potential for regional agriculture. Limited housing options for workers. Need for skills training and transportation options for workforce.
Natural and Cultural Resources:	<ul style="list-style-type: none"> Large amount of open land remaining. Wildlife Management Areas provide potential green corridors. Wealth of historic resources in city of Washington. Kettle Creek Battlefield can be developed as a major tourist destination. Lack of development controls subjects county to potential large lot sprawl type development. Maintenance of historic properties is costly.
Facilities and Services:	<ul style="list-style-type: none"> Reliance of Rayle and Tignall exclusively on groundwater sources. Aging water and sewage treatment infrastructure. Maintenance of county and city road system a continuing challenge. Access/proximity to park properties a challenge for some. School facilities should be concentrated in existing areas of population.
Housing:	<ul style="list-style-type: none"> Large number of dilapidated homes in the city of Washington. New county construction predominantly in the form of mobile homes. Limited housing options for middle class.
Land Use:	<ul style="list-style-type: none"> Permissible residential density in county makes sprawl-type development possible. No subdivision regulations in county. Downtown Washington potential mixed use center. Redevelopment potential on large tracts in southwest Washington. Need to protect character of Wilkes County's main corridors.
Transportation:	<ul style="list-style-type: none"> Pedestrian and bicycle provisions in city of Washington's subdivision regulations. Potential for trails network. Street design standards for urbanized areas. Need to maintain viability of Georgia Woodlands Railroad. Access management standards for major thoroughfares.
Intergovernmental Coordination:	<ul style="list-style-type: none"> Greater partnership potential with Wilkes County Board of Education. Negotiation between governments regarding water/sewer system improvements. Development Authority/Chamber partnership on promotion of manufacturing.



CHAPTER 2: POPULATION

INTRODUCTION

Defining a community’s population characteristics is an essential part of any comprehensive planning process. A variety of factors, including housing, economic development, community facilities and future land use are directly influenced by population data. A thorough understanding of population projections helps to ensure that goals and policies established in other parts of a comprehensive plan are truly consistent with the community’s future needs.

When planning for Wilkes County’s future, it is important to recognize the relationships between all four Washington-Wilkes communities, how city trends affect factors within the county and vice versa. This plan often compares the statistics of Rayle, Tignall and Washington with Wilkes County, and compares Wilkes County with adjacent Lincoln and Oglethorpe Counties.

The principal sources of information for this chapter are the United States Census Bureau, Wilkes County government and the Georgia Department of Education.

HISTORICAL POPULATION TRENDS

Wilkes County is located outside of the suburban fringes of the Athens-Clarke County and Augusta-Aiken metropolitan statistical areas (MSA). Due largely to its location, Wilkes County has remained an agrarian area relatively untouched by the urbanization of surrounding communities. Slow historic growth trends in Washington-Wilkes’ agriculturally based economy can further be attributed to a historical lack of transportation links. Without direct access to a waterway, or adjacency to a major railroad or highway during previous periods of national growth, there has been little significant local fluctuation in population. Even today, with its proximity to the Athens-Clarke County MSA and Augusta-Aiken MSA, suburbanization has not yet reached Washington-Wilkes’ borders – resulting in slow and/or stationary population growth trends. While the county’s relative isolation from major population centers and transportation corridors suggests that changes in population may be meager in the near-term, a recent boom in lakefront development in neighboring Lincoln County illustrates how abruptly significant development activity can occur virtually anywhere.

Figures 2-A confirms that recent, sluggish population growth in Wilkes County is inconsistent with the trends of rapid growth and expansion in Georgia and other comparable counties.

Figure 2-A: Historic Population, 1980-2000				
	1980	1990	2000	Percent (%) Change 1980-2000
Wilkes County	10,951	10,597	10,687	-2.4%
Lincoln County	6,716	7,442	8,348	23%
Oglethorpe County	8,929	9,763	12,635	40%
Georgia	5,457,566	6,478,216	8,186,453	45%
<i>Source: U.S. Census Bureau</i>				

Lincoln and Oglethorpe counties are similar to Wilkes County in many ways, but they are not similar in regards to population growth. The comparable counties have seen far more growth in the past 20 year than Wilkes County due to their proximity to significant population centers or natural resources. Between 1980 and 2000, the state of Georgia experienced a 45 percent increase in overall population, Lincoln County experienced population growth of 23 percent and Oglethorpe County experienced population growth of nearly 40 percent. Wilkes



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County, on the other hand, had a population percentage decrease of -2.4 percent during this period.

Figure 2-B shows that while the county as a whole has seen a diminishing population, the cities within the county have seen an even larger decrease of population over the last 20 years. The city of Washington, Wilkes County's largest city, has seen its population decrease by 7.8 percent, and the cities of Rayle and Tignall have seen decreases of -10 and -11.2 percent, respectively.

	1980	1990	2000	Percent (%) Change 1980-2005
Wilkes County	10,951	10,597	10,687	-2.4%
Rayle	177	107	139	-10%
Tignall	733	711	653	-11.2%
Washington	4,662	4,279	4,295	-7.8%

Source: U.S. Census Bureau

In addition to the historic population figures illustrated in **Figure 2-B**, annual Census estimates for Washington-Wilkes suggest that all 4 communities are experiencing more recent population decreases. **Figure 2-C** suggests that population decreases in incorporated and unincorporated portions of the county are occurring at a more comparable rate than past trends.

	2000	2001	2002	2003	2004	2005	Percent (%) Change 2000-2005
Wilkes County	10,677	10,652	10,657	10,667	10,546	10,480	-1.9%
Rayle	139	139	139	138	137	136	-2.2%
Tignall	653	655	655	654	648	642	-1.7%
Washington	4,299	4,262	4,266	4,262	4,197	4,150	-3.5%

Source: U.S. Census Bureau

Decreases suggested in **Figure 2-C** for Wilkes County's cumulative population is also confirmed by data sets generated by other sources. ESRI Business Analyst Online and Woods and Poole Economics estimate that between 2000 and 2005, the county's population decreased by 2 and 0.3 percent, respectively.

POPULATION PROJECTIONS

While many of the figures in this plan are based directly on information prepared by the U.S. Census Bureau, long-term population projections are utilized herein that were generated by Woods & Poole Economics. Because this alternative data source is utilized for **Figures 2-D** and **2-E**, estimated population growth patterns for all four Washington-Wilkes communities between 2000 and 2005 will differ slightly from previous figures. Regardless of this discrepancy, Woods & Poole population projections during the 2000-2005 period illustrate trends similar to U.S. Census Bureau estimates and other sources.

Between 2000 and 2025, the state of Georgia is expected to increase its population to 3,411,109 people – a growth rate of 39.2 percent (**Figure 2-D**). Over the same 25 year period, Wilkes County is projected to gain 353 citizens – a 3.3 percent increase. With developable land remaining within Rayle, Tignall and Washington, it is possible to envision a roughly even distribution of long-term population gains between all four Washington-Wilkes communities (**Figure 2-E**). Regardless, data indicates that Wilkes County's long-term

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population growth projections are more modest than surrounding Lincoln and Oglethorpe Counties.

Figure 2-D: Projected Population Growth, 2000-2025

	2000	2005	2010	2015	2020	2025
Wilkes County	10,687	10,650	10,710	10,780	10,900	11,040
Lincoln County	8,360	8,680	8,980	9,360	9,720	10,140
Oglethorpe County	12,720	13,710	14,520	15,430	16,320	17,250
Georgia	8,230,090	8,919,410	9,517,750	10,143,730	10,788,860	11,459,620

Source: Woods & Poole Economics

Figure 2-E: Projected Population Growth, 2000-2025

	2000	2005	2010	2015	2020	2025
Wilkes County	10,687	10,650	10,710	10,780	10,900	11,040
Rayle	139	139	139	140	142	144
Tignall	653	651	655	660	667	675
Washington	4,295	4,282	4,308	4,338	4,386	4,443

Source: Woods & Poole Economics (Some Calculations by CSRA RDC)

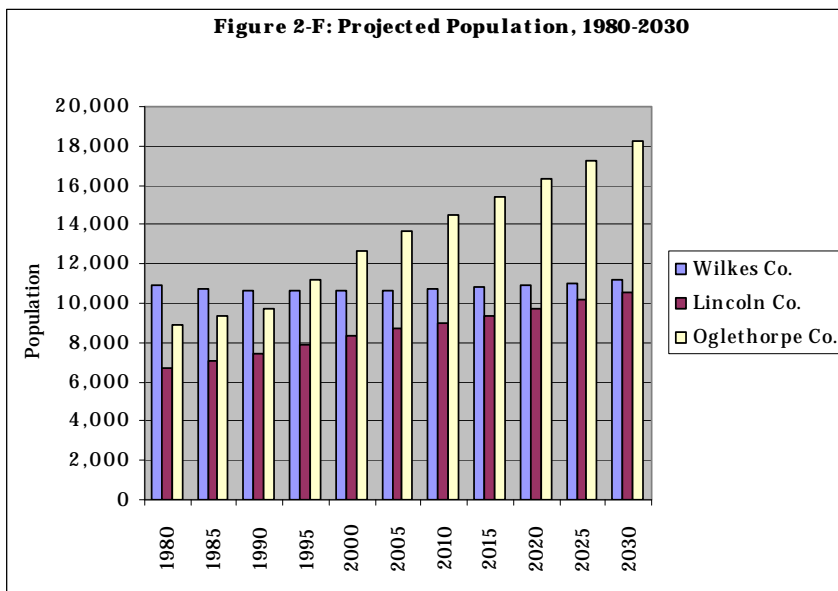


Figure 2-F shows that Lincoln and Oglethorpe counties are projected to continue adding new residents. Between 1980 and 2000, Lincoln County had a population increase of 23 percent – with the expectation that this growth pattern will continue. By the year 2030 Lincoln County’s population is expected to reach 10,560, a population growth of 26.5 percent of its current population. Similarly, Oglethorpe

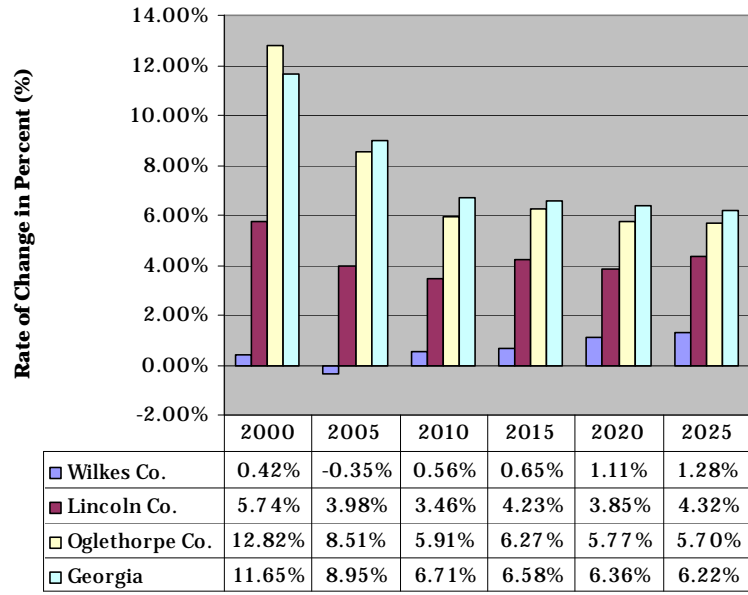
County had a population increase of roughly 40 percent between 1980 and 2000. The projected population growth rate for Oglethorpe County between 2000 and 2030 at 44.5 percent is similar to that of the state of Georgia.

As with most rapid growth trends, **Figure 2-G** shows that the state of Georgia’s, as well as Lincoln and Oglethorpe Counties’, growth rate is expected to slow over time. However, the state and both counties should continue to experience substantial population increases through 2025. Long-term growth is expected for Wilkes County as well. **Figure 2-G** shows that 5 year growth rates in Wilkes County between 2005 and 2025 will actually begin to increase.

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In preparing Wilkes County’s population projections, the CSRA Regional Development Center considered a number of other variables that might cause significant revisions to the projections prepared by the U.S. Census Bureau and other national data sources. Data sets reviewed by the CSRA Regional Development Center included: average family household size, out-migration and a gradual decrease in potential vacancy rates, residential water customers (according to type of housing unit), public school enrollments, registered voters, building permits, certificates of occupancy and licensed vehicles. None of these data sets provided evidence that recent and current population trends for Washington-Wilkes differ from estimates prepared by national sources.

Figure 2-G: Projected Population Growth Rates, 2000-2025



Households

Typically, an increase of population will result in an increase of the total number of households within the community. Although, the reverse is not necessarily true. While the population in Wilkes County has decreased recently, the number of households in the county has increased. A decrease in household size may be a factor in the trend. By looking at Wilkes County’s projected average household size (**Figure 2-H**), and its reduction over time, it is apparent that the percentage of household growth between 2005 and 2025 does not correspond with the rate of population growth. Wilkes County shows a recent historical trend of decreasing household size, a decrease in population, but an increase in the number of households. The rate of change in household decreased by -12.5 percent over the last 20 years. Over the next 20 years, the average household size is projected to continue to decrease, but at an even larger percent of change. Between 2005 and 2025 the rate of change is projected to be -14.8 percent.

Figure 2-H: Average Household Size, 1980-2025

	Average Household Size			Rate of Change, 1980-2000	Average Household Size			Rate of Change, 2005-2025
	1980	1990	2000		2005	2015	2025	
Wilkes County	2.8	2.6	2.5	-12.5%	2.4	2.2	2.0	-14.8%
Lincoln County	3.07	2.7	2.6	-16.9%	2.4	2.2	1.9	-21.5%
Oglethorpe County	3.03	2.7	2.6	-14.9%	2.5	2.2	2.0	-18.2%

Source: U.S. Census Bureau

Figure 2-H also shows a decrease in the average household size for Lincoln and Oglethorpe Counties. By the year 2025, the average household size for Wilkes, Lincoln, and Oglethorpe Counties is projected to be equal, at approximately 2 people per household.

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From 1980 to 2000, the average household size in Wilkes County decreased from 2.8 people per household to 2.5 people per household. Likewise, the average household size in Wilkes County is projected to steadily decrease over the next 30 years. The data in **Figure 2-I** compares the decrease in the Wilkes County average household size with the cities of Rayle, Tignall and Washington. All three cities also exhibit a trend of decreasing household size.

Figure 2-I: Average Household Size											
	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
Wilkes County	2.8	2.7	2.6	2.5	2.4	2.4	2.3	2.2	2.1	2.0	1.9
Rayle	2.6	2.4	2.2	2.3	2.5	2.4	2.4	2.4	2.3	2.3	2.3
Tignall	2.8	2.7	2.5	2.4	2.3	2.2	2.1	2.0	1.8	1.7	1.6
Washington	2.8	2.7	2.5	2.5	2.4	2.3	2.2	2.1	2.0	1.9	1.8

Source: U.S. Census Bureau

Figure 2-J: Number of Households by County											
	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
Wilkes County	3,880	3,951	4,022	4,168	4,314	4,423	4,531	4,640	4,748	4,857	4,965
Lincoln County	2,185	2,444	2,702	2,977	3,251	3,518	3,784	4,051	4,317	4,584	4,850
Oglethorpe County	2,947	3,264	3,581	4,215	4,849	5,325	5,800	6,276	6,751	7,227	7,702

Source: U.S. Census Bureau

Although Wilkes County is projected to grow its number of households over the next 30 years, it is going to do so at a much slower rate than the surrounding counties (**Figure 2-J**). While Wilkes County will add just over 1000 new households during a 30 year period, Lincoln County and Oglethorpe County are projected to more than double the number of households in the community.

Within the county, (**Figure 2-K**) the number of households in Washington and Tignall are projected to increase. Washington is projected to have a percent increase of slightly more than 1 percent and Tignall is projected to gain less than 1 percent. The number of households in Rayle is projected to decrease by more than 50 percent and be left with only 33 households.

Figure 2-K: Number of Households											
	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
Rayle	68	59	49	52	54	51	47	44	40	37	33
Tignall	266	273	280	280	279	282	286	289	292	295	299
Washington	1,670	1,660	1,649	1,714	1,778	1,805	1,832	1,859	1,886	1,913	1,940

Source: U.S. Census Bureau

Non-family-structured households make up 34.3 percent of all households within Wilkes County. When compared to the percentage of non-family households within Lincoln and Oglethorpe County (26.8 and 27 percent, respectively), **Figure 2-L** illustrates that Wilkes County tends to reflect a non-family household character slightly higher than Lincoln and Oglethorpe Counties. **Figure 2-M** is a breakdown of the family and non-family households within Wilkes County. Rayle has a percentage of non-family households similar to surrounding counties, 25.5 percent, while Tignall and Washington are similar to Wilkes County's percentage, 32.5 and 34.3 respectively. The figure shows that roughly 68.2 percent of households within Wilkes County are family households containing related occupants.

Further discussion on the topic of households can also be found in **Chapter 4**.

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	Wilkes County (#)	Wilkes County (%)	Lincoln County (%)	Oglethorpe County (%)
Total Households	4,314	100%	100%	100%
1-person household	1,214	28.1%	23.7%	23%
2-person household	1,439	33.4%	35.4%	33.6%
3-person household	742	17.2%	18.3%	19.7%
4-person household	566	13.1%	13.3%	14.9%
5-person household	246	5.7%	6%	5.7%
6 or more-person household	107	2.5%	2.2%	3.2%
Family Households	2,970	68.8%	73.2%	73%
Non-Family Households	1,344	31.2%	26.8%	27%

Source: U.S. Census Bureau, SF3, Table P14 (Calculations by: CSRA RDC)

	Wilkes County	Wilkes County (%)	Rayle	Rayle (%)	Tignall	Tignall (%)	Washington	Washington (%)
Total Households	4,314	100.0%	51	100.0%	268	100.0%	1,809	100.0%
1-person household	1,214	28.1%	13	25.5%	72	26.9%	588	32.5%
2-person household	1,439	33.4%	29	56.9%	106	39.6%	474	26.2%
3-person household	742	17.2%	3	5.9%	35	13.1%	296	16.4%
4-person household	566	13.1%	0	0.0%	41	15.3%	245	13.5%
5-person household	246	57.0%	3	5.9%	7	2.6%	119	6.6%
6 or more-person household	107	25.0%	3	5.9%	7	2.6%	87	4.8%
Family Households	2,970	68.8%	38	74.5%	181	67.5%	1,188	65.7%
Non-Family Households	1,344	31.2%	13	25.5%	87	32.5%	621	34.3%

Source: U.S. Census Bureau, SF3, Table P14 (Calculations by: CSRA RDC)

Age

Figure 2-N illustrates historical trends and projections of Wilkes County's population categorized by age group. Since 1980 most age groups within Wilkes County have experienced a decrease in overall numbers except 35-44 year olds, 45-54 year olds, and 65 years and older. For the next 20 years, it is projected that the same age groups will continue to increase, only with a smaller rate of change. For example, 35-44 year olds have seen an

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increase of 47.7 percent since 1980. This same age group is projected to continue growing in size through the year 2025 but the rate of change will be 25.8 percent. The same age groups that have been decreasing since 1980 are projected to continue decreasing at even greater rates of change (**Figure 2-N**).

Figure 2-N: Wilkes County Population By Age Projections, 1980-2025					
Age	1980	2005	Rate (%) of Change 1980-2005	2025	Rate (%) of Change 2005-2025
0 – 4	805	578	-28.2%	396	-31.5%
5 – 13	1,515	1,416	-6.5%	1,337	-5.6%
14 – 17	855	414	-51.6%	61	-85.3%
18 – 20	540	411	-23.9%	308	-25.1%
21 – 24	645	368	-42.9%	146	-60.3%
25 – 34	1,530	1,206	-21.2%	947	-21.5%
35 – 44	1,148	1,696	47.7%	2,134	25.8%
45 – 54	1,109	1,468	32.4%	1,755	19.6%
55 – 64	1,217	1,172	-3.7%	1,136	-3.1%
65 +	1,587	1,893	19.3%	2,138	12.9%

Source: U.S. Census Bureau (Calculations by: CSRA RDC)

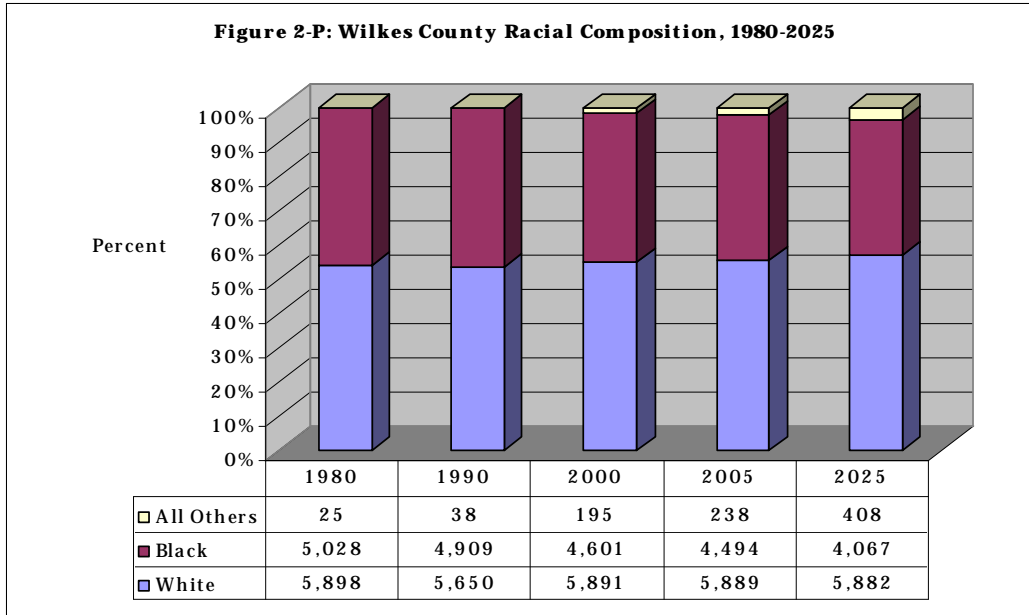
Figure 2-O shows an aging population in Wilkes County. The 65+ age group in 1980 was 14.5% of the population, in 2005 the age group was 17.8% of the population, and in 2025 the population is projected to account for over 20 percent of Wilkes County’s total population. A similar trend is occurring with the 35-44 and the 45-54 age groups.

Figure 2-O: Wilkes County Percent of Total Population by Age Group, 1980-2025					
Age	Percent (%) of 1980 Population	Percent (%) of 2005 Population	Percent (%) Change 1980-2005	Percent (%) of 2025 Population	Percent (%) Change 2005-2025
0 – 4	7.4%	5.4%	-1.9%	3.8%	-1.6%
5 – 13	13.8%	13.3%	-0.5%	12.9%	-0.4%
14 – 17	7.8%	3.9%	-3.9%	0.6%	-3.3%
18 – 20	4.9%	3.9%	-1.1%	3.0%	-0.9%
21 – 24	5.9%	3.5%	-2.4%	1.4%	-2.1%
25 – 34	14.0%	11.4%	-2.6%	9.1%	-2.2%
35 – 44	10.5%	16.0%	5.5%	20.6%	4.6%
45 – 54	10.1%	13.8%	3.7%	16.9%	3.1%
55 – 64	11.1%	11.0%	-0.1%	11.0%	-0.1%
65 +	14.5%	17.8%	3.3%	20.6%	2.8%

Source: U.S. Census Bureau, (Calculations by: CSRA RDC)

Racial and Ethnic Composition

Figure 2-P illustrates that in 2005 Wilkes County’s population was roughly 55 percent white, 42 percent African American and just over 2 percent listed as “other race.” For purposes of this plan, the category of “other race” includes those groups listed by the United States Census as: American Indian and Alaska Native, Asian, Native Hawaiian and Other Pacific Islander, and “some other race” (meaning a survey respondent was unable to identify with any one of the primary racial categories). Since 1980, there has been a slight decline of Wilkes County’s white and black population as a percentage of the community’s overall population.



In contrast, there has been a noticeable change in the “other race” category. From 1980 to 2005, the number of citizens that categorized themselves as “other race” has grown from 25 people to 238 people, a rate of change of 2663.3 percent. The “other race” section of the population is projected to continue to rise over the next 20 years with a rate of change 189.4 percent. Similarly, the “other race” category is the only section of the population that will see an increase in population. The “white” population is projected to have a rate of change of -0.1 percent and the “black” population is projected to have a -9.5 percent rate of change.

Between 1980 and 2000, Wilkes County experienced a 47.4 percent increase in the number of Hispanic residents in the community – rising from a total population of 154 to 227 (**Figure 2-Q**). The number

Figure 2-Q: Hispanic Ethnic Composition, 1980-2025

	1980	2005	Rate (%) of Change 1980-2005	2025	Rate (%) of Change 2005-2025
Wilkes County	154	227	47.4%	285	25.6%
Rayle	0	3	N/A	11	266.7%
Tignall	7	11	57.1%	41	272.7%
Washington	76	21	-72.4%	0	-100.0%

Source: U.S. Census Bureau (Calculations by: CSRA RDC)

of Hispanic residents currently residing in Wilkes County – as illustrated in **Figures 2-Q** and **2-R** – account for roughly 2 percent of the overall Wilkes County population according to the 2000 Census. While Wilkes and Oglethorpe Counties are projected to continue having a positive rate of change in the number of Hispanic residents in 2025, Lincoln County is projected to have a rate of change of -14.1 percent (**Figure 2-R**).

It is important to note that according to the U.S. Census Bureau’s “*Overview of Race and Hispanic Origin: Census 2000 Brief*” (March, 2001), race and Hispanic origin are two distinct concepts. People of Hispanic ethnic origin may identify with 1 or more different racial groups including white, African American, American Indian, etc.

Figure 2-R: Hispanic Ethnic Composition, 1980-2025

	1980	2005	Rate (%) of Change 1980-2005	2025	Rate (%) of Change 2005-2025
Wilkes County	154	227	47.4%	285	25.6%
Lincoln County	92	78	-15.2%	67	-14.1%
Oglethorpe County	112	190	69.6%	252	32.6%

Source: U.S. Census Bureau (Calculations by: CSRA RDC)

EDUCATION

The education level of a community is often a determinant of economic development potential. The skill levels of residents in an area can be inferred from the level of education prevalent in the community. Companies requiring skilled workers may look for areas with high rates of high school graduates while industries requiring highly-skilled workers may seek counties with large numbers of college graduates. The reverse is also true, with communities often seeking to attract companies that are a good fit for the educational level of its citizens.

Educational level is also important when evaluating a school system’s quality. If the number of high school dropouts is particularly high for a certain area, the school system could be in need of improvement. School system quality can also be a factor in determining quality of life for the citizens of an area. The better the school system - the better the perceived quality of life.

Educational Attainment

Wilkes County children attend the Washington-Wilkes County school system. Children from kindergarten through 3rd grade attend Washington-Wilkes Primary School. Pre-school aged children, as well as fourth and fifth graders attend Washington-Wilkes Elementary School. Sixth through 8th grade students attend Washington-Wilkes Middle School and 9th through 12th graders attend Washington-Wilkes High School.

Crossroads is a state funded alternative school located in the county. Crossroads has up to 12 students ranging from 6th to 12th grade that have either been suspended or expelled from Washington-Wilkes Middle or High School. Funding for Crossroads Alternative School comes directly from the state of Georgia Quality Basic Education (QBE) funding. Outside of the City of Washington, there are no other public schools in the Wilkes County.

Between the 2000-01 and 2005-06 school year, public school enrollments dropped by 4.3 percent – a rate of decline that is slightly higher than the decrease of overall population illustrated in annual Census population estimates. With a 2005-06 enrollment of 1677 students, the Wilkes County school system still represents the predominant school choice throughout Washington-Wilkes. During the same school year, 50 children opted for home-schooling – a number that Wilkes County Board of Education staff indicates has remained roughly static for the last few years. Records from the Georgia Department of

POPULATION

Education also indicate that there is currently 1 private school being operated in Wilkes County. Emmanuel Christian Academy is located and Washington and provides instruction for 15 children between pre-kindergarten and 3rd grade.

Figure 2-S: Wilkes County Educational Attainment, 1980-2000

	1980 Population 25 Years or Older		1990 Population 25 Years or Older		2000 Population 25 Years or Older	
	Number	Percent (%)	Number	Percent (%)	Number	Percent (%)
Less than 9th Grade	2,091	31.7%	1,477	21.4%	912	12.6%
9th to 12th Grade (No Diploma)	1,844	28.0%	1,519	22.0%	1,624	22.5%
High School Graduate (Includes GED)	1,328	20.1%	2,313	33.5%	2,590	35.9%
Some College (No Degree)	663	10.1%	668	9.7%	1,016	14.1%
Associate Degree	N/A	N/A	208	3.0%	198	2.7%
Bachelor's Degree	398	6.0%	498	7.2%	565	7.8%
Graduate or Professional Degree	267	4.1%	219	3.2%	306	4.2%

Source: U.S. Census Bureau

Figure 2-T: Educational Attainment, Percent (%) of Population 25 Years or Older, 2000

	Rayle	Tignall	Washington
Less than 9th Grade	5.8%	10.3%	14.5%
9th to 12th Grade (No Diploma)	20.9%	29.3%	20.7%
High School Graduate (Includes GED)	58.1%	40.2%	32.8%
Some College (No Degree)	12.8%	12.0%	14.5%
Associate Degree	0.0%	1.5%	2.9%
Bachelor's Degree	2.3%	4.1%	8.9%
Graduate or Professional Degree	0.0%	2.8%	5.8%

Source: U.S. Census Bureau, SF3, 2000

Between 1980 and 2000, the educational level in Wilkes County increased in all categories. **Figure 2-S** shows in 1980, 20 percent of Wilkes County's residents had a high school diploma, while in 2000 35.9 percent received a high school diploma. The figure also shows that in 1980, 6 percent of Wilkes County's citizens were college graduates. In 2000, over 7.8 percent of Wilkes County's residents were college graduates. During this time, the number of residents with a college education increased from 398 to 565. **Figure 2-T** shows the educational level for residents in the cities of Wilkes County.

Figure 2-U: Educational Attainment, Percent (%) of Population 25 Years or Older, 2000

	Wilkes County	Oglethorpe County	Lincoln County	State of Georgia
Less than 9th Grade	12.6%	10.0%	10.0%	8.0%
9th to 12th Grade (No Diploma)	22.5%	18.0%	19.0%	14.0%
High School Graduate (Includes GED)	35.9%	37.0%	36.0%	29.0%
Some College (No Degree)	14.1%	15.0%	21.0%	20.0%
Associate Degree	2.7%	4.0%	4.0%	5.0%
Bachelor's Degree	7.8%	10.0%	6.0%	16.0%
Graduate or Professional Degree	4.2%	6.0%	4.0%	8.0%

Source: U.S. Census Bureau, SF3, 2000

Although the county had a positive percent change in the number of people that attained a college education, **Figure 2-U** shows that Wilkes County is lagging behind the state of Georgia in advanced educational attainment. In contrast, Wilkes County surpasses the state in the percentage of students receiving a high school diploma. **Figure 2-U** shows that the



Wilkes County population also continues to include a higher percentage of its people with less than a high school education (22.5 percent) than surrounding counties and the state of Georgia.

Test Scores and Dropout Rates

All students seeking a Georgia high school diploma must pass the Georgia High School Graduation Tests (GHS GT) and the Georgia High School Writing Assessment (GHSWA). The GHS GT is divided into four 4 components: English/language arts, math, social studies and science. Students are given up to 5 opportunities to pass each of these examinations with the first opportunity coming during their 11th grade year. Initial assessment at this time provides each student with enough time to retake the examinations prior to the end of their 12th grade year.

As previously stated, most Wilkes County children attend Washington-Wilkes High School. **Figure 2-V** illustrates the percentage of Washington-Wilkes High School 11th graders who passed the various components of the GHS GT and GHSWA on their first attempt over the last 3 year period. Focusing on the number of students who passed each of the exams on the first attempt is a more candid snapshot of school achievement because results on subsequent exams may be affected by the provision of more resources to particular students than may be typical. Washington-Wilkes High School’s 2004-2005 test results are slightly higher than Lincoln County and Oglethorpe County; but, show an equal level of achievement to the state of Georgia as a whole (**Figure 2-V**).

Figure 2-V: 2004-2005 Percentage of 11th Graders passing State of Georgia Standardized Tests (1st Attempt)

	Wilkes County	Lincoln County	Oglethorpe County	State of Georgia
English/ Language Arts	95%	94%	93%	95%
Mathematics	88%	91%	89%	92%
Social Studies	80%	81%	77%	84%
Science	52%	58%	63%	68%
Writing	87%	80%	85%	89%

Source: Georgia Governor’s Office of Student Achievement, Georgia High School Graduation Tests (GHS GT) and Georgia High School Writing Assessment (GHSWA)

Figure 2-W: High School Drop-Out Rates, 2002-2005

	2002-03	2003-04	2004-05
Washington-Wilkes High School	4.7%	5.6%	0.4%
Lincoln County High School	2.6%	5.1%	4.0%
Oglethorpe County High School	5.4%	5.0%	5.3%
State of Georgia	5.5%	5.1%	5.0%

Source: U.S. Census Bureau

In addition to testing results, Washington-Wilkes High School drop-out rates are below the Lincoln County, Oglethorpe County and state of Georgia average. **Figure 2-W** shows that the drop-out rates have decreased since 2002 – decreasing from 4.7 percent in 2002-03 to .4 percent in 2004-05. Although not as drastic, the state of Georgia drop-out

rates declined during this period as well -- from 5.5 percent in 2002-2003 to 5 percent in 2004-05. Over the same period of time, Oglethorpe County saw a slight decrease with a change from 5.4 percent to 5.3 percent. Although Lincoln County is still below the state average, the county has seen an increase in the drop-out rate from 2.6 percent to 4.0 percent.

INCOME

Household Income and Poverty

Figure 2-X: Change in Median Household Income, 1990-2000

	1990 (\$)	2000 (\$)	Percent (%) Increase
Wilkes County	18,629	27,644	48.4%
Oglethorpe County	24,667	35,578	44.2%
Lincoln County	25,733	31,952	24.2%
State of Georgia	36,810	42,433	15.3%

Source: U.S. Census Bureau, STF3 1990, SF3 2000

To measure Wilkes County's household income characteristics, this chapter focuses on median household income rather than average household income. Because of the relatively small size of Washington-Wilkes' population, average household income can often be skewed by a small number of particularly wealthy residents. In contrast, a median figure can provide a more detailed picture of community character by clearly identifying a baseline number which roughly half of a community's residents exceed.

Figure 2-Y: Change in Median Household Income, 1990-2000

	1990 (\$)	2000 (\$)	Percent (%) Increase
Wilkes County	18,629	27,644	48.4%
Rayle	21,250	33,229	56.4%
Tignall	19,293	21,333	10.6%
Washington	14,840	25,667	73.0%

Source: U.S. Census Bureau, STF3 1990, SF3 2000

Figure 2-Z: Poverty Level: 1989, 1999

	1989 Percent (%) Below Poverty Level	1999 Percent (%) Below Poverty Level	Percent (%) Change, 1989-1999
Wilkes County	22.6%	12.4%	-10.2%
Oglethorpe County	16.2%	13.2%	-3%
Lincoln County	17.8%	15.3%	-2.5%
State of Georgia	13.2%	13%	-0.2%

Source: U.S. Census Bureau, STF3 1990, SF3 2000 (Calculations by CSRA RDC)

Although Wilkes County's population has not experienced a large increase, the median household income increased by almost 50 percent – from \$18,629 to \$27,644 between 1990 and 2000. In spite of the increase, **Figure 2-X** illustrates that the county's median

household income remains significantly lower than the surrounding counties and the state of Georgia. As shown in **Figure 2-Z**, Wilkes County's increase in median household income outpaced the state of Georgia by over 33.1 percent. Within the county, the cities of Rayle and Washington have seen an even larger percent increase. Rayle had a percent increase of 56.4 percent and Washington had a percent increase of 73 percent, from \$14,840 to \$25,667. The city of Tignall experienced that lowest increase with a percent change of 10.6 percent.

Figure 2-AA: Poverty Level: 1989, 1999

	1989 Percent (%) Below Poverty Level	1999 Percent (%) Below Poverty Level	Percent (%) Change, 1989-1999
Wilkes County	22.6%	12.4%	-10.2%
Rayle	12.6%	26.3%	108.7%
Tignall	18.7%	20%	7.0%
Washington	30%	23%	-23.3%

Source: U.S. Census Bureau, STF3 1990, SF3 2000 (Calculations by CSRA RDC)

The state of Georgia shows slight decreases in the percentage of population living below the poverty level, -0.2, while the county shows a decrease of those living in poverty with a percent of change at -10.2 percent (**Figure 2-Z**). Lincoln and Oglethorpe Counties have also seen a moderate decrease in the number of residents living below the poverty level.

POPULATION

Although **Figure 2-Y** shows that the rate of change for median household income was fairly high for some jurisdictions, **Figure 2-AA** shows that the percentage of people living in poverty both increased and decreased drastically within the county depending on jurisdiction. Within the county, Rayle and Tignall show an increase in those living below the poverty level. In 1989, 18.7 percent of Tignall's population was living below the poverty level; ten years later, the percentage had risen slightly to 20 percent. In 1989 the city of Rayle had 12.6 percent of its population living below the poverty level; ten years later, the percentage had risen to over 26% -- a percent change of 108.7%.

Distribution of Households by Income

Figure 2-BB illustrates that between 1990 and 2000, there was an increase in the number and percentage of Washington-Wilkes households living in higher income brackets. The figure shows that the percentage of households earning in the 3 lowest income brackets decreased dramatically. During this same period the most rapid increase in household income distribution was by households earning between \$60,000 and \$74,999 rising from 3 percent to 8.3 percent – a percent change of 5.3 percent. Households earning between \$75,000 and \$99,999 represented the next most rapidly increasing income bracket – growing at a rate of 4.7 percent. It is important to point out, however, that households earning between \$20,000 and \$29,999 still represent the largest income bracket in Washington-Wilkes at 16.7 percent.

	1990	2000	Percent (%) Change, 1990-2000
Income less than \$9,999	28.4%	18.4%	-10.0%
Income \$10,000 - \$14,999	13.2%	10.7%	-2.5%
Income \$15,000 - \$19,999	11.5%	7.2%	-4.3%
Income \$20,000 - \$29,999	14.7%	16.7%	2.0%
Income \$30,000 - \$34,999	6.6%	5.9%	-0.7%
Income \$35,000 - \$39,999	6.5%	5.2%	-1.3%
Income \$40,000 - \$49,999	7.7%	10.6%	2.9%
Income \$50,000 - \$59,999	4.6%	7.3%	2.7%
Income \$60,000 - \$74,999	3.0%	8.3%	5.3%
Income \$75,000 - \$99,999	1.0%	5.7%	4.7%
Income \$100,000 - \$124,999	1.5%	2.2%	0.7%
Income \$125,000 - \$149,999	0.3%	1.0%	0.7%
Income \$150,000 and above	1.0%	0.9%	-0.1%

Source: U.S. Census Bureau

ASSESSMENT**POPULATION TRENDS AND PROJECTIONS****Population**

Geography and a lack of major transportation linkages have played the greatest role in Wilkes County's historic trends of modest population growth and recent decline. A lack of direct proximity to major population centers, and direct access to major transportation corridors has ensured that any population trend for the four Washington-Wilkes communities – whether an increase or decrease – has been modest over time. Recent population declines – particularly within the cities – illustrate how the loss of even one major employer can have a dramatic effect on communities with small population bases.

All data sources utilized to prepare this chapter of the plan – including those provided by Wilkes County government - confirm recent population declines or flat growth trends. No data source provides information to suggest that the trend of population losses for all four communities will change in the near term; although, some data sources indicate modest population increases in the county over the long-term. The long-term trend of a population increase in the unincorporated portion of the county does not seem to reflect a change in the county's economic forecast; but, is more likely the result of exurban growth fueled by previous residents of the Augusta-Aiken and Athens-Clarke County MSAs seeking a home in a community with a more rural atmosphere – or some abandonment of homes in Washington and Tignall.

Regardless of the population projections provided within this plan, many Washington-Wilkes residents feel as though the baseline Census data used to prepare the county's population projections was flawed. Community leaders indicate that their jurisdictions were undercounted. If such a situation exists, it can easily be corrected by participation in upcoming activities tied to the 2010 Census. Rayle, Tignall, Washington and Wilkes County leaders must first assume an active role in the Census Bureau's ongoing Local Update of Census Addresses (LUCA) program. After the LUCA program is completed in 2008, all four communities must devote adequate resources to ensure that the activities of Census surveyors are accurate. The *Washington-Wilkes Joint Comprehensive Plan* can easily be amended in the future should the 2010 Census reveal greater population numbers than suggested by current estimates.

Households

In spite of recent declines in overall population, data indicates that the total number of households has increased throughout all four Washington-Wilkes jurisdictions. In addition, average household size continues to decrease throughout Washington-Wilkes. These trends suggest that there is an aging population in Rayle, Tignall, Washington and Wilkes County. Such an assumption is supported by the fact that household size will continue to decline in spite of a long-term projection that suggests an increase in the total number of households that exceeds the rate of projected population growth. With this in mind, it is likely that the long-term increase of population referenced in the previous subsection will be fueled largely by senior citizens, retirees and empty-nesters.

POPULATION

The fairly high proportion of non-family households in Tignall, Washington and Wilkes County is somewhat surprising given a general lack of multi-family housing options throughout all three communities. The county's lack of facilities that typically attract younger non-family householders such as: a military installation, four-year college, etc. is also contrary to numbers that suggest roughly one third of Washington-Wilkes households are comprised of unrelated people. It is likely that such a high percentage of non-family households results from a large number of 1-person households – which are not defined as “family” households. One-person households are the single largest household type in Washington (32.5 percent) and can be found in significantly high numbers in Tignall. Other reasons for high numbers of non-family households may be attributable to the existence of public housing units within the city of Washington; and, difficult to document community characteristics such as unmarried couples.

Age

Data provided within the plan specifically related to community composition by age group supports preceding data sets that offer evidence of an aging Washington-Wilkes population. A small employment base, combined with a lack of facilities and amenities that would help Washington-Wilkes retain and/or attract a younger population results in historic and projected decreases in age groups that account for people aged 14 – 34 years old. Such a situation is common in many rural communities.

With a population that is apparently aging, it will be important for Washington-Wilkes communities to at least maintain the current level of senior services, or to determine where certain services should be expanded. For example, increased numbers of senior householders may require additional access to public transportation in order to conduct their daily routines as they age.

Race and Ethnicity

Consistent with overall population figures, the major racial groups in Wilkes County – both white and black – have seen slight decreases over the last 25 year period. The county's white population is the predominant racial group in the unincorporated portions of the county while black residents comprise a significant majority of the total population of the city of Washington.

The number of individuals identifying themselves as belonging to the “other race” category saw a dramatic increase between 1980 and 2005 (although the racial group still accounts for only around 2 percent of the total county population). It is likely that the majority of Washington-Wilkes citizens who identified themselves as “other race” are actually ethnic Hispanics who were not certain what racial category to select (As previously explained in this chapter, the U.S. Census Bureau identifies Hispanics as an “ethnicity” not a “race.”) Such a determination is assumed because the number and percentage of Wilkes County citizens categorized as “other race” is virtually identical to those identifying as Hispanic. Projected increases in this ethnic group within Wilkes County correspond with long-term projected increases in the agricultural sector.

EDUCATION

Educational Attainment

Educational attainment levels of Washington-Wilkes residents have improved since 1980. Between 1980 and 2000, the percentage of Wilkes County residents who received a high school diploma as their highest level of education increased from 20.1 percent of the population to 35.9 percent. During this same period there was a corresponding decrease in the percentage of residents that failed to even finish 9th grade. Likewise, residents having some type of college education increased gradually as a percentage of the total population. The demographic shift in educational levels is shared between the unincorporated county and the city of Washington. Such a breakdown is not surprising given the greater number of older householders who are likely moving into the county from more urbanized parts of the state. It also may mask the slightly higher rate of Washington-Wilkes residents who were born locally that are still failing to achieve at least a high school level education – at rates that still exceed surrounding counties and the state as a whole. Overall however, the significantly high percentage of residents who have a high school education as their highest level of educational achievement seems to suit the historic manufacturing economy based around Washington, and agricultural activity in the county.

Test Score and Dropout Rate

Wilkes County students that opt to stay in school perform well on state-wide standardized tests when compared to Lincoln and Oglethorpe counties and the state as a whole. There is nothing to indicate that a Wilkes County education is deficient for those who choose to obtain it. Unfortunately, the high percentage of Washington-Wilkes residents who have not completed a high school education indicates a need for the community to focus on student retention. Although the most recent high school drop-out rates appear low, **Figures 2-S and 2-T** indicate that there are a large number of people within the county that never even attended high school. With a high percentage of non-family households in Washington-Wilkes, many students may be opting out of the school system at an early age due to a lack of structure in the home. Local leadership should continue to support local non-profit programs that aim to address child and family welfare. Additionally, the existence of an Athens Technical College satellite campus or career center in the county would provide the opportunity for local school district leaders to form partnerships promoting alternative or trade-based curriculums to increase the interest of at-risk students. Not only could such an effort decrease student drop-out rates, it may help bolster recruitment of new manufacturing industries by continuing the community’s base of skilled workers. Workforce training is the principal issue identified by Wilkes County leaders that recently participated in the Georgia Department of Community Affairs’ “Communities of Opportunity (Co-Op)” process. More information related to the results of Co-Op can be found in Chapters 3 and 8.

INCOME

Household Income, Income Distribution and Poverty

With an employment base that has not exhibited signs of recent and significant growth in basic industry sectors, increases in Washington-Wilkes household income between 1990 and 2000 is surprising at first glance. Wilkes County household income significantly outpaced inflation between 1990 and 2000, as well as surrounding counties and the state as a whole.

POPULATION

Income gains during his period were also made despite a steady drop in average household size. During this same period, the poverty level in Washington-Wilkes decreased at a faster rate and is now lower than Lincoln and Oglethorpe counties. Data also suggests that overall income distribution in Wilkes County was more equitable in 2000 than in 1990.

With little expansion of the county's employment base, it is likely that changes in income brackets and income distribution can be attributed to an influx of some residents from urbanized areas. The increases may also illustrate a gradually increasing percentage of Wilkes County residents that are willing to make long commutes to jobs in metropolitan Athens and Augusta – although significant decreases in vehicle miles traveled on state highways (*See: Chapter 7, Figure 7-F*) admittedly contradict this theory. In spite of significant gains in household income, it is important to recognize that median household income in surrounding counties still exceeds that of Wilkes County. More recent losses in manufacturing employment may also result in much more modest gains in household income in the 2010 Census - or even slight decreases.



CHAPTER 3:
ECONOMIC DEVELOPMENT

INTRODUCTION

Economic development is an ongoing and sustaining process - essential to planning for the future. It represents opportunity for the resident population. Virtually all residents participate in some way in the local economy, whether they produce, sell, or consume goods and services. Continued economic growth and diversification is also important to the revenue base of the 4 communities that comprise the Washington-Wilkes area. A local economy that balances residential with non-residential growth; and, can rely on multiple industry sectors for employment will be better equipped to keep pace with current public service demands, and also meet long-term maintenance responsibilities.

The purpose of the *Washington-Wilkes Joint Comprehensive Plan's* economic development component is to analyze past trends and current conditions in order to assess strengths and weaknesses in the local economy. Using information related to economic base, labor force, and economic development resources, this chapter provides an in-depth look at the economic variables that drive the Washington-Wilkes economy.

The principal sources of information in this chapter are the United States Census Bureau, the United States Department of Commerce and Woods & Poole Economics Inc. Because Wilkes County, Rayle, Tignall and Washington's economic well-being is tied so closely with the health of the region, this chapter also examines the regional economy as a whole. Some of the other data sets within this chapter also compare Wilkes County's economic statistics with surrounding jurisdictions.

REGIONAL ECONOMIC CONTEXT

As previously discussed within the plan, Wilkes County is located directly adjacent to 2 Metropolitan Statistical Areas (MSA) – the Athens-Clarke County MSA and the Augusta-Aiken MSA. Additionally, Wilkes County is part of the 80 county Atlanta-Sandy Spring-Marietta Economic Area (EA). The Atlanta-Sandy Spring-Marietta EA is established by the United States Commerce Department's Bureau of Economic Analysis and relies on commuting patterns, federal OMB data, newspaper circulation, etc. to determine which rural counties are reliant on the economic health of a given regional economic node.

While Wilkes County is located within the Atlanta-Sandy Spring-Marietta EA, this *Plan* will focus on Wilkes County's relationship with the regional economies of the Athens-Clarke County and Augusta-Aiken MSAs. Washington-Wilkes' immediate proximity to both expanding MSAs, and partnerships with multiple institutions in both areas, makes it much more likely that long term economic growth trends will be directly tied to the health of these regional markets.

Figure 3-A illustrates recent employment by industry trends for the Athens-Clarke County MSA and Augusta-Aiken MSA. The trends in both statistical areas are similar - showing the majority of people working in "government and government services." Retail trade and manufacturing are identified as other principal employment sectors.

Trends illustrated by **Figure 3-A** show a significant growth of employment within the category of "health care and social assistance" and "other services" in both statistical areas. "Other services" refers to individuals engaged in a variety of occupations that are difficult to categorize, such as: equipment and machine repair, religious services, personal care, pet

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care, laundry, photocopying services, etc. In addition, the figure shows similar percentage decreases in the number of individuals within the region employed in manufacturing over the 2001-2005 timeframe.

Figure 3-A: Regional Employment by Industry (2001-2005)

Industry Classification (N.A.I.C.S.)*	Athens-Clarke County (GA) MSA			Augusta-Aiken (GA-SC) MSA		
	2001 Number (#) of Jobs	2005 Number (#) of Jobs	Percent (%) Change 2001-2005	2001 Number (#) of Jobs	2005 Number (#) of Jobs	Percent (%) Change 2001- 2005
Total Employment	96,163	103,975	8.1%	271,852	284,428	4.6%
Construction	5,586	5,817	4.1%	19,693	20,364	3.4%
Manufacturing	10,976	9,843	-10.3%	29,419	25,351	-13.8%
Wholesale Trade	2,513	2,483	-1.2%	5,154	6,164	19.6%
Retail Trade	11,359	10,910	-4.0%	31,426	32,480	3.4%
Transportation & Warehousing	Not Available	Not Available	N/A	5,196	5,798	11.6%
Information	1,425	1,186	-16.8%	4,247	4,149	-2.3%
Finance & Insurance	2,467	2,604	5.6%	6,926	7,839	13.2%
Real Estate & Rental & Leasing	2,586	3,442	33.1%	6,859	8,218	19.8%
Administrative & Waste Services	Not Available	Not Available	N/A	28,707	29,763	3.7%
Educational Services	1,350	1,582	17.2%	2,323	2,792	20.2%
Health Care & Social Assistance	8,388	9,554	13.9%	21,911	25,465	16.2%
Arts, Entertainment & Recreation	1,668	1,713	2.7%	4,231	4,444	5.0%
Accommodation & Food Services	6,334	7,436	17.4%	16,485	18,962	15.0%
Other Services except Public Administration	5,690	6,548	15.1%	14,198	16,170	13.9%
Government & Government Enterprises	21,847	24,538	12.3%	55,040	56,086	1.9%

Source: U.S. Dept. of Commerce, Bureau of Economic Analysis, Table CA25N
*North American Industry Classification System

ECONOMIC BASE AND TRENDS

Employment by Industry

Figures 3-B and **3-C** provide employment by industry numbers for Wilkes County. As with the previous figure, the U.S. Department of Commerce’s Bureau of Economic Analysis (BEA) is the source of information. BEA employment numbers are collected according to the number and type of jobs that exist within a given geographic area – regardless of whether or not the job is being performed by a resident of that same geographic area. In other words, both figures provide an overview of “jobs” in Wilkes County – not an inventory of where Wilkes County residents work. It is also important to note that BEA employment data inventories full-time and part-time jobs. Therefore, it is entirely possible that in many instances two or more of the part-time “jobs” included in **Figures 3-B** and **3-C** may actually be filled by a single person.

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While **Figures 3-A, 3-B** and **3-C** are all derived from BEA data, there is some slight variation in the column labeled “industry classification.” **Figure 3-B** charts the change of employment by industry between 1980 and 2000. In doing so, **Figure 3-B** relies on the Standard Industrial Classification (S.I.C.) system for classifying economic activity. In 2002, the United States, Canada and Mexico all began using the North American Industry Classification System (N.A.I.C.S.) to provide standardized industrial classifications throughout the continent. As a result, more recent employment by industry data illustrated in **Figures 3-A** and **3-C** uses the N.A.I.C.S. Regardless, the data provided in all 3 Figures is similar enough to provide for cross-analysis.

Figure 3-B: Wilkes County Employment by Industry (1980-2000)						
Industry Class. (S.I.C.)*	1980	1990	Percent (%) of 1990 Total	2000	Percent (%) of 2000 Total	Percent % Change (1990- 2000)
Total Employment	5294	5819	N/A	5491	N/A	-5.6%
Construction	171	175	3.0%	202	3.7%	15.4%
Manufacturing	1854	2,114	36.3%	1623	29.6%	-23.2%
Wholesale Trade	174	159	2.7%	186	3.4%	17.0%
Retail Trade	616	684	11.8%	676	12.3%	-1.2%
Transportation & Public Utilities	205	208	3.6%	254	4.6%	22.1%
Finance, Insurance & Real Estate	139	139	2.4%	Undisclosed	Undisclosed	N/A
Services	663	888	15.3%	793	14.4%	-10.7%
Government & Government Enterprises	694	828	14.2%	964	17.6%	16.4%
Farming	631	531	9.1%	482	8.8%	-9.2%
Ag. Services, forestry and fishing	76	84	1.4	Undisclosed	Undisclosed	N/A

Source: U.S. Dept. of Commerce, Bureau of Economic Analysis, Table CA25N
*Standard Industrial Classification

Figure 3-B suggests that since 1990, there has been a steady decline in overall employment opportunities within Wilkes County. Of greater concern is the apparent 10 year decrease in manufacturing and farming jobs. Manufacturing and farming are examples of basic industries (a.k.a. traded sector) which generate more goods and services that can be consumed locally and bring net income into the community. In spite of significant losses in the industry sector, by 2000 manufacturing still accounted for 29.6 percent of all jobs in Wilkes County. In 2000, government and government enterprises represented the second largest industry sector in Wilkes County at 17.6 percent. Growth in this industry sector – as well as a 17 percent increase in wholesale trade – offset some of the decline in the overall Washington-Wilkes employment base.

Since 2001, **Figure 3-C** illustrates that overall Wilkes County employment opportunities have continued to decline at a steady rate – roughly 2.6 percent between 2001 and 2005. A continued loss of manufacturing jobs mirrors the regional economy as a whole. Unlike **Figure 3-B**, there is a recent increase in farm employment within Wilkes County to 500 total jobs in 2005. The largest single employment sector within Washington-Wilkes by 2005 was government and government enterprises – with over 18 percent of all the jobs in the county.

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Figure 3-C: Wilkes County Employment by Industry (2001-2005)

Industry Class. (N.A.I.C.S.)*	2001	2005	Percent of 2005 employment	Percent Change
Total Employment	5129	4997	N/A	-2.6%
Construction	212	229	4.6%	8.0%
Manufacturing	1114	892	17.9%	-19.9%
Wholesale Trade	145	137	2.7%	-5.5%
Retail Trade	518	481	9.6%	-7.1%
Transportation & Warehousing	Undisclosed	Undisclosed	Undisclosed	N/A
Information	112	105	2.1%	-6.3%
Finance & Insurance	144	156	3.1%	8.3%
Real Estate & Rental & Leasing	55	71	1.4%	29.1%
Administrative & Waste Services	120	183	3.7%	52.5%
Educational Services	<10	<10	N/A	N/A
Health Care & Social Assistance	289	364	7.3%	26.0%
Arts, Entertainment & Recreation	Undisclosed	Undisclosed	Undisclosed	N/A
Accommodation & Food Services	Undisclosed	Undisclosed	Undisclosed	N/A
Other Services except Public Administration	224	249	5.0%	11.2%
Farming	470	500	10.0%	6.4%
Government & Government Enterprises	960	903	18.1%	-5.9%

Source: U.S. Dept. of Commerce, Bureau of Economic Analysis, Table CA25N

*North American Industry Classification System

Employment by Industry Projections

Figure 3-D includes long-term employment by industry projections in Wilkes County. The projections suggest that the farming and manufacturing basic industry sectors will continue to decline through 2025 at a rate of 8.3 and 18.5 percent respectively over the 25 year period. In contrast, the projections suggest that the overall number of jobs within the Washington-Wilkes area will start to climb after 2010.

Figure 3-D: Wilkes County Employment by Industry Projections

	2000	2010	2015	2020	2025	Rate (%) of Change 2000-2025
Total	5,490	5,350	5,440	5,560	5,660	3.1%
Farm	480	470	460	450	440	-8.3%
Other Agricultural	80	90	100	110	120	50.0%
Construction	200	200	200	200	210	5.0%
Manufacturing	1,620	1,280	1,290	1,310	1,320	-18.5%
Transportation and Public Utilities	250	230	240	250	260	4.0%
Wholesale Trade	190	190	210	230	240	26.3%
Retail Trade	680	730	720	700	680	0.0%
Finance, Insurance and Real Estate Services	230	260	260	270	280	21.7%
Federal Civilian Govt.	790	940	1,000	1,060	1,130	43.0%
Federal Military Govt.	50	40	40	40	40	-20.0%
State & Local Govt.	40	30	30	30	30	-25.0%
State & Local Govt.	880	890	890	900	900	2.3%

Source: Woods & Poole (2005)

Between 2000 and 2025, total employment opportunities within Wilkes County are expected to increase by 3.1 percent.

Increases in Wilkes County employment opportunities will be most significant in the “services” sector – at 43 percent. “Services” can range from business-type endeavors such as employment agencies, equipment repair, data processing etc.; to individual-related services such as auto repair, doctors, architects, theaters, etc. As with previous Figures, **Figure 3-D** includes part-time and full-time employment.

While **Figure 3-D** suggests long-term growth in employment opportunities within Wilkes County, the 3.1 percent increase is slow when compared to surrounding counties and the state as a whole. Fueled by metropolitan Atlanta, **Figure 3-E** suggests that the growth rate of employment opportunities throughout Georgia will increase by over 38 percent between 2000 and 2025.

Figure 3-E: Employment Projections in Selected Areas, 2000-2025

	Jobs in 2000	Jobs in 2025	Rate (%) of Change 2000-2025
Wilkes County	5,490	5,660	3.1%
Lincoln County	2,720	3,290	21.0%
Oglethorpe County	3,060	4,100	34.0%
Georgia	4,892,290	6,755,660	38.1%

Source: Woods & Poole (2005)

Substantial employment growth rates are projected to take place in adjacent Lincoln and Oglethorpe Counties as well. Lincoln County employment opportunities will grow during the 20 year time frame by 21 percent while Oglethorpe County will experience a 34 percent increase in job opportunity.

LABOR FORCE

Labor Force Participation

The number of Wilkes County residents participating in the labor force is illustrated in **Figure 3-F**. Unlike BEA data, the U.S. Census Bureau data utilized for the figure illustrates the number of work eligible (16 years of age or older) Wilkes County residents and their current employment status – regardless of whether they work within or outside of the county. Between 1990 and 2000 the total number of work eligible residents within Wilkes County increased at a rate of 4.1 percent – in excess of the county’s overall population increase. During this same period, the number of work eligible residents in the labor force decreased by 2.4 percent. Unemployment declines as well, representing only 4.4 percent of the civilian labor force by 2000. **Figure 3-F** also illustrates that residents not participating in the labor force increased by 13.9 percent between 1990 and 2000 to represent 43.7 of the work eligible population. Individuals shown as not participating in the labor force are not considered unemployed, but may include such groups as retirees, stay-at-home spouses and people participating primarily in volunteer labor.

Figure 3-F: Wilkes County Labor Force Participation, (1990-2000)

	1990		2000	
	Number (#) of People	Percent (%)	Number (#) of People	Percent (%)
Work-Eligible Population	8,106	N/A	8,440	N/A
In labor force:	4,870	60.1	4,754	56.3
Civilian Labor force	4,858	99.8	4,754	100
Civilian Employed	4,509	92.6	4,547	95.6
Civilian unemployed	349	7.2	207	4.4
In Armed Forces	12	0.2	0	0
Not in labor force	3,236	39.9	3,686	43.7

Source: U.S. Census Bureau, SF3



Figure 3-G: Municipal Labor Force Participation (1990-2000)

	Washington				Rayle				Tignall			
	1990	1990	2000	2000	1990	1990	2000	2000	1990	1990	2000	2000
	Number (#) of People	Percent (%)	Number (#) of People	Percent (%)	Number (#) of People	Percent (%)	Number (#) of People	Percent (%)	Number (#) of People	Percent (%)	Number (#) of People	Percent (%)
Work Eligible Population	3,238	N/A	3,515	N/A	527	N/A	530	N/A	79	N/A	94	N/A
In Labor Force	1,849	57.1%	1,842	52.5%	292	55.4%	283	53.4%	58	73.4%	53	56.4%
Civilian Labor Force	1,840	99.5%	1,842	100%	291	99.7%	283	100.0%	58	100.0%	53	100.0%
Civilian Employed	1,656	89.6%	1,752	95.1%	273	93.5%	268	94.7%	58	100.0%	47	88.7%
Civilian Unemployed	184	10%	90	4.9%	18	6.2%	15	5.3%	0	0.0%	6	11.3%
In Armed Forces	9	0.5%	0	0%	1	0.3%	0	0.0%	0	0.0%	0	0.0%
Not in Labor Force	1,389	42.9%	1,673	47.6%	235	44.6%	247	46.6%	21	26.6%	41	43.6%

Source: U.S. Census Bureau, SF3

Labor force participation at the municipal level between 1990 and 2000 is illustrated in **Figure 3-G**. Trends in Washington, Rayle and Tignall mirror the county statistics presented in the previous figure. In all three municipalities, the work eligible population increases at a faster pace than municipal population growth while the number and percentage of eligible individuals participating in the labor force decreases. Of the four Washington-Wilkes jurisdictions, there is an “across-the-board” consistent labor force participation trend.

Labor Force by Occupation

Employment by “occupation” differs from employment by “industry”. Occupation refers to the type of work that one performs for a particular industry sector. For example, a person employed by the manufacturing industry may oversee plant operations and therefore hold a management occupation. In contrast, his or her co-worker may be responsible for preparing the manufacturing plant’s product or seeking customers to buy the product. This individual would obviously then be involved in a production or sales occupation, respectively.

Figure 3-H shows that in 2000, roughly 28.2 percent of all Wilkes County laborers were employed in production, transportation and material moving occupations. This occupational sector was followed closely by employment in management, professional and related occupations; and, sales and office occupations at 22.1 and 20.9 percent respectively. The significant percentage of the Wilkes County work force involved in these three occupational sectors is consistent with employment by industry trends illustrated in previous figures – particularly the

Figure 3-H: Wilkes County Civilian Labor Force by Occupation (2000)

Employed civilian population 16 years and over	Number (#)	Percent (%)
Management, professional, and related occupations	949	20.9
Service occupations	597	13.1
Sales and office occupations	1,003	22.1
Farming, fishing, and forestry occupations	71	1.6
Construction, extraction, and maintenance occupations	645	14.2
Production, transportation, and material moving occupations	1,282	28.2
Total	4,547	100

U.S. Census Bureau, SF3



ECONOMIC DEVELOPMENT

manufacturing sector. In contrast, there are very few people employed in farming as an occupation – in spite of employment by industry trends that suggested a larger farming economy.

Figure 3-I: Municipal Labor Force by Occupation (2000)

Employed civilian population 16 years and over	Rayle		Tignall		Washington	
	Number (#)	Percent (%)	Number (#)	Percent (%)	Number (#)	Percent (%)
Management, professional, and related occupations	9	19.1%	25	9.3%	361	20.6%
Service occupations	5	10.6%	41	15.3%	306	17.5%
Sales and office occupations	18	38.3%	44	16.4%	451	25.7%
Farming, fishing, and forestry occupations	4	8.5%	5	1.9%	18	1.0%
Construction, extraction, and maintenance occupations	6	12.8%	44	16.4%	139	7.9%
Production, transportation, and material moving occupations	5	10.6%	109	40.7%	477	27.2%
Total	47	100%	268	100%	1,752	100%

US. Census Bureau, SF3

Municipal labor force by occupation in Rayle, Tignall and Washington is addressed in **Figure 3-I**. With the majority of Wilkes County industry located in and around the city of Washington, occupational sector employment in Washington closely mirrors the county data presented in the previous figure. Employment in production, transportation and material moving occupations in Tignall, at 40.7 percent, is a significant employment sector for the city’s population. In addition, the percentage of Tignall residents employed in management positions is significantly less than in Wilkes County and Washington. At 38.3 percent, sales and office occupations constitute the dominant occupational sector of residents of Rayle.

Labor Force by Place of Work

By presenting data within the preceding sections of this chapter from differing sources (U.S. Department of Commerce and the U.S. Census Bureau), the plan reminds us that employed residents of Washington-Wilkes may or may not work within the county. Likewise, Washington-Wilkes employers will often hire workers who reside in other jurisdictions. **Figures 3-J** and **3-K** provide us with a better perspective on the amount of labor that is being exported from, and imported to Wilkes County. Please note that data provided in both Figures – although originating from the U.S. Census Bureau - has been converted by the BEA to correspond with other datasets which they generate. In addition, **Figures 3-J** and **3-K** do not account for workers holding multiple jobs. For these reasons, total employment numbers contained in both Figures will differ from preceding datasets.

Figure 3-J illustrates that the total labor force employed within Wilkes County has declined by 6.4 percent between 1980 and 2000 to a total of 4447 workers – suggesting shrinkage of available jobs. During this same period of time, **Figure 3-K** shows that the total number of employed workers residing in Wilkes County also declined by a slower rate of 1.4 percent to 4363. A comparison of the two figures suggests that historically, Wilkes County has had a



slightly higher number of available jobs as opposed to employed laborers. **Figures 3-J and 3-K** indicate that by 2000 the Wilkes County labor force was 1.9 percent larger than the total number of Wilkes County employed laborers – although, if factoring in a 4.4 percent unemployment rate (See **Figure 3-F**), the “eligible” labor force exceeds the apparent number of jobs available within the county.

Figure 3-J: Wilkes County Labor Force by Residence (1980-2000)					
	1980	2000	Rate (%) Of Change 1980-2000	Percent (%) of Total (2000)	
Total Labor Force	4749	4447	-6.4%	N/A	
Residence:					
Wilkes County	3830	3465	-9.5%	77.9%	
Outside of Wilkes County	Total	919	982	6.9%	22.1%
	Other Georgia Counties	879	982	11.7%	100.0%
	Out of State	40	0	-100.0%	0.0%

Source: U.S. Department of Commerce, Bureau of Economic Analysis based on U.S. Census Bureau “Journey to Work and Place of Work” Data

Figure 3-K: Wilkes County Laborers by Place of Work (1980-2000)					
	1980	2000	Rate (%) Of Change 1980-2000	Percent (%) of Total (2000)	
Total Wilkes County Laborers	4426	4363	-1.4	100	
Place of Work:					
Wilkes County	3830	3465	-9.5%	79.4%	
Outside of Wilkes County	Total	596	898	50.7%	20.6%
	Other Georgia Counties	457	890	94.7%	99.1%
	Out of State	139	8	-94.2%	0.9%

Source: U.S. Department of Commerce, Bureau of Economic Analysis based on U.S. Census Bureau “Journey to Work and Place of Work” Data

In spite of a historic decrease in the overall size of the Wilkes County labor force and number of employed laborers between 1980 and 2000, the number and percentage of county residents commuting to other jurisdictions increased significantly during the period. Between 1980 and 2000, **Figure 3-K** indicates that there was a 50.7 percent increase in the number of Wilkes County residents that commuted to jobs outside of the county. By 2000, over 20 percent of all Wilkes County residents worked elsewhere.

Personal Income

As with virtually every community in the nation, hourly wages and salaries are the principal sources of income for residents of Wilkes County. As illustrated in **Figure 3-L**, 67.2 percent of Wilkes County residents’ income was derived from wage and salary income. **Figure 3-L** does however illustrate the other varying sources of income on which households may rely. At 9.5 percent, social security payments are the second highest source of income for Wilkes county households. **Figure 3-L** shows that other sources of “public assistance” for households accounted for the lowest percentage of Wilkes County residents’ household income. While **Figure 3-L** shows that the overall composition of Wilkes County household sources of income is similar to adjacent counties and the state of Georgia, the county’s overall reliance on wages and salaries is lower than the other jurisdictions referenced in the figure.



In contrast, Wilkes County households have a significantly higher reliance on social security and “interest, dividends and net rental income” payments for income than Lincoln and Oglethorpe Counties, or the state of Georgia.

A closer look at Wilkes County’s sources of income illustrates that personal income for the county’s households gradually decreased from 1990 to 2000.

Figure 3-M utilizes aggregate U.S. Census household income data from both decades, and divides the total by the corresponding number of Wilkes County households in order to determine (by percentage) the predominant sources of income generated by

community residents. **Figure 3-M** also calculates the change of average household income by type, from 1990 to 2000, in order to determine the rate at which average income increased or decreased throughout the decade. Finally, using the Consumer Price Index, a figure of 32 percent inflation between 1990 and 2000 is factored into the average household income “rate of change” in order to determine whether overall increases in wages translate into greater consumer buying power.

Figure 3-L: Sources of Household Income for Selected Jurisdictions, Percent of Total Income (2000)

	Wilkes County	Lincoln County	Oglethorpe County	State of Georgia
Aggregate wage or salary income for households	67.2%	70.6%	77.8%	78.2%
Aggregate other types of income for households	3.2%	2.4%	2.0%	1.7%
Aggregate self employment income for households	5.7%	6.0%	4.8%	5.6%
Aggregate interest, dividends, or net rental income	7.9%	3.6%	3.7%	5.3%
Aggregate social security income for households	9.5%	9.2%	6.1%	4.0%
Aggregate public assistance income for households	1.5%	0.8%	0.9%	0.0%
Aggregate retirement income for households	5.1%	7.3%	4.7%	4.6%

Source: U.S. Census Bureau, SF3

Figure 3-M: Wilkes County Sources of Household Income (1990-2000)

	1990 Income (\$)	Percent (%) of Total (1990)	2000 Income (\$)	Percent (2000)	Rate (%) of Change 1990-2000 (Constant 2000\$)*
Aggregate wage or salary income for households	77,014,473	68.0%	105,405,300	67.2%	-3.4%
Aggregate other types of income for households	1,002,226	0.9%	4,958,300	3.2%	249.1%
Aggregate self employment income for households	10,758,498	9.5%	8,935,500	5.7%	-41.4%
Aggregate interest, dividends, or net rental income	8,127,433	7.2%	12,391,400	7.9%	7.6%
Aggregate social security income for households	8,922,731	7.9%	14,926,200	9.5%	18.0%
Aggregate public assistance income for households	1,973,892	1.7%	2,402,300	1.5%	-14.1%
Aggregate retirement income for households	5,533,110	4.9%	7,945,000	5.1%	1.3%
Total Income	113,332,363	N/A	156,964,000	N/A	-2.3%

*Source: U.S. Census Bureau, SF3 (Some calculations by: CSRA RDC)
(Constant 2000\$): Assumes 32 percent inflation between 1990-2000
Note: Formula factors change in total number of households between 1990-2000



Figure 3-M illustrates that, at over 67 percent, Wilkes County households continue to receive a large percentage of their income from wages and salaries. When considering the increase in total number of households within Wilkes County, however, the overall value of wage and salary income declined by 3.4 percent. During this same time frame, household self-employment income decreased by over 41 percent. In contrast to these decreases, average household income derived from “commissions, bonuses and tips” (referred to in the Figure as: “other types of income”) increased significantly in value – rising by roughly 249 percent. Social security payments – now the second largest source of average household income in Wilkes County – also increased noticeably by a total of 18 percent.

Figure 3-N: Municipal Sources of Household Income (2000)									
	Rayle			Tignall			Washington		
	2000 Income (\$)	Percent (%) of 2000 Income	Rate (%) of Change 1990-2000 (Constant 2000\$)*	2000 Income (\$)	Percent (%) of 2000 Income	Rate (%) of Change 1990-2000 (Constant 2000\$)*	2000 Income (\$)	Percent (%) of 2000 Income	Rate (%) of Change 1990-2000 (Constant 2000\$)*
Aggregate wage or salary income for households	1,465,300	80.6%	45.5%	4,718,000	65.6%	-12.5%	37,889,100	63.1%	16.8
Aggregate other types of income for households	0	0.0%	-100.0%	191,400	2.7%	161.4%	2,029,500	3.4%	168.2
Aggregate self employment income for households	0	0.0%	-100.0%	264,700	3.7%	-22.4%	2,437,400	4.1%	-54.4
Aggregate interest, dividends, or net rental income	42,800	2.4%	-26.9%	297,700	4.1%	6.6%	5,842,900	9.7%	9.2
Aggregate social security income for households	266,900	14.7%	173.6%	972,900	13.5%	27.1%	6,510,800	10.8%	18.6
Aggregate public assistance income for households	0	0.0%	0.0%	145,100	2.0%	-8.2%	1,320,800	2.2%	-21.7
Aggregate retirement income for households	54,000	3.0%	-22.8%	600,400	8.4%	11.8%	3,977,000	6.6%	29.0
Total	1,817,000	N/A	25.8%	7,190,200	N/A	-4.8%	60,007,500	N/A	10.8

Source: U.S. Census Bureau, SF3 (Some calculations by: CSRA RDC)
 (Constant 2000\$): Assumes 32 percent inflation between 1990-2000
 *Note: Formula factors change in total number of households between 1990-2000

Sources of household income within Rayle, Tignall and Washington are provided in **Figure 3-N**. As with the previous figure, the rate of change in household sources of income is an “average” which considers inflation and the change in the total number of households within each community. By illustrating an “average household income” rate of change (rather than considering an aggregate figure), **Figure 3-N** provides a more accurate picture of community wealth.



Figure 3-N shows that between 1990 and 2000, average household income within Tignall decreased by 4.8 percent - a slightly greater rate than Wilkes County as a whole. During this same time frame, average household incomes in Rayle and Washington increased by 25.8 and 10.8 percent respectively. It is important to note that with a small number of total households, household income data in Rayle can easily be skewed by the additional or removal of only a few households. **Figure 3-N** also illustrates that income derived from self employment decreased at a high rate in all three municipalities in a manner that is similar with Wilkes County as a whole. During this same time frame, household social security income increased significantly. The most significant divergence between **Figure 3-M** and **3-N** is that income derived from wages and salaries increased considerably within Washington – at 16.8 percent – while this same source of revenue decreased throughout the county.

Annual Wages

In order to determine the most recent trends in average wages for workers employed in Wilkes County, **Figure 3-O** utilizes statistics from the U.S. Department of Labor. The figure provides an over view of average annual wages for Wilkes County workers because, like many of the data sets compiled by the U.S. Census Bureau, the average wage information compiled by the U.S. Department of Commerce and U.S. Department of Labor cannot be obtained at the municipal level. Regardless, **Figure 3-O** considers all jobs throughout both the incorporated and unincorporated portions of the county.

Year	2001	2002	2003	2004	2005	2006	Rate (%) of Change (2001-2006)	Rate (%) of Change (2001-2006) (Constant 2006\$)
Average Wage per Job (\$)	\$22,152	\$22,204	\$23,192	\$24,180	\$24,648	\$25,844	16.6%	2.5%

*Source: U.S. Dept. of Labor, Bureau of Labor Statistics, Quarterly Census of Employment and Wages
 \$ Assumes 13.8 percent inflation between 2001-2006
 (Constant 2006\$): Assumes 13.8 percent inflation between 2001-2006*

Between 2001 and 2006, average annual wages of workers within Wilkes County increased by 16.6 percent. During this same period, however, the Consumer Price Index assumes an inflation rate of 13.8 percent. When inflation is factored into the “rate of change” of Wilkes County wages, it suggests a 2.5 percent increase in the value of Wilkes County workers’ wages. Because data that is used to formulate the Consumer Price Index is collected predominantly from urban areas throughout the country, its direct applicability to a rural area like Wilkes County may be skewed. For example, property value and cost of housing in rural markets is typically smaller than in urban areas and typically do not fluctuate at as dramatic a rate. Therefore, the true value of wage increases in Wilkes County illustrated in **Figure 3-O** may

	2001 Estimated Average Annual Wage (\$)	2006 Estimated Average Annual Wage (\$)	Rate (%) of Change (2001-2006)	Rate (%) of Change (2001-2006) (Constant 2006\$)
Wilkes County	\$22,152	\$25,844	16.6%	2.5%
Lincoln County	\$19,916	\$24,024	20.6%	6.0%
Oglethorpe County	\$22,464	\$24,336	8.3%	-4.8%

*Source: U.S. Dept. of Labor, Bureau of Labor Statistics, Quarterly Census of Employment and Wages
 \$ Assumes 13.8 percent inflation between 2001-2006
 (Constant 2006\$): Assumes 13.8 percent inflation between 2001-2006*



be greater than the local rate of inflation and lies somewhere between both rates of change presented.

By comparing Wilkes County average annual wages with those of surrounding counties, **Figure 3-P** illustrates varying regional rates of change – with wage increases between 2001 and 2006 that exceed or fail to exceed the 13.8 percent inflation rate. With increases of average annual wages in Lincoln County and Oglethorpe County of 20.6 and 8.3 percent respectively, the figure suggests that the value of Wilkes County workers’ wages remains competitive with adjacent jurisdictions.

Annual Wages by Industry

Figure 3-Q: Wilkes County: Estimated Average Annual Wage by Selected Industries (Constant 2006\$)

Industry Sector	2001 Estimated Average Annual Wage	2006 Estimated Average Annual Wage	Rate (%) of Change (2001-2006) (Constant 2006\$)
Construction	\$22,204	\$28,132	11.3%
Manufacturing	\$25,584	\$27,040	-7.1%
Wholesale Trade	\$23,452	\$31,252	17.1%
Retail Trade	\$15,392	\$16,640	-5.0%
Transportation & Warehousing	ND*	ND*	Undetermined
Information	\$35,672	\$76,752**	89.1%
Finance & Insurance	\$29,640	\$38,740	14.9%
Real Estate & Rental & Leasing	\$17,732	\$26,624	31.9%
Administrative & Waste Services	\$20,800	\$18,304	-22.7%
Educational Services	ND*	ND*	Undetermined
Health Care & Social Assistance	\$17,524	\$17,472	-12.4%
Arts, Entertainment & Recreation	ND*	ND*	Undetermined
Accommodation & Food Services	ND*	ND*	Undetermined
Other Services except Public Administration	\$20,540	\$26,052	11.5%

Source: U.S. Dept. of Labor, Bureau of Labor Statistics, Quarterly Census of Employment and Wages
\$ Assumes 13.8 percent inflation between 2001-2006
**ND: Not Discloseable. Data did not meet BLS or state agency disclosure statements.*
***Preliminary data*

Figure 3-Q illustrates average annual wage by industry in Wilkes County. As with the previous four figures, rates of change are calculated factoring in inflation during the time period studied. Because the rate of change in wages between 2001 and 2006 factors inflation, the reader will notice some negative rates of change even though some 2006 wages are greater than those in the 2001 column.

In Wilkes County the greatest rate of change in wages between 2001 and 2006 was in the “information” and “real estate, rental and leasing” professions with respective growth rates of 89.1 and 31.9 percent. It is important to note however, that 2006 wage figures for the information industry are preliminary – and appear to be far in excess of average wages in any other industry sector. A more likely picture of wages generated in the information industry comes from 2005 data produced by the U.S. Department of Labor which illustrates a more



modest 6.1 percent increase in wages between 2001 and 2005 (representing an average annual wage of \$43,056). As the figure illustrates, while wages in most industry sectors increased between 2001 and 2006, only the categories of “wholesale trade,” “finance and insurance,” and “real estate, rental and leasing” are known to have outpaced inflation.

ECONOMIC RESOURCES

State Resources

Georgia Department of Community Affairs

Included in the Georgia Department of Community Affairs’ (DCA) role as the state’s primary planning agency, is the management of multiple housing and economic development programs. Among DCA’s incentive programs for local economic development are the Enterprise and Opportunity Zone designations. These designations are used in conjunction with other locally initiated redevelopment activities to provide tax incentives for business expansion or recruitment in defined areas of blight and poverty. The Georgia DCA also oversees the state’s Main Street program – intended to bolster the preservation, vitality and viability of downtowns across the state.

Wilkes County has also recently participated in the Georgia DCA’s Community of Opportunities Initiative. While not solely an “economic development” program, “Co-Op” participation by Washington-Wilkes local governments and community service organizations resulted in workforce development being listed as the communities’ principal issue of concern. Through the Co-Op initiative, Washington-Wilkes identified the following community improvement strategy and 3 supporting implementation strategies:

Community Improvement Strategy:

“Wilkes County seeks to improve the skills of its workforce in order to strengthen their ability to attract industry to the county.”

Implementation Strategies:

- *Initiate technical training with the development of a career academy.*
- *Determine workforce needs of employers by creating and disseminating a survey to local employers.*
- *Provide county workforce with public transportation to educational and/or employment opportunities.*

A preliminary Co-Op report is attached in **Appendix B**. As with other recommendations contained in the *Community Assessment* portion of this Plan, Co-Op strategies and actions will be addressed in the short-term work program and long-term goals and policies generated and contained in the *Community Agenda*.

Georgia Department of Economic Development

The Georgia Department of Economic Development (GDEcD) is the principal state-level agency engaged in business, trade partnership and tourist recruitment. The agency is led by an experienced board which includes executives from many of the state’s leading employers. GDEcD works in collaboration with multiple state and federal programs, and maintains a

worldwide marketing campaign targeting more than 15,000 companies with the potential to expand or relocate in Georgia. Examples of recent recruitment successes include (From most recent):

- *WILO EMU Plant (Thomasville, GA):* 50 new jobs, \$8 million investment.
- *Sany Heavy Industry Co. Ltd. Facility (Peachtree City, GA):* 200 new jobs, \$30 million investment.
- *Wipro Technologies Center (Atlanta, GA):* 500 jobs.
- *Kia Assembly Plant (West Point, GA):* 2800 jobs (+2600 supplier jobs), \$1.2 billion investment.

Within the CSRA region, GDEcD has recently assisted in facilitating the location of Bennett Industrial Group LLC. to Tennille resulting in up to 150 jobs and \$6.5 million of investment to Washington County. Washington-Wilkes communities continue to coordinate with GDEcD in many areas to promote business expansion and relocation within the county. In addition to partnering with GDEcD to market available industrial buildings and property, Wilkes County was recently designated an “Entrepreneur Friendly Community” by the State of Georgia. Wilkes County is now eligible to receive an Entrepreneur Friendly Implementation Fund grant from the State while qualified small business owners are eligible for customized marketing data.

Technical College System of Georgia

The Technical College System of Georgia partners with technical colleges throughout the state to provide the Quick Start training program. Quick Start provides job-specific training for Georgians to enter the workforce in new and expanding industries. Through the Quick Start program, employers can work with Certified Economic Development Trainers provided by local technical colleges to coordinate project management and employee training to ensure an ample supply of specialized labor. The state-funded program is one of the many incentive tools that the state can provide to encourage businesses to locate in Georgia. All training services are available at no cost to client companies.

Regional Resources

Central Savannah River Area Regional Development Center

The Central Savannah River Area Regional Development Center (CSRA RDC) is available to provide economic development services to its 13 county and 41 municipal member jurisdictions. Designated the region’s “economic development district” by the U.S. Department of Commerce’s Economic Development Administration, the CSRA RDC’s development activities include assistance with:

- Site selection and initial consultation; and,
- Prospect development initiatives; and,
- Project management; and,
- Business retention activities.

The CSRA RDC’s Local Government Services staff is available to assist CSRA communities by preparing, developing and administering a variety of state and federal grants tailored to meet each jurisdiction’s needs. The CSRA RDC Planning staff can also conduct various economic

development studies and provide data collection services. The CSRA RDC provides mapping services to local communities which can be utilized to assist economic development efforts initiated by local public or private sector organizations.

The CSRA Business Lending Corporation is an additional component of the CSRA RDC. The Business Lending Corporation is a non-profit corporation licensed to deliver the SBA-504 program by the U.S. Small Business Administration. The SBA-504 loans administered by the Business Lending Corporation provide businesses with low, fixed rates to finance a portion of business start-up or improvement costs. A variety of other similar loan programs are also administered by the Business Lending Corporation in an effort to increase and improve business investment activity throughout the CSRA region and beyond to the rest of Georgia and portions of South Carolina.

Clarks Hill Partnership

The Clarks Hill Partnership of Georgia was formed with the intention of creating a favorable environment for the retention of existing businesses and also attracting new business. McDuffie, Columbia, Lincoln, Warren, and Wilkes Counties are all represented. The partnership was established to work closely with Federal, State, and local governments, as well as with any other organizations interested in economic development within the Clarks Hill Region.

CSRA Unified Development Council (UDC)

The UDC is a council of the Chambers of Commerce and other economic development organizations throughout the CSRA. The UDC provides a forum for discussion and the joint pursuit of economic marketing, professional training and enrichment, and other special projects.

CSRA Unified Development Authority

The UDA is a joint development authority consisting of 13 counties in the CSRA. This authority serves as a vehicle for local governments and authorities to use for economic development related projects.

Georgia EMC, Community and Economic Development Department

Georgia EMC's Community and Economic Development Department provides services to assist member EMC's in attracting appropriate development to their communities. The Department's wide-ranging services are divided into four categories: prospect development, community development, retail/commercial development and technical services. Prospect and retail/commercial services are typically utilized by business interests to determine which EMC member communities offer the economic environment appropriate for them. Community development and technical services can be utilized by local governments and economic development agencies to enhance their business recruitment efforts.

Georgia Power, Economic Development Division

Georgia Power's Economic Development Division is charged with the responsibility of attracting businesses to the state. The Division is engaged in marketing the state of Georgia to potential investors and maintaining a database of sites appropriate for business

investment. Georgia Power also serves as a consultant to local communities by providing technical advice on how to attract business investment. In addition to these services, Georgia Power's Community Development Department acts as a clearinghouse for communities to identify funding opportunities to make substantive and aesthetic improvements to local infrastructure.

MEAG Power, Location Georgia

MEAG Power operates the Location Georgia service. Location Georgia is a resource center that provides businesses with information necessary to make informed decisions about where to locate within the state of Georgia. Location Georgia provides community profiles for most jurisdictions throughout the state. Location Georgia project managers are available to provide a variety of additional information on factors affecting a business owner's location decisions including: financial incentives, transportation, job training, taxes, education, utilities, environmental permitting and available properties.

Local Resources

Washington-Wilkes Chamber of Commerce

The Washington-Wilkes Chamber of Commerce provides a variety of services to help enhance the business environment of Columbia County's existing and prospective businesses and industries. The Chamber of Commerce actively markets business opportunity in the county and facilitates the efforts of a variety of business interests to promote and maintain the growth of the local economy.

Washington-Wilkes Payroll Development Authority

The Washington-Wilkes Payroll Development Authority is the principal economic development agency of Wilkes County and its municipalities. The organization's primary mission is to recruit new businesses to Wilkes County and to provide the necessary assistance to existing businesses in order to retain them, assist with relocation or expand. Working in cooperation with the Wilkes County Board of Commissioners, the Washington City Council and Chamber of Commerce, the Payroll Development Authority markets local site selection and expansion opportunities to existing or prospective Wilkes County businesses. The Payroll Development Authority also leads local efforts in the procurement of state and federal funds and designations that augment the incentives that Washington-Wilkes can provide to the business community.

Washington Downtown Development Authority

Consistent with the State of Georgia's Downtown Development Authorities Law (O.C.G.A. 36-42), the Washington Downtown Development Authority was established by the City of Washington to lead community efforts revitalize and redevelop the central business district. The Downtown Development Authority works to acquire resources (property and funding) to create the conditions necessary to attract private investment in the downtown area.

Education and Training*Athens Technical College*

Athens Technical College's (ATC) Business and Industry Services Division provides existing and prospective businesses throughout northeast Georgia with a variety of employment training and quality enhancement programs. The Division's services are divided into four categories: human resources services, existing employee training, labor and organizational services and environmental and safety services.

Small businesses can utilize ATC to provide some of the human resources services such as job placement, employee recruitment and occupational training typically available to only larger companies. Additionally, businesses can partner with ATC to train existing employees in a range of skills including: communications, computers, sales, customer service, industrial maintenance, etc.

ATC can also assist northeast Georgia businesses with the fluent management of changing organizational structures and similar challenges. Much of these labor and organizational services are focused on strategies that promote employee involvement. In addition, ATC can assist clients with challenges related to environmental permitting and workplace safety.

ASSESSMENT**REGIONAL ECONOMIC CONTEXT**

Both the Athens-Clarke County MSA and the Augusta-Aiken MSA showed continued growth of employment opportunities and overall population during the early part of the decade. While the Athens-Clarke County MSA experienced employment growth between 2001 and 2005 that was twice that of the Augusta-Aiken MSA, the latter region's percentage of growth translated into a greater number of total jobs due to a much larger population and employment base. Both regional population centers continue to serve as employment generators for a number of Wilkes County residents – attracting almost 400 residents to jobs located in Clarke, Columbia, McDuffie, Oglethorpe and Richmond counties.

This chapter illustrates that much of the regional employment growth around Washington-Wilkes is focused on service sectors - including a range of occupations with varying levels of compensation. In both the Athens-Clarke County MSA and the Augusta-Aiken MSA, there was significant growth in the “health care and social assistance,” “government and government enterprise,” “educational services” and “accommodation and food service” sectors. Much of this growth can be attributed to obvious employers in each region such as the University of Georgia in the Athens-Clarke County area; and, the Medical College of Georgia and Fort Gordon in the Augusta-Aiken area. Stable growth in these particular sectors is fueled largely by “basic” industry jobs – serving as a source of regional population growth rather than a reaction to population growth.

During the same period (2001-2005), other basic industry sectors declined – fueled most significantly by job losses in the “manufacturing” and “information” sectors. Although these losses were absorbed by Athens-Clarke County and Augusta-Aiken by growth in other basic industry sectors, it is important to recognize that declining employment in high-paying industry sectors can lead to a decline in disposable income by household – and a tax base that is growing at a slower rate than population – placing a greater burden on services.

Recognition of regional economic strengths and weaknesses, places Washington-Wilkes in a competitive position for recruiting businesses in industry sectors that may be complementary to established regional clusters.

ECONOMIC BASE AND TRENDS**Employment by Industry**

As discussed in the previous chapter, Wilkes County's distance from population centers and major transportation links has inhibited growth potential. While Washington-Wilkes has historically relied on manufacturing as a major source of employment, steady declines of employment in this sector have occurred (as throughout the nation) due to consolidation of plants and outsourcing. In addition to the “proximity” factors cited herein, the loss of jobs in Washington-Wilkes' basic industry sectors are difficult to offset with growth in an alternative sector due to a small overall population base and limited job training infrastructure. In spite of these historic trends, declines in the value of the dollar - combined with the soaring cost of transportation - have more recently fueled modest gains in the manufacturing sector throughout portions of the United States. Additionally, water availability concerns in the metropolitan Atlanta area make pro-active rural communities more attractive for

investments (or reinvestment) by large employers. These changing factors suggest a gradual shift back to more regional economies and affect Washington-Wilkes in two ways. First, the continued emphasis on industrial recruitment is warranted and the marketing efforts of the Washington-Wilkes Payroll Development Authority need a greater amount of support from the Chamber of Commerce. Second, Washington-Wilkes must ensure that its link to the national rail system (via the Georgia Woodlands Railroad) is maintained so the prospective businesses have options for hauling freight.

While many metropolitan communities are able to adapt to changing global economics by reverting to service and high-technology based economies, most service jobs in a small community are more directly tied to the immediate needs of the local population. As a result, many of the retail and service-based employment sectors throughout Wilkes County are decreasing in size or growing slowly. In addition, the vast majority of businesses in a small community are proportionally small in size. In Wilkes County, information used to prepare the community's Entrepreneur Friendly Community application cites that 93 percent of the County's 404 companies employ less than 20 people. While economic development strategies should certainly include efforts to recruit large employers from higher-paying basic industry sectors, it is also prudent to promote strategies that enhance existing resources in Washington-Wilkes such as small-business entrepreneurship, and historic and cultural assets.

Washington-Wilkes communities should also reach out to existing employers to determine what steps should be taken by local government to meet their workforce needs. As prioritized by the Georgia Department of Community Affairs' Co-Op initiative, Washington-Wilkes communities and the Chamber of Commerce should prepare and disseminate workforce needs survey to employers throughout the county.

Employment by Industry Projections

Employment by industry projections within Wilkes County indicate that recent trends in employment are likely to continue through 2025. While it is true that long-term projections indicate a gradual increase of overall employment within the county (consistent with a slight projected increase in total population), there continues to be a projected decline in basic industry sectors such as "manufacturing" – although as stated in the previous subsection, recent trends may cause some modification to that projection. Projections illustrate that much of these jobs will be recouped by "non-basic" industry sectors such as personal "services." Retail job growth is projected to remain stationary due to only modest projected long-term increases in population.

In spite of previously mentioned factors that limit the potential of Washington-Wilkes jurisdictions to recruit new employers to the area, there are a number of favorable factors in the area that could help reverse the trend of basic industry job loss in manufacturing – particularly in the vicinity of the city of Washington. There exist a number of available industrial properties and buildings already served by good infrastructure. While small, there is an employment base that is accustomed to manufacturing. There are also efforts within the city of Washington to abate potential brownfield properties in order to increase the inventory of available commercial properties. All of these factors are already being advertised by Washington-Wilkes governments through the leadership of the Washington-Wilkes Payroll Development Authority. Further partnerships with Athens Technical College to prepare the local workforce for new employment opportunities may be the most important remaining factor that requires further community investment as identified by recent "Co-Op

meetings which local officials have held with the Georgia Department of Community Affairs (DCA).

With shipping costs rising exponentially because of the cost of fuel, a potential shift to more regional reliance for goods also emphasizes the need to engage Wilkes County's agricultural sector. Recent articles in local publications suggest that this industry sector has not been adequately engaged in recent years by local economic development organizations. More local coordination is warranted to determine the feasibility to converting fallow land into crops for regional consumption.

LABOR FORCE

Labor Force Participation

A significant percentage of Wilkes County's work-eligible population participates in the labor force – primarily the civilian labor force. Between 1990 and 2000, the overall size of the labor force shrank and the percentage of work-eligible residents participating in the labor force declined. These trends are consistent with slight decreases in overall population and increases in age distribution throughout the county. During this same period, unemployment decreased at a faster rate than the decline in the overall size of the county's work-eligible population. Cumulatively, all of these trends are shared by the three Washington-Wilkes municipalities. Unfortunately, local authorities suggest that there has been a more recent decline in the manufacturing sector. As a result, there is a good chance that unemployment rates may actually have climbed slightly over the last six years.

It is apparent that the majority of work-eligible residents in the Wilkes County area who are opting not to participate in the labor market are older retirees. It is likely, however, that a portion of the work-eligible population not participating in the labor force is comprised of individuals who never entered the workforce in the first place. **Figures 2-S** and **2-T** show that 35.1 percent of the Washington-Wilkes population has never even received a high school diploma. The vast majority of such individuals may be deemed as unemployable by existing and prospective employers within the County. Such a situation ensures that the area's employment base remains small, and decreases the odds of attracting large employers to the area. As previously suggested, further effort and resources must be dedicated to student retention, trade skills training and other types of workforce development programs.

Labor Force by Occupation

The population by occupation of all four Washington-Wilkes communities appears to be well balanced. It is important to remember that because Census Bureau data is used to generate employment by occupation figures, workers included in the numbers may or may not actually work within the county. As a result, employment by occupation figures do not necessarily match similar employment by industry categories provided by the U.S. Department of Commerce - which account for jobs that are actually located within the county.

In spite of Wilkes County's rural characteristics, it is surprising to see such a small number and percentage of residents who are engaged in "farming, fishing and forestry" occupations – particularly when there are a noticeably higher number of similarly categorized jobs that exist within the county. The discrepancy may indicate that many of the laborers employed in the

farming “industry” (as opposed to “occupation”) reside in other jurisdictions or work in the industry on a part-time or seasonal basis.

Labor Force by Place of Work

Data illustrates that roughly 20 percent of all Wilkes County laborers commute to a job outside of the county. In contrast, roughly 22 percent of the labor force working within Wilkes County resides in another jurisdiction. A comparison of employment figures in the county with the civilian labor force suggests that there are traditionally a slightly greater number of jobs in the county than available work force. Naturally, such a comparison does not take into account unemployment rates and the quality of available jobs. Regardless, it is apparent that the jobs/housing balance in Washington-Wilkes is weighted slightly toward employment – with a potential lack of appropriate housing options. While this imbalance is not dramatic, Wilkes County communities have an opportunity to convert some of their imported labor into full-time residents by taking steps to generate additional housing options throughout the community.

The Co-Op process has also identified the potential to improve workforce availability by utilizing the Wilkes County public transit system to add service which would focus on transporting Wilkes County residents to employment centers. Such a diversification of service beyond its current focus on senior citizens should be a principal consideration in a required transit development plan that the CSRA Regional Development Center will prepare in partnership with the Georgia Department of Transportation. To ensure that the Wilkes County transit development plan meets the objectives of Co-Op participants, continued coordination with the committee and Georgia DCA will be necessary during the process.

Personal Income

Wilkes County sources of personal income tend to mirror that of surrounding jurisdictions and the state of Georgia in most categories. Exceptions to this statement are that county-wide personal income derived from wages and salaries is lower than other communities, while there is a noticeably higher percentage of personal income derived from social security. Since 1990, the percentage of aggregate community income derived from social security has continued to climb. There is also evidence that an increasing number of citizens are relying on interest and dividend income being drawn from investments. As with other data presented in this plan, such figures point to an aging population that is increasingly dependant on public assistance or fixed income sources for a vast majority of their living expenses. Regardless of their sources of income, with no end in sight to the trend of elderly citizens relying on fixed incomes, a review of senior services offered within Washington-Wilkes is warranted.

Self-employment income is also decreasing as an overall percentage of community-wide personal income. This decrease can translate into a smaller proportion of the overall population that are generating employment opportunities within the municipal limits – possibly via home-occupation businesses or via businesses that are registered to receive mail at a residence. In spite of the decrease in self-employment income, there is no corresponding increase in wages and salaries as a percentage of community-wide personal income. This may indicate that the loss of self-employment income is due more to the retirement or closure of local small businesses rather than a significant increase in the number of workers seeking jobs outside of the community.

Annual Wages (& by Industry)

Since at least 2001, average annual wages paid for jobs within Wilkes County have increased at a rate that is slightly higher than inflation. Such information suggests that workers employed in Wilkes County have slightly increased consumer buying power, with the cost of goods increasing at a rate slower than personal income. Such a trend in Wilkes County is consistent with much of the region but does not seem to exceed inflation to the point that the county is experiencing significant increases in retail trade.

Wage increases by industry vary greatly when compared to inflation. Only three industry sectors (excluding the “information” sector which is based on preliminary 2006 data) – out of a total of 14 listed in **Figure 3-Q** – illustrate wage increases between 2001 and 2006 that exceed the rate of inflation.

ECONOMIC RESOURCES

A variety of federal, state and regional resources exist to promote and/or enhance economic development activities in Washington-Wilkes. The key consideration for the local officials of all four Washington-Wilkes communities is to determine which resources are the most appropriate to meet the needs of the area. Local officials should continue to coordinate with the local chamber of commerce and development authorities to leverage and combine multiple economic development resources to achieve shared outcomes. It may also be beneficial to focus local government energy on economic development strategies and funding sources that are recommended by the chamber of commerce’s and development authority’s experts so that effort is not focused on programs which may not otherwise provide the county and municipalities with sufficient returns.

As previously suggested in this chapter, the Georgia DCA Co-Op process has identified the need to work extensively with Athens Technical College to establish a workforce training program/career academy in Wilkes County. Likewise, the comprehensive plan recommends a community focus on this goal.



CHAPTER 4: HOUSING

INTRODUCTION

Analysis of the type, condition and cost of a community's housing stock are just a few of the factors that help determine whether community development trends are meeting the needs of today's population; and, promoting long-term sustainable growth. In a community like Wilkes County – where there has been little recent change in overall population – it is especially important to determine if the existing housing stock will be suitable to meet the long term needs of current residents. It is also important to examine how targeted housing rehabilitation or new construction may attract those members of the Wilkes County labor force who reside in other jurisdictions. Similar to a local economy that is not dependant on a single industry, communities that offer multiple housing options are better prepared to meet future demographic and economic shifts.

The *Washington-Wilkes Joint Comprehensive Plan's* housing component is not only intended to determine whether adequate housing stock exists within Wilkes County to serve the current population; but, to determine whether the available housing stock is suitable to attract new residents. In analyzing housing suitability, it is necessary to consider whether Wilkes County offers varying types of dwelling units, and units that are financially accessible to households in multiple income classes – providing more opportunity for people to work and live within the county.

The principal sources of information in this chapter are the United States Census Bureau and the Georgia Department of Community Affairs. Many of the figures within this chapter analyze Wilkes County, including the cities of Rayle, Tignall, and Washington, and compare it with the housing trends of Oglethorpe and Lincoln Counties.

HOUSING TYPES AND MIX

Types of Housing Units

Although Wilkes County has lost residents since 1980, the county has seen an increase in the total number of dwelling units. The cities of Tignall and Washington have seen an increase of 9.7 percent and 16.2 percent, respectively, while Rayle lost 10 housing units, or -14.1 percent if it's housing stock. The 20.5 percent increase in total housing units in Wilkes County between 1980 and 2000 – as shown in **Figure 4-A** – illustrates a housing growth rate that is dissimilar to population growth within the cities, of Rayle, Tignall, and Washington. As previously mentioned in Chapter 2, the city of Rayle had a decrease in population of 10 percent, Tignall decreased by 11.2 percent, and Washington decreased by 7.8 percent.

Figure 4-A also shows that the vast majority of housing growth is in single-family detached dwellings – the housing type which accounts for the largest percentage of dwelling units in Wilkes County. From 1980 to 2000, mobile homes also continued to account for a large share of Wilkes County's housing stock – increasing from 8.3 percent in 1980 to 24.7 percent in 2000. Mobile homes now comprise a total of 1,240 housing units in Wilkes County – a 20 year percentage increase of over 259 percent. Taken together, single-family dwelling units (including single-family attached, single-family detached and mobile homes) accounted for almost 96 percent of Wilkes County's housing stock by 2000. In contrast, the Figure shows that there was a decline in development of multi-family housing between 1980 and 1990, but the number more than doubled between 1990 and 2000.

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Figure 4-A: Type of Housing Stock by Community

Wilkes County: Type of Housing Stock							
	1980 Number (#)	1980 Percent (%)	1990 Number (#)	1990 Percent (%)	2000 Number (#)	2000 Percent (%)	Rate (%) of Change 1980-2000
TOTAL Housing Units	4,167	N/A	4,548	N/A	5,022	N/A	+20.5%
Single Family	3,393	81.4%	3,224	70.9%	3,355	66.8%	-1.1%
Duplex	248	6.0%	176	3.9%	219	4.4%	-11.7%
Multi-Family	181	4.3%	95	2.1%	205	4.1%	+13.3%
Mobile Home	345	8.3%	1,008	22.2%	1,240	24.7%	+259.4%
Other*	0	0.0%	45	1.0%	3	<1%	+100.0%
Rayle: Type of Housing Stock							
	1980 Number (#)	1980 Percent (%)	1990 Number (#)	1990 Percent (%)	2000 Number (#)	2000 Percent (%)	Rate (%) of Change 1980-2000
TOTAL Housing Units	71	N/A	63	N/A	61	N/A	-14.1%
Single Family	60	84.5%	48	76.2%	51	83.6%	-15.0%
Duplex	5	7.0%	0	0.0%	0	0.0%	-100.0%
Multi-Family	0	0.0%	0	0.0%	0	0.0%	N/A
Mobile Home	6	8.5%	13	20.6%	10	16.4%	+66.6%
Other*	0	0.0%	2	3.2%	0	0.0%	N/A
Tignall: Type of Housing Stock							
	1980 Number (#)	1980 Percent (%)	1990 Number (#)	1990 Percent (%)	2000 Number (#)	2000 Percent (%)	Rate (%) of Change 1980-2000
TOTAL Housing Units	279	N/A	306	N/A	306	N/A	+9.7%
Single Family	229	82.1%	190	62.1%	177	57.8%	-22.7%
Duplex	10	3.6%	14	4.6%	16	5.2%	60.0%
Multi-Family	4	1.4%	16	5.2%	18	5.8%	+350.0%
Mobile Home	36	12.9%	82	26.8%	95	31.0%	+163.8%
Other*	0	0.0%	4	1.3%	0	0.0%	N/A
Washington: Type of Housing Stock							
	1980 Number (#)	1980 Percent (%)	1990 Number (#)	1990 Percent (%)	2000 Number (#)	2000 Percent (%)	Rate (%) of Change 1980-2000
TOTAL Housing Units	1,757	N/A	1,776	N/A	2,042	N/A	+16.2%
Single Family	1,428	81.3%	1,343	75.6%	1,496	73.3%	+4.8%
Duplex	180	10.2%	158	8.9%	172	8.4%	-4.4%
Multi-Family	100	5.7%	74	4.2%	182	8.9%	+82.0%
Mobile Home	49	2.8%	181	10.2%	192	9.4%	+291.8%
Other*	0	0.0%	20	1.1%	0	0.0%	N/A

Source: U.S. Census Bureau & Georgia DCA (Note: Some Calculations by CSRA RDC)

*Includes living arrangements such as trailers, accessory apartments, rooms for boarding, etc.

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Figure 4-B shows that Wilkes County's housing stock is similar to surrounding Lincoln and Oglethorpe Counties. It is apparent that mobile homes make up a lower percentage of Wilkes County's housing stock

	Wilkes County	Lincoln County	Oglethorpe County
Single-Family	66.8%	59.4%	65.0%
Duplex	4.4%	1.0%	0.4%
Multi-Family	4.1%	0.9%	1.6%
Manufactured Housing	24.7%	38.2%	33.0%

Source: U.S. Census Bureau, SF3, 2000

than in Lincoln and Oglethorpe Counties, but Wilkes County has a much higher percentage of both duplex and multi-family housing than Lincoln County and Oglethorpe County combined. The majority of Wilkes County's multi-family and duplex can be found in public or subsidized housing units within the city of Washington.

Household Type

While household type was previously discussed in Chapter 2 (See **Figures 2-L & 2-M**), it is necessary to revisit this topic in greater detail in order to compare Wilkes County household types with available housing stock. **Figures 4-C & 4-D** expand upon the household figures presented in Chapter 2 by categorizing family households and non-family households by size.

Figure 4-C illustrates that in Wilkes County 69 percent of households in the community are considered "family households" – meaning two or more occupants that are related by blood or marriage. Of those family households, nearly 30 percent are two-person households and 40 percent contain three or more residents. Of the cities in Wilkes County, Washington contains the most family households, 1188. Rayle only contains 38 families and Tignall only contains 181 families. It is important to note the number of Wilkes County families that are not living in a city. Of the 2978 family households in the county, 1571 (52.7 percent) are not living within the city limits of Washington, Rayle or Tignall.

Household Type	Rayle (#)	Rayle (%)	Tignall (#)	Tignall (%)	Washington (#)	Washington (%)	Wilkes County (#)	Wilkes County (%)
Total Households	51	N/A	268	N/A	1809	N/A	4318	N/A
Family Households	38	74.5%	181	67.5%	1188	65.7%	2978	69.0%
2-person	29	56.9%	94	35.1%	441	24.4%	1289	29.9%
3-person	3	5.9%	35	13.1%	296	16.4%	746	17.3%
4-person	0	0%	38	14.2%	245	13.5%	578	13.4%
5 or more people	6	11.8%	14	5.2%	206	11.4%	365	8.5%
Non-Family Households	13	25.5%	87	32.5%	621	34.3%	1340	31.0%
1-person	13	25.5%	72	26.9%	588	32.5%	1214	28.1%
2-person	0	0%	12	4.5%	33	1.8%	116	2.7%
3-person	0	0%	0	0%	0	0%	0	0%
4-person	0	0%	3	1.1%	0	0%	3	<1%
5 or more people	0	0%	0	0%	0	0%	7	<1%

Source: U.S. Census Bureau, SF3, Table P14 (Some calculations by: CSRA RDC)

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Non-family households make up 31 percent of the total number of households in Wilkes County. In the county, as well as its cities, one-person households make up the majority of all non-family households. Out of the 1340 non-family households in the county, 1214 are one-person households. In contrast to the low overall percentage of multi-family units within Wilkes County's boundaries (less than 5 percent of total dwelling units as illustrated in **Figure 4-B**), 31 percent of the city's households are characterized as "non-family." The disparity between the number of non-family households and multi-family dwelling units, likely means that many of Wilkes County's non-family households are probably meeting their housing needs by residing in the community's many manufactured housing units or single-family homes.

In comparison to Lincoln and Oglethorpe counties, Wilkes County has a slightly lower percentage of family households with 69 percent, compared to 73.1 and 73.2 percent. Despite these minor differences, **Figure 4-D** illustrates the counties are quite similar in regard to household type and size.

Figure 4-D: Wilkes County, Lincoln County, Oglethorpe County, Type of Households by Community (2000)

Household Type	Wilkes County (#)	Wilkes County (%)	Lincoln County (#)	Lincoln County (%)	Oglethorpe County (#)	Oglethorpe County (%)
Total Households	4318	N/A	3247	N/A	4885	N/A
Family Households	2978	69.0%	2375	73.1%	3578	73.2%
2-person	1289	29.9%	1048	32.3%	1441	29.5%
3-person	746	17.3%	593	18.3%	936	19.2%
4-person	578	13.4%	420	12.9%	747	15.3%
5 or more people	365	8.5%	314	9.7%	454	9.3%
Non-Family Households	1340	31.0%	872	26.9%	1307	26.8%
1-person	1214	28.1%	771	23.7%	1109	22.7%
2-person	116	2.7%	101	3.1%	175	3.6%
3-person	0	0%	0	0%	23	<1%
4-person	3	<1%	0	0%	0	0%
5 or more people	7	<1%	0	0%	0	0%

Source: U.S. Census Bureau, SF3, Table P14 (Some calculations by: CSRA RDC)

CONDITION AND OCCUPANCY

Age of Housing

Figure 4-E provides data on the age of housing units in Wilkes County. In spite of the modest overall population growth in Washington-Wilkes, **Figure 4-E** illustrates that there has been a significant increase in the number and percentage of housing units built in the unincorporated portions of the county since 1990. Between 1990 and 2000, over 72 percent of all new housing units in Washington-Wilkes were constructed in the unincorporated portions of the county.

Figure 4-E also suggests that many historic homes still existing within Wilkes County. In 2000, the county contained an inventory of 636 housing units built prior to 1940 – roughly 13 percent of the total housing stock in the county. The city of Washington alone contains 295 home built before 1940 – over 14 percent of the city's housing stock. Rayle has the largest percentage of homes built before 1940. Nearly one third of Rayle's housing stock is composed of housing units built prior to 1940.

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Figure 4-E: Age of Housing (2000)

Year Structure Built	Rayle Number (#) of Units	Rayle Percent (%) of Units	Tignall Number (#) of Units	Tignall Percent (%) of Units	Washington Number (#) of Units	Washington Percent (%) of Units	Wilkes County Number (#) of Units	Wilkes County Percent (%) of Units
1999 – March 2000	0	0%	7	2.3%	15	0.7%	76	1.5%
1995 - 1998	7	11.5%	27	8.8%	158	7.7%	447	8.9%
1990 - 1994	6	9.8%	11	3.6%	160	7.8%	485	9.7%
1989 or Earlier	48	78.7%	261	85.3%	1709	83.7%	4014	79.9%
1980 -1989	0	0%	45	14.7%	279	13.7%	751	15.0%
1970 - 1979	9	14.8%	75	24.5%	478	23.4%	1120	22.3%
1960 - 1969	11	18.0%	34	11.1%	281	13.8%	691	13.8%
1940 - 1959	9	14.8%	54	17.6%	376	18.4%	816	16.2%
1939 or Earlier	19	31.1%	53	17.3%	295	14.4%	636	12.7%

Source: U.S. Census Bureau, SF3, Table DP-4 (Some calculations by CSRA RDC)

Figure 4-F shows that Wilkes County has a larger percentage of pre-1940 housing stock than Lincoln County, Oglethorpe County and the state of Georgia. In contrast, the number and percentage of newer housing units constructed in Wilkes County - particularly since 1990 – is significantly lower than surrounding jurisdictions. This trend mirrors population and employment data presented in other chapters. Due to more rapid development in Lincoln and Oglethorpe counties, the disparity in the number of new construction starts illustrated in **Figure 4-F** increases in comparison to Wilkes County since 1980.

Figure 4-F: Wilkes County, Lincoln County, Oglethorpe County, State of Georgia, Age of Housing (2000)

Year Structure Built	Wilkes County Number (#) of Units	Wilkes County Percent (%) of Units	Lincoln County Number (#) of Units	Lincoln County Percent (%) of Units	Oglethorpe County Number (#) of Units	Oglethorpe County Percent (%) of Units	State of Georgia Number (#) of Units	State of Georgia Percent (%) of Units
1999 – March 2000	76	1.5%	149	3.3%	297	5.5%	130,695	4.0%
1995 - 1998	447	8.9%	513	11.4%	685	12.8%	413,557	12.6%
1990 - 1994	485	9.7%	447	9.9%	693	12.9%	370,878	11.3%
1989 or Earlier	4014	79.9%	3405	75.4%	3693	68.8%	2,366,607	72.1%
1980 -1989	751	15.0%	792	17.5%	1076	20.0%	721,174	22.0%
1970 - 1979	1120	22.3%	1175	26.0%	875	16.3%	608,926	18.6%
1960 - 1969	691	13.8%	614	13.6%	492	9.2%	416,047	12.7%
1940 - 1959	816	16.2%	430	9.5%	645	12.0%	427,488	13.0%
1939 or Earlier	636	12.7%	394	8.7%	605	11.3%	192,972	5.9%

Source: U.S. Census Bureau, SF3, Table DP-4 (Some calculations by CSRA RDC)

As with many communities, an aging housing stock and population – combined with variable levels of income and records of maintenance – can lead to housing units which lack basic facilities. **Figure 4-G** shows that within Wilkes County roughly 3 percent of housing units lack plumbing facilities, while 2.9 percent lack kitchen facilities. It is important to note that the data presented in **Figure 4-G** does not presume that the deficient unit is occupied or vacant – nor the overall condition of the house. The data also does not indicate whether a

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housing unit is lacking both kitchen facilities and plumbing. The data merely provides one measure in which to illustrate the presence of deteriorated housing stock in a community. As represented in **Figure 4-G**, the overall percentage of units in Wilkes County that lack plumbing or kitchen facilities may seem small on the surface, but it represents a significant inventory of housing units that do not have sufficient facilities to meet even the most basic of human needs. The deficient housing units listed in **Figure 4-G** provide clues that there may be a much larger percentage of overall housing stock in Wilkes County – or any other community – that exist in some state of advanced deterioration.

With a potential cumulative total of just under 6 percent, Wilkes County’s inventory of homes lack plumbing or kitchen facilities is three times higher than that percentage of homes in the State of Georgia. In contrast, largely rural counties adjacent to Wilkes County illustrate similar issues with regard to the condition of housing stock. **Figure 4-G** shows that 3.2 percent of Lincoln County’s housing lacks proper plumbing and 2.7 percent lack kitchen facilities. Cumulative percentages are even higher in Oglethorpe County. In three of the four jurisdictions highlighted in **Figure 4-G**, the total number of houses lacking proper plumbing and kitchen facilities rose between 1990 to 2000. The exception to this trend was Lincoln County where the total number of homes lacking plumbing decreased by 47.3 percent and those lacking kitchen facilities decreased by 32.2 percent.

Figure 4-G: Wilkes County, Lincoln County, Oglethorpe County, State of Georgia, Condition of Housing Units (1990-2000)									
Wilkes County					Lincoln County				
Category	1990	2000	Rate (%) of Change (1990-2000)	Percent (%) of 2000 Households	Category	1990	2000	Rate (%) of Change (1990-2000)	Percent (%) of 2000 Households
Total Housing Units Lacking Plumbing Facilities	135	149	10.4%	3.0%	Total Housing Units Lacking Plumbing Facilities	275	145	-47.3%	3.2%
Total Housing Units Lacking complete kitchen facilities	96	147	53.1%	2.9%	Total Housing Units Lacking complete kitchen facilities	180	122	-32.2%	2.7%
Occupied Housing Units - More than 1 person per room	193	112	-42.0%	2.6%	Occupied Housing Units - More than 1 person per room	155	103	-33.5%	3.2%
Oglethorpe County					State of Georgia				
Category	1990	2000	Rate (%) of Change (1990-2000)	Percent (%) of 2000 Households	Category	1990	2000	Rate (%) of Change (1990-2000)	Percent (%) of 2000 Households
Total Housing Units Lacking Plumbing Facilities	171	223	30.4%	4.2%	Total Housing Units Lacking Plumbing Facilities	28,462	29,540	3.8%	0.9%
Total Housing Units Lacking complete kitchen facilities	121	134	10.7%	2.5%	Total Housing Units Lacking complete kitchen facilities	24,014	31,717	32.1%	1.0%
Occupied Housing Units - More than 1 person per room	135	154	14.1%	3.2%	Occupied Housing Units - More than 1 person per room	95,828	145,235	51.6%	4.8%

Source: U.S. Census Bureau, SF3

While Wilkes County is comparable to the surrounding counties concerning percentage of household lacking facilities, the rate of change is much larger. Between 1990 and 2000, the rate of change in the number of housing units lacking complete kitchen facilities was 53.1 percent.

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Figure 4-H compares the overall numbers and percentage of county housing stock that lack plumbing or kitchen facilities with those units that are specifically located within Rayle, Tignall and Washington. A comparison of all four communities suggests that a large percentage of the deficient housing units are located in unincorporated Wilkes County. A similarly large inventory can be found within Washington as well. Between 1990 and 2000, the most noticeable trend illustrated in **Figure 4-H** is the 269 percent increase of housing units in Washington that lack complete kitchen facilities.

Figure 4-H: Condition of Housing Units (1990-2000)									
Rayle					Tignall				
Category	1990	2000	Rate (%) of Change (1990-2000)	Percent (%) of 2000 Households	Category	1990	2000	Rate (%) of Change (1990-2000)	Percent (%) of 2000 Households
Total Housing Units Lacking Plumbing Facilities	0	3	N/A	4.9%	Total Housing Units Lacking Plumbing Facilities	0	7	N/A	2.3%
Total Housing Units Lacking complete kitchen facilities	0	0	0.0%	0.0%	Total Housing Units Lacking complete kitchen facilities	0	7	N/A	2.3%
Occupied Housing Units - More than 1 person per room	0	3	0.0%	6.3%	Occupied Housing Units - More than 1 person per room	9	5	-44.4%	1.8%
Washington					Wilkes County				
Category	1990	2000	Rate (%) of Change (1990-2000)	Percent (%) of 2000 Households	Category	1990	2000	Rate (%) of Change (1990-2000)	Percent (%) of 2000 Households
Total Housing Units Lacking Plumbing Facilities	37	39	5.4%	1.9%	Total Housing Units Lacking Plumbing Facilities	135	149	10.4%	3.0%
Total Housing Units Lacking complete kitchen facilities	13	48	269.2%	2.4%	Total Housing Units Lacking complete kitchen facilities	96	147	53.1%	2.9%
Occupied Housing Units - More than 1 person per room	102	56	-45.1%	3.1%	Occupied Housing Units - More than 1 person per room	193	112	-42.0%	2.6%

Source: U.S. Census Bureau, SF3

In addition to the statistics presented in this chapter, more detailed housing condition data has been compiled for the city of Washington via the *Washington Housing Action Plan (2006)* and the *Southwest Washington Urban Redevelopment Plan (2007)*. Additional references to these complimentary efforts can be found in the “Assessment” portion of this chapter.

Occupancy Characteristics

Housing occupancy characteristics are an important variable in determining the adequacy of housing stock. The majority of information contained within this section focuses on the percentage of housing units that are owner occupied, renter occupied or vacant. Prior to addressing that topic however, it is necessary to discuss conditions of overcrowding in housing units within Wilkes County. Further review of **Figures 4-G** and **4-H** suggests that

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conditions of overcrowding in Wilkes County housing units is not as prevalent of a problem as the presence of housing units that lack basic facilities. As shown in **Figure 4-G**, conditions of overcrowding in Wilkes County occupied housing units declined by over 42 percent between 1990 and 2000 to a total of 2.6 percent. This trend is largely mirrored at the municipal level by **Figure 4-H**. Both figures suggest that conditions of overcrowding are less prevalent in Wilkes County than Oglethorpe County, Lincoln County and the state of Georgia.

Information provided in **Figure 4-I** shows that at 21 percent, Wilkes County has a higher percentage of rental housing units than Lincoln County (13.1 percent) and Oglethorpe County (15.8 percent), yet has a lower percentage than the state of Georgia (29.8 percent). In the ten year period between 1990 and 2000, the number of owner occupied housing units in Wilkes County increased from 3112 to 3258, yet the percentage of units decreased in relation to the overall housing supply. In the same 10 year period, there was a percentage increase in the number renter occupied units as well as vacant units within Wilkes County.

Figure 4-I: Wilkes County, Lincoln County, Oglethorpe County, State of Georgia, Occupancy Characteristics of Housing Units (1990-2000)					
		Wilkes County	Lincoln County	Oglethorpe County	State of Georgia
Owner Occupied	1990 Number (#) of Housing Units	3112	2171	2948	1,536,829
	1990 Percent (%) of Housing Units	68.4%	56.1%	74.9%	58.2%
	2000 Number (#) of Housing Units	3258	2658	4000	2,029,293
	2000 Percent (%) of Housing Units	64.9%	58.9%	74.5%	61.8%
Renter Occupied	1990 Number (#) of Housing Units	910	531	633	829,786
	1990 Percent (%) of Housing Units	20.0%	13.7%	16.1%	31.5%
	2000 Number (#) of Housing Units	1056	593	849	977,076
	2000 Percent (%) of Housing Units	21.0%	13.1%	15.8%	29.8%
Vacant	1990 Number (#) of Housing Units	526	1168	355	271,803
	1990 Percent (%) of Housing Units	11.6%	30.2%	9.0%	10.3%
	2000 Number (#) of Housing Units	708	1263	519	275,368
	2000 Percent (%) of Housing Units	14.1%	28.0%	9.7%	8.4%

Source: Georgia Department of Community Affairs (Calculations by CSRA RDC)

At the municipal level within Wilkes County, occupancy characteristics in the city of Washington most closely resemble those of the county. Figure 4-J shows that Washington and Wilkes County both share a trend of decreasing owner-occupancy replaced by increases in renter occupancy and vacancy. Of all four jurisdictions, the most profound shift from owner-occupancy occurred within the city of Washington where slow growth in owner occupancy resulted in a 6.8 percent loss of these types of units as a percentage of the city's total. By 2000, renter occupancy as a percentage of all municipal housing units was 14.8 percent in Rayle, 26.8 percent in Tignall and 30.4 percent in Washington. In contrast,

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vacancy rates, and the total number of vacant units within Rayle and Tignall declined between 1990 and 2000.

		Rayle	Tignall	Washington	Wilkes County
Owner Occupied	1990 Number (#) of Housing Units	39	193	1171	3112
	1990 Percent (%) of Housing Units	60.9%	62.1%	65.9%	68.4%
	2000 Number (#) of Housing Units	39	194	1207	3258
	2000 Percent (%) of Housing Units	63.9%	63.4%	59.1%	64.9%
Renter Occupied	1990 Number (#) of Housing Units	6	80	478	910
	1990 Percent (%) of Housing Units	9.4%	25.7%	26.9%	20.0%
	2000 Number (#) of Housing Units	9	82	621	1056
	2000 Percent (%) of Housing Units	14.8%	26.8%	30.4%	21.0%
Vacant	1990 Number (#) of Housing Units	19	38	127	526
	1990 Percent (%) of Housing Units	29.7%	12.2%	7.2%	11.6%
	2000 Number (#) of Housing Units	13	30	214	708
	2000 Percent (%) of Housing Units	21.3%	9.8%	10.5%	14.1%

Source: Georgia Department of Community Affairs (Calculations by CSRA RDC)

Figure 4-K shows that the vacancy rate of rental units in Wilkes County is higher than vacancy in housing units that are for sale only, 2.1 percent versus 5.2 percent. Wilkes County and the State of Georgia

	Wilkes County	Lincoln County	Oglethorpe County	State of Georgia
Owner-Occupied Units	2.1%	1.8%	1.1%	1.9%
Rental Units	5.2%	6.8%	11.3%	8.2%

Source: U.S. Census Bureau, SF 1, Table DP 1

exhibit a similar vacancy rate on housing units for sale. The percentage of vacant rental units is lower in Wilkes County than Lincoln County, Oglethorpe County, and the State of Georgia. When considering the vacancy rate of owner occupied and rental housing units, consider that the characteristics of a healthy housing market typically include a vacancy rate of 3 percent for housing intended for owner occupancy, and 5 percent for rental units – with overall vacancy rates at about 7 to 8 percent. Higher vacancy rates may suggest an oversaturation of housing in the market, or alternatively a lack of “quality” housing units in good condition. Lower vacancy rates may suggest a stagnant housing market and a limited number of housing options for potential residents in certain income brackets. Cumulative vacancy rates provided in Figure 4-K suggests a lack of housing options for prospective owner occupants in Wilkes County.

Figure 4-L: Vacancy Rates of Owner-Occupied and Rental Housing Units (2000)

	Rayle	Tignall	Washington	Wilkes County
Owner-Occupied Units	2.4%	3.6%	1.7%	2.1%
Rental Units	6.7%	4.3%	4.7%	5.2%

Source: U.S. Census Bureau, SF 1, Table DP 1

Figure 4-L provides the vacancy rates of owner-occupied and rental housing units within Wilkes County's municipalities. The city of Tignall has the highest percentage of vacant owner occupied housing units in the county at 3.6 percent

and Rayle has the highest percentage of vacant rental housing units with 6.7 percent. Because Washington contains such a large percentage of the county's overall housing stock, vacancy rates illustrated in **Figure 4-L** once again closely resemble those of the county. More recent data compiled on the city level in 2006 as part of the *Washington Housing Needs Assessment* is similar to the cumulative vacancy rates illustrated in **Figure 4-L**. In the city of Washington, the *Southwest Washington Urban Redevelopment Plan* provides data that shows a much higher rental property vacancy (9.6 percent) within targeted areas of the city – in spite of a high percentage of rental units in the target area.

COST OF HOUSING

Median Property Values/Rents

Between 1990 and 2000, the median property value in Wilkes County increased by 58.4 percent. Even with tremendous change in median property value, the value has only recently surpassed 65,000 dollars. **Figure 4-M** shows that median property values in Wilkes County are significantly lower than Lincoln County, Oglethorpe County, and the state of Georgia. **Figure 4-M** also shows that Wilkes County's median rents are increasing at an even more rapid rate than property value. Between 1990 and 2000, Wilkes County's median rent increased by 62.4 percent. Although this represents a significant percent change, the median rent for the county is lower than the median rent of the state of Georgia in 1990. Oglethorpe County and Lincoln County are also experiencing drastic increases in cost of rent, with a percent increase of 75.1 and 59.1 percent respectively.

Figure 4-M: Wilkes County, Lincoln County, Oglethorpe County, State of Georgia, Cost of Housing (1990-2000)

		1990 (\$)	2000 (\$)	Percent (%) Change 1990-2000
Wilkes County	Median Property Value	41,100	65,100	58.4%
	Median Rent	221	359	62.4%
Lincoln County	Median Property Value	45,400	82,000	80.6%
	Median Rent	237	377	59.1%
Oglethorpe County	Median Property Value	52,800	87,500	65.7%
	Median Rent	261	457	75.1%
State of Georgia	Median Property Value	70,700	111,200	57.3%
	Median Rent	433	613	41.6%

Source: U.S. Census Bureau, SF3 (2000) (Some Calculations by CSRA RDC)

It is important to note that the dollar amounts in **Figures 4-M** and **4-N** are not calculated in constant 2000 dollars - meaning that the 1990 dollar amounts have been adjusted for inflation. In order to get the most accurate picture of the value of both real property and rents in all jurisdictions inflation must be factored in. According to the United States Bureau of Labor Statistics the inflation rate between 1990 and 2000 was roughly 32 percent. This

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means that while Wilkes County median property values and rents rose between 1990 and 2000, the gains are not as significant as they may appear at first glance.

Within Wilkes County's municipalities, median property values and rents are also rising. Unlike some previous figures, there is a less direct correlation between the rate of increase in Washington's median property value and the rate of increase in count-wide median property value. **Figure 4-N** shows that – with the exception of Rayle's small housing supply – the rate of Wilkes County's median property value increases significantly exceeds those of the municipalities. **Figure 4-N** also shows that rent in Washington has risen 75.5 percent since 1990 and rent in the city of Tignall has risen by 31.6 percent. Although there is no comparison data for Rayle in 1990, the median rent of \$450 in 2000 is the highest in the county. As previously stated, the data in this figure does not factor in a 32 percent inflation rate during this same timeframe.

Figure 4-N: Cost of Housing (1990-2000)				
		1990 (\$)	2000 (\$)	Percent (%) Change 1990-2000
Rayle	Median Property Value	40,300	66,400	64.8%
	Median Rent	0	450	N/A
Tignall	Median Property Value	36,000	53,600	48.9%
	Median Rent	228	300	31.6%
Washington	Median Property Value	43,100	65,600	52.2%
	Median Rent	200	351	75.5%
Wilkes County	Median Property Value	41,100	65,100	58.4%
	Median Rent	221	359	62.4%

Source: U.S. Census Bureau, SF3 (2000) (Some Calculations by CSRA RDC)

COST-BURDENED HOUSEHOLDS

Figures 4-O and 4-P provide graphic comparisons of the cost-burdened households in Wilkes County and some adjacent jurisdictions. A “cost-burdened” household refers to those households that spend 30 percent or more of their annual income on housing related expenses. There is a distinct difference between a household that is cost-burdened and one that is in poverty. Cost-burdened households can be found across every income class – often times categorized as such because they may be living above their means either as a result of their own choices or, from limited housing options. Another reason that households may be living in a cost-burdened situation is that housing costs in the community may have increased at a dramatically higher rate than family income.

Figure 4-O compares the total number of cost-burdened households in Wilkes County with those in Lincoln County, Oglethorpe County, and the state of Georgia. The figure shows that just below 19 percent of Wilkes County households are living in a cost-burdened condition – with more than a quarter of these (5.9 percent) classified as “severely cost-burdened” – spending more than 50 percent of their annual income on housing related costs. Households living in a cost-burdened and severely cost-burdened situation within Wilkes County in 2000 exceed rates in neighboring Lincoln and Oglethorpe Counties. Wilkes County's cumulative cost-burdened household statistics compare more directly to the state of Georgia. The rates of change illustrated in **Figure 4-O** in the total number of cost-burdened households is inconclusive due to the fact that severely cost-burdened households were not measured in 1990.

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Figure 4-O: Wilkes County, Lincoln County, Oglethorpe County, State of Georgia, Cost Burdened Households (1990-2000)

Wilkes County					Lincoln County				
Category	1990	2000	Rate (%) of Change (1990-2000)	Percent (%) of 2000 Households	Category	1990	2000	Rate (%) of Change (1990-2000)	Percent (%) of 2000 Households
30% - 49%	713	597	-16.3%	13.8%	30% - 49%	345	256	-25.8%	7.9%
50% and greater	NA	253	N/A	5.9%	50% and greater	NA	170	N/A	5.2%
Oglethorpe County					State of Georgia				
Category	1990	2000	Rate (%) of Change (1990-2000)	Percent (%) of 2000 Households	Category	1990	2000	Rate (%) of Change (1990-2000)	Percent (%) of 2000 Households
30% - 49%	382	364	-4.7%	7.5%	30% - 49%	298,998	397,964	33.1%	13.2%
50% and greater	NA	243	N/A	5.0%	50% and greater	NA	278,401	N/A	9.3%

Source: U.S. Census Bureau, SF3 (2000)

The percentage of cost-burdened households in the cities of Tignall and Rayle are comparable to the county (13.8 percent), but is much higher in the city of Washington (18.2 percent) (**Figure 4-P**). The city of Rayle has the highest percentage of those spending 50+ percent of household income on housing with 11.8 percent, which is almost twice the percentage of the county. **Figure 4-P** illustrates that a substantial portion of the county's inventory of cost-burdened households can be found within the municipal limits of Washington.

Figure 4-P: Cost Burdened Households (1990-2000)

Rayle					Tignall				
Category	1990	2000	Rate (%) of Change (1990-2000)	Percent (%) of 2000 Households	Category	1990	2000	Rate (%) of Change (1990-2000)	Percent (%) of 2000 Households
30% - 49%	10	4	-60.0%	7.8%	30% - 49%	47	35	-25.5%	13.1%
50% and greater	NA	6	N/A	11.8%	50% and greater	NA	18	N/A	6.7%
Washington					Wilkes County				
Category	1990	2000	Rate (%) of Change (1990-2000)	Percent (%) of 2000 Households	Category	1990	2000	Rate (%) of Change (1990-2000)	Percent (%) of 2000 Households
30% - 49%	309	329	6.5%	18.2%	30% - 49%	713	597	-16.3%	13.8%
50% and greater	NA	189	N/A	10.4%	50% and greater	NA	253	N/A	5.9%

Source: U.S. Census Bureau, SF3 (2000)

AFFORDABLE HOUSING

Affordable Housing Supply

The data presented within **Figures 4-O** and **4-P** alone does not conclusively link all cost-burdened households with households in poverty. The information in both figures does however illustrate that there is a significant gap between household incomes in Wilkes County and the availability of housing to meet residents' needs. **Figure 4-Q** more closely examines the issue of sufficient and available housing supply in Wilkes County by comparing the county's affordable housing inventory with families earning at or below 80 percent of median family income (MFI). Affordable housing units within the figure are defined as those units in which the household is not cost-burdened.

Figure 4-Q: Wilkes County, Supply of Affordable Housing Units (2000)								
	Rental Supply	Owned Supply	Total Supply	Percent of County Housing Stock	Households	Percent of Total County Households	Total Households with Housing Problems**	Ratio of Affordable Housing Supply to Households with Housing Problems
MFI 30*	482	N/A	482	9.6%	740	17.1%	490	1/1
MFI 50*	412	1692	2104	41.9%	590	13.7%	319	6.6/1
MFI 80*	218	821	1039	20.7%	696	16.1%	309	3.4/1
Total	1112	2513	3625	72.2%	2026	46.9%	1118	3.2/1

Source: U.S. Department of Housing and Urban Development, Comprehensive Housing Affordability Strategy, 2000; U.S. Census Bureau, SF3 (Some Calculations by CSRA RDC)
**MFI30 means housing that is affordable for families earning 30 percent of median family income or less. MFI 50 means housing that is affordable for families earning 50 percent of median family income or less. Etc.*
***Households with a housing problem refers to households that are cost-burdened, and/or living in units that are overcrowded, and/or living in units that lack adequate plumbing or kitchen facilities.*

Figure 4-Q suggests that almost 50 percent of Wilkes County households - that earn at or below 80 percent of MFI - are living in a unit with housing problems. With a 3.2/1 ratio of affordable housing units compared to households with housing problems however, the data infers that there exists an adequate supply of alternative housing options for those currently living in substandard units. The figure indicates that over 72 percent of Wilkes County housing stock (3625 total units) is affordable for the 46.9 percent of the population which comprises Wilkes County's MFI 80 or less households (2026 households total). In spite of these promising statistics, it is important to remember that **Figure 4-Q** limits the definition of "housing problems" to overcrowding, cost-burdened status and the lack of kitchens/plumbing. **Figure 4-Q** does not confirm the overall condition or occupancy status of the 3625 housing units that are listed as affordable for households with MFI 80 or less. Based on statistics derived from the *Washington Housing Needs Assessment*, "affordable" does not necessarily translate into "habitable."

In addition to the cumulative total statistics presented in **Figure 4-Q**, it is apparent that there is a gross under-supply of housing units available to Wilkes County households earning MFI 30 or less. Per the data used to compile **Figure 4-Q**, a large proportion of these households are living in a cost-burdened situation.

Assisted Housing

Ensuring the availability of safe and decent affordable housing for low to moderate income households across the country remains a task that is largely accomplished through the use of public programs and funds. In Wilkes County, the Washington Housing Authority owns two public housing complexes whose units are subsidized for qualifying low to moderate income households. Both complexes are located in Washington, with a 119 unit development managed by the Housing Authority on a daily basis. The Housing Authority's 80 unit Washington Heights development is managed by W.T. Lamb Inc.

In addition to managing one of Wilkes County's two public housing developments, W.T. Lamb and a second company - Boyd Management - manage almost 100 additional housing units in Washington reserved for qualifying low income households. **Figure 4-R** lists the five housing developments which contain housing units subsidized by the United States Department of Agriculture (USDA) via the Section 515 (Rural Rental Housing) program. The Section 515 program provides direct mortgage loans to developers at extremely low interest rates to provide affordable multi-family rental housing to qualifying low income households.

Figure 4-R: Washington Affordable Rental Housing Developments			
Property Name	Management Company	Address (See Map 4.1)	Number (#) of Subsidized Units*
Ashford Court	W.T. Lamb Inc.	915 Ashley Avenue	24
Ashley Park	W.T. Lamb Inc.	801 Ashley Avenue	22
Autumn Lane Apartments	Boyd Management	330 Andrew Drive	9
Brightwood Lane	Boyd Management	344 Andrew Drive	37
Sessoms Apartments	W.T. Lamb Inc.	312 Lexington Avenue	4

Source: USDA, W.T. Lamb Inc.
** Some developments listed in this Figure contain additional unsubsidized housing units.*

SPECIAL HOUSING NEEDS

Special Needs Populations

Specific data sets on the number and percent of Wilkes County residents requiring special housing accommodations is not readily available. The Georgia Department of Community Affairs has, however, identified the following information in regard to "special needs" populations in Wilkes County:

- *AIDS Cases (1981-2000): 17*
- *Domestic Violence Victims: 38 police actions in response to domestic violence reports in 2000.*
- *Elderly Population – Aged 62+(2000): 2,165 (20.3% of population)*
- *Disabled – defined as any mental or physical disability, age 16+ (1990): 38.7% of the population*
- *Substance Abuse Treatment (2001): 535 (5.0% of population)*

Information on migrant/seasonal workers within Wilkes County was unavailable. There are currently no social service organizations based within Wilkes County that provide for the housing needs of any of the populations identified within this section. Many of the assisted housing units listed in the previous subsection however, are reserved for elderly and/or disabled persons.

JOBS-HOUSING BALANCE

Data in Chapter 3 illustrates that Wilkes County imports a greater number and percentage of laborers than it exports on a daily basis. While there is little data on the income characteristics of the labor that is being imported into the county, it is improbable that a large amount of the county’s imported labor force is filling unskilled and/or low-paying jobs. Wilkes County is home to a shrinking labor force, loss of manufacturing and retail trade jobs, and 50 percent increase in the amount of labor being exported from Wilkes County between 1990 and 2000. At the same time, increases in government, transportation and public utilities work suggests that local job sector growth is in positions requiring significant education and skills. These contrasting factors suggest that there is a percentage of the community’s skilled labor force that is not attracted to the current housing market in Wilkes County. While adequate numbers of housing units may be available in Wilkes County to capture its imported labor force, it is likely that these units are not the necessary type – or in the necessary condition – to attract these individuals

In addition to the possible mismatch between available housing units and Wilkes County’s imported labor force, it is necessary to examine whether the jobs that Wilkes County residents work are sufficient to allow them to remain within the community in the long-term.

Figure 4-S compares the growth of Wilkes County housing costs with income growth. The figure confirms information provided in this and prior chapters – that housing value and incomes are generally rising. When factoring inflation, the figure illustrates that housing costs are rising at a steeper rate than incomes. Fortunately, the figure does not show proportional increases in poverty rate and cost-burdened households.

Figure 4-S: Wilkes County Housing/Income Comparison: Rate of Change (1990-2000)

Category	Percent (%) Change 1990-2000
Median Property Value\$	20.9%
Median Rent\$	23.0%
Cost-Burdened Households (30% - 49% Only)	-16.3%
Families Below the Poverty Level	-10.2%
Average Household Income\$	-2.3%
Median Household Income\$	12.4%
Average Wage Per Job*\$	4.9%

**Augusta-Richmond County (GA-SC) EA
\$Adjusted for Inflation*

ASSESSMENT**HOUSING TYPES AND MIX****Types of Housing Units/Household Type**

The mix of housing types found in Washington-Wilkes communities is consistent with many other rural communities throughout the state. There exist within Washington-Wilkes a very high percentage of single-family structures, and very few multi-unit structures. Although there is a continual desire by most households to attain or maintain the pride and independence that comes with single-family home ownership, a variety of conditions reduce the feasibility of some segments of the population to maintain such a living standard. While there have been significant increases in the total number of single-family housing units in Wilkes County, much of these gains have been in the form of manufactured housing. Such structures are generally prone to faster rates of deterioration and higher utility bills, and increase the local tax base at a more modest rate than new stick-built structures. In addition, Wilkes County's overall increase in total housing units is accompanied by a residential vacancy rate that is almost double the state average. Such high vacancy rates indicate the gradual abandonment of existing single-family homes due to an inability to maintain the structures. This problem is compounded by decreasing family size, an aging population, increase in single "non-family" householders and a corresponding decrease in household income when a spouse dies.

To combat these trends of declining housing value, deferred maintenance and increasing vacancy rates, Washington-Wilkes communities must dedicate energy and resources toward housing assistance. Programs ranging from home maintenance assistance, to down-payment assistance must be established locally to bolster the condition of existing housing stock and support aging householders in maintaining a good quality of life. Within Washington in particular – where the greatest concentration of these deteriorating housing conditions is occurring – local officials must work diligently to implement the housing recommendations contained in the *Southwest Washington Urban Redevelopment Plan (2007)*. Without drastic measures to bolster existing single-family structures, existing neighborhoods will continue to decline – and it will be particularly difficult for Rayle, Tignall and Washington to retain family-structured households in their communities.

Washington-Wilkes communities also need to provide their populations with a greater diversity of housing types. Many non-family households simply do not have the income to maintain a single-family structure to an acceptable level. Multi-family options (duplex, townhouse, multi-family) need to be promoted in targeted portions of Tignall and Washington close to existing population centers and community services. In addition to providing options for the local population, it is important to remember that multi-family housing options provide Washington-Wilkes with a "transitional" housing option to recruit and retain young professionals and their families who may be employed – or are considering employment – at local institutions such as the hospital or school system.

CONDITION AND OCCUPANCY**Age of Housing/Occupancy Characteristics**

When compared to surrounding jurisdictions and the state of Georgia, Wilkes County exhibits a noticeably higher rate of housing units constructed prior to 1989 and housing units constructed prior to 1939. While figures in previous sections indicate an increase of the overall number of housing units between 1990 and 2000, flat population growth has kept new residential construction suppressed when compared to surrounding jurisdictions. As previously noted, the most significant proportion of recent residential growth has been in manufactured housing. With data that suggests increases in vacancy rates throughout Wilkes County – and decreases in overcrowded conditions – it is likely that new residential construction is largely accommodating an existing population that is spreading out rather than growing. In addition, statistics from the *Washington Housing Needs Assessment* and *Southwest Washington Urban Redevelopment Plan*, combined with data herein that shows increases in the number and percentage of housing units lacking plumbing or kitchen facilities, suggests that there is a trend of abandonment of deteriorating housing stock throughout Washington-Wilkes.

Decreasing rates of owner-occupancy throughout Washington-Wilkes, combined with low vacancy rates of structures that are intended for sale or rent also suggest that the housing market for potential residents of the county is extremely limited. In contrast, there are blighted portions of the city of Washington which exhibit high rental vacancy rates in spite of the fact that these areas are populated with a lower percentage of owner-occupied households. Such a contrast once again points to the quality of available housing stock. Taken together, Washington-Wilkes' condition and occupancy statistics point to a need to generate new options in the local housing market. New home ownership opportunities for low to moderate income households should be promoted by the City of Washington through implementation of the *Southwest Washington Urban Redevelopment Plan*. To generate a housing market within any of the Washington-Wilkes municipalities, local officials must be willing to abate nuisance properties, demolish abandoned structures and acquire property to create the conditions necessary to generate reinvestment interest on behalf of the private sector.

COST OF HOUSING

With a low median property value compared to surrounding jurisdictions and the state of Georgia, land in Wilkes County remains affordable to many. Affordable land prices which, nonetheless, have outpaced inflation and growth in the Washington-Wilkes residents' median income provide one explanation for the increase in new manufactured housing in rural portions of the community. There has also been growth in median rents in Washington-Wilkes. The slight increase in median rents and low overall rental vacancy rate suggests that there is a limited supply of multi-family units to meet local demand. While many communities typically shy away from attracting multi-family residential development, it is important to remember that multi-family includes a variety of housing types. Washington should promote the targeted construction of new multi-family development after evaluating which activity centers throughout the city would best serve such development.

COST-BURDENED HOUSEHOLDS

Between 1990 and 2000, Washington-Wilkes jurisdictions experienced increases in household income, decreases in poverty and potential decreases in the amount of cost-burdened households. Housing growth during this same timeframe was located largely in the unincorporated portions of the county. While there remain a cumulatively high percentage of cost-burdened households in Wilkes County when compared to other jurisdictions, it is likely that there are other households that may be in a position to move to a better housing unit or make the switch to homeownership. While this chapter suggests the need to generate more local housing choices – particularly in close proximity to existing population centers – it is also likely that the switch to homeownership by some local families may be inhibited due to unfamiliarity with the home buying process. Recent efforts in Washington regarding home buyer education and credit counseling should be funded on a continual basis.

AFFORDABLE HOUSING

Affordable Housing Supply/Assisted Housing

The supply of affordable housing in Wilkes County appears to exceed the number of low-to-moderate income households. As previously mentioned however, the quality of that supply - particularly in portions of the city of Washington is questionable. While this chapter suggests that Washington-Wilkes communities must assertively work to create the conditions to generate new housing options, it is apparent that there needs to be an immediate focus on creating housing rehabilitation programs at all price points. State and federal funding sources should be accessed to create housing rehabilitation loan programs for low-to-moderate income households. A complimentary effort should occur – via public/private partnerships with lending institutions – to create maintenance programs for market rate householders as well. Complimentary housing maintenance programs across a number of income groups help local communities retain socially-bonded mixed income neighborhoods.

Interviews with local affordable housing development managers provides further evidence that it is possible to generate a market for new housing in Washington-Wilkes. All managers indicated that they have tenants who have the financial ability to make the switch to homeownership but lack an appropriate housing choice. Once again, implementation of the *Southwest Washington Urban Redevelopment Plan* is the first step in generating new homeownership opportunity for the community's low-to-moderate income households.

SPECIAL HOUSING NEEDS

Housing and population data sets within this plan illustrate significant growth in Wilkes County's elderly population. Elderly residents currently comprise roughly 20 percent of the county population. Coupled with aging and deteriorating housing units, the county's elderly residents appear to comprise the principal segment of the population requiring special housing options. Information compiled by the Georgia Department of Community Affairs' Housing Finance Division suggests that a large number of elderly householders live in housing units containing one or more problems. While there are a number of subsidized housing units located within the city of Washington that are designated for the elderly, there are not enough to meet the need and many elderly households do not qualify. Support for the well-being of elderly households could come in the form of local government and/or non-profit housing maintenance programs.

JOBS-HOUSING BALANCE

As Wilkes County's population and labor force experienced a slow decline through 2000, the total number of housing units in the community rose. In contrast to a rise in available housing units, Wilkes County continued to import a growing percentage of its labor force. With the vast majority of community housing growth in manufactured housing and increases in vacancy – coupled with declines in the overall number of single-family homes - it is apparent that available housing types, prices and condition is not attracting a number of potential Wilkes County residents. Washington-Wilkes jurisdictions should work closely with local economic development agencies and real estate professionals to determine how the local housing market can be stimulated to attract a greater percentage of the community's skilled labor force.

When determining which housing types and sizes can best convince a greater percentage of the community's skilled labor force to choose Washington-Wilkes as a home, it is also important to consider mechanisms that may assist in keeping the price of at least a portion of new or rehabilitated housing units from rising at a rate greater than wage increases.



**CHAPTER 5:
NATURAL & CULTURAL
RESOURCES**

INTRODUCTION

As Wilkes County grows, community leaders understand the need to mitigate the impacts of development on the natural landscape. Likewise, there is an acknowledgement that growth can incorporate the preservation of key historic properties and other cultural amenities. The natural and cultural resources element examines a variety of topics including: groundwater recharge areas, water supply watersheds and wetlands; soils, prime agricultural or forest land; scenic views or sites; historic structures and properties, archeological resources, etc. By identifying such resources, the community can consider environmental standards and targeted preservation to ensure that local growth does not compromise the health of regional water systems, air, habitat diversity and cultural diversity.

The purpose of this chapter is to inventory those natural resources that should be protected in order to promote the long-term health and well-being of Wilkes County's residents; and, to inventory the communities' cultural assets that enhance residents' quality of life and provide Rayle, Tignall, Washington and Wilkes County with their own unique identity. This section also considers how new development will affect these resources and recommend ways to mitigate impacts through resource protection. The principal sources of information in this chapter are the Georgia Department of Natural Resources, the National Register for Historic Places, and the Georgia State Parks and Historic Sites website.

Wilkes County is located along the southern border of the Southern Piedmont geological region, also known as the Southern Piedmont Major Land Resource Area (MLRA). The Southern Piedmont stretches from the Sand Hills to the foot of the Appalachian Mountains and covers nearly 10.5 million acres. Elevation ranges from 500 to 1500 feet above sea level. Topography is gently rolling to steep. The soils are underlain by acid crystalline and metamorphic rocks. As of 2005, the county encompassed an area of roughly 474 square miles.

(Note: In accordance with state planning standards, the maps within this chapter utilize the county and city boundaries that are consistent with the U.S. Census Bureau's TIGER boundary files.)

ENVIRONMENTAL PLANNING CRITERIA

As part of the Georgia Planning Act of 1989, the Georgia Department of Natural Resources (DNR) developed the *Rules for Environmental Planning Criteria* for use by local communities. The *Criteria* establish recommended minimum planning standards for the protection of water supply watersheds, groundwater recharge areas, wetlands, river corridors and mountains. This chapter identifies those applicable resources that are found in Wilkes County and its municipalities. Because there are no protected mountains in close proximity to Wilkes County, that item is not addressed in this plan.

Water Supply Watershed

There are many different factors that determine the volume of water in a stream or other body of water. These factors include the amount of precipitation, land cover, slope, soil type, and capacity and speed of absorption into the soil. Any water that is not absorbed by the soil, detained on the surface by lakes or ponds, or used by vegetation, runs off of the land as overflow, or surface run-off. Water that is later released by the soil adds to this overflow to

produce what is known as total run-off. As run-off flows to areas of lower elevation, it collects in drainage areas, the boundaries of which form watersheds. Run-off from these watersheds flows into streams which serve as outlets for water in the watersheds.

Wilkes County is located within the Savannah River drainage basin. Within this basin, portions of three major watersheds can be found: the Broad River Watershed across the northern third of the county, the Upper Savannah Watershed in the central and eastern portion of the county, and the Little River Watershed across the county's southern third. This plan makes note of these geographic and hydrological subdivisions so that a distinction can be made between them and "water supply watersheds" that require additional resource protection to ensure a safe supply of public drinking water.

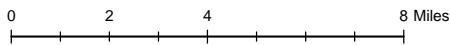
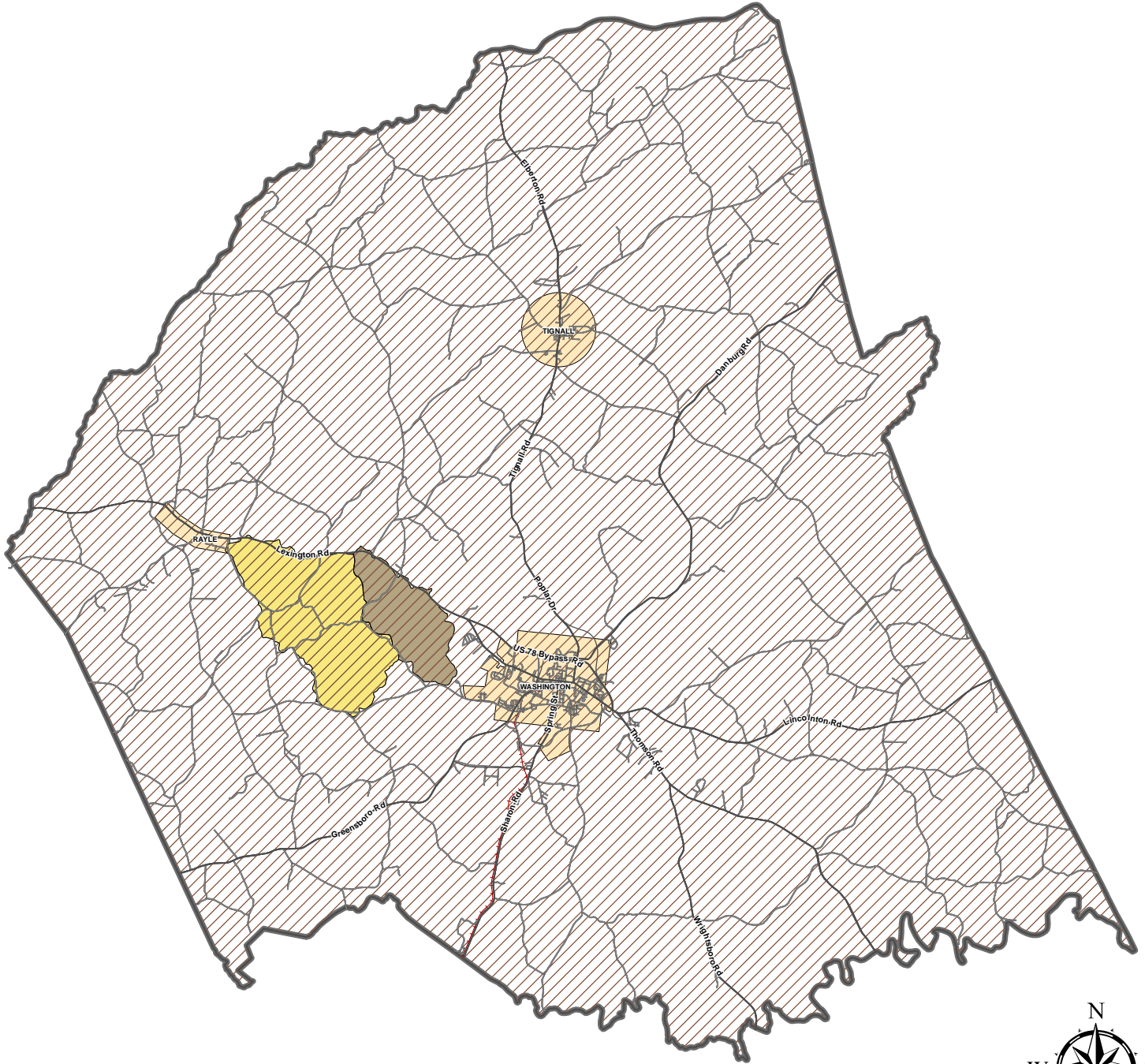
DNR's *Rules for Environmental Planning Criteria* define a water supply watershed as an area of land upstream from a governmentally owned public drinking water intake. Wilkes County lies entirely within the Augusta Canal and Abercorn Creek water supply watersheds. In addition, the smaller Lake Boline (Beaverdam Creek) and Lake Wall (Little Beaverdam Creek) water supply watersheds are located between Rayle and Washington and provide the City of Washington with a significant portion of its public drinking water supply. Wilkes County water supply watersheds can be found on **Map 5.1**. All water supply watersheds in Wilkes County are subject to DNR's *Criteria for Water Supply Watersheds*.

In part to address the problem of run-off, the *Criteria* establish a recommended set of standards to protect surface water supplies including the use of buffer zones around streams and specifying allowable impervious surface densities within such watersheds. At more than 100 square miles in size, the Augusta Canal and Abercorn Creek water supply watersheds are considered "large drainage basins" and are subject to DNR's "large watershed criteria." Large watersheds are theoretically less vulnerable to contamination by land development. This theory has led DNR to recommend less stringent watershed protection criteria than to water supply watersheds of less than 100 square miles in size. For large water supply watersheds, minimum buffer criteria are not recommended for perennial stream corridors that are beyond a seven mile radius from the boundary of a reservoir (although there are siting requirements for some land uses). The following are recommendations for water supply watersheds that are greater than 100 square miles and are within a seven mile radius of a reservoir boundary:

- 150 foot buffer around reservoirs
- 100 foot buffer on each side of perennial streams within a seven mile radius of the reservoir boundary
- 150-foot setback of impervious surfaces on each side of the perennial stream within a seven mile radius of the reservoir boundary
- Septic tanks and septic drain fields should be prohibited from within impervious surface setbacks.



The Savannah River drainage basin covers 10,579 square miles and straddles the South Carolina/Georgia border.



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Legend

Wilkes County Water Supply Watershed	Abercorn Creek / Augusta Canal
Cities	Water Supply Pipe
Roads	Beaverdam Creek
Railroad	Little Beaverdam Creek

The Lake Boline and Lake Wall water supply watersheds fall into the category of “small watersheds.” DNR’s recommended criteria for these areas are more significant than for large water supply watersheds because development’s cumulative impact on these areas can occur at a more rapid rate. The following are recommendations for water supply watersheds that are less than 100 square mile and are within seven miles of a governmentally owned public drinking water supply intake:

- 100 foot buffer around on each side of the stream
- No impervious surfaces constructed within 100 foot setback
- Septic Tanks are prohibited in the set back area

Groundwater Recharge Areas

Groundwater recharge areas are portions of the earth’s surface where water infiltrates the ground to replenish an aquifer, which is any stratum or zone of rock beneath the surface of the earth capable of containing or producing water from a well. In order to avoid toxic and hazardous waste contamination to drinking water supplies, groundwater or aquifer recharge areas must be protected. While recharge takes place throughout almost all of Georgia’s land area, the rate or amount of recharge reaching underground aquifers varies from place to place depending on geologic conditions.

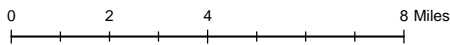
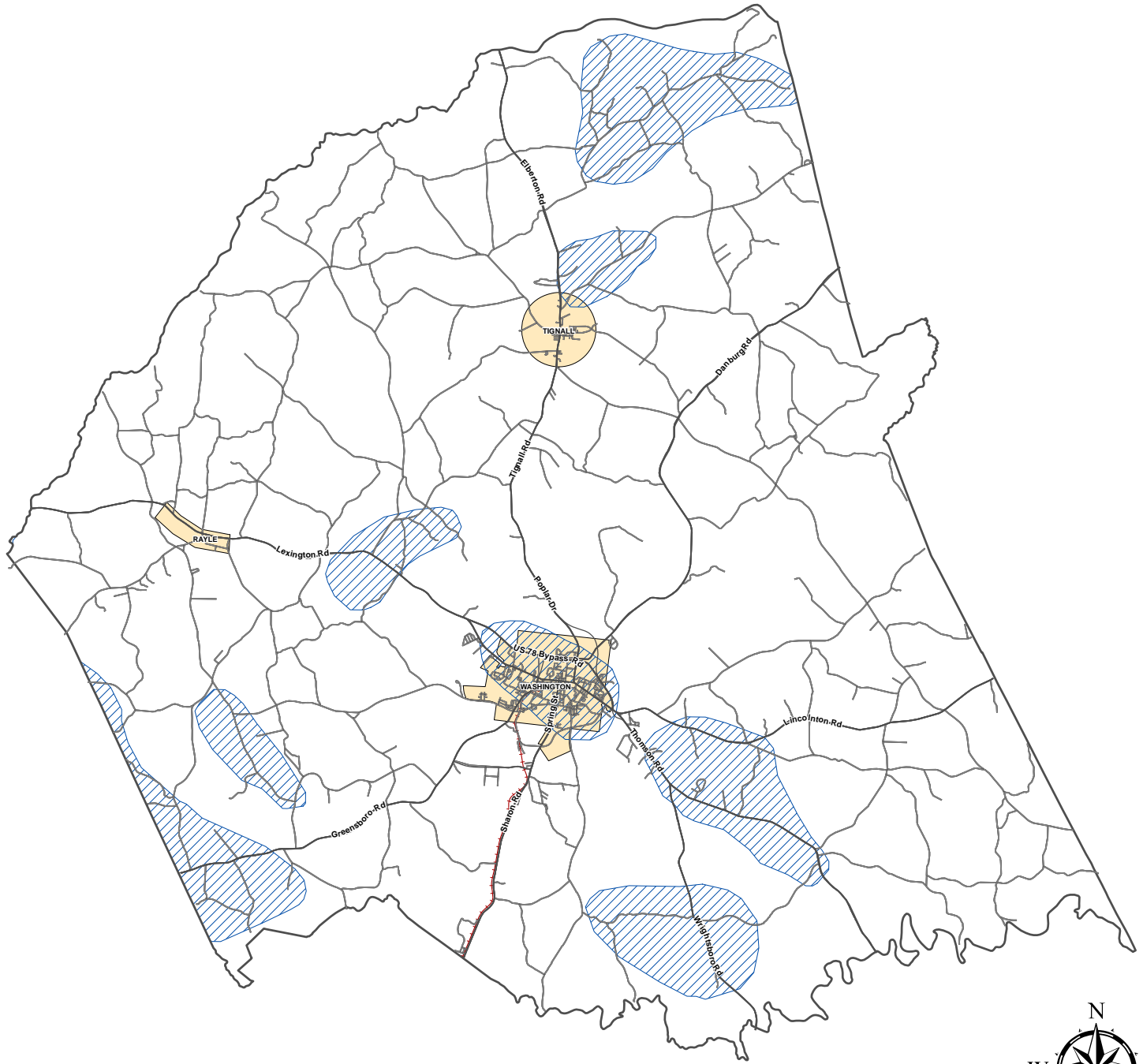
According to data provided by DNR on the “Ground-Water Pollution Susceptibility Map of Georgia, Hydrologic Atlas 18,” Wilkes County contains several significant groundwater recharge areas (See **Map 5.2**). All recharge areas are identified as “areas of thick soil.” According to DNR, the areas of thick soil must be treated like significant recharge areas because all prior testing of these areas indicates a geology that is more susceptible to groundwater pollution.

Both the state and federal government regulate groundwater recharge areas. Requirements from the Georgia Department of Natural Resources, Environmental Protection Division (EPD) include restrictions and regulations on sanitary landfills, land disposal of hazardous wastes, spray irrigation of wastewater and wastewater treatment basins.

Wetlands

Federal law defines freshwater wetlands as those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas.

Preservation of wetlands is vital because of the many important functions they serve. They are among the world’s most biologically productive ecosystems and serve as crucial habitats for wildlife. Wetlands can help maintain water quality or improve degraded water by performing functions similar to a waste-water treatment plant, filtering sediment, toxic substances and nutrients. Wetland vegetation filters and retains sediments which otherwise enter lakes, streams and reservoirs often necessitating costly maintenance associated with dredging activities. Wetlands are also important for flood protection, as they act as water storage areas, significantly reducing peak flows downstream; and, the meandering nature of wetlands combined with abundant vegetation reduce flood velocities.



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Groundwater Recharge Areas

- Wilkes County
- Cities
- Roads
- Railroad
- Groundwater Recharge Areas

Wilkes County wetland areas are found on **Map 5.3**. In Wilkes County, wetlands are adjacent to Clarks Hill Lake, along the creeks that run throughout the county and in the vicinity of small ponds that dot the county's landscape. Hazardous or toxic waste receiving, treatment or disposal facilities and sanitary landfills are prohibited within wetland areas.

Protected River Corridors

River corridors and their immediate shore land environment (sometimes referred to as the *riparian zone*) are areas of critical environmental significance. They provide a number of benefits including: drinking water, wildlife habitat, recreational opportunities, flood storage capacity, and assimilative capacity for wastewater discharges – the river or stream's ability to dilute wastewater to a point when it is no longer a threat to human health.

Section 305(b) of the Federal Clean Water Act requires that all states biennially list navigable waters throughout the state and provide a description of the water quality of such streams and its impact on its designated uses. Consistent with these requirements, DNR has developed minimum planning criteria for its river corridors in order to protect these vital resources. Wilkes County has one protected river corridors currently on EPA's list of protected rivers, the Broad River. Broad River forms the northern border of the county and can be found on **Map 5.4**.

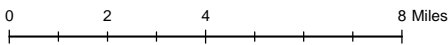
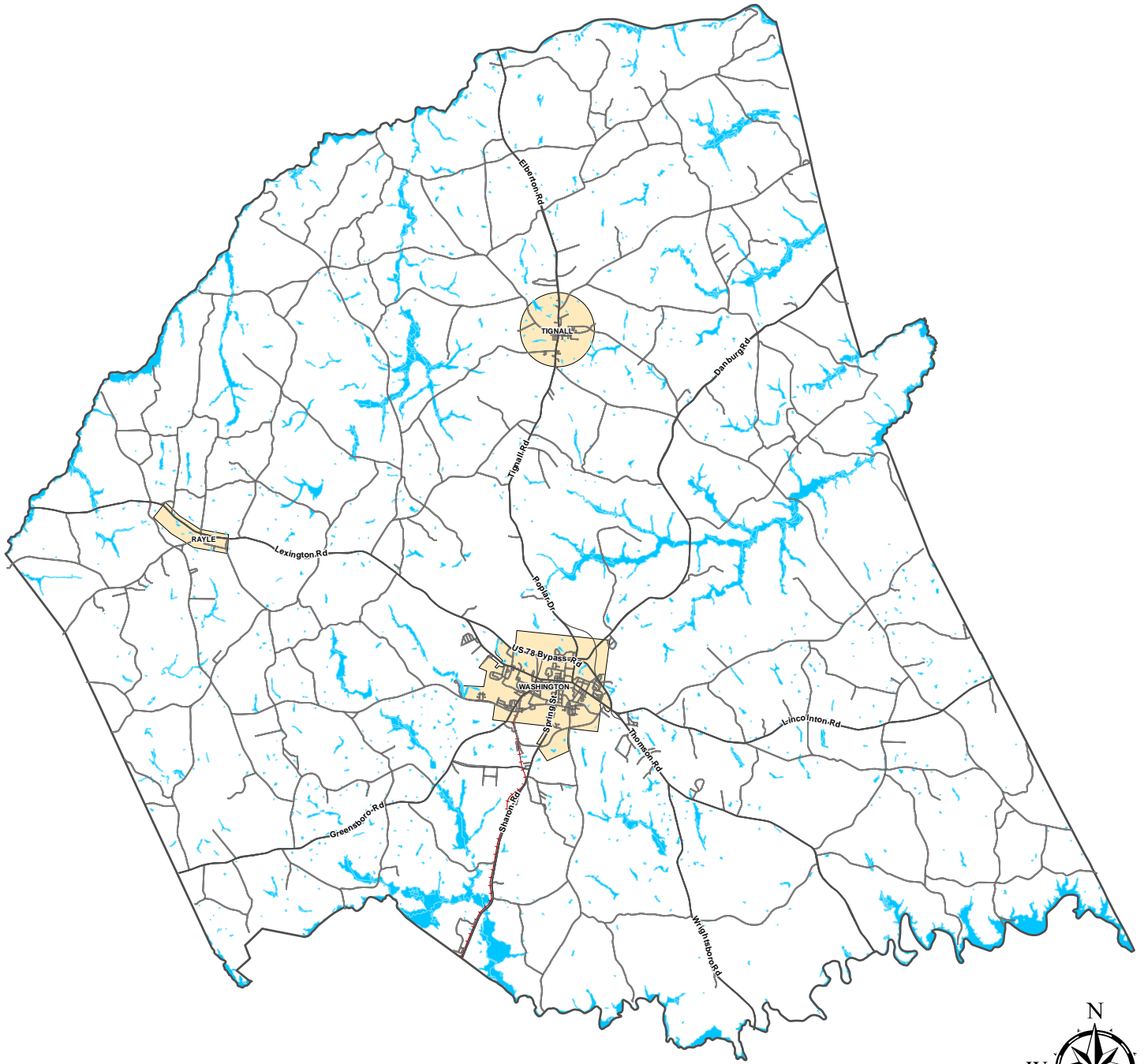
ADDITIONAL ENVIRONMENTALLY SENSITIVE AREAS

Flood Plains

Flood plains are relatively flat lands that border streams and rivers that are normally dry, but are covered with water during substantial rain events. The severity of a flood is usually measured in terms of loss to human life or property, which is directly proportional to the amount of development in the flood plain surrounding the stream or river.

Flooding occurs when the volume of water exceeds the ability of a water body (stream, river, or lake) to contain it within its normal banks. Floodplains serve three major purposes: Natural water storage and conveyance, water quality maintenance, and groundwater recharge. These three purposes are greatly inhibited when floodplains are misused or abused through improper and unsuitable land development. For example, if floodplains are filled in order to construct a building, then valuable water storage areas and recharge areas are lost. This causes unnecessary flooding in previously dry areas and can damage buildings or other structures. Therefore, floodplain development is usually discouraged with the exception of recreational facilities.

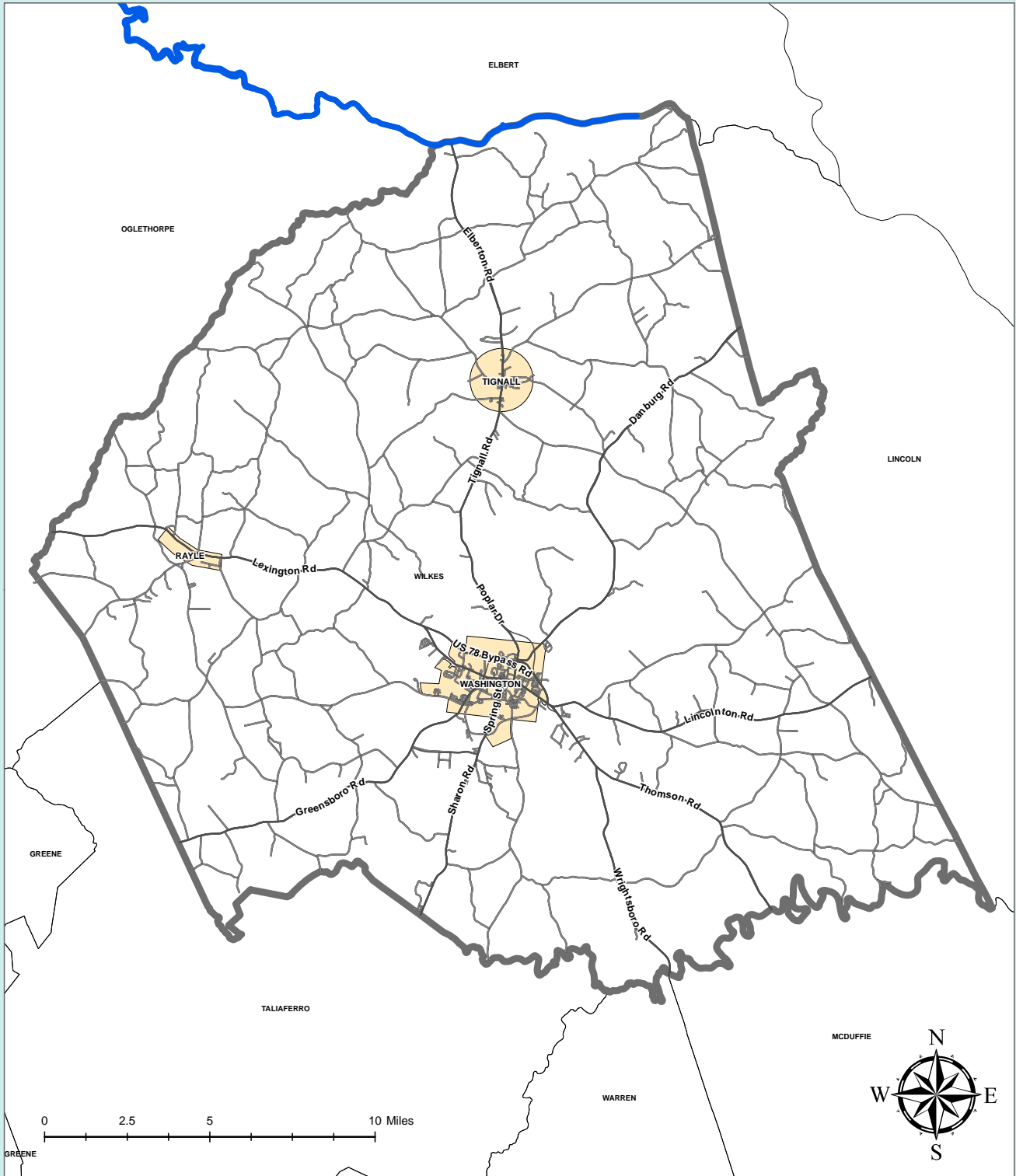
The City of Washington has participated in the Federal Flood Insurance program for a number of years. Flood zones within the city are mapped – including the location of all applicable A, C and X flood zones. In 2002, Wilkes County began participation in the Federal Flood Insurance Program's "Emergency Program." Because a Flood Insurance Rate Map has not been prepared for Wilkes County, property owners in the county are not eligible for the same level of insurance coverage as within the city of Washington. Regardless, the adoption of a Flood Hazard Boundary Map by Wilkes County – illustrating flood prone areas – allows for some coverage. Participation by both communities in the Federal Flood Insurance Program is possible in part by the presence of flood damage prevention ordinances in both



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Legend

-  **Wilkes County**
-  **Cities**
-  **NWI Wetlands**
-  **Roads**
-  **Railroad**



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Legend

-  Wilkes County
-  Roads
-  Cities
-  Railroad
-  Protected River DCA

communities. Floodplains throughout Washington are illustrated on **Map 5.5**. Flood prone areas in Wilkes County are illustrated on **Map 5.6**.

Soils

As previously mentioned, all of Wilkes County is contained within the Southern Piedmont MLRA. Dominant soils of the Southern Piedmont have mostly clayey subsoils and kaolinitic mineralogy. Well-drained very gently sloping to strongly sloping Appling, Cecil, Davidson, Hiwassee, Madison, Pacolet, and Wedowee series are found on uplands. Ashlar, Gwinnett, Louisburg, Madison, Pacolet, Wedowee, and Wilkes series are located on the steeper slopes. In some localities, these soils contain coarse fragments. Cartecay, Chewacla, Congaree, Toccoa and Wehadkee series are in alluvial flood plains.

Soils of the Piedmont are acid and low in nitrogen and phosphorus. In many cases, much of the original topsoil has been eroded leaving the clayey subsoil exposed. The less steep slopes and areas where the topsoil has not been completely eroded are adapted to corn, cotton, soybean, and grain sorghum production. Although row crops are productive in this region, the area is better adapted to pasture production. It is important to control erosion when you cultivate these soils.

Wilkes County's soil associations are illustrated on **Map 5.7**.

Plant/Animal Habitats

Growth and development in and around Rayle, Tignall, Washington and Wilkes County will inevitably alter the natural landscape, reduce wildlife habitat, and affect animal and plant species diversity. One of the most reliable barometers to determine the level of impact that growth is having on animal and plant life is to measure the proximity of state and federally protected species to development activities. **Map 5.8** illustrates that Wilkes County is located within the vicinity of no fewer than five plant species and four animal species that are listed as protected by the state of Georgia or federal government.

Federal Species Protection

The U.S. Fish and Wildlife Service administers the federal Endangered Species Act (ESA, 1973). The ESA lists animal and plant species as either "threatened" or "protected." All listed animal species and their habitats are protected from "take" – meaning they cannot be harassed, harmed or captured. In addition, activities are prohibited that would create significant habitat modification or degradation that may inhibit or harm the animal's natural behaviors. Listed plant species are not protected from "take," but it is illegal to collect or harm them on federal lands. In the vicinity of Wilkes County, there is one federally protected animal species, the American Bald Eagle, and no federally protected plants.

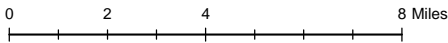
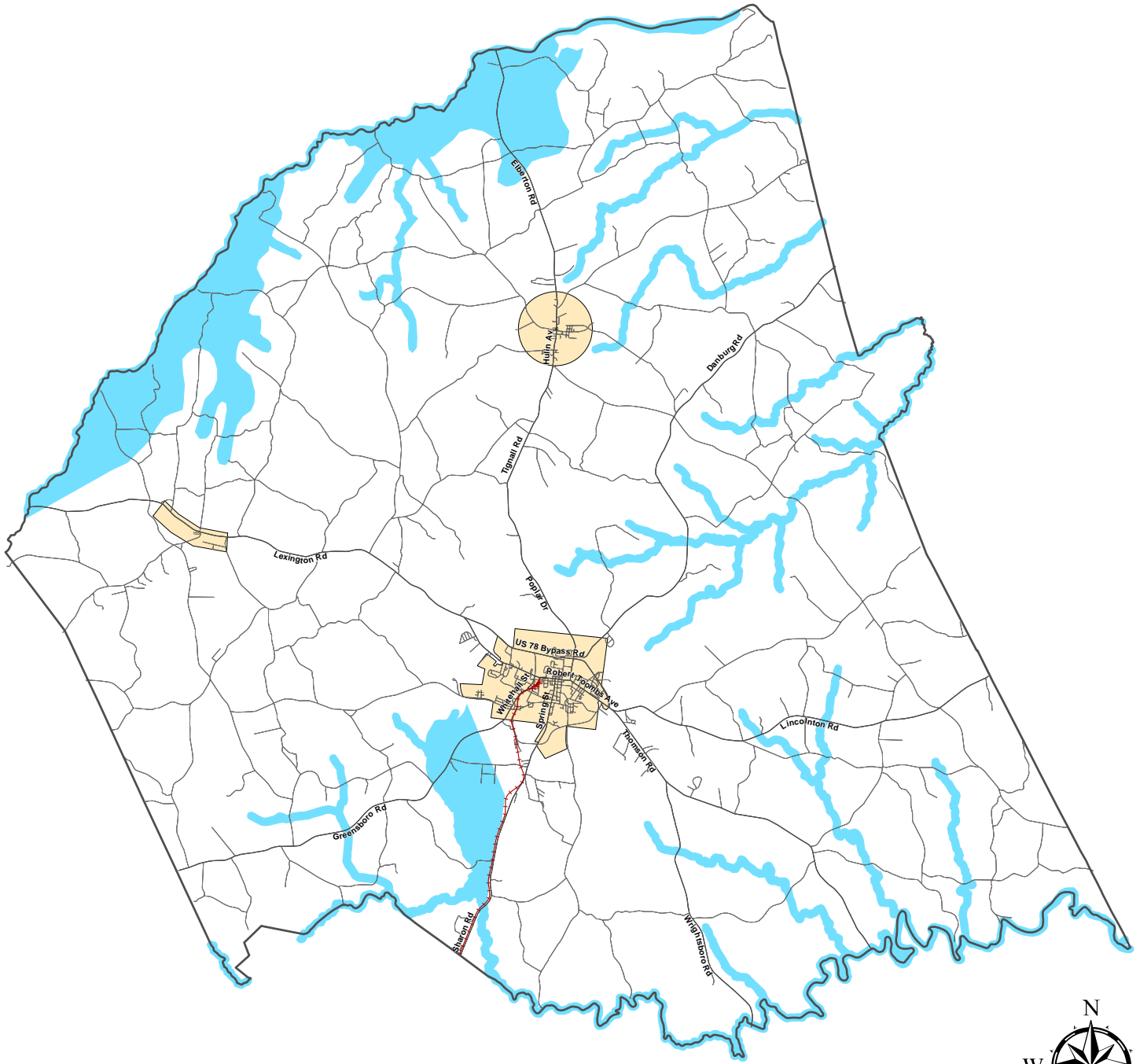
State Species Protection

The Georgia Department of Natural Resources' Wildlife Resources Division administers the state of Georgia's Endangered Wildlife Act (1973) and Wildflower Preservation Act (1973). These acts protect listed species habitat and prohibit the capture, killing, or selling of protected species only on state owned lands. As previously mentioned, there are four state protected animal species and five plant species in the vicinity of Wilkes County. **Figure 5-A**



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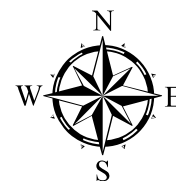
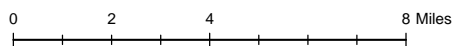
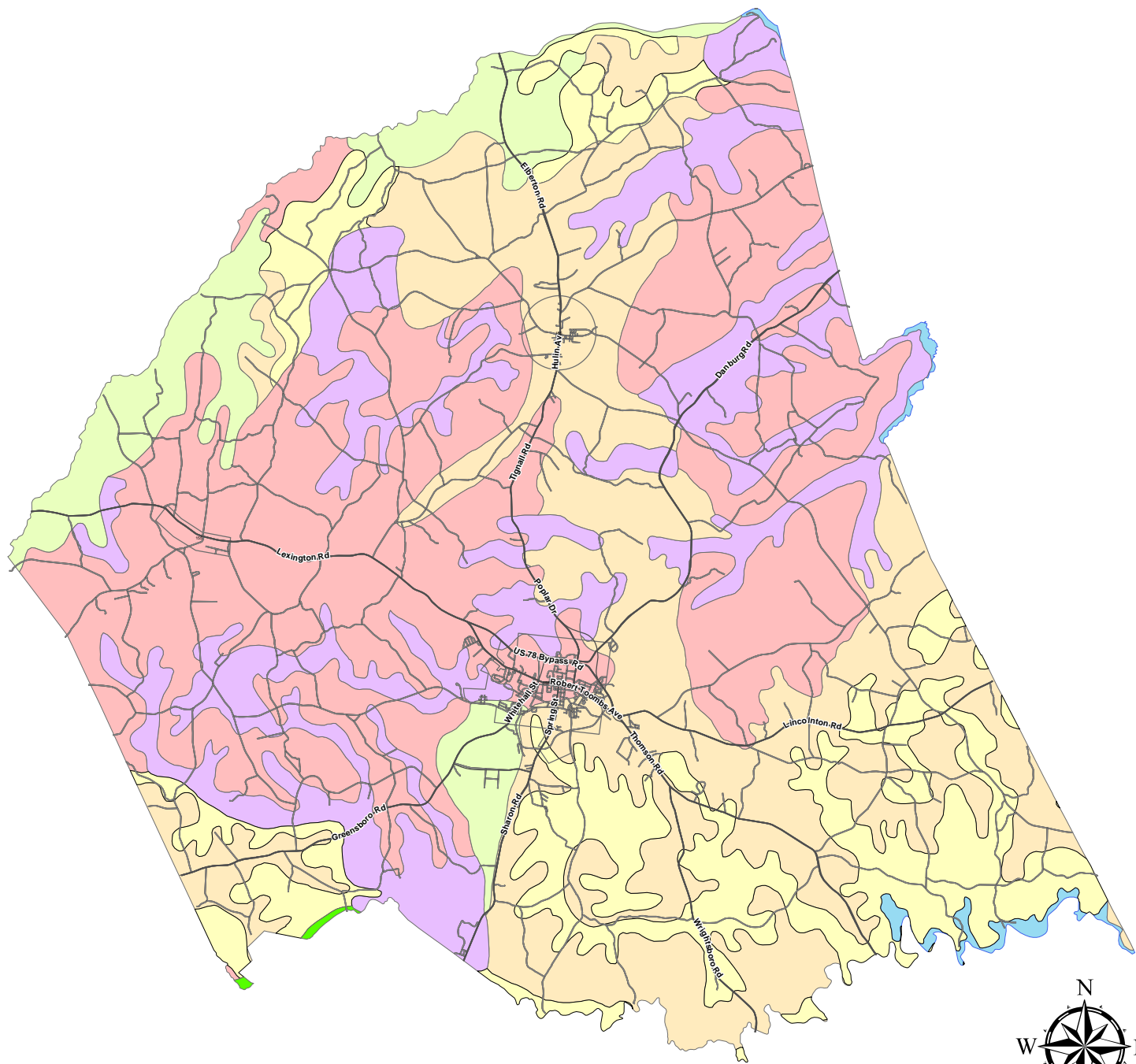
Flood Plain Areas	
 City Flood Prone Area	Major Highways
 Wilkes County	Roads
 Cities	Railroad



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Flood Prone Areas

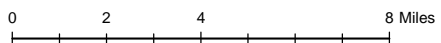
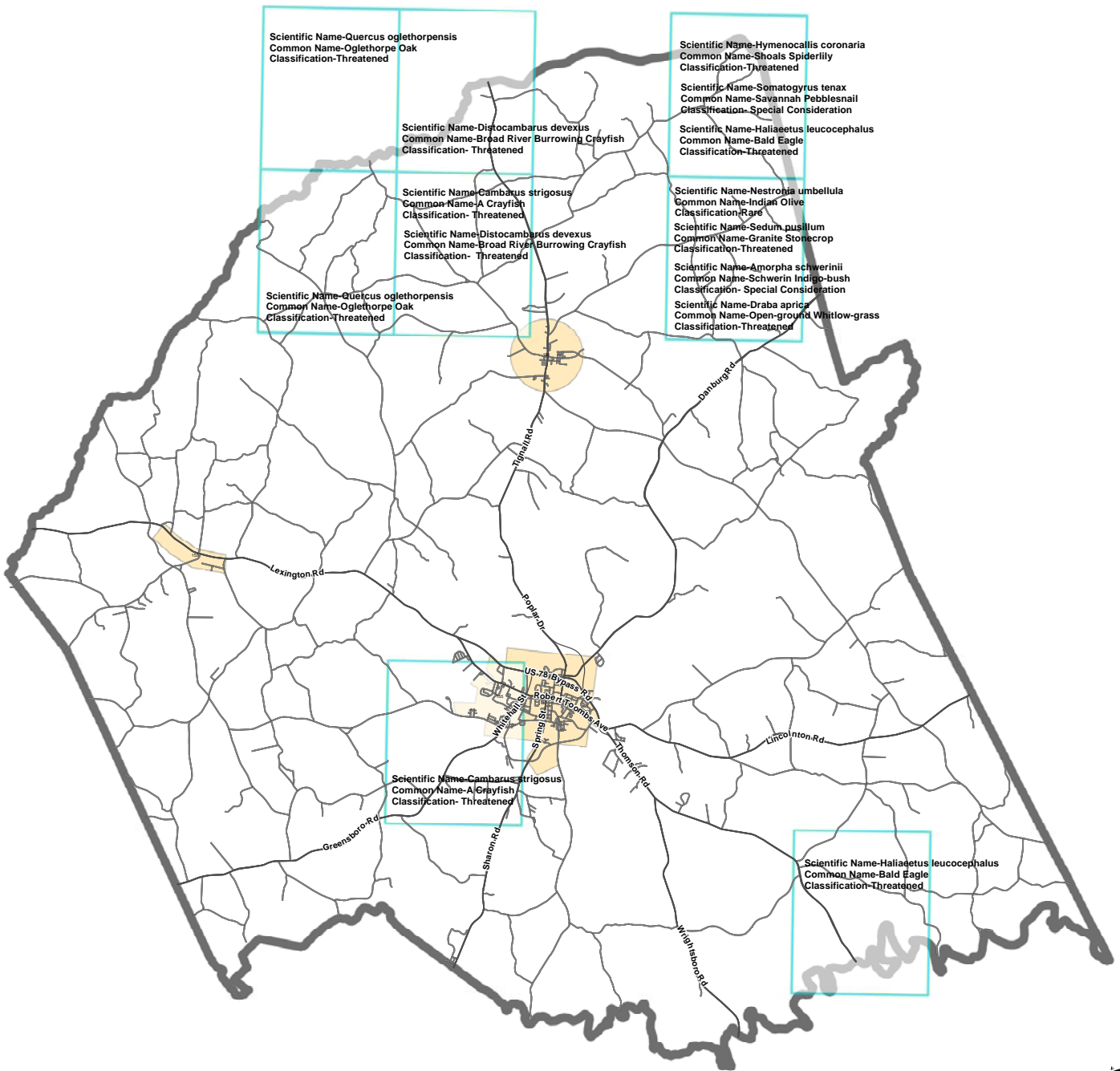
 County Floodprone Area	 Major Highways
 Wilkes County	 Roads
 Cities	 Railroad



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Soil Type MUNAME

- CECIL-MADISON-PACOLET (GA025)
- GEORGEVILLE-TOCCOA-WEDOWEE (GA033)
- GEORGEVILLE-WEDOWEE-TOCCOA (GA032)
- IREDELL-MECKLENBURG-DAVIDSON (GA030)
- MADISON-DAVIDSON-PACOLET (GA026)
- WATER (GAW)
- WILKES-DAVIDSON-ENON (GA031)



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Legend

- Wilkes County
- Cities
- Roads
- Endangered Species

lists the plant and animal species that are currently found on the state’s list of protected species.

Figure 5-A: Wilkes County State Protected Species			
Species	Name	State Status (Descriptions Below)	State Rank (Descriptions Below)
Animal	Lean Crayfish	Threatened	S2
	Broad River Burrowing Crayfish	Threatened	S1
	Bald Eagle	Threatened	S2
	Pink Ladyslipper	Unusual	S4
Plant	Sun-loving Draba	Endangered	S1/S2
	Shoals Spiderlily	Threatened	S2
	Indian Olive	Rare	S3
	Oglethorpe Oak	Threatened	S2
	Granite Stonecrop	Threatened	S3
<p>Endangered: In danger of extinction throughout all or parts of its range. Rare: May not be endangered or threatened but which should be protected because of its scarcity. Threatened: Likely to become endangered in the foreseeable future throughout all or parts of its range. Unusual: Deserving special consideration such as plants that may be subject to commercial exploitation.</p> <p>S1: Critically imperiled in state because of extreme rarity (5 or fewer occurrences). S2: Imperiled in state because of rarity (6-20 occurrences) S3: Rare or uncommon in state (on the order of 21 to 100 occurrences). S4: Apparently secure in state (of no immediate conservation concern). S5: Demonstrably secure in state.</p>			
<p><i>Source: Georgia Department of Natural Resources, Wildlife Resource Division</i></p>			

In addition to those species listed as protected by the state of Georgia, the Georgia Natural Heritage Program (GNHP) maintains a list of species of “special concern.” The special concern list restates all federal and/or state protected animal and plant species, and additional rare or imperiled species or habitats that may not yet have official protection but should be considered for protection. The GNHP is the result of a partnership between DNR and the Nature Conservancy and is continually updating its inventory with the state-wide assistance of citizens. In addition to the species listed in **Figure 5-A**, the GNHP lists the *Somatogyus tenax*, the Savannah Pebblesnail, and the *Amorpha schwerinii*, Schwerin Indigo-bush, as animal and plant species in the Washington-Wilkes that should be given special consideration.

ADDITIONAL SIGNIFICANT NATURAL RESOURCES

Scenic Areas

Wilkes County is characterized as rural and much of the countryside in unincorporated Wilkes County is picturesque and rural in character. Although it is acknowledged that the county’s overall rural landscape warrants special consideration, no individual areas were identified as a “scenic area.”

Prime Agricultural/Forest Land

The vast majority of land in unincorporated Wilkes County is undeveloped and some of it currently used as pasture or for other agricultural uses. No specific areas were identified as



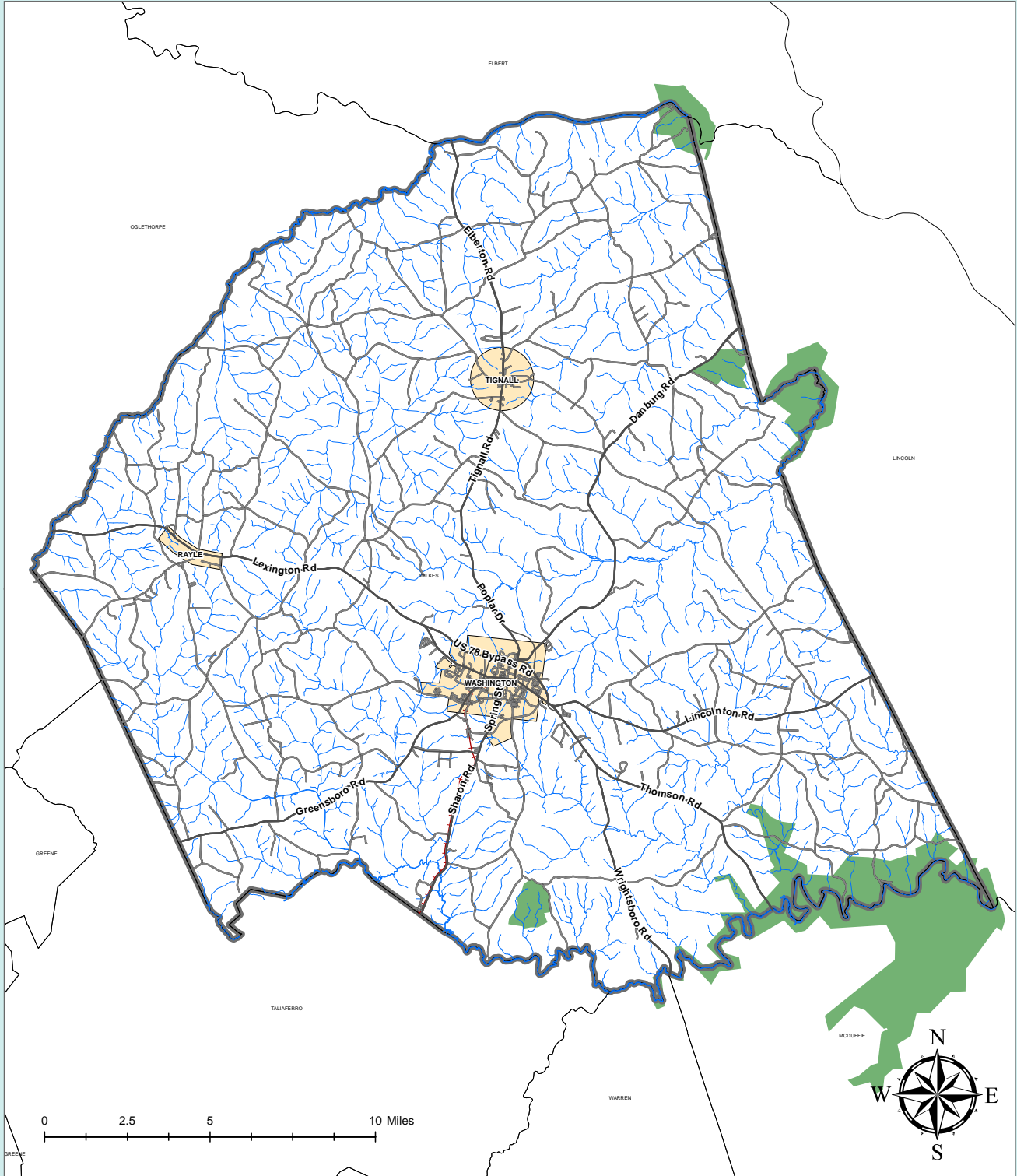
being “prime” agricultural or forestry land – although there are active cattle grazing and timber harvesting operations in the county.

Major Parks, Recreation or Conservation Areas

As referenced in Chapter 6 (Community Facilities), most of the recreation needs of Wilkes County residents are served by facilities and programs administered and maintained by the Washington-Wilkes Parks and Recreation Department. Numerous parks, ball fields, playgrounds, and recreational facilities provide a broad spectrum of recreation options for city and county residents. Currently the department offers 13 youth and nine adult recreational programs. The principal exception to the standard local park management and operation functions is the County’s operation of Holliday Park located on Clarks Hill Lake and run in cooperation with the U.S. Army Corp of Engineers. Additionally, there are several Wildlife Management Areas that should be given special attention.

Wildlife Management Areas

Georgia maintains more than 90 wildlife management areas (WMA) state-wide. WMA’s across the state can be used for a number of outdoor recreational uses, including by not limited to, camping – in designated camping areas such as Wilkes County’s Holiday Park; horseback riding; cycling; fishing; and in some locations, hunting and shooting. Wilkes County alone contains all or portions of four WMA’s (Broad River WMA, Clark Hill WMA, Fishing Creek WMA, Wilkes County WMA) which are distributed across five separate tracts. Wilkes County wildlife management areas are illustrated on **Map 5.9**.



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Legend

- Wilkes County
- Cities
- Roads
- Rivers
- Wildlife Management Area

CULTURAL RESOURCES

Wilkes County has long held a position of historical importance in the State of Georgia and in the South as a whole. Wilkes is one of the eight original counties from the first state constitution written in 1777. Eventually, the large county was broken into the smaller counties of Elbert and Lincoln, and portions of Hart, Madison, Oglethorpe, Taliaferro and Warren Counties.

Because of its age and importance in the region, Washington-Wilkes has an extensive inventory of cultural resources. In order ensure that the historic properties in the City of Washington are protected, the Washington Historic Preservation Commission (HPC) has been established by city ordinance (*Washington City Code, Chapter 42 - Historical Preservation*). The five-member Washington HPC meets regularly with an adopted local historic district for architectural and site feature design review.

The Historic Preservation Commission has an active role in providing “police” power within the City’s designated local district to avoid needless demolition and demolition by neglect, while encouraging good infill design for new construction and additions, and landscape features review. A set of design guidelines, referred as *Article I, Section 42-2*, supports the actions of the HPC when reviewing Certificates of Appropriateness for material change in appearance. **Map 5.10** shows the adopted local district.

Historically Significant Resources in Washington-Wilkes

Collectively, Wilkes County and the City of Washington contain a large inventory of identified historic places. Washington’s inventory is impressive because of the number of buildings, the variety of construction styles and building types, and intact quality of the buildings. In 1997, the City of Washington conducted a historic resources survey with the Historic Preservation Division of Georgia’s Department of Natural Resources (DNR) that inventoried 489 historic resources in the city pre-dating 1947. **Figures 5-B** through **5-D** list the resources grouped by period of construction, architectural styles and house types in the City of Washington.

The City of Washington’s buildings exhibit the influence of several historic periods and architectural styles. Of all surveyed properties, 259 properties, or approximately 55 percent, exhibit some stylistic character (**Figure 5-C**).

Figure 5- B: City of Washington, Historic Resources Survey, 1997, Buildings and Structures by Period of Construction

Period of Construction	Number	Percent
Pre-1860	54	11.5%
1861-1900	149	31.8%
1901-1920	95	20.3%
1921-1940	73	15.5%
Post-1940	98	20.9%
Total	469	100.0%

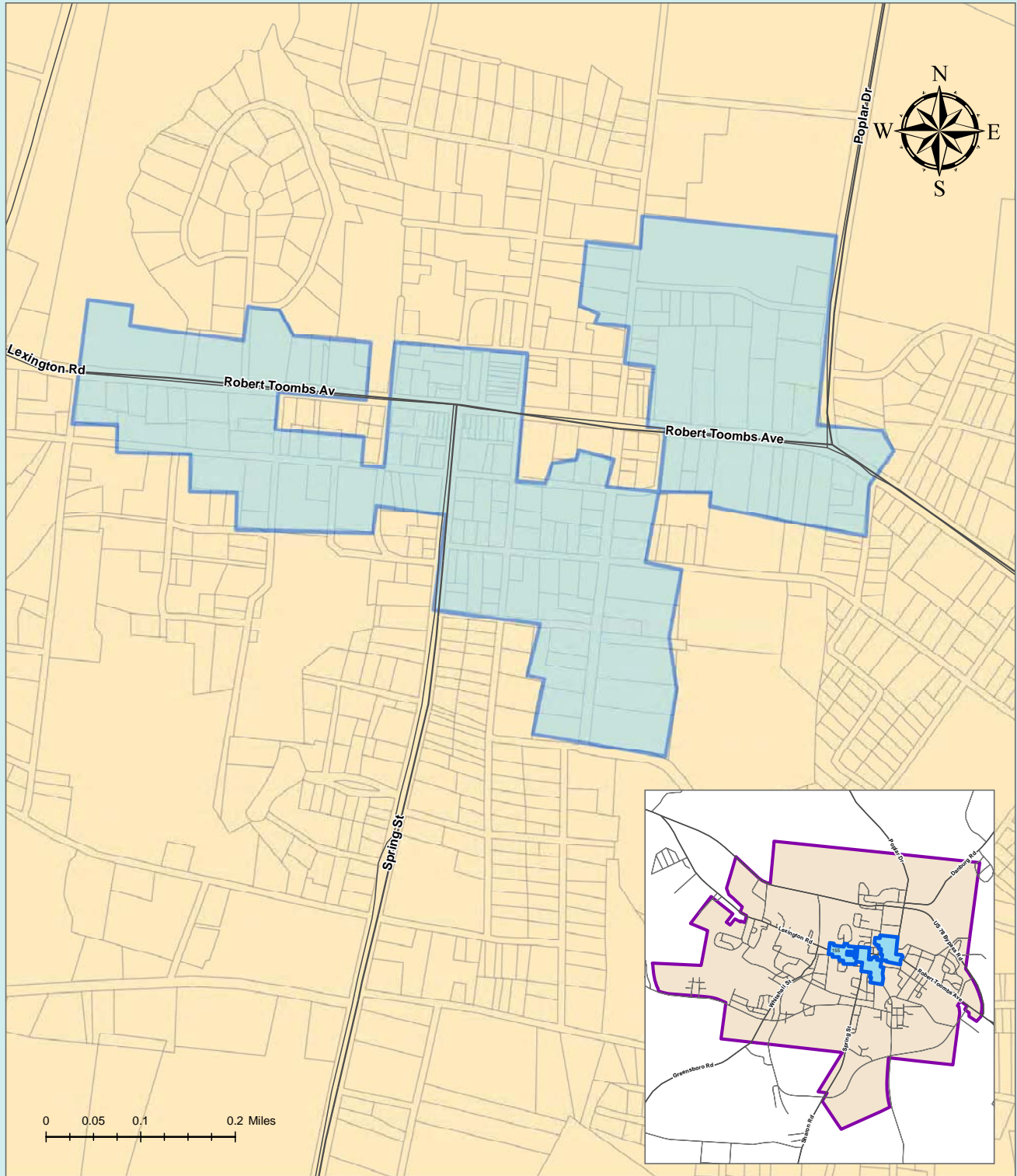
Source: DNR’s Preservation Division Historic Resource Survey, 1997

Figure 5-C: City of Washington, Historic Resources Survey, 1997, Buildings by Architectural Styles

Architectural Style	Number	Percent
Folk Victorian	82	17.5%
Craftsman	54	11.5%
Commercial	28	6.0%
Greek Revival	26	5.5%
Queen Anne	25	5.3%
Federal	11	2.3%
Colonial Revival	8	1.7%
Neoclassical Revival	7	1.5%
Early Classical Revival	5	1.1%
Italianate	5	1.1%
Other Styles	8	1.7%
No Academic Style	210	44.8%
Total	469	100.0%





Source: DNR’s Preservation Division Historic Resource Survey, 1997





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Legend

	Local Historic District		Washington
	Parcels		Wilkes County

NATURAL & CULTURAL RESOURCES

There are numerous buildings that have undergone construction or modification over the years and now express the influence of two or more architectural styles. It is common that changes made to properties reflect the popular construction style of the time. For example many Federal style buildings built from the late 1700's underwent construction and additions in the early to mid-1800s and now predominately reflect a Greek Revival style.

Figure 5-D: City of Washington, Historic Resources Survey, 1997, Residential Housing Types		
House Type	Number	Percent
Side-Gable Cottage	50	15.2%
Georgian Cottage	37	11.2%
Georgia House	34	10.3%
New South Cottage	29	8.8%
Extended Hall-Parlor	27	8.2%
I-House	27	8.2%
Gabled Wing Cottage	26	7.8%
Bungalow-Front Gable	21	6.4%
Hall-Parlor	16	4.8%
Central Hallway Cottage	14	4.2%
Saddlebag	14	4.2%
Bungalow-Cross Gable	9	2.7%
Bungalow-Side Gable	8	2.4%
Pyramid Cottage	4	1.2%
Shotgun	4	1.2%
Gabled Wing House	4	1.2%
Queen Anne Cottage	2	0.6%
Single Pen	2	0.6%
Queen Anne House	1	0.3%
Side Hallway	1	0.3%
Total	330	100.0%

Source: DNR's Preservation Division Historic Resource Survey, 1997

A total of 374 residential properties were surveyed, and of these, 330 were identified as conforming to one of Georgia's identified residential house types (**Figure 5-D**). HPD references the article *Georgia's Living Places: Historic Houses in Their Landscaped Settings* (1991) for definitions and guidance identifying residential architectural styles in Georgia. The most common type, the side-gable cottage, became popular in the 1930's and was utilized in post-World War II construction. Washington grew during the 1940's and this house type is present in significant numbers.

National Register of Historic Places

Since the inception of the National Register of Historic Places in 1971, historic resources

throughout Washington-Wilkes have been documented and listed individually and by district. **Figures 5-E** and **5-F** are inventory the historic resources listed in the National

Figure 5-E: National Register of Historic Districts Listings in Washington (See Map 5.11)		
Property Name	Location	Notes & Period of Significance
East Robert Toombs Historic District	East Robert Toombs Avenue between Alexander Avenue and Grove Street	1825-1899
North Washington Historic District	Bounded by Jefferson and Court Streets, Poplar Drive, and U.S. 78	1750-1799, 1825-1874, 1900-1924
Washington Commercial Historic District	Roughly bounded by Court and Jefferson Streets, Robert Toombs Avenue, and Allison Street	1815-1930
Washington Historic District	Centered on West Robert Toombs Ave. and N. Alexander St., Washington	1750-1974
Water-Liberty Street District	Information not given	*District was never officially adopted but its properties were included with the Washington Historic District
West Robert Toombs Historic District	West Robert Toombs Avenue between Allison Street and Route 44 and Lexington Avenue	1800-1824, 1875-1899

Source: National Register of Historic Places



NATURAL & CULTURAL RESOURCES

Register of Historic Places within and in the vicinity of the City of Washington. Within the jurisdiction of the City of Washington, there are six historic districts and 14 individual properties. Washington’s historic districts can be found on **Map 5.11** and historic places can be found on **Map 5.12**.

Figure 5-F: National Register of Historic Places Listings in Washington (See Map 5.12)

*	Property Name	Location	Notes & Period of Significance
1	Campbell-Jordan House	208 Liberty St., Washington	1808-1841
2	Cedars, The	210 Sims St., Washington	1793-1885
3	Fitzpatrick Hotel	18 W. Public Square, Washington	Built 1898
4	Gilbert-Alexander House	116 Alexander Dr., Washington	1808-1830, one of earliest brick houses in Georgia
5	Holly Court. Also known as Ficklen-Lyndon-Johnson House	301 S. Alexander St., Washington	1825-1849
6	Mary Willis Library	E. Liberty and S. Jefferson Sts., Washington	1875-1899
7	Old Jail	103 Court St., Washington	1875-1899
8	Poplar Corner. Also known as Prince-Pope-Simpson-Stephens House	210 W. Liberty St., Washington	1810-1874
9	Smith, Robert Shand, House. Also known as The Pines	902 S. Spring St., Washington	1854-1940
10	Robert Toombs House	216 E. Robert Toombs Ave., Washington	Built 1791, additions to 1885; also, National Historic Landmark
11	Tupper-Barnett House	101 W. Robert Toombs Ave., Washington	1832-1860; also, National Historic Landmark
12	Washington Presbyterian Church	206 E. Robert Toombs Ave., Washington	Built 1825
13	Washington-Wilkes Historical Museum. Also known as Barnett-Slaton House	308 E. Robert Toombs Ave., Washington	1835-1958
14	Wilkes County Courthouse	Court Street, in Washington	Built 1903-1904, roof burned and reconstructed in 1980s

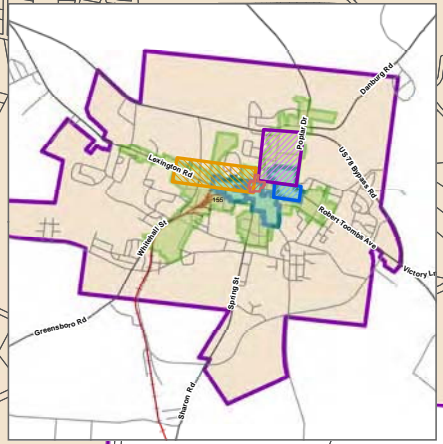
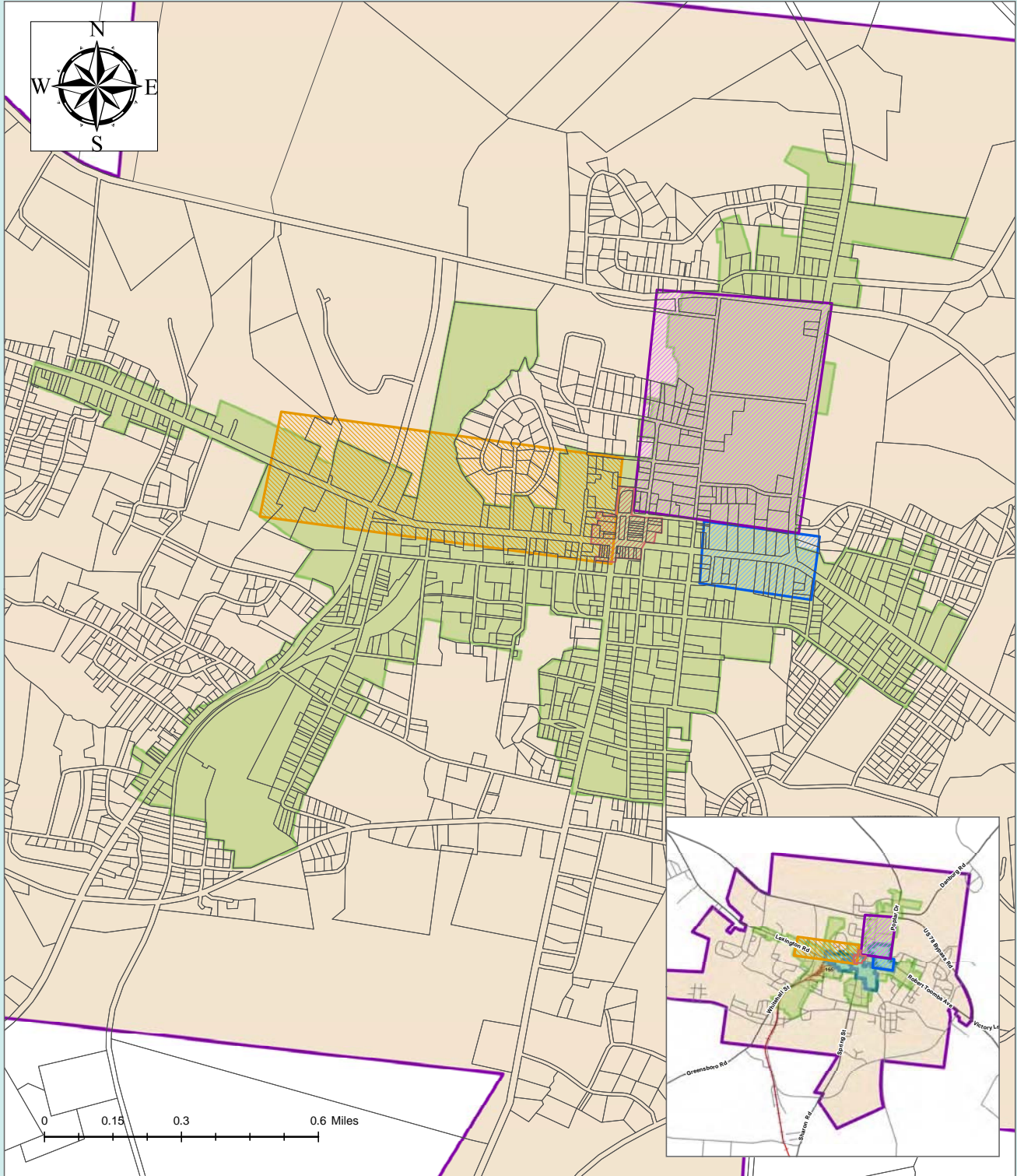
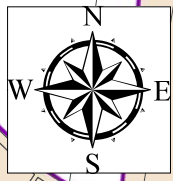
*Source: National Register of Historic Places
Inventory Number, Map 5.12

One large citywide historic district, the Washington Historic District, was listed in 2004 in the National Register of Historic Places. The district includes all eligible historic properties within the city limits in a contiguous boundary. This large district encompasses all of the other districts within the city limits and is comprised of 75 previously listed National Register contributing properties and identifies 417 new historic properties within its boundaries.

There are nine historic properties listed in the National Register of Historic Places that are located in unincorporated Wilkes County. **Figure 5-G** lists Wilkes County resources found in the National Register of Historic Places. These cultural resources can also be located on **Map 5.13**.

Significant Cultural Resources in Washington-Wilkes

As previously mentioned, Washington-Wilkes contains a high density of historic properties, sites and buildings. In this section, some of the most significant resources in the county are expounded.



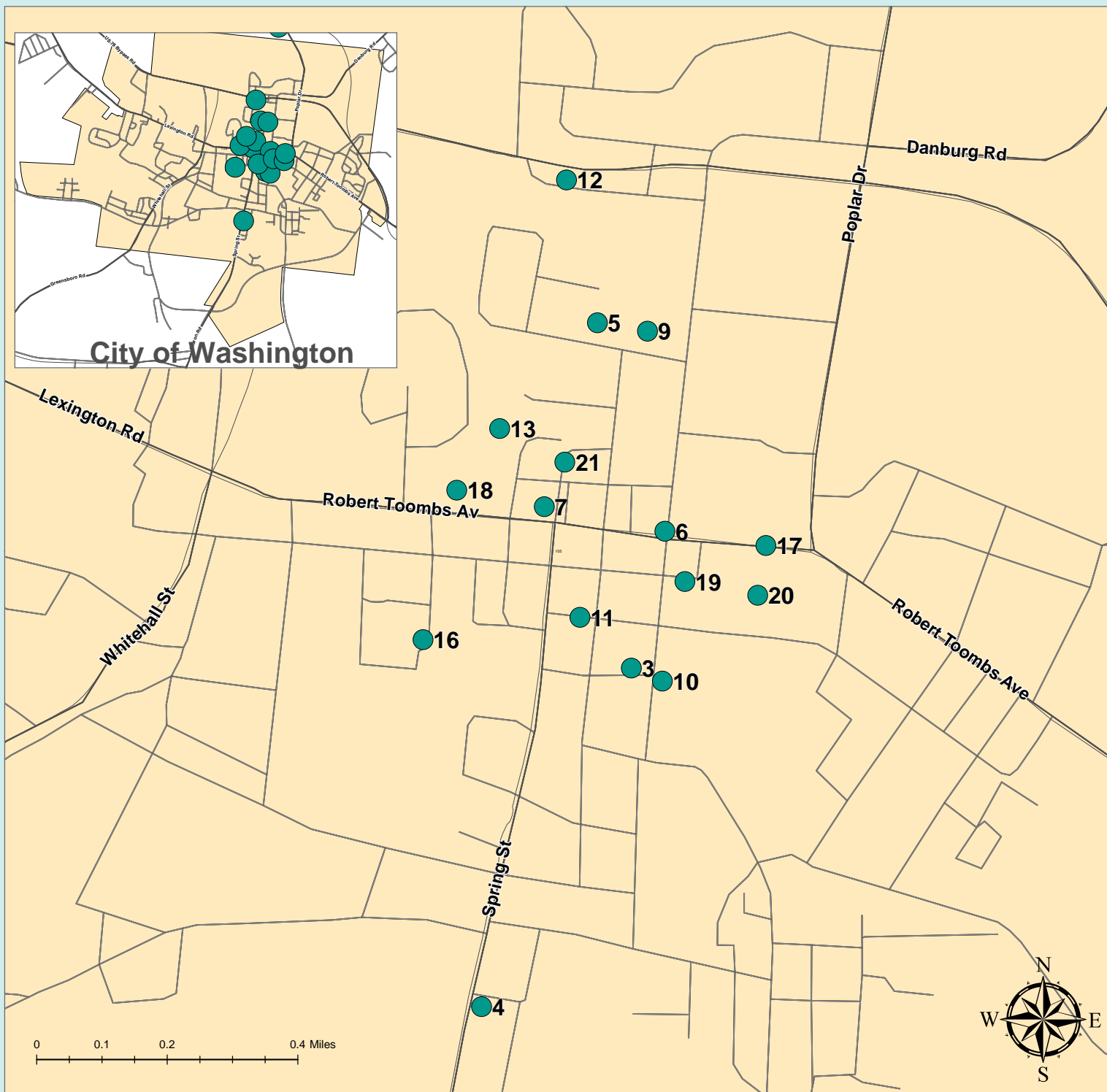
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Legend

- | | | | |
|--|---------------------|--|-----------------------------|
| | Wilkes County | | West Robert Toombs District |
| | Washington | | North Washington District |
| | Parcels | | East Robert Toombs District |
| | Commercial District | | Washington District |

City of Washington National Register of Historic Places Individual Sites

Map 5.12



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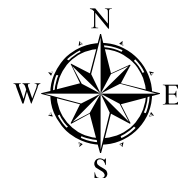
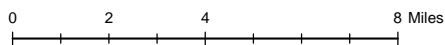
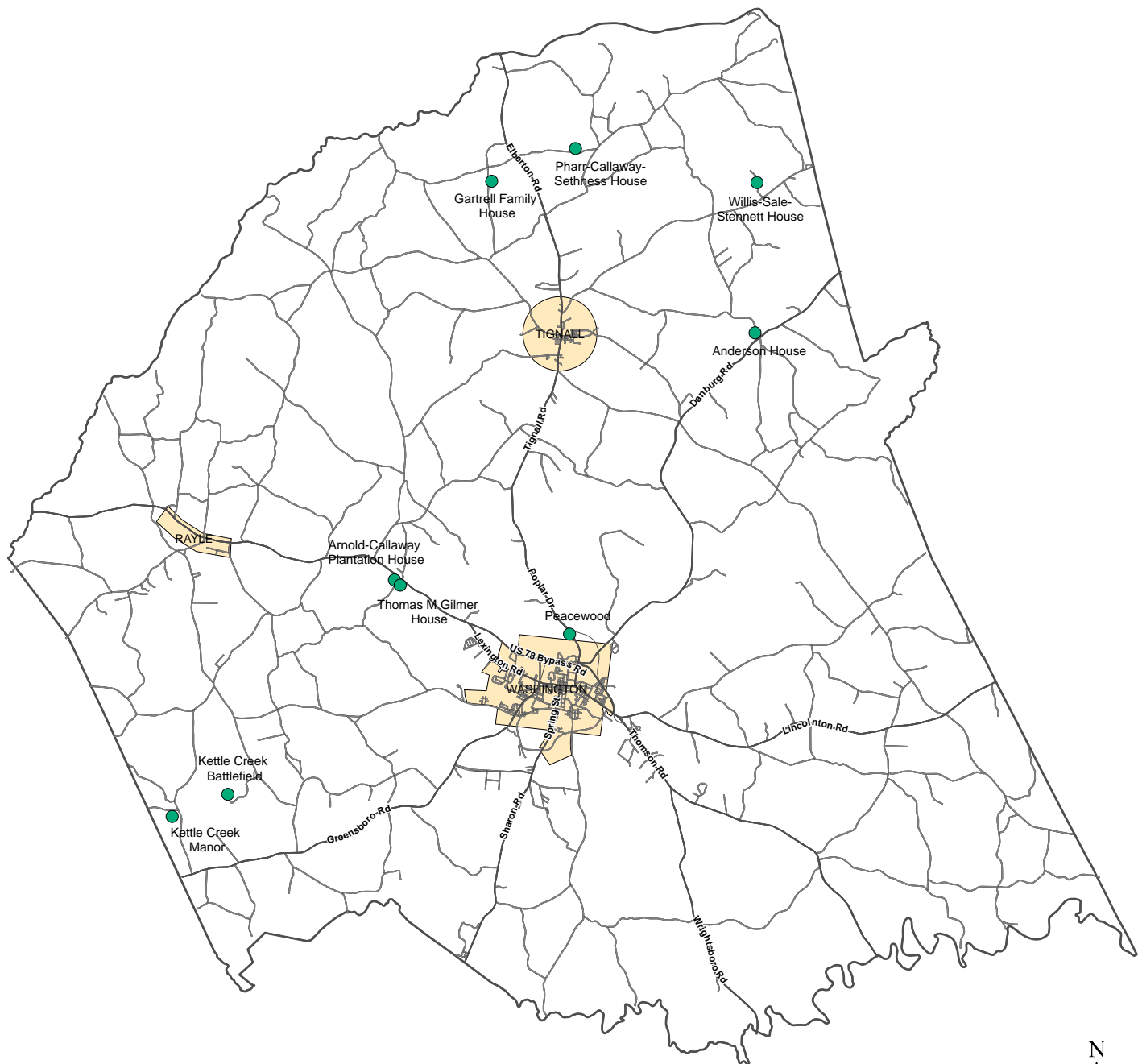
Legend

- Historical Sites
- Roads
- Cities
- Wilkes County

See Figure 5-F

Wilkes County National Register of Historic Places Individual Sites

Map 5.13



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Legend

- Wilkes County
- Cities
- Roads
- Historical Sites County

See Figure 5-G

Figure 5-G: National Register of Historic Places Listings in Wilkes County (See Map 5.13)

	Property Name	Location	Notes & Period of Significance
1	Anderson House	GA 44, Danburg	Built 1865
2	Arnold-Callaway Plantation	NW of Washington on U.S. 78, Washington	Owned & Operated by City, built 1869
3	Daniel, James and Cunningham House. Also known as Kettle Creek Manor	South of Rayle on Bartram Trace Rd.	Built 1810
4	Gartrell Family House. Also known as Joseph Gartrell House	854 Boyd Rd., North of Tignall	Built 1830, moved within Wilkes County
5	Gilmer, Thomas M., House	5 mi. (8 km) W of Washington on U.S. 78, Washington	1800-1824
6	Kettle Creek Battlefield	9 miles SW of Washington off Tyrone Rd.	Battle took place, February 14, 1779
7	Peacewood. Also known as Wingfield-Cade-Saunders House	120 Tignall Rd., just North of Washington	Built 1810. Extant outbuildings.
8	Pharr-Callaway-Sethness House. Also known as Old Pharr Place.	North of Tignall on GA 2193	Built 1860
9	Willis-Sale-Stennett House. Also known as Great Oaks	North of Danburg off GA 79 on SR 1445	Built 1850

Source: National Register of Historic Places

Callaway Plantation

The Arnold-Callaway Plantation is a brick, Greek Revival style house on 56 acres of the original plantation. The house has period furnishings and an adjoining kitchen fully stocked with implements that can be seen in guided house tours. The plantation provides a living history interpretation of life in the 18th century. There is a hand-hewn log cabin built in 1785 that represents an early Wilkes County settler’s house. A Federal style house, built in 1790, has working textile looms, and the George Gilmer House, built in 1800, is the birthplace of a Georgia governor (1837-1839). A smoke house, a barn, a pigeon cote, a cemetery and a country store with museum shop are located on the grounds for visitor education.

Fitzpatrick Hotel

The Fitzpatrick Hotel, a three-story brick Victorian, built 1899, has been recently restored as a hotel with 17 rooms and its original ballroom, a restaurant, and three commercial storefronts. This hotel is one of a few grand downtown rural historic hotels in the state that is open for business.

Kettle Creek Battlefield

Wilkes County owns Kettle Creek Battlefield, located 12 miles from downtown Washington. The Battle of Kettle Creek is considered an important Revolutionary War battle site of February 14, 1779, where Patriots are known to have defeated and thwarted British-controlled Georgia from further invasion. The battle involved 600-700 Loyalist troops and about 340 Patriot troops. The Loyalist militia was commanded by Colonel James Boyd, Major Spurgen and John Moore. The Patriot militia from Georgia and South Carolina was commanded by Colonels Andrew Pickens, John Dooly, and Elijah Clarke. The Loyalists suffered about 170 killed, wounded or captured, and the Patriot losses were fewer than 30. Using Preserve America grant assistance, a “Historical Archaeological Survey of Kettle Creek Battlefield,” is being conducted in 2008 by The Lamar Institute, and will be used for future site preservation and interpretation.

Old School Street Cemetery

Owned by the City of Washington, the School Street Cemetery is the largest African-American burial ground in Wilkes County of 7.7 acres containing about 1,784 plots and graves. Located off Whitehall Street, a study has been completed for the City of Washington in 2008 with the assistance of a Preserve America grant conducted by New South Associates, "Old School Cemetery: Mapping, Documentation, Preservation, and Interpretation of a Significant Historic African-American Site." The site is informally arranged as a cemetery with family groups but historical research has not identified a church associated with the cemetery nor a history of the property's ownership. Nearby, the former Washington High School could have been used as both a church and school, which suggests how the cemetery took its name. The earliest grave dates to 1892, although the cemetery could be earlier, and the most recent burial is 2006.

Current conditions include slumped graves, unmarked depressions, erosion, weathered or broken headstones, and unmarked graves. Graves are marked with milled stone, concrete markers, and various materials such as brick, ceramics, and glass to mark perimeters and provide decorations. One such unique grave marker is a linked chain iron marker and another is a decorative iron hoop.

North Wilkes County Library, Archives, and Museum

The Tignall Bank Building is one of two historic commercial and professional buildings remaining standing in Tignall. Built in 1914, in addition to the bank, the building housed a hotel, stores and offices. The first floor bank area has been converted to a town library and archives. Upstairs, a Museum of North Wilkes County contains the history of old Petersburg and the Broad River Valley, the antebellum and Civil War periods, Tignall's prosperity with cotton, timber, and a railroad, and the history of the town's schools and churches. The former adjoining post office area has been converted into the town's only public meeting place. The City of Tignall owns the building, and it is open to the public.

Washington-Wilkes Historical Museum

This 1835 historic house is city owned and operated as a museum of cultural history. Period rooms of furnishings as well as Civil War history and artifacts such as a fine pottery collection are housed here for public exhibition and visitation.

Washington High School (also known as the North Alexander High School)

The Washington High School, built in 1897, is a two-story, brick Victorian building now owned by the Board of Education. The Washington-Wilkes Historical Foundation and the non-profit North Alexander School Association (NASA) has completed feasibility and planning study for re-use of the building.

St. Joseph Home for Boys

This 1931 former Catholic orphanage and male academy is located on 41 acres owned by Wilkes County. The acreage is presently used as the county recreation center in an adjacent gymnasium. Although the historic building has had the windows and doors removed due to asbestos abatement, the two-story brick, 27,000 square foot building is awaiting an adaptive

use. A recently installed roof and new windows will protect the building. The building is still a contributing building in the Washington Historic District.

Mary Willis Library

The Victorian-era Mary Willis Library is headquarters for the regional Bartram Trail Library. The library was the first free town and county library in the state of Georgia. The Queen Anne brick building was built in 1888 and features decorative stone and terra cotta details, a three-story turret and stained glass windows.

Other Significant Cultural Features in Washington-Wilkes

Aonia Pass

The Aonia Pass Motocross is a full motorsport riding facility located on Hwy 78 between Washington and Thomson in the small community called Aonia. The facility opened in 1998 and boasts a AMA sanctioned Motocross track, a supercross track, a Pee Wee track for the kids, 10 miles of wood trails, ¼ mile flat dirt track, a vintage grass track and acres of open space for beginners to practice. The Aonia Pass is open seven days a week and also has concessions, full restroom facilities, and camping and RV hookup.

Washington Theater Little Theater Company

In 1974, the Washington Little Theater Company (WLTCO) was incorporated. Since 1971, the troop had been performing productions wherever rented space could be arranged – at the Lion’s Club, Wilkes County Courthouse, and the National Guard Armory, just to name a few. Upon its incorporation, serious efforts began to find a permanent home for the troop. After remodeling the Old North Alexander School gymnasium, WLTCO found its permanent home on October 28, 1977.

Today the theater troop offers a drama summer camp and a full schedule of upcoming plays and musicals. The theater brags that from “humble beginnings in 1971, the Washington Little Theater Company has risen to be one of the souths most attractive and enduring community theaters.”

Cultural Events

Not only does Washington-Wilkes have a plethora of historic places, it also has annual events that celebrate its rich history and culture. The following culturally significant events take place in Washington-Wilkes on an annual basis:

Black Families Festival of Love Reunion

During this festival, occurring each Saturday in February, there is “food, fun, storytelling of days gone by, singing and fellowship.” Residents and visitors can “come home again and experience the richness of our heritage.”

Battle of Kettle Creek Anniversary

On the second weekend of February each year, patriotic and historical organizations from throughout the nation join with descendants of participants and the public, to celebrate the anniversary of the Revolutionary War Battle of Kettle Creek. This event is sponsored by the Georgia Society and Samuel Elbert chapter, Sons of the American Revolution; Kettle Creek Chapter, Daughters of the American Revolution; Washington-Wilkes Historical Foundation, Inc.; Wilkes County; City of Washington; Washington-Wilkes Chamber of Commerce; and the Mary Willis Library.

Spring Tour of Homes

Every year in late March or early April is the Spring Tour of Homes. This tour and festival features several private homes that are open only for this tour. The tour also features many churches, public buildings, museums, and other sites and is sponsored by the Women's Club, the Kiwanis Club, and the Washington-Wilkes Chamber of Commerce.

Cruise-in on the Square Antique Car Show

An annual Car Show is held on the second Saturday in May and September. Antique cars and trucks cruise in and are displayed on the square in Washington. This event is sponsored by Memory Lane Cruisers.

Mule Day Southern Heritage Festival

Held the second Saturday in October, a celebration of plantation life in the Old South with mule contests, primitive demonstrations, food, an arts and crafts show, and fun for the whole family is held at Callaway Plantation. This event is sponsored by the Chamber of Commerce.

Tours of the Robert Toombs House

The Robert Toombs House presents two living history programs annually. On the first Saturday in April the living history program focuses on an actual "spring event" in Toombs' life. Research and resources are documented and are displayed for visitors to view. On the second Saturday in December the Toombs House living history program focuses on an actual Christmas event in Toombs' life found in biographies, letters, and other written information.

Christmas Tour of Homes

The Washington-Wilkes Historical Foundation, Inc. is a non-profit historical organization which sponsors a Christmas Tour of Historic Homes. Tickets are sold and dinner is offered at each of the homes before the candlelight tour begins.

ASSESSMENT**ENVIRONMENTAL PLANNING CRITERIA****Water Supply Watershed**

The city of Washington is the only Wilkes County jurisdiction that operates a public water supply system that is drawn from surface water sources. Washington's water system not only supplies roughly half of the residents of Washington-Wilkes with drinking water, it serves as the principal provider for water designated to non-residential uses – and is thus a great catalyst for economic development in the county. To meet current and projected residential and non-residential water supply needs, an increasing amount of city water is being drawn from Clarks Hill Lake as opposed to Lake Boline and Lake Wall. While Clark Hill Lake's size make it increasingly likely that the city will continue to place greater reliance on it over time, the latter two lakes and their watersheds form the community's only "local" surface water supply source – with Clarks Hill Lake representing a regional source of potable water.

With increasing competition for water – not only for drinking supply – but for economic development, the prospect of interbasin transfers places Washington's long-term reliance on Clarks Hill Lake in an increasingly tenuous position. While Lake Boline and Lake Wall represent only a small percentage of the future surface water supply with the city, every effort should be made by the city of Washington and Wilkes County to establish substantial preservation measures to protect the lakes' watersheds including conservation easements, land purchase, estate zoning, etc. Ideally, efforts should be made – in partnership with existing property owners – to eventually place as much of these watersheds as possible under public ownership (A fairly common practice nationwide to protect the integrity of drinking water supplies). Lack of long-term commitment to such measures significantly limits the quality –and quantity - of the communities' surface water supply.

Groundwater Recharge Areas

A vast majority of Washington-Wilkes residents living in the unincorporated portion of the county – and all of the citizens of Rayle and Tignall - rely exclusively on wells for their drinking water supply. These residents are directly impacted by development that may alter ground water quality. In addition to the protections already employed by Wilkes County within the county's land use ordinance, all local governments should commit to limit future development to those applicable character areas that are located directly adjacent to Tignall and Washington.

Wetlands

The vast majority of Wilkes County's wetlands lie within or in close proximity to floodplains. A thorough review of existing floodplain, storm water, and erosion and sedimentation control standards and ordinances should take place by each jurisdiction. Additional wetlands protections – referencing DNR's Rules for Environmental Planning Criteria – should be considered to provide additional protection to sensitive wetland habitats.

Protected River Corridors

In addition to the Broad River watershed, Wilkes County contains a handful of additional streams that exceed allowable TMDL thresholds, according to the Georgia Department of Environmental Protection. Development that could impact the water quality on these stream corridors should be monitored and local governments should partner with the state to ensure that there is local compliance with the most up-to-date applicable environmental regulations.

ADDITIONAL ENVIRONMENTALLY SENSITIVE AREAS**Flood Plains**

The steps that Washington-Wilkes has taken to address flood plain management are consistent with many communities across the country. Jurisdictions should monitor existing development standards to determine whether its current floodplain related provisions should be amended in the future to balance development and its impacts. Wilkes County should also consider participating in FEMA's Community Mapping System in order to get its residents a discounted rate on their federal flood insurance. In addition, all Washington-Wilkes communities should consider amendments to existing land development ordinances that increase stream-side buffers and reduce allowable development activity in the floodplain above and beyond minimum state and federal requirements. Such amendments can provide for a large percentage of open space necessary to preserve natural wildlife corridors and ultimately, a county-wide trail system.

Soils

Continued implementation of sediment and erosion control measures can be augmented by additional stream side buffers and requirements for targeted open space reserves as part of development.

Plant/Animal Habitats

Washington-Wilkes should work with the Georgia Natural Heritage Program to determine what measures might best ensure the opportunity to protect critical species that could be affected by future development activity.

CULTURAL RESOURCES**Washington-Wilkes**

Research on the cultural resources portion of the *Washington-Wilkes Joint Comprehensive Plan* revealed some confusion between the location of the city of Washington's local historic district (created under Chapter 42, Historical Preservation of city code) and the city's H-1 Historic District zoning designation (Chapter 90, Zoning). To avoid future confusion about the difference between these designations – and the powers of the city's HPC – the H-1 District should be renamed, and/or Chapter 42 and Chapter 90 of city code should be combined (along with other city regulations related to signs and subdivisions) to create a unified development code. In addition – while not a zoning district – the city's local historic district should perhaps be shown as an overlay on city zoning maps (with proper reference to the local historic districts' governing chapter).

In addition to clarifying city code revisions, a variety of other activities should take place related to cultural resources. The City of Washington should consider re-evaluating the content of its enabling historic preservation ordinance and design guidelines to strengthen them for protection of historic properties. The City is a Certified Local Government, and through this program, a grant may be submitted to defray the cost of this project. In conjunction, parallel form-based zoning districts should be drafted and applied to historic areas of the city that ensure the development of infill property in a manner that compliments existing historic buildings, promotes a traditional building form and scale, and results in site layouts that are pedestrian friendly and deemphasize the need for automobile reliance.

Wilkes County should conduct an historic resources survey (similar to Washington's 1997 survey) to identify historic properties which are 50 years old or older and possess historical, architectural, and/or cultural significance. The program is administered by the Historic Preservation Division and provides a vehicle for the uniform collection of the minimal amount of information needed statewide for historic preservation activities. Completed surveys may be used to identify individual buildings and districts for possible inclusion in the National Register of Historic Places; expedite environmental review by governmental agencies; aid historic preservation and land use planning; and promote research of the state's history, architecture and culture.

Wilkes County should also continue efforts to preserve and interpret Kettle Creek Battlefield as an important Revolutionary War historic battleground. Information gained from the 2008 archaeological study will give substance to grant applications to the American Battlefield Protection Program and other agencies.

The City of Washington should follow recommendations in the 2008 Old School Street Cemetery report to gather research, set restoration/rehabilitation goals, create interpretive signage, and identify a trail/pathway for visitors to follow. The pathway portion of the project should be completed in a manner that links it to the city-wide trail system proposed in the *Washington's Multi-use Trails Plan*. Preservation planning recommendations for the Old School Street Cemetery include: 1) Posting rules of acceptable behavior at the site, 2) Gathering historical research through oral histories with descendants, funeral homes, and neighbors, 3) Restoration/rehabilitation goals set to correct damage and repair broken features of the cemetery, 4) Create interpretive signage based on themes in the report, and 5) Identify and establish pathways that visitors to the site can use.

The City of Tignall should continue to maintain its North Wilkes County Library, Archives, and Museum in the Tignall Bank Building by maintaining the building for public use.

Finally, Wilkes County should continue its efforts to develop and occupy the St. Joseph's Home for Boys. It is an asset that the Wilkes-Washington Recreation Center is housed next door in the gymnasium. The St. Joseph's building is maintained and people are nearby at the gym as a deterrent to vandalism of the property. Affordable housing may be a sound option for economic development.



CHAPTER 6: COMMUNITY FACILITIES

INTRODUCTION

In order to promote community-wide economic development and improve the quality of life for a community's residents, the effective maintenance of public facilities and services is crucial. Communities such as Washington-Wilkes which have experienced little population growth may find it particularly difficult to maintain existing infrastructure in a manner that does not stress the personal finances of the existing population, while also searching for resources to fund new infrastructure to attract additional growth. Regardless of whether a community is or is not experiencing growth, effective local governments maintain a comprehensive inventory of public services and constantly seek ways to improve and/or expand a wide variety of services for existing and future residents.

This chapter analyzes the majority of Wilkes County, Rayle, Tignall and Washington's major community facilities to determine if adequate infrastructure and services exist or are planned to meet future needs. The adequacy of Washington-Wilkes' water and sewer distribution and treatment facilities as well as the communities' storm drainage system is reviewed. Public safety services – including fire protection, E.M.S. and police are inventoried and analyzed. Parks and recreation opportunities in Washington-Wilkes are examined to determine whether adequate facilities exist and whether there is adequate community-wide access. The communities' solid waste management system is also reviewed. The only major community facility not reviewed in this component is the transportation system. Transportation facilities within Wilkes County are reviewed in Chapter 7 of the plan.

The City of Tignall, City of Washington and Wilkes County government served as the principal sources of information for this chapter although some secondary sources were also consulted. Some of the parks and recreation figures in this chapter were prepared by referencing standards recommended by the National Recreation and Parks Association (NRPA). Many of the community facilities referenced throughout this chapter can also be found on **Maps 6.1** and **6.2**.

WATER SUPPLY AND TREATMENT

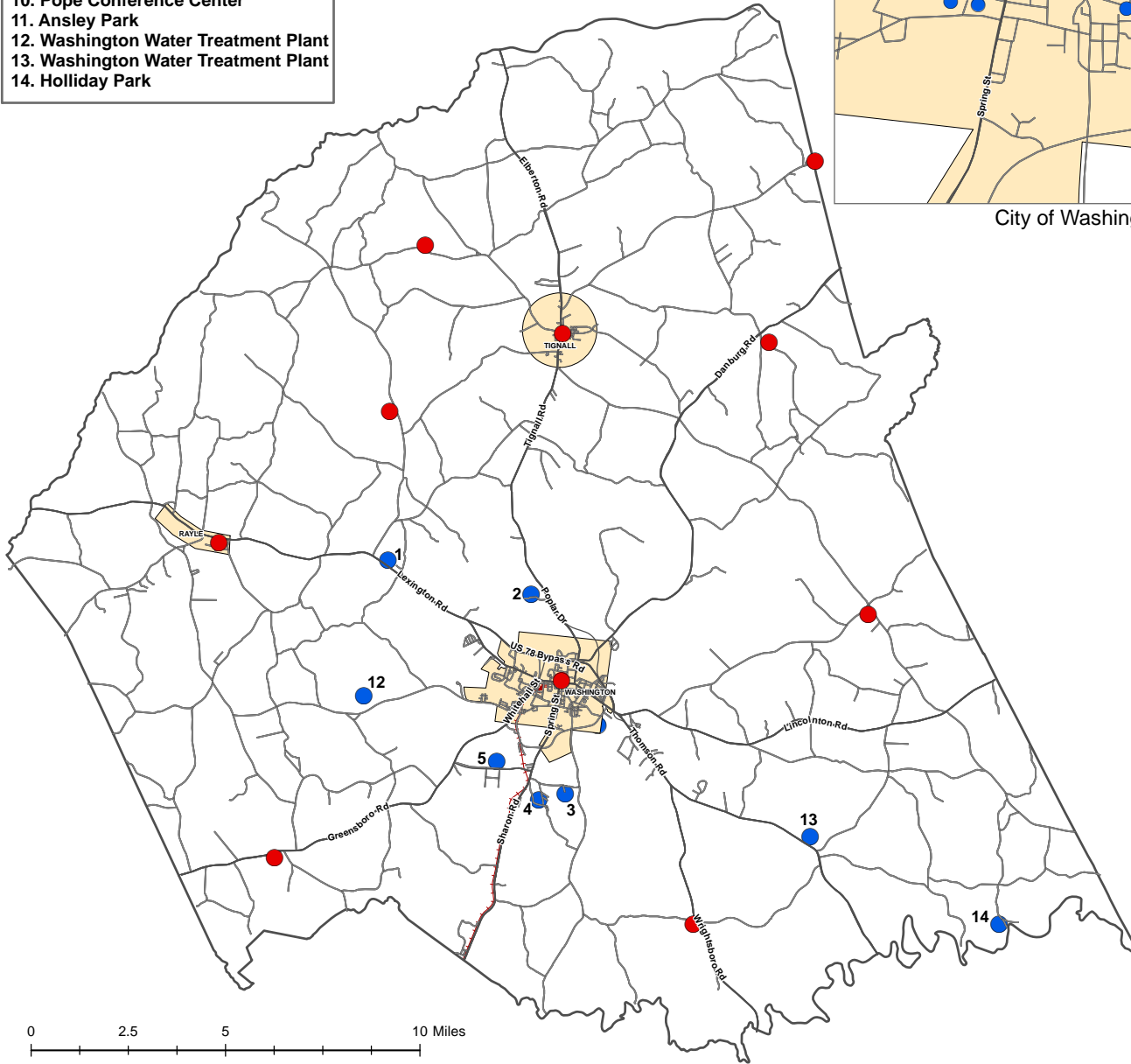
The cities of Rayle, Tignall and Washington operate independent municipal water systems. A full inventory of the three water systems can be found in **Figures 6-A, 6-B** and **6-C**. All three communities serve primarily residential and commercial customers within the municipal limits. A major exception is the provision of water from Washington's municipal system to industrial clients in the unincorporated portion of the county just south of the city. The city of Washington's water system is by far the largest in the county and is dependent on surface water sources for its water supply. Because of their small customer base, the water systems for Rayle and Tignall are supplied exclusively by groundwater sources. With some limited exceptions, residents within the unincorporated portions of Wilkes County rely on private wells for potable water.

The water systems for Rayle, Tignall and Washington have traditionally been adequate to meet current need. Rayle and Tignall's reliance on groundwater to supply customers however, significantly limits opportunity to supply enough potable water to attract potential large commercial customers. In addition, average daily consumption of water by Tignall residents has increased by over 11 percent between 2002 and 2006 further reducing excess system capacity. During this same time, average daily water consumption for

- Community Facilities**
1. Airport
 2. Public Works
 3. Solid Waste Management
 4. Industrial Park
 5. Industrial Park
 6. Law Enforcement Center
 7. EMS Office
 8. Senior Center
 9. Court House
 10. Pope Conference Center
 11. Ansley Park
 12. Washington Water Treatment Plant
 13. Washington Water Treatment Plant
 14. Holiday Park



City of Washington



Legend

- Fire Department
- Roads
- +++ Railroad
- Cities
- County Facilities



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Washington Community Facilities

- 1. Washington City Hall
- 2. City Hall Annex
- 3. Washington Police Department
- 4. Electric Warehouse
- 5. Water/Sewer Warehouse
- 6. Sanitation Warehouse
- 7. Streets/Buildings & Grounds Warehouse
- 8. Electric Department Control Building
- 9. Pope Conference Center
- 10. WWTP
- 11. Washington Fire Department
- 12. Water Treatment Plant - Aonia
(See map 6.1 Facility # 12)



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Legend

	Wilkes County		Roads
	Cities		Railroad
	Comm Facility		

COMMUNITY FACILITIES

Figure 6-A: Rayle Water System (2007)		
Operating Authority(ies)		Rayle Water Association
Water Usage/Consumption	Current Average Daily Consumption:	47,500 gal.
	Peak Average Daily Consumption (2002-2006)	65,200 gal. (2005)
System Capacity	Total System Capacity:	64,800 gal.
	Excess System Capacity:	17,300 gal.
Water Supply Source(s)	Primary Source(s) of Water Supply:	2 Wells
	Secondary Source(s) of Water Supply:	None
Storage and Treatment Facility(ies)	Storage Facilities	1 Water tank: 100,000 gal.
	Treatment Facilities:	Chlorine and fluoride treatment at wellheads
Distribution Lines	Linear Mileage:	3 miles
Customers/Accounts		75
<i>Source: Rayle Water Association</i> <i>*Based on maximum of 64,800 gal. pumped per day</i>		

Figure 6-B: Tignall Water System (2007)		
Operating Authority(ies)		City of Tignall
Water Usage/Consumption	Current Average Daily Consumption:	84,940 gal.
	Peak Average Daily Consumption (2002-2006)	105,000 gal.
System Capacity	Total System Capacity*:	120,000 gal.
	Excess System Capacity*:	35,060 gal.
Water Supply Source(s)	Primary Source(s) of Water Supply:	6 Wells
	Secondary Source(s) of Water Supply:	None
Storage and Treatment Facility(ies)	Storage Facilities	2 Water Tanks: 250,000 gal. & 50,000 gal.
	Treatment Facilities:	Chlorine treatment at all wellheads
Distribution Lines	Linear Mileage:	12 miles
Customers/Accounts		335
<i>Source: City of Tignall</i> <i>*Based on maximum of 120,000 gal. pumped per day.</i>		

Figure 6-C: Washington Water System (2007)		
Operating Authority(ies)		City of Washington
Water Usage/Consumption	Current Average Daily Consumption:	.79 MGD
	Peak Average Daily Consumption (2002-2006)	3.0 MGD (2003)
System Capacity	Total System Capacity:	4.0 MGD Based on daily treatment capacity
	Excess System Capacity:	3.21MGD
Water Supply Source(s)	Primary Source(s) of Water Supply:	Lake Boline, Lake Wall
	Secondary Source(s) of Water Supply:	Clarks Hill Lake
Storage and Treatment Facility(ies)	Storage Facilities	5 Water Tanks: 1.25MGD
	Treatment Facilities:	2 Pumping Stations: Pump Station Road and Thomson Highway (Aonia)
Distribution Lines	Linear Mileage:	110 Miles
Customers/Accounts		2419 (Some large commercial customers in county)
<i>Source: City of Washington</i>		

COMMUNITY FACILITIES

customers of the City of Washington’s water system has dropped by over 43 percent – almost half the rate of consumption from four years earlier. This dramatic drop in consumption is the direct result of the recent loss of industrial customers. During the same five year time frame (2002 - 2006), Tignall’s water consumption rate increased by 11.3 percent although the city’s estimated population did not increase. Water consumption trends in the city of Rayle have remained consistent.

SEWAGE SYSTEM AND WASTE WATER TREATMENT

The cities of Tignall and Washington own and maintain their own municipal sewage and waste water treatment systems. Both systems service properties principally within the municipal limits, but also include some customers in adjacent portions of the unincorporated county. **Figures 6-D** and **6-E** provide an overview of Tignall and Washington’s sewage and waste water treatment systems. Most property owners in Rayle and unincorporated Wilkes County rely on septic systems to meet their sewerage needs.

Figure 6-D: Tignall Sewage and Wastewater Treatment System (2007)		
Operating Authority(ies)		City of Tignall
Usage	Current Average Daily Usage:	29,000 gal.
System Capacity	Total System Capacity:	78,000 gal.
	Excess System Capacity:	49,000 gal.
Treatment Facility(ies) & Collection Lines	Treatment Facility:	1 Treatment facility at 117 Jane Hill Road
	Linear Mileage:	41,000 linear feet
Customers/Accounts		300+
<i>Source: City of Tignall</i>		

Figure 6-E: Washington Sewage and Wastewater Treatment System (2007)		
Operating Authority(ies)		City of Washington
Usage	Current Average Daily Usage:	.5 MGD?? gal.
System Capacity	Total System Capacity:	4 MGD?? gal.
	Excess System Capacity:	3.5 MGD
Treatment Facility(ies) & Collection Lines	Treatment Facility:	1 Treatment facility at Andrew drive
	Linear Mileage:	100 Miles
Customers		All properties within city limits except for 12 properties along Skull Shoals Road.
<i>Source: City of Washington</i>		

Although both Tignall and Washington have the ability to treat a much greater amount of waste water per day, both communities acknowledge that continued maintenance and upkeep of their treatment facilities will continue to be their greatest short-term and intermediate challenges.

GENERAL FACILITIES AND SERVICES

Storm Water Management

All four Washington-Wilkes communities contain a large inventory of street segments that utilize open ditches for storm water drainage. Exceptions to this standard are small portions of Tignall and portions of the city of Washington – including downtown and a number of major thoroughfares. Low development densities in much of Washington-Wilkes make the required provision of curb and gutter street segments for storm water drainage unnecessary in many areas. With the potential for denser development however, the City of Washington now requires the provision of curb and gutter on all new streets to efficiently collect the



increased volume of storm water runoff that can be created by greater percentages of impervious surface.

Solid Waste Management

Solid waste generated by the residents of Rayle, Tignall and Wilkes County may be disposed of throughout the county at a number of unstaffed green-box collection sites. The City of Washington provides municipal solid waste collection for all residents of the city. All four communities consolidate their waste at the Wilkes County Transfer Facility. This consolidated waste is then transported by Republic Services to the Oak Grove MSW landfill located in Winder, Georgia. According to the capacity assurance letter provided by Republic Services to Wilkes County as part of the *Wilkes County Joint Solid Waste Management Plan* (2007), capacity exists to accommodate Wilkes County’s disposal needs for at least the next 10 years.

Figure 6-F: Inventory of Waste Generated: Wilkes County, Rayle, Tignall and Washington

Jurisdiction	Total Tonnage	Total Tonnage	Total Tonnage	Total Tonnage	Pounds Per Person Per Day (2006)	2003-2006 Percent % Change
	2003	2004	2005	2006		
Wilkes County (Including Rayle and Tignall)	12068	12843	12218	10619	9.3	-12.0%*
City of Washington	3572	3389	3412	3463	4.5	-1.3%
Washington-Wilkes (Cumulative)	15640	16232	15630	14082	7.4	-10.0%

Source: Wilkes County Solid Waste Department

Consistent with the findings of the *Wilkes County Joint Solid Waste Management Plan* (2007), **Figure 6-F** shows that between 2003 and 2006, the tonnage of solid waste generated in Washington-Wilkes decreased by 10 percent. Much of the decrease can be attributed to the realignment of unstaffed collection points in the county to discourage disposal by non-residents of the county. Slight decreases in waste collected and disposed of by the city of Washington roughly mirror population changes and may reflect some recent losses in the manufacturing sector. Washington residents also benefit from yard waste collection and recycling programs offered by the city government.

Parks and Recreation

Administration and maintenance of many of Washington-Wilkes’ recreation facilities is the responsibility of the Washington-Wilkes Parks and Recreation Department. The Parks and Recreation Department currently offers 13 youth and 9 adult recreational programs. Parks data presented in this chapter includes National Recreation and Parks Association (NRPA) standards. A review of the NRPA standards reveals a range of recommended park acreages and facilities for communities based on multiple factors. Because application of the NRPA standards to individual communities allows for varying outcomes, the information provided in **Figures 6-G, 6-H and 6-I** of this chapter should be viewed merely as an interpretation of NRPA recommendations.

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Figure 6-G: National Recreation and Parks Association, Parks Classifications

<p>Playlots: Small areas intended primarily for the use of children up to early elementary grades. Most suited for apartments, townhouses and trailer parks. Includes play equipment, swings, slides, sandboxes and benches.</p>
<p>Neighborhood Playground: Designed to provide both active and passive short-term activities. Usually located adjacent to schools. Includes distinct play areas for preschool and school age children, shelter structures, open space, paved areas for court games, areas for field games.</p>
<p>Neighborhood Park: Landscaped natural park of limited size primarily for passive recreational needs of all ages but with designed active areas. Provides some scenic and aesthetic value. Should be located in the center of a multiple-family dwelling neighborhood or nearby site. Includes open lawn space, shrubbery, small picnic areas, drinking fountain, scenic paths or nature walks, areas for court games if not provided at a nearby recreation facility.</p>
<p>Community Playfield: Primarily an athletic complex that serves the recreational needs of the community. Usually 1 per community; however, if the community is cut by barriers or if sufficient acreage cannot be obtained, then 2 are recommended. Includes athletic complex – lighted court and field games area, community center, swimming pool, lawn areas, adequate parking, potential picnic or play area for children. May be a portion of a major community park. Has high potential for recreational programming.</p>
<p>Major Community Park: A large natural area and/or landscaped area to provide urban dwellers escape from city congestion without traveling a large distance. Designed to accommodate a large number of people and a wide variety of activities. Provides for both active use and passive use. Can include a wide range of facilities such as play apparatus, bicycle trails, swimming facilities, picnic tables, paths, game courts, gardens and natural areas, pavilion, ample parking, sanitary facilities. May include multi-purpose trails internally or as part of a system.</p>
<p>Urban Greenspace or Open Space: Passive areas in landscaped or natural state in or near urban areas. May be planned for conversion to more intensive recreational use when needed. May provide recreational experiences, provide environmental quality, or act as buffers. Main recreational purpose is to provide a buffer from congestion and provide aesthetic experience. May also act as a land bank. May include natural lands, watersheds, forests, landscaped borders, parkways and boulevards, corner parks, medians, downtown aesthetic parks, plazas, malls, sanitary facilities. May provide bicycle, hiking and nature trails as a feature or as part of a larger system.</p>
<p><i>Source: National Recreation and Parks Association</i></p>

Figure 6-H: Washington-Wilkes Park Property by Classification and Acreage (2007)

Park Property (Location)	Park Classification*						Total (Acres)
	Playlots	Neighborhood Playground	Neighborhood Park	Community Playfield	Major Comm. Park	Open Space	
Booker Street Park (Washington)	✓ 2.3						2.3
Liberty Street Park (Washington)	✓ 1.3						1.3
School Street Park (Washington)		✓ 1					1
Fort Washington Park (Washington)			✓ 4.6				4.6
Ashley Park (Washington)				✓ 13.1			13.1
City of Tignall Ballfield (Tignall)				✓ 2			2
Wilkes Academy Park (Washington)					✓ 41		41
Holliday Park (Wilkes County)					✓ 333		333
Callaway Plantation (Wilkes County)					✓ 57		57
Lake Boline Rec. Area (Wilkes County)						✓ 247	247
Total (Acres)	3.6	1	4.6	15.1	431	247	702.3

*Source: City of Washington; Washington-Wilkes Park and Recreation Commission
Park classifications established by the National Recreation and Parks Association



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Communities can develop multiple types of recreation spaces to meet varying needs and interests. **Figure 6-G** shows the six park classifications defined by the NRPA. (**Note: Figure 6-G** only includes the “general description” and “content” for each classification. NRPA park classifications typically address “population served,” “service area and accessibility,” acres and size range as well.)

Figure 6-H illustrates that Wilkes County communities provide a broad cross-section of park types for the use and enjoyment of residents and visitors. In particular, there is a large amount of acreage dedicated to major community park and open space. It is important to note that **Figure 6-H** identifies in which jurisdiction a park property is located – not who owns or maintains it. For instance, Callaway Plantation is owned and maintained by the City of Washington. The Lake Bolin Recreation Area is also a city of Washington property and is largely undeveloped while Holliday Park is owned by the U.S. Army Corp of Engineers. The vast majority of remaining parks are owned and maintained by the joint Washington-Wilkes Park and Recreation Department. There is however, no uniform arrangement throughout the community of who owns and maintains the various park and recreation properties.

Figure 6-I: Washington-Wilkes Park Property & National Recommended Standards (2005)

	Playlots	Neighborhood Playground	Neighborhood Park	Community Playfield	Major Community Park	Open Space	Total Acres
Washington-Wilkes Parks (Total Acres)	3.6	1	4.6	15.1	431	247	702.3
NRPA* Minimum Acreage Recommendations (Per 1,000 people)	.2	2	2	1	5	1	11.2
NRPA* Minimum Acreage Recommendations (Per 12,000 people)	2.4	24	24	12	60	12	134.4
NRPA* Minimum Number of Facilities for Community of 12,000 people (Note: Rounded up to Whole Number)	5 (1 accessible to 500 - 2500 people)	3 (1 within 1/3 mile of 1,000 - 5,000 people)	2 for up to 10,000 people	1 for entire community of up to 30,000	1 for between 40,000 and 100,000 people	1 Trail system per region	N/A
Source: City of Washington; Washington-Wilkes Park and Recreation Commission; NRPA* (Some Calculations by: CSRA RDC) *National Recreation and Parks Association							

When the total park acreage of Washington-Wilkes is compared to NRPA recommendations for communities of similar size, Wilkes County communities compare favorably – particularly in the categories of major community parks and open space. **Figure 6-I** even illustrates that there is adequate playlot space located throughout the community – a category often overlooked by rural communities. In addition to the facilities listed in **Figure 6-I** some school maintained properties contain recreational facilities that are informally accessible and available for public use after normal school operating hours. In addition, a public track is located around the existing football field. Even the Washington city square meets the definition of an urban green space/open space. While **Figure 6-I** indicates that there is adequate recreational space in the community, it cannot be assumed that recreational space is accessible to a large amount of the local population.

Similar to the previous figure, **Figure 6-J** compares the number of specific recreational facilities to NRPA recommended standards for communities of similar size. **Figure 6-J** is meant to provide a general picture and includes information on non-school related facilities only. The Tignall Gym and school district gym are not included in the inventory because they



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can either not be classified in one specific category or access to the general public is limited. In addition, while there is a trail located at Washington-Wilkes Primary School, it is not a region-wide facility linking destinations and therefore not listed in the figure.

Figure 6-J: Washington-Wilkes Recreational Facilities & National Recommended Standards (2007)

Figure 6-J: Washington-Wilkes Recreational Facilities & National Recommended Standards (2007)										
	Basketball Courts	Tennis Courts	Volleyball Courts	Baseball Fields+	Football Fields#	Soccer Fields#	Softball Fields+	Multi-Use Courts	Swimming Pools	Trails
Washington-Wilkes (Number)	3	2	1	6	1	-	-	0	0	0
NRPA* Recommended (Minimum Number)	1 per 5000	1 per 2000	1 per 5000	1 per 5000	1 per 20,000	1 per 10,000	1 per 5000	1 per 10,000	1 per 20,000	1 trail system per region
NRPA* Minimum Number Applied to Community of 12,000 people (Note: Rounded up to Whole Number)	3	6	3	3	1	2	3	2	1	1
<i>Source: City of Washington; Washington-Wilkes Park and Recreation Commission; NRPA*</i> <i>*National Recreation and Parks Association</i> <i>+3 Baseball fields utilized for shared baseball/softball use</i> <i>#Football field utilized for shared football/soccer use</i>										

Figure 6-J suggests that there are additional recreational facilities that Washington-Wilkes could provide to meet community needs. The most consistent theme is the need for more court space while most recreational field needs appear to be addressed. In addition to the items listed in **Figure 6-J**, the *Washington-Wilkes Parks and Recreation Department Strategic Process and Short-Term Work Program (2006-2011)* includes plans for additional baseball fields, a basketball court, and other accessory facilities and facility upgrades. With the recent completion of the *Washington Multi-Use Trails Plan (2008)*, the city of Washington is considering steps to initiate a city-wide linear park trail system. Such a system could eventually link to more rural destinations in the county such as Kettle Creek Battlefield and Callaway Plantation.

Libraries

Library services for Wilkes County residents are provided by the Mary Willis Library. The Mary Willis Library is a branch of the larger Bartram Trail Regional Library System - also serving as the administrative headquarters of the regional system. Bartram Trail Regional Library System serves the Mary Willis Library, the Taliaferro County Library, and the Thomson-McDuffie County Library. The affiliate libraries are located in the county seats of Wilkes, McDuffie and Taliaferro Counties. Via the regional library system, each participating branch may share resources in a manner that is typical of a single-jurisdiction library system that includes multiple branches. Each county library is supported by annual appropriations from its local funding agents. Each local board, assisted by the director, employs its own librarian or library manager, adopts its own budget, secures local financial support from its funding agents and handles matters of a local nature not in conflict with Georgia Public Library Law (Act 1210) or the Regional Library Constitution and By-Laws.

The Mary Willis library – in partnership with the other branches of the Regional Library System - provides an extensive inventory of books, a collection of newspapers and magazines, videos and DVDs, children’s programs, bookmobile, meeting rooms and public computer access.

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Schools

Wilkes County public school students attend Washington-Wilkes primary, elementary, middle and high schools. All four schools are currently located within Washington municipal limits. Construction of a new high school to be located just north of Washington along SR 17 is ongoing. Total student enrollment in the public school system in 2005-06 was roughly 1677 which is over a 4 percent decrease in total enrollment since 2000. Student achievement at Washington-Wilkes High School was discussed in Chapter 2. All public schools attended by Wilkes County students are operated by the Wilkes County Board of Education. Administrative functions for the district are conducted at 313-A N. Alexander Street in Washington. In addition to public school enrollment, Chapter 2 illustrates that a small percentage of Wilkes County students are opting to attend private school, or to be home schooled.

Athens Technical College operates the Wilkes County Career Opportunity Center at a donated commercial space on E. Robert Toombs Avenue. This satellite campus provides adult education opportunities including adult literacy programs and a GED program.

General Government Facilities

Figures 6-K and 6-L provide an inventory of Wilkes County government employees by department. Wilkes County government is divided into 16 departments and employs 82 full-time employees. The largest department is the Sheriff's office which is divided into two divisions providing countywide law enforcement and jail operation. As illustrated in Figure 6-L, county employees

Figure 6-K: Wilkes County Government Services: Employees by Department (2008)*	
Department	Number (#) of Employees (Full-Time only)
Airport	1 (Part Time)
Board of Commissioners Office (Administration)	4
Buildings	1
Clerk of Superior Court	3
Coroner	1
EMS	13
Magistrate Court	2
Probate Court	2
Public Works	13
Senior Center	1
Transit System	4
Sheriff (Law Enforcement & Jail)	23
Solid Waste Management	7
Tax Assessor	4
Tax Commissioner	3
Voter Registrar	1
Total	82

Source: Wilkes County
*Excludes employees of joint city-county authorities or commissions

Figure 6-L: Wilkes County Government Services: Employees by Building/Property (2008)*	
Building/Property	Number (#) of Employees
Courthouse, 23 Court St.	20
Coroner, 411 E. Robert Toombs	
Law Enforcement Center, 225 Andrew Dr.	23
Public Works Building, 179 County Farm Rd.	13
EMS, 105 Marshall St.	13
Senior Citizens Center/Transit, 108 Marshall St.	5
Solid Waste Transfer Station, 150 Landfill Rd.	7
Washington-Wilkes Airport, 351 Airport Rd.	1 (Part Time)
Total	82

Source: Wilkes County
*Excludes employees of joint city-county authorities or commissions

are based at seven facilities throughout the county. The location of county facilities is illustrated on Map 6.1. No pressing unmet county staffing or facility need was identified during the *Community Assessment* process.

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The City of Washington employs a work force of similar size to the county government. **Figures 6-M** and **6-N** illustrate that the City employs 80 full-time persons to operate 13 departments. Similar to county data, the city's largest department is Police with 16 employees. **Figure 6-N** shows that city employees are distributed among 10 different facilities – as also illustrated on **Map 6.2**. No pressing unmet city staffing or facility need was identified during the *Community Assessment* process.

Figure 6-M: Washington Government Services: Employees by Department (2008)*	
Department	Number (#) of Employees
Administration	3
Business	4
Callaway Plantation	1
E-911	6
Electric	6
Fire	10
Main Street	1
Museum	1
Planning & Development	2
Police	16
Sanitation	8
Streets, Buildings & Grounds	17
Water & Sewer	5
Total	80

Source: Wilkes County
 *Excludes employees of joint city-county authorities or commissions

Figure 6-N: Washington Government Services: Employees by Building/Property (2008)*	
Building/Property	Number (#) of Employees
Callaway Plantation, 2160 Lexington Rd.	1
City Hall & Annex, 102 E. Liberty St.	10
Electric Warehouse, 226 Depot St.	6
Fire Station, Court Street	10
Museum, 308 E. Robert Toombs Ave.	1
Police Department, 201 Spring St.	16
Sanitation Warehouse, Mercer St.	8
Streets, Buildings & Grounds Warehouse, Pine St.	17
Water & Sewer Warehouse, 115 Whitehall St.	5
Wilkes County Law Enforcement Center (E-911), 225 Andrew Dr.	6
Total	80

Source: Wilkes County
 *Excludes employees of joint city-county authorities or commissions

Full-time employees of Tignall are illustrated in **Figure 6-O**, while Rayle does not utilize full-time staff. Staffing needs for both communities are generally being met simply due to each community's small population size and limited number of services that are provided. In addition, citizens of both communities enjoy the benefits of being provided some services by joint Washington-Wilkes commissions. The only staffing deficiency that was made apparent during the *Community Assessment* process was Rayle's need to contract services for

Figure 6-O: Tignall Government Services: Employees by Department and Building/Property (2008)		
Department	Facility	Number (#) of Employees
Administration	City Hall, 124 S. Hulin Ave.	2
Fire	Fire Station, 106 S. Hulin Ave.	N/A (Volunteer)
Police	City Hall, 124 S. Hulin Ave.	3
Public Works	City Hall, 124 S. Hulin Ave.	2

Source: City of Tignall

maintenance/operations of their water system.

All Washington-Wilkes communities benefit from shared services overseen and operated by joint boards and commissions. **Figure 6-P** lists 5 county-wide services that are independent of, or autonomous from, any one local government within Washington-Wilkes. Library and parks and recreation services have been previously referenced in this Chapter. E-911 and the Wilkes County Health Department will be discussed in subsequent sections of this Chapter.

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The role of the Wilkes County Payroll Development Authority is discussed in Chapter 3 of the *Plan*.

PUBLIC SAFETY & HEALTH

Fire Protection & EMS

Wilkes County fire protection services are provided by fire departments in all four Washington-Wilkes communities. **Figure 6-Q** provides an overview of fire protection services provided by Wilkes County and the cities of Tignall and Washington. The vast majority of county-wide fire service personnel are volunteers. Only the City of Washington's fire department includes full-time staff. While Rayle and Tignall provide volunteer fire service within their municipal limits, they are augmented by Wilkes County's fire service whenever there is need. All four governments work cooperatively to protect the citizens of Wilkes County and have acknowledged a continued need for resources to upgrade their equipment to maintain National Fire Protection Association (NFPA) standards. There is also an acknowledged need to provide continued training opportunities to fire protection personnel to adhere to NFPA and National Incident Management System (NIMS) standards.

Figure 6-P: Washington-Wilkes Shared Government Service Entities (2008)	
Authority/Board/Commission (Governing State Statute)	Principal Facility
E-911 Board (O.C.G.A. 31-11)	105 Marshall Street
Mary Willis Library Board (O.C.G.A. 20-5)	204 E. Liberty St.
Parks and Recreation Commission (O.C.G.A. 36-62)	Administrative Offices, 22 Lexington Dr.
Payroll Development Authority (O.C.G.A. 36-62)	23 Court St.
Wilkes County Health Board (O.C.G.A. 31-3)	204 Gordon Street

Source: City of Washington, Wilkes County

Figure 6-Q: Wilkes County Fire Protection and EMS Resources (2008)			
Community (Operating Authority)	Wilkes County	Tignall	Washington
Type of Service(s)	Fire EMS	Fire	Fire
Staff	Firefighters (Volunteer): 70-80 EMS (Full-Time): 12 EMS (Part-Time): 17	Firefighters (Volunteer): 22	Firefighters (Full-Time): 10 Firefighters (Part-Time): 26
Vehicles	Fire: Pumpers: 11 Knockers: 3 Tankers: 5 EMS: Ambulances: 5 Admin. Vehicle: 1 Off-Road Vehicles: 2	Class A Pumper: 2 Supply Truck: 1 Fire Knocker: 1 Tanker: 1	Fire Apparatus Trucks: 3 Rescue Truck: 1 Chief's Vehicle: 1 Utility Vehicle: 1
Special Equipment	Extraction equipment Generators	Forcible Entry Tools 3 Generators	None
Station(s)	7 (Excluding Cities of Rayle, Tignall and Washington): Danburg, Metasville, Tyrone, Jackson Crossroads, Rocky Creek, Beulah, Newtown	2: 106 S. Hulin Avenue; 125 Church Street	1: Court Street
Service Area of Station(s)	Fire: Unincorporated Wilkes County, Rayle and Tignall EMS: Wilkes County and Municipalities	Entire City limits	Entire City limits
Insurance Rating	In City: 4 In County: 6-7	City: 5	City: 3

Source: Applicable Local Governments

Figure 6-Q also includes data on EMS service in Wilkes County. Unlike fire protection services in Washington-Wilkes, EMS service is provided to all residents county-wide by Wilkes County. While the level of EMS service is currently adequate for the Wilkes County

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populace, there is an acknowledged need to upgrade facilities and equipment on a continuing basis, and provide training opportunities for staff.

Law Enforcement

Law enforcement services in Washington and Tignall are provided by each city's Police Department. The Wilkes County Sherriff's Department provides law enforcement services in the unincorporated portions of the county and within the Rayle city limits. All Washington-Wilkes law enforcement agencies – including the local Georgia State Patrol post – work cooperatively to provide support when needed. Local law enforcement staff, vehicles and facilities are inventoried in **Figure 6-R**. The figure also includes information regarding the Wilkes County jail – operated by the Wilkes County Sherriff's Department. Current capacity at the county jail is meeting the needs of Washington-Wilkes.

Figure 6-R: Wilkes County Public Safety: Police (2008)			
Community (Operating Authority)	Wilkes County Sherriff's Department (Law Enforcement Admin. & Jail Divisions)	Tignall	Washington
Staff 23 total (full-time) school resource officer should be added	Law Enforcement Admin: Full-Time Deputies: 14 Part Time Deputies: 1 Jail: Full-Time Jailers: 8 Part-Time Jailers: 9 Additional Staff (Both Divisions): 1	Full-Time Police Officers: 1 Part-Time Police Officers: 2	Full-Time Police Officers: 8 Administrative Staff: 1
Vehicles	16 Police Cruisers 1 ATV	1 Police Cruiser	8 Police Cruisers
Special Equipment	None	None	None
Station(s)	Wilkes County Law Enforcement Center: 225 Andrew Drive	124 S. Hulin Avenue	201 Spring Street
Detention Facilities	Wilkes County Law Enforcement Center: 225 Andrew Drive Inmate Capacity: 80	N/A	N/A
<i>Source: Applicable Local Governments</i>			

Staffing levels at all local law enforcement agencies are reported to be adequate but the amount that the cities and county can afford to pay its law enforcement officers makes it difficult to recruit and retain quality employees. As with fire protection services, there is a continuing need for Washington-Wilkes law enforcement agencies to upgrade and/or maintain their equipment. There is also an acknowledged need to provide continued training opportunities to law enforcement personnel to enhance their minimum training requirements established by the *Georgia Peace Officer Standards and Training Act* (O.C.G.A. 35-8-1 et. sequ.), and to adhere to National Incident Management System (NIMS) standards.

Public Heath

The medical needs of Washington-Wilkes residents are served by Wills Memorial Hospital. Wills Memorial Hospital is a JCHAO accredited 25 bed facility located in Wilkes County. The hospital is staffed by roughly 170 full and part-time employees and includes a 7 physician staff (with 20 additional physicians who have hospital privileges). Wills Memorial Hospital provides a full range of inpatient, outpatient, and emergency services including: emergency, ambulatory, radiology, critical care, etc. The hospital also contains a specialty center which services related to: urology, general surgery, cardiology, gynecology, ENT, etc.

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Additional public health services for Washington-Wilkes residents are provided by the Wilkes County Health Department - a division of Georgia's Department of Human Resources Division of Public Health's East Central Public Health District. The Wilkes County Health Department serves all county residents with an emphasis on typically underserved populations. The Wilkes County Health department is staffed by a registered nurse. Programs that the Health Department provides include: medical services, immunizations, nutrition information, and dental, HIV/AIDS testing, environmental health enforcement in public places, disease investigation /monitoring, etc.

ASSESSMENT

CONSISTENCY WITH SERVICE DELIVERY STRATEGY

The Georgia Department of Community Affairs requires that all community facilities addressed in this chapter are reviewed for consistency with the current service delivery strategy. A review of facilities conducted during this planning process – including transportation – confirms that all Washington-Wilkes community facilities and services are being provided in accordance with the current Wilkes County Service Delivery Strategy. In accordance with state requirements, a review and update of the communities' service delivery strategy will be necessary to ensure that all community facilities and services addressed within the plan continue to be provided to residents in an efficient manner. Further review of the current service delivery strategy will take place prior to the conclusion of the comprehensive planning process - including potential revisions – and a revised or readopted service delivery strategy will be submitted concurrent to the submittal of the *Community Agenda* portion of this plan. Some suggested revisions for Washington-Wilkes leaders to consider are located in the “assessment” section of Chapter 8.

WATER SUPPLY AND TREATMENT

While water supply and treatment needs are currently being met by all Washington-Wilkes communities, the groundwater-reliant cities of Rayle and Tignall are starting to experience a strain on available water supply. Conversely, Washington currently has excess capacity sufficient to meet any immediate increases in demand. While Rayle and Tignall should certainly explore ways in which they can independently improve water system capacity and quality, they should also consider the feasibility of working with Washington to meet some near-term needs. Washington should likewise consider whether it should emphasize system expansion to increase development potential in previously unserved areas, or focus on maintenance of the current system concurrent with efforts to attract new large scale commercial or industrial customers to vacant sites.

Any potential water system expansion can increase development potential and pressure on new portions of Wilkes County. Potential expansion should be focused on concentrated areas that are deemed appropriate for growth, as identified on the future development map and accompanying narratives contained in the *Community Agenda* portion of this plan.

The recent limited growth pattern in Washington-Wilkes communities does however, provide the opportunity to pro-actively adopt conservation measures that can extend the longevity of its water resources and reduce pressure to increase capacity. The most effective way to mitigate the strain on water resources that future growth can create is by adopting building code revisions that require new development to be outfitted with hardware that reduces water usages – such as low-flow toilets, and water restrictors in basic appliances such as faucets. Much of this technology can be incorporated in new and renovated structures with little to no apparent impact to the occupants.

Oversight of Rayle's water system has currently been outsourced to a jurisdiction outside of Wilkes County. Rayle should make arrangements with Washington or Tignall to provide local oversight of its water system.

SEWAGE SYSTEM AND WASTE WATER TREATMENT

As with water resources, current growth patterns throughout Wilkes County do not necessitate the need for large expansion of the current municipal sewage and waste water treatment systems in Tignall and Washington. Once again, while system expansion to unserved areas of the community can increase development potential, it can also increase development pressures in areas where it is not welcome. Local focus should be placed on the maintenance and improvement of existing sewage lines to increase development potential in those areas of the community where population and industry is already concentrated. Such a focus can be more profitable in the long-term by increasing the number of taps in a more confined geographic area.

Should there be a desire to expand collection lines to previously unserved “greenfield” sites, it should be done so in concentrated areas that are deemed appropriate for growth, as identified on the future development map and accompanying narratives contained in this *Community Agenda* portion of this plan. Concurrently, Wilkes County should consider the adoption of true agricultural/natural resource zoning designations for large areas of the county which allow for a net density that is far lower than currently permitted by the county land use ordinance. Significantly lowering the allowable net density of much of the unincorporated portion of the county lowers the long-term potential to increase fecal coliform levels in local streams – and the potential that sewer would have to be extended to rural areas. Such a situation carries with it the long-term risk that large portions of the county – intended to remain rural – will be the focus of high intensity development pressure.

GENERAL FACILITIES AND SERVICES**Storm Water Management**

The adverse affects of open ditch sections of road on local streams is well documented. With no place to direct the flow of the additional runoff that the increase in impervious surface creates, even a minor rain shower can have a tremendous erosive effect. While the city of Washington already requires curb and gutter storm water drainage systems for all new development, similar standards must be put in place within Wilkes County for non-residential development in close proximity to built-out areas around Tignall and Washington, and higher-density residential development county-wide.

Conversely, traditional curb and gutter storm water drainage systems can not offset the overall impact of increasing development pressure. Increased volumes of storm water runoff, channeled directly to streams via a curb and gutter system, can result in an increased velocity of discharge - threatening streams with silt and/or erosion. Washington-Wilkes communities should also consider “low-impact” development alternatives that allow storm water to flow through filtration, detention and/or retention systems that allow for a more natural treatment of runoff. These engineered systems are more reliant on topography, soils and native vegetation – as opposed to hard structures – to slow the amount and speed of storm water runoff before it reaches stream channels.

Solid Waste Management

Wilkes County, Rayle, Tignall and Washington should continue to implement the goals, objectives and strategies of the *Wilkes County Joint Solid Waste Management Plan*.

Particular emphasis should be placed on expanding recycling and yard waste disposal opportunities to reduce the communities' overall waste stream.

Parks and Recreation

Wilkes County currently meets most nationally recommended standards for the provision of park space and recreational opportunities.

Wilkes County, Rayle, Tignall and Washington should focus on greater park accessibility through the development of smaller neighborhood related facilities such as playgrounds, tot lots, community greens, etc. As targeted areas within Washington are redeveloped some smaller neighborhood accessible park spaces could be incorporated into developments. Washington-Wilkes communities could also consider meeting future active and passive park space demands by requiring new developments that exceed a certain threshold to incorporate public or private park spaces, or open space into their developments. Requiring the incorporation of small park areas into new development is a way of letting growth pay for itself – similar to requiring new streets, sidewalks, storm water systems and other community facilities. In addition, requiring private park spaces to meet some of the recreational demands of new residents and nationally recommended standards allows local government to continue to focus public dollars on the further development of existing park needs.

The appropriate manner in which to further development existing parks will largely be the responsibility of the Washington-Wilkes Parks and Recreation Department – although there are some sites such as the Fort Washington park site north of the county courthouse that can be developed through the leadership of the City of Washington. When updating the current *Washington-Wilkes Parks and Recreation Department Strategic Process and Short-Term Work Program* the city-county parks and recreation department should incorporate a more expansive public input effort through formal public workshops to determine future park development priorities.

The City of Washington should also coordinate with the Washington-Wilkes Parks and Recreation Department to tie development of a city-side trails network to the update of existing park properties. Much of the city's future trail segments identified in the *Washington's Multi-use Trails Plan (2008)* traverse or access existing park property. The creation of some trail segments during the improvement of a particular park property can significantly jumpstart construction of the network and community interest. The city should annually earmark funds that can be used as required match for grants that can help fund trail construction including the Georgia Recreational Trails grant, Georgia Transportation Enhancement grant and the Land, Water and Conservation fund.

With a variety of entities responsible for the maintenance and operation of different park properties in the county, Washington-Wilkes communities should also pursue a more consistent park ownership and maintenance arrangement with the Washington-Wilkes Parks and Recreation Board. A more formal ownership and maintenance structure for local parks property can reduce the possibility that some properties will be underfunded, underdeveloped or underutilized in the future.

Libraries

The Mary Willis Library provides all county residents with the services that are associated with a modern library facility. The location of the library within the city of Washington ensures that – at least for Washington residents – accessibility options are not limited to those with automobiles.

Schools

The Wilkes County Board of Education's construction of a new high-middle school between Tignall and Washington provides the community with new challenges. Like many modern school facilities, its location – driven in part by statewide minimum acreage requirements – results in another automobile dependant community facility. There should be a concerted effort made to link the new school with pedestrian facilities leading into and out of the city of Washington – where a large concentration of the school population resides. In addition, the existing high school site will become a vacant concern and opportunity in the heart of Washington. With its location in the Southwest Washington Redevelopment Area, city Enterprise Zone and Opportunity Zone, the school district should work with the City of Washington – and key local employers such as Wills Memorial Hospital - to promote redevelopment of the site in a manner that is consistent with the objectives of the *Southwest Washington Urban Redevelopment Plan*.

In the future, the Board of Education should also prioritize the rehabilitation of existing facilities or construction of new facilities at existing locations. Statewide minimum acreage requirements are flexible given certain existing conditions. Where new facilities (in addition to existing schools) are required to serve the growing population, they should be located in areas identified by the *Plan* as appropriate for new residential growth. A dialogue should begin now about the reservation of land in areas of existing population concentrations. The construction of a new school building in an area that is intended to remain rural would be counterproductive to the land use goals identified by Wilkes County, Rayle, Tignall and Washington.

Washington-Wilkes communities should also work with Athens Technical College to identify and develop additional programs that could benefit the local population and help implement the goals of planning documents adopted by local governments, such as: job training or personal finance courses.

General Government Facilities

Current local government staff and facilities are adequate to meet the need of Washington-Wilkes residents. There is a continuing need on behalf of all local governments to update the technological capabilities to improve service delivery to customers and recruit business. Efforts should be made to automate a greater variety of services to improve digital accessibility to records ranging from zoning reports, maps, tax parcel identification and data, etc. Wilkes County, Rayle, Tignall and Washington should also work to digitize tax parcel data – and a variety of other data sets - through the incorporation of a local GIS network.

PUBLIC SAFETY

Fire Protection/Emergency Medical Services/Law Enforcement

The greatest current need for Washington-Wilkes law enforcement services is funding for advanced staff training, and for the maintenance and update of equipment and vehicles. While Wilkes County, Tignall and Washington cannot apply for the program directly (must apply through the State of Georgia), the most likely financial supplement to law enforcement services is the U.S. Department of Justice’s *Justice Assistance Grant* program. In addition, Wilkes County, Tignall and Washington should consider accreditation through the Georgia Law Enforcement Certification Program. Such an effort provides a focused approach to self-evaluation and policy revisions, and illustrates to the public the commitment to quality of all three law enforcement departments.

The greatest current need for Washington-Wilkes fire protection services is also funds for continued staff training, and for the maintenance and update of equipment and vehicles. All four communities should consider supplementing local revenue which goes to fund fire protection and emergency services operations with the U.S. Department of Homeland Security’s *Assistance to Firefighters Grants*.

The Emergency Medical Services in Wilkes County are currently meeting the needs of residents.

Public Health

Wills Memorial Hospital and the Wilkes County Health Department meet the vast majority of health care needs for the citizens of Wilkes County. Additionally, as an important employment center within the city of Washington, local government and hospital officials should maintain open dialogue to ensure that the hospital’s needs continue to be met at its current location.



CHAPTER 7: TRANSPORTATION

INTRODUCTION

Provision of an efficient transportation system in and around Wilkes County is crucial to maintain economic growth and improve the quality of life for the city’s residents. Many people think of transportation solely in terms of roads and streets that allow them to commute in their cars between home, work, recreation and shopping. Efficient transportation systems actually focus on the movement of people and goods – rather than vehicles - through the use of multiple means. As a result, this chapter of the *Washington-Wilkes Joint Comprehensive Plan* addresses streets, pedestrian facilities, bicycle facilities, public transportation, parking, railroads, freight, etc. Only by considering all modes of transportation can Wilkes County prepare to meet the future needs of its citizens and businesses.

This chapter analyzes the city’s street network including existing conditions, levels of service and potential deficiencies. Pedestrian, bicycle and public transportation systems are also reviewed to see where potential system deficiencies can be addressed to provide Wilkes County residents with additional travel options. Parking and freight (including trucking, rail and aviation) will be examined to determine their effects on economic development potential in the city. Finally, the transportation/land use connection will be examined to determine how future land use decisions can balance the capacity of the transportation network with projected travel demand.

The principal sources of information for this chapter are the Georgia Department of Transportation (GDOT), the United States Department of Transportation’s Federal Highway Administration (FHWA), the Institute of Transportation Engineers (ITE) and the Transportation Research Board (TRB). Other regional and federal organizations also serve as sources of information including: the Federal Aviation Administration, Federal Rail Administration and Surface Transportation Board.

STREET NETWORK

The most obvious component of many communities’ transportation networks are streets. Because the vast majority of Americans rely on automobiles as their principal source of transportation, maintaining or improving the efficiency of the street network is the most significant transportation concern of a majority of local governments. Wilkes County is a perfect example of this trend – with over 79 percent of all workers commuting alone via motor vehicle in 2000. In total, almost 94 percent of all Wilkes County workers commuted to work via a motor vehicle (alone or carpool) in 2000. These facts emphasize the need to focus significant energy toward maintaining Wilkes County’s street network.

Figure 7-A: Wilkes County Percentage of Population Commuting to Work via Personal Motor Vehicle, 2000

Journey to Work	Wilkes County	Washington	Rayle	Tignall
Drove alone	3,296	1272	44	183
Carpooled (2 or more persons per vehicle)	834	297	0	51
Used Personal Motor Vehicle (Cumulative)	4,130	1,569	44	183
Walked	100	55	3	14
Other Means	55	41	0	0

Source: US Census Bureau; Table QT-P23 (2000)

Existing Street Network

Roadways are classified by the FHWA based on their function within the local highway network and, according to their geographic location within urban or rural areas. While individual states have the discretion to make variations to the FHWA functional classification guidelines, the *Georgia Statewide Transportation Plan* states that "...roads in Georgia have been classified according to functional use in accordance with guidelines developed by the FHWA" (Sec.4-1). Wilkes County's is not within an urbanized area nor does it contain a small urban area; therefore, the functional classification of streets is defined according to the following hierarchy (**Figure 7-B**):

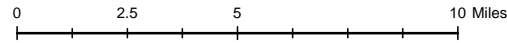
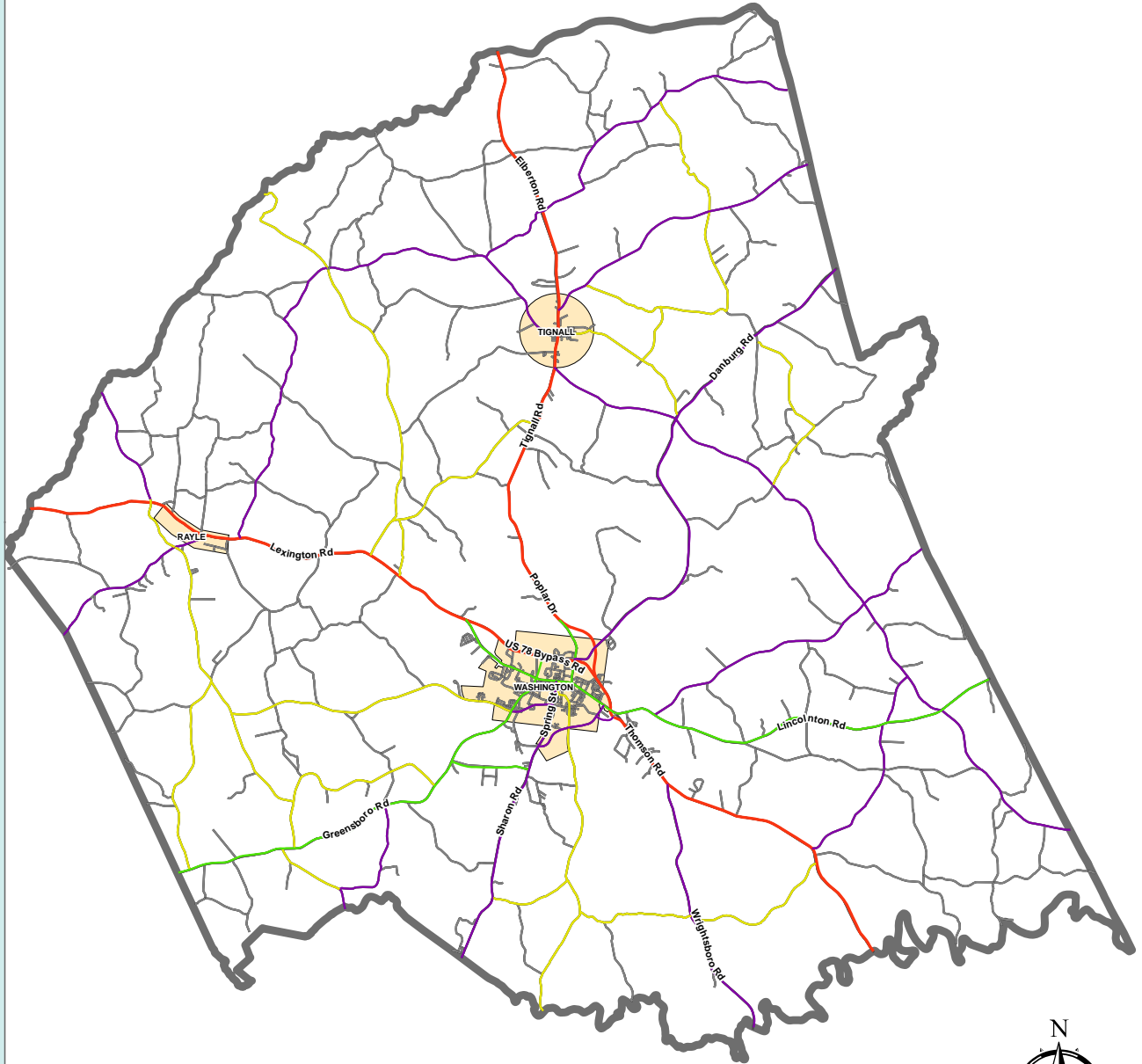
Figure 7-B: Wilkes County Roads: Functional System Characteristics	
Rural Principal Arterials:	Consists of a connected rural network of continuous non-interstate routes that serve corridor movements having trip length and travel density characteristics indicative of substantial statewide or interstate travel; serve all urban areas of 50,000 and over populations; and provide an integrated network without stub connections except where unusual geographic or traffic flow conditions dictate otherwise.
Rural Minor Arterial:	a rural network that links cities and larger towns and forms an integrated network providing interstate and intercounty service; is spaced at such intervals, so that all developed areas of the state are within a reasonable distance of an arterial highway.
Rural Major Collector:	these routes provide service to any county seat not on an arterial route; link places of importance with nearby larger towns and cities, or with routes of higher classification; and serve the important intracounty travel corridors.
Rural Minor Collector*:	these routes should be spaced at intervals, consistent with population density, to collect traffic from local roads and bring all developed areas within a reasonable distance of a collector road; provide service to the remaining smaller communities; and link the locally important traffic generators with their rural hinterland.
Rural Local Road**:	serves primarily to provide access to adjacent land and provide service to travel over relatively short distances as compared to collectors or other higher systems. Local road will constitute the rural mileage not classified as part of the principal arterial, minor arterial, or collector system.
<i>Source: U.S. Department of Transportation, Federal Highway Administration, "FHWA Functional Classification Guidelines."</i>	

As illustrated on **Map 7.1**, most streets within Wilkes County are classified as rural local roads. Obvious exceptions are Highway 78 and 17 (rural principal arterial) and Robert Toombs Avenue and Greensboro Road (rural minor arterial); additionally, there are several rural major collectors throughout the county. These collectors connect the cities in Wilkes County to the surrounding counties.

Figure 7-C illustrates that the majority of roads in Wilkes County are owned and maintained by the county government. Of the 564.6 miles of public road within Wilkes County, 73.9 percent are the county's responsibility. The vast majority of the county maintained roads are classified as rural local roads.

Figure 7-C: Wilkes County Roads: Mileage by Route Type and Functional Classification, 2006				
Functional Classification	Route Type (Mileage)			
	State Route	County Road	City Street	Total
Rural Principal Arterial	44.5	0.00	0.0	44.5
Rural Minor Arterial	30.6	0.00	0.0	30.6
Rural Major Collector	28.6	79.8	1.9	110.3
Rural Minor Collector	0.0	87.6	0.0	87.6
Rural Local	0.0	250	41.7	291.7
Rural Total	103.7	417.4	43.5	564.6
<i>Source: Georgia Department of Transportation, Office of Transportation Data, "445 Report."</i>				

Figure 7-D illustrates that the total mileage of roads within Wilkes County decreased by nearly 2.9 percent between 2001 and 2006. While rural minor collector streets show the highest percentage of change in terms of total mileage (-13.7 percent), minor collectors make up a small portion of Wilkes County's overall street network.



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	Wilkes County	Functional Class	
	Cities		Rural Principal Arterial
			Rural Minor Arterial
			Rural Major Collector
			Rural Minor Collector
			Rural Local Road

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Figure 7-D: Wilkes County Roads: Change in Mileage by Functional Classification, 2001-2006

Functional Classification	Route Type (Mileage)		
	Total Mileage (2001)	Total Mileage (2006)	Percent Change (2001-2006)
Rural Principal Arterial	44.8	44.5	-0.6%
Rural Minor Arterial	31.0	30.6	-1.4%
Rural Major Collector	111.8	110.3	-1.4%
Rural Minor Collector	101.4	87.6	-13.7%
Rural Local	292.6	291.7	-0.3%
Rural Total	581.7	564.6	-2.9%

Source: Georgia Department of Transportation, Office of Transportation Data, "445 Report."

Figure 7-E: Wilkes County Paved Roads, 2006

	Total Road Mileage (2006)	Total Paved Road Mileage (2006)	Percent Paved Mileage
State Route	103.7	103.7	100%
County Road	417.4	238.4	57.1%
City Street	43.5	41.6	95.6%
Total	568	383.6	67.9%

Source: Georgia Department of Transportation, Office of Transportation Data, "441 Report."

Figure 7-E indicates that the entire GDOT road system and the vast majority of municipal road systems within Wilkes County are paved. In contrast, a large percentage of the county road system – nearly 45 percent - remains unpaved. Over all, almost 70 percent of the entire county-wide road network is paved. However, the figure does not presume the condition of the paved surfaces within Washington-Wilkes.

Traffic Volumes

While Wilkes County’s road network has decreased slightly over time, the number of vehicle miles driven by residents and workers living in Wilkes County and in surrounding communities has increased. **Figure 7-F** compares the growth of Wilkes County’s road network with the growth of motor vehicle trips on the network. The Figure measures Wilkes County traffic in “vehicle miles traveled” (VMT). VMT is defined as a measurement of total miles traveled by all vehicles for a specific time period in a defined area. In **Figure 7-F**, the total VMT is measured for a 24 hour period on Wilkes County’s entire road network.

Figure 7-F: Wilkes County Traffic Volumes (1997-2003)

Route Type	Total Road Mileage (1997)	Daily VMT* (1997)	Total Road Mileage (2003)	Daily VMT* (2003)	Percent % Change of Total Road Mileage 1997-2003	Percent % Change of Daily VMT* 1997-2003
State Route	104.6	303,511.0	103.7	234,840.7	-0.8%	-22.6%
County Road	419.9	69,331.7	417.4	153,582.3	-0.5%	121.6%
City Street	43.5	20,433.3	43.5	27,106.3	0.0%	32.7%
Total	568	393,276	564.6	415,529.3	-0.5%	5.7%

Source: Georgia Department of Transportation, Office of Transportation Data, "400 Series Reports."
*Vehicle Miles Traveled.

Figure 7-F illustrates that while surface mileage of roads within Wilkes County decreased slightly between 1997 and 2003, daily VMT grew— increasing by 5.7 percent. Although only making up 103.7 miles of Wilkes County’s total road network, state routes continue to account for the largest proportion of Wilkes County’s vehicle mileage. In 2003 state routes accounted for 56.5 percent of Wilkes County’s total VMT; however in 1997, mileage on state



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routes accounted for over 77 percent of the county's total VMT. Daily VMT on city streets have increased slightly in Wilkes County, accounting for 5.2 percent of the VMT in 1997 and 6.5 percent in 2003.

The total daily VMT on Wilkes County's street network increased over 80 percent during the six year period measured. By far the largest increase was seen in VMT on county roads. VMT on county roads has increased by over 121 percent during the five year period. In 2003, travel on county roads accounted for nearly 37 percent of the total VMT. In general this trend indicates that the residents are making less out-of-county trips for things such as work, shopping and medical trips, and are making more in-county trips.

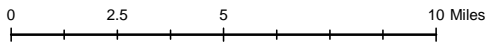
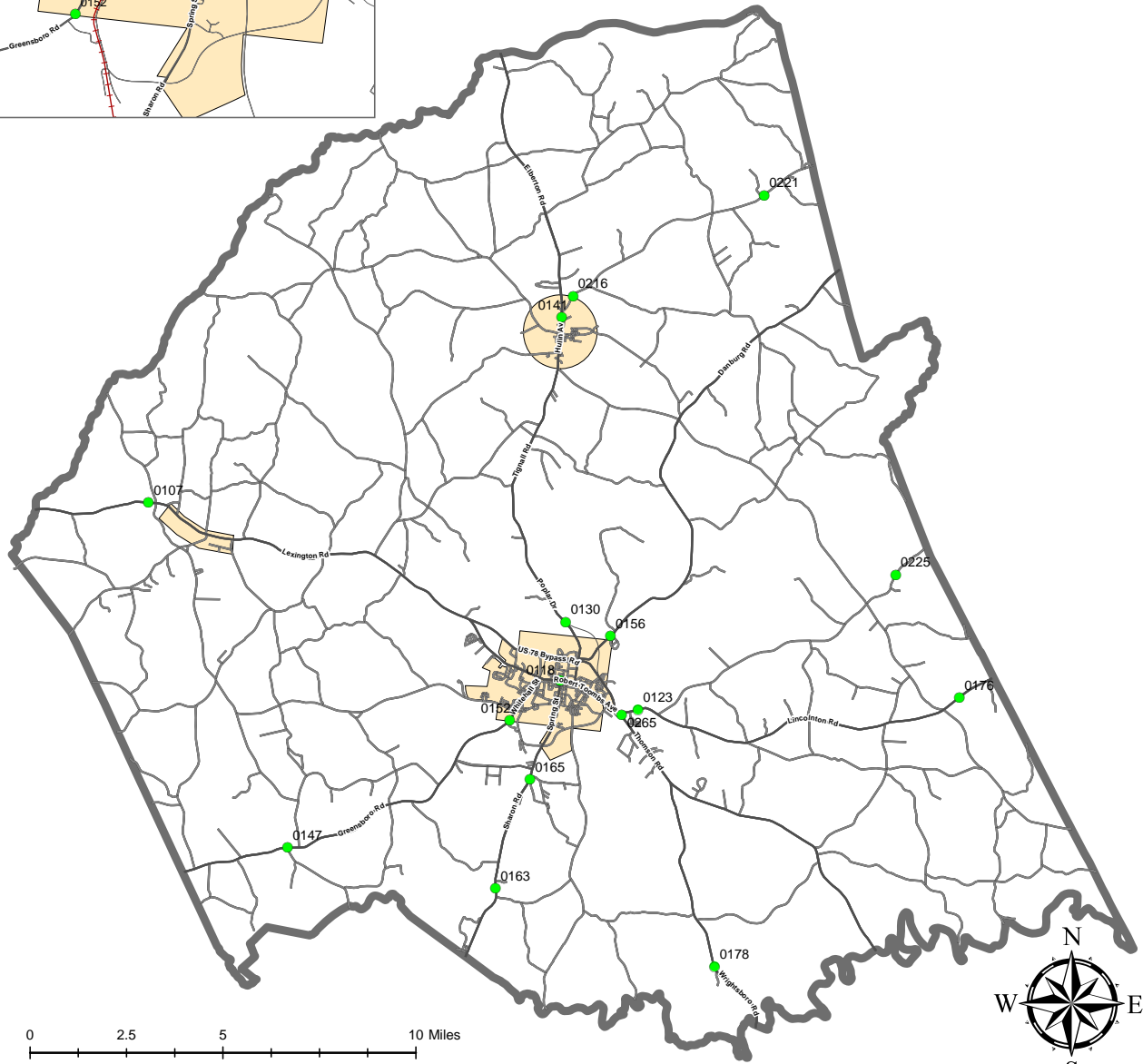
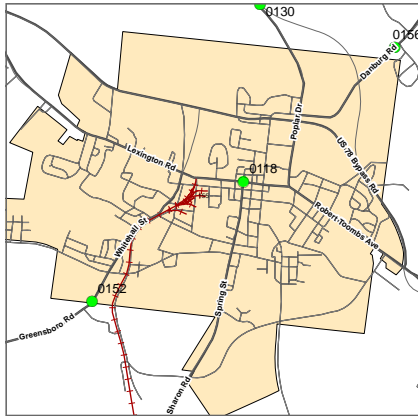
A closer examination of major thoroughfares within Wilkes County illustrates similar increases in traffic volumes. **Figure 7-G** shows the changes in annual average daily traffic (AADT) on specific segments of Wilkes County thoroughfares utilizing traffic count information collected by the GDOT. The information in the table combines GDOT estimates with counts of traffic traveling in both directions on a specific street segment. (*Note: When reviewing the information in **Figure 7-G**, it is important to cross-reference **Map 7.2** to find the location of each traffic counter on the applicable road segment. In general, you will find traffic counters around the periphery of the cities and on thoroughfares that bring traffic in and out of the county.*)

Figure 7-G: Wilkes County Traffic Counts – Major Thoroughfares (2002-2006) (See Map 7.2)							
Traffic Counter # (See Map 7.2)	Street	2002 AADT*	2003 AADT*	2004 AADT*	2005 AADT*	2006 AADT*	Percent % Change of AADT 1999-2004
107	US 78	3110	3318	3379	3120	3210	3.2%
118	US 78B	7165	1182	8062	6680	6370	-11.1%
123	US 378	6344**	3395	3243	3150	3170	-50.0%
130	SR 17	1847	1205	1221	1870	1890	2.3%
141	SR 17	2738	2765	2841	2690	2880	5.2%
147	SR 44	1605	1603	1724	1520	1580	-1.6%
152	SR 44	4963	3836	4429	3720	3600	-27.5%
156	SR 44	581	902	862	870	930	60.1%
163	SR 47	830	536	793	760	660	-20.5%
165	SR 47	1308	987	1451	910	900	-31.2%
176	US 378	1733	1945	1725	1680	1740	0.4%
178	SR80	449	502	585	510	450	0.2%
216	CR 189	432	357	466	480	520	20.4%
221	CR 189	266	235	255	250	250	-6.0%
225	CR 185	398	526	627	640	520	30.7%
265	SR47	1060	46	1334	1000	1190	12.3%

Source: Georgia Department of Transportation, Office of Transportation Data, "Annual Traffic Counts."
*Annual Average Daily Traffic; ** Estimated by DOT

The Figure shows that the segment of Robert Toombs Avenue – US 378 (Traffic Counter #123), just inside the city limits had the most dramatic decrease of traffic volume during the time period, decreasing by 50 percent. However, the data from traffic counter 123 in 2002 was estimated by DOT and if you leave out 2002, the percent change between the years of 2003 through 2006 is 6.6 percent. The most dramatic increase was seen on traffic counter





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Legend

- Traffic Counters
- Washington
- Roads
- Wilkes County

156 – SR44, Danburg Road. The daily traffic increased dramatically between '02 and '03 and increased relatively stable over the next three years.

Level of Service

The primary method for analyzing the operational efficiency of a community’s road network is by measuring the Level of Service (LOS) of the major thoroughfares within the network. According to the Transportation Research Board’s *Highway Capacity Manual*, LOS is a measure of highway congestion describing operational conditions of a roadway in terms of average speed, travel time, maneuverability, and traffic interruptions. **Figure 7-H** provides a description of the six LOS categories.

It is important to note that descriptions in **Figure 7-H** focus solely on the freedom of drivers to travel between destinations with as little interference as possible. Because communities are typically comprised of multiple street types, land uses and development intensities, a LOS of A is not necessarily the most appropriate level of traffic flow within certain areas of Wilkes County. For instance, the high unrestricted speeds permitted by a LOS A street are not appropriate for a residential neighborhood or central business district. **Figure 7-I** identifies the FHWA’s recommended LOS for highway types based on location. The Figure actually recommends that a LOS of B or C is more appropriate for the major thoroughfares within a rural locale such as Wilkes County.

Figure 7-H: Level of Service Characteristics	
Level of Service	Description
A	Free flow with low volumes and high speeds.
B	Reasonably free flow, but speeds beginning to be restricted by traffic conditions.
C	In stable flow zone, but most drivers are restricted in the freedom to select their own speeds.
D	Approaching unstable flow; drivers have little freedom to select their own speeds.
E	Unstable flow; may be short stoppages
F	Unacceptable congestion; stop-and-go; forced flow.

Source: U.S. Department of Transportation, Federal Highway Administration, "Flexibility in Highway Design." Adapted from the AASHTO Green Book.

Figure 7-I: Level of Service by Highway and Area Type				
Highway Type	Type of Area and Appropriate Level of Service			
	Rural Level	Rural Rolling	Rural Mountainous	Urban and Suburban
Freeway	B	B	C	C
Arterial	B	B	C	C
Collector	C	C	D	D
Local	D	D	D	D

Source: U.S. Department of Transportation, Federal Highway Administration, "Flexibility in Highway Design." Adapted from the AASHTO Green Book.

Within this plan, levels of service for Wilkes County roads were calculated using the GDOT’s *Multi-Modal Transportation Planning Tool* – a program developed in partnership between GDOT and Georgia Institute of Technology. The GDOT modeling program utilizes the most up-to-date information on road characteristics collected by the Department and projects level of service for all road corridors within a selected geographic area. In calculating level of service data, the program utilizes GDOT system-wide default values. With knowledge about



projected population and vehicle miles traveled growth trends, a program user may alter data for specific road segments to account for the unique conditions within a given jurisdiction.

Based on GDOT traffic modeling, the major thoroughfares within and adjacent to Wilkes County are generally operating at between a LOS of A and B. The one exception to that generalization is the portion of Robert Toombs Avenue, located in downtown Washington. The level of service on that segment is LOS D – indicating some congestion.

STIP and GRIP Programs

In 2007, the Georgia Department of Transportation (DOT) published the most recent annual update of the State Transportation Improvement Program, or STIP. The STIP, as seen in **Figure 7-J**, lists federally and non-federally funded transportation projects that are located outside of Metropolitan Planning Organization (MPO) boundaries. STIP projects can include highway, bridge, pedestrian, safety, Transportation Enhancement and public transportation projects. Projects in Wilkes County’s 2008-2011 STIP include installation of railroad crossing warning devices and traffic signals, several road widening projects, resurfacing and maintenance projects, and the addition of passing lanes. By far the most costly and most extensive project during the span of the current STIP is the widening of SR17 – over \$81 million has been designated for widening SR 17 near the City of Washington.

Figure 7-J: Wilkes County’s State Transportation Improvement Plan, 2008-2011				
Project Type	Project Number	Description	Segment Length	Funding
Railroad warning device	0006087	SR 44 Spur/Harris Road @ GWCR #279757G	0.4	\$145,000
	0006088	CR 240/Hospital Drive @ CWCW #279762D	0.4	\$175,000
TE—Bike/Ped Facility	0006608	City of Washington Pedestrian Enhancement Project	0	\$175,000
Traffic Signals	0007363	SR10 at SR17 and SR12 at SR80	0.8	\$200,000
Pavement Markings	0008492	Off-system safety improvements at Seven CR Locations in Wilkes	0	\$400,000
Road Widening	221740	SR17 (FM MP 13.0-16.9/ MP 23.2-26.3 Including 3 Culverts and Bridges)	7	\$28,601,000
	222260	SR17 (FM N Washington Bypass to Passing lane S of CR193)	11.75	\$42,282,000
	222264	SR17 from CR113/Vinson Road/ Wilkes to N of CR50/Elbert	6.03	\$38,296,000
Passing Lanes	222460	SR10 (0-1.5; 5.5-7.00)	5.32	\$1,064,000
Resurfacing and Maintenance	M003662	SR10/US78 from Oglethorpe County line to SR17	15.9	\$3,011,203
	M003698	SR44 Spur from SR44 to SR47	2.03	\$161,015

Source: GDOT’s STIP 2008-2011

While the STIP lists funded projects for a three year planning period, the County’s Construction Work Program (CWP) is a six year project list. The CWP consists of federal and state funded projects approved for funding by the State Transportation Board. By Board policy, the federal portion of the first three years of the CWP must match the STIP. In general the CWP targets limited funding resources to those projects which have been thoroughly examined by GDOT staff to insure a solution to the most pressing transportation needs of the citizens of Georgia. **Figure 7-K** lists the projects currently on Wilkes County’s CWP.



Figure 7-K: Wilkes County's Construction Work Program, 2008-2013

Work Type	Project ID	Description	Est. Start Date	Project Type	Total Cost
			Est. End Date		
Plant Mix Resurfacing	S010503	3.64 miles of plant mix resurfacing on Skull Shoals Road	Summer 2007	Non-Federal Project	\$381,779.55
			Summer 2008		
Plant Mix Resurfacing	M003698	2.031 miles of plant mix resurfacing on SR44 spur	Not listed	Federal Project	\$356,430.00
			Fall 2008		
Bridge Rehabilitation	0001367	.398 miles bridge replacement on US378/SR47	Fall 2005	Federal Project	\$1,888,192.71
			Spring 2007		
Plant Mix Resurfacing	S010563	.73 miles of plant mix resurfacing of Flat Rock Road	Summer 2007	Non-Federal project	\$66,379.70
			Summer 2008		
Aggregate Surface Course	S010580	7.8 miles of aggregate surface course on various county roads	Not listed	Non-Federal project	\$30,357.00
			Winter 2013		
Plant Mix Resurfacing	M003662	15.88 Miles of milling, plant mix resurfacing, single surface treatment and shoulder reconstruction on US 78/SR10	Not listed	Federal Project	\$2,679,636.29
			Fall 2008		
Plant Mix Resurfacing	S010581	.07 miles of resurfacing of bridge approach on Quaker Springs Road	Summer 2007	Non-Federal Project	\$1,761.96
			Winter 2013		

Source: GDOT's CWP

In addition to the STIP and CWP, Wilkes County also has a project listed in the Governor's Road Improvement Program (GRIP). The GRIP was initiated in 1989 with the goal of significantly improving the transportation infrastructure throughout Georgia. The GRIP system converts existing primary routes and truck connecting routes into multi-lane highways. When completed, the system will place 98 percent of Georgia's population within twenty miles of a multi-lane highway, and provide access for oversized trucks to all cities having populations above 2,000.

The GRIP program proposes the widening of S.R. 17 through all of Wilkes County to 4 lanes. So far, a 6.22 mile long widening project of the Washington's Bypass has been completed through the GRIP program. Regarding the portion of the bypass from Washington south to SR 43 in McDuffie County, environmental studies are complete and right-of-way plans have been approved. North of Washington, from SR 72 in Southeast Elberton to the Washington Bypass, environmental studies are 94 percent complete, preliminary design plans are 95 percent complete and right-of-way acquisition is scheduled to begin in July 2008.

Motor Vehicle Accidents

Motor vehicle accident data compiled by the Georgia Department of Motor Vehicle Safety between 1996 and 2003 shows a general decline in traffic accidents on Wilkes County roads. The total number of motor vehicle crashes in Wilkes County decreased 27.6 percent - from a 1996 total of 152 accidents to 110 accidents in 2003. This trend of decline was also seen in neighboring Lincoln County. Lincoln County saw a decline from 26 crashes in 1999 to 18 in 2003. Taliaferro County had 50 accidents in both 1999 and 2003 with fluctuation from 133 to 29 in the years between. This comparison is made because both Lincoln and Taliaferro

Figure 7-L: City of Washington Motor Vehicle Accidents by Route # (2004-2006)

Street	Number of Accidents
Rt. 10	13
Rt. 10 Business	10
Rt. 47	2
Rt. 240	2
Rt. 603	2

Source: Georgia State Patrol



Counties are similar in size and character to Wilkes County – all of which are rural and do not contain a small urban area and none have seen a significant population increase.

More recent data provided by the Georgia State Patrol illustrates that the number of motor vehicle accidents on roads within the county between January 2004 and December 2006 continues to be relatively low. Over the reported three year period, Wilkes County averaged 131 motor vehicle accidents per year – a total of 395 reported motor vehicle accidents. **Figure 7-M** lists the six streets in Wilkes County where the highest number of motor vehicle accidents were reported between January 2004 and December 2006.

Figure 7-M: Wilkes County Motor Vehicle Accidents by Route # (2004-2006)

Street	Total Number of Accidents
Rt. 10	134
Rt. 10 Business	15
Rt. 17	51
Rt. 44	44
Rt. 47	43
Rt. 185	6

Source: Georgia State Patrol

Crash data provided did not indicate any specific intersections in which there is a high frequency of crashes. **Figure 7-M** lists the city roads in Washington with the most frequent incidences of reported motor vehicle accidents. The number of accidents in Washington over the four year period made up merely 11.6 percent of the total number of accidents in the county. Although Washington is the population center of the county, low traffic speeds and LOS may offer an explanation for the low percentage of accidents.

Signalization and Signage

There are only seven signalized intersections within Wilkes County – all located in the City of Washington. Five of the signals are located along Robert Toombs Avenue at the following intersections: Highway 17 – at the gateway into the city, Alexander Avenue, Jefferson Street, Spring Street, and Mercer Street. The remaining two signalized intersection are at the corners of Liberty Street and Spring Street, and at the intersection of Poplar Drive and the North Bypass.

None of the railroad crossings within Wilkes County have lights and/or traffic gates; instead, all intersections are posted with stop signs and railroad crossing signage. However, according to the STIP, there are two intersections that are slated to receive railroad crossing warning devices.

Bridges

GDOT oversees the bi-annual inspection of all bridges located on federal, state, county and city roads. The Department also oversees the bi-annual inspection of all other drainage structures on interstates and state highways only. For purposes of inspection and maintenance by GDOT, a bridge generally includes: bridges and culverts that are longer than 20 feet in length. Drainage structures typically include: those remaining structures that may allow for drainage under the roadway but are less than 20 feet in length.

Drainage structures inspected by GDOT are done so according to standards established by the Department. Communities that require assistance to rehabilitate locally owned and maintained drainage structures may request funding assistance from GDOT. While some drainage structures may exist within or adjacent to Wilkes County, they have not been inventoried as part of the *Washington-Wilkes County Joint Comprehensive Plan*.

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GDOT's bi-annual inspections of bridges are required by the FHWA. Bridge inspections are based on sufficiency ratings which take into account a variety of factors including: condition of major structural components, volume of traffic, load rating, type of design clearance, alignment of approach, etc. Bridges with a rating of 75 or better are deemed "sufficient." Bridges rated between 50 and 75 are classified as "structurally deficient" while bridges rated less than 50 are "functionally obsolete." **Figure 7-N** identifies bridges in Wilkes County with their most recent sufficiency ratings.

It is important to note that when a bridge is classified as "functionally obsolete," is not necessarily in danger of structural failure. In most instances, it simply means that the bridge cannot carry the type of traffic that it is experiencing and maintain an appropriate level of service on the roadway. Many bridges in the GDOT system are classified as functionally obsolete due to constraints on capacity such as number of lanes or lane width. None of the functionally obsolete bridges in Wilkes County have been identified as being in danger of structural failure.

Figure 7-N: Sufficiency Rating of Bridges in Wilkes County (2007)

Bridge (GDOT Inventory #)	Location	Intersecting Feature	Rating	Classification
317-0001-0	US 78	Beaverdam Creek	79.10	Sufficient
317-0002-0	US 78	Rocky Creek Trib.	90.49	Sufficient
317-0003-0	US 78	Little River	52.61	Structurally Deficient
317-0004-0	SR 17	Rock Creek	85.48	Sufficient
317-0005-0	SR 17	Middle Creek	98.98	Sufficient
317-0006-0	SR 17	Armstrong Branch	91.38	Sufficient
317-0007-0	SR 17	Chickasaw Creek	98.22	Sufficient
317-0008-0	SR 17	Broad River Overflow	58.74	Structurally Deficient
317-0009-0	SR 17	Broad River	55.87	Structurally Deficient
317-0013-0	SR 44	Anderson Mill Creek	91.32	Sufficient
317-0015-0	US 378	Upton Creek Trib.	91.79	Sufficient
317-0016-0	US 378	Upton Creek Trib.	91.89	Sufficient
317-0017-0	US 378	Upton Creek Trib.	91.89	Sufficient
317-0019-0	US 378	Kemp Creek	92.20	Sufficient
317-0020-0	SR 80	Rocky Creek Trib.	92.27	Sufficient
317-0021-0	SR 80	Rocky Creek	88.27	Sufficient
317-0022-0	Sandtown Road	Fishing Creek	34.81	Functionally Obsolete
317-0023-0	Sandytown Road	Kettle Creek	83.95	Sufficient
317-0024-0	Centerville Road	Dry Fork Creek	68.57	Structurally Deficient
317-0025-0	Mallorysville Road	Clark Creek	96.40	Sufficient
317-0026-0	Aonia Road	Upton Creek	60.11	Structurally Deficient
317-0027-0	SR 44	Beaverdam Creek	98.63	Sufficient
317-0028-0	SR 47	Little River	99.31	Sufficient
317-5001-0	Wide Road	Kemp Creek	99.89	Sufficient
317-5002-0	Smyrna Church Road	Upton Creek	37.22	Functionally Obsolete
317-5003-0	Smyrna Church Road	Rehoboth Branch	37.22	Functionally Obsolete
317-5005-0	Smith Mill Road	Upton Creek	49.97	Functionally Obsolete
317-5007-0	Court Ground Road	Kettle Creek Trib.	81.16	Sufficient
317-5009-0	Happy Hollow Road	Beaverdam Creek	46.26	Functionally Obsolete
317-5010-0	Bartram Trace	Kettle Creek	38.50	Functionally Obsolete
317-5011-0	Jackson Road	Beaverdam Creek	92.25	Sufficient
317-5012-0	Stoney Road	Little Kettle Creek	27.93	Functionally Obsolete

Figure 7-N: Sufficiency Rating of Bridges in Wilkes County (2007)

Bridge (GDOT Inventory #)	Location	Intersecting Feature	Rating	Classification
317-5013-0	Stoney Road	Kettle Creek	84.24	Sufficient
317-5014-0	Maxwell Mill Road	Beaverdam Creek	20.72	Functionally Obsolete
317-5015-0	Martin Echols Road	Clark Creek	99.92	Sufficient
317-5016-0	Jane Hill Road	Tanyard Branch	92.27	Sufficient
317-5017-0	Welbon Hill Road	Clark Creek	20.15	Functionally Obsolete
317-5018-0	Vinson Road	Clark Creek	23.91	Functionally Obsolete
317-5019-0	Bolton Road	Pistol Creek	72.34	Structurally Deficient
317-5020-0	Oscar Walton Road	Pistol Creek	62.38	Structurally Deficient
317-5022-0	Heard Road	Newford Creek	92.15	Sufficient
317-5023-0	Heard Road	Newford Creek Trib.	92.30	Sufficient
317-5024-0	Floral Hill Road	Morris Creek	92.16	Sufficient
317-5025-0	O'Hara Standard Road	Morris Creek	99.95	Sufficient
317-5026-0	Hattie Sutton Road	Fishing Creek	47.90	Functionally Obsolete
317-5027-0	Enoch John Road	Anderson Mill Creek	45.62	Functionally Obsolete
317-5028-0	Billy Lindsey Road	Fishing Creek	43.12	Functionally Obsolete
317-5029-0	New Town Road	Clark Creek	81.48	Sufficient
317-5030-0	New Town Road	Clark Creek Trib.	81.48	Sufficient
317-5031-0	Thaxton Road	Kettle Creek	91.94	Sufficient
317-5032-0	Skull Shoals Road	Beaverdam Creek	58.23	Structurally Deficient
317-5033-0	Skull Shoals Road	Beaverdam Creek	92.32	Sufficient
317-5034-0	Big Cedar Road	Rocky Creek	74.75	Structurally Deficient
317-5035-0	Oscar Thornton Road	Rehoboth Branch	91.25	Sufficient
317-5036-0	Flat Rock Road	Newford Creek	99.91	Sufficient
317-5037-0	Swann Road	Clark Creek Trib.	92.47	Sufficient
317-5038-0	Evans Road	Little River Trib.	46.09	Functionally Obsolete
317-5040-0	CR 146	Anderson Mill Creek	92.48	Sufficient
317-5041-0	Smyrna Church Road	Kemp Creek	81.38	Sufficient
317-5042-0	Lundburg Road	Rocky Creek	92.44	Sufficient
317-5043-0	Norman Road	Chickasaw Creek	92.47	Sufficient
317-5044-0	Elam Lunceford Road	Beck Branch	58.36	Structurally Deficient
317-5045-0	Pope Chapel Road	Chapel Branch	69.91	Structurally Deficient
317-5046-0	SR 44	Kettle Creek	99.76	Sufficient
317-5047-0	SR 44	Fishing Creek	99.88	Sufficient
317-5048-0	US 378	Rehoboth Branch	99.47	Sufficient

Source: Georgia Department of Transportation.

A review of **Figure 7-N** shows that over 37 percent of all Wilkes County bridges are structurally deficient or functionally obsolete. The vast majority of these insufficient bridges are located on the county road system.

PEDESTRIAN FACILITIES

The City of Washington has an extensive sidewalk network. Sidewalks extend the entire length of Robert Toombs Street, a majority on both sides of the street, with most of the city’s remaining sidewalks stemming from this segment. Sidewalks are generally four feet in width and directly abutting or within six feet of the curb. The entire length of the sidewalks in Washington is over 15 miles long. A survey of Wilkes County shows that there are roughly 15 miles of sidewalks within the City of Washington (See **Map 7.3**). Of the 15 miles of





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Legend

- Washington Sidewalks
- Roads
- - - Railroad
- City of Washington
- Wilkes County

Washington's streets incorporating sidewalks, 4.46 miles of road include sidewalks on both sides of the street – accounting for 8.92 miles of the cities sidewalks. According to *Chapter 70, Article III* of Washington City Code, sidewalks are not currently required as part of new development; however, the city is under contract with the CSRA Regional Development Center to make appropriate code revisions.

Washington's Multi-use Trails Plan was completed in the spring of 2008. The purpose of the plan is provide a multi-use trails network throughout the Washington to meet the recreation, health, conservation, and alternative transportation needs of its residents. If implemented, the trail network will be a series of interconnecting, multi-modal transportation corridors for walkers, runners, cyclists, hikers and other non-motorized users. The multi-use trails plan, staff report, and sample adoption resolution was submitted to the City of Washington for City Council's consideration and adoption in May 2008.

The ultimate goal of *Washington's Multi-use Trails Plan* is to identify and develop an off-street network of greenways, trails, and bicycle-pedestrian facilities that connect existing parks, school, historical landmarks, and other key locations throughout the city. Not only will this network enable residents to travel short distances to local points of interest in the community, the network will also be a way for citizens and tourists to access of historical and cultural landmarks throughout the city.

The *Multi-use Trails Plan* makes numerous recommendations to make the city more bicycle and pedestrian friendly and contains a five year short term work program. Through the planning process, a priority segment was identified and the short-term work program addresses specific benchmarks that need to be reached in order for the priority segment to be constructed, including recommendations on funding, easements, amendment to the City's codes, and building community support.

The remainder of the county and the Cities of Rayle and Tignall has limited pedestrian facilities. Rayle has one at-grade, mid-street, marked crosswalk and no sidewalks, while Tignall has a little over a mile of sidewalks on one side of Hwy 17 going through the city center.

BICYCLE FACILITIES

A portion of the Georgia Statewide Bicycle Route system passes through Wilkes County. The "Savannah River Run" extends from the North Carolina state line to Savannah, Georgia. Although this bicycle route passes through Wilkes County, high volume and high speed traffic combined with a lack of shoulders and the existence of rumble strips makes the use of this route by inexperienced cyclists unfeasible.

Washington does not currently have any designated on-street bicycle facilities within its municipal limits. The provision of bicycle parking facilities, such as bike racks, as well as on-street bicycle facilities, such as bike lanes and signage, are not required by city ordinance.

Washington's *Multi-use Trails Plan* addresses various ideas for way to increase bicycle safety and facilities in the city, including adding pavement markings on the newly widened Whitehall Street. The recent widening project left Whitehall Street with extremely wide shoulders more than adequate to accommodate cyclists.

TRANSPORTATION

Additionally, recommendations for improvements to Wilkes County bicycle facilities are also made in the *CSRA Bicycle and Pedestrian Plan*. This bike/ped plan recommends that GA 47 – between Washington and Crawfordville – and US 387 – between Washington and Lincolnton—be a part of the CSRA’s long range bicycle network. Those segments along with others throughout the state were chosen to meet the following criteria: direct and continuous routes, access to major traffic generators, safety and comfort. The *Plan* also makes region-wide recommendations concerning traffic calming, sidewalks, bike/ped education, and design guidelines.

PUBLIC TRANSPORTATION

Wilkes County residents are served by Wilkes Transit. The Wilkes Transit system operates Monday through Friday from 7:30 AM to 4:00 PM. Wheelchair clients must be ambulatory or be escorted. This van service is available by appointment and can provide customers with access to facilities within Wilkes County. Transportation is provided to and from the following locations:

- Education facilities
- Employment centers
- Shopping facilities
- Medical facilities
- Recreational facilities
- General places of business

According to the staff at Wilkes Transit, there are no current plans to expand service in the foreseeable future. Nevertheless, the Community of Opportunity (or Co-Op) committee established in concert with the Georgia Department of Community Affairs (DCA) set a goal “to provide the Wilkes County work force with public transportation to education and employment.” The Co-Op program was established by DCA for application in several counties throughout the CSRA region. By participating in the program, the county is eligible to leverage state assistance to help them obtain the goals set by the process.

In Wilkes County the Co-Op committee is made up of community leaders and concerned citizens. In addition to enhancing the transportation in the county, the Co-Op committee set two additional goals – develop a career academy and to determine the workforce needs of Wilkes’ employers. Options for improving transit and meeting one of the goals of the Co-Op program, the Wilkes Transit could include increased hours for existing services, or target an employment shuttle to run to principal employment centers in the county.

PARKING

Wilkes County’s and the City of Washington’s codes of ordinances contain off-street parking requirements for new development. The ordinances regulate parking space size, grade, and other general requirements. Off-street parking requirements do not apply to single-family residents and apply minimum requirements for different uses, such as professional, retail, restaurants, and multi-family dwelling uses.

The City of Washington also addresses on-street parking in *Chapter 78* of Washington City Code. *Chapter 78, Article II* addresses parking in marked spaces; however, there are no prohibitions of parking in unmarked spaces. Allowing on-street parking, such as parking on

the pavement on a neighborhood street, is a cost effective traffic calming measure and can increase pedestrian safety. Although people are often wary of parking on the street where there is not appropriate signage.

RAILROADS

Georgia Woodlands Railroad, a 17 mile short line railroad that terminates in Washington, connects Wilkes County with CSX Transportation's Atlanta to Augusta mainline (the "Georgia Railroad"). CSX is defined by the federal Surface Transportation Board as a Class 1 Railroad, meaning that its average annual operating revenue meets or exceeds \$255.9 million.

The Georgia Woodlands Railroad is owned by its parent company OmniTRAX. Based in Denver, Colorado, OmniTRAX owns 17 railroads in the US and Canada. In Georgia, the company owns two additional lines: the Georgia & Florida Railway and the Fulton County Railway. Operation and daily maintenance of the spur in Washington is handled locally.

According to the *Georgia Freight Rail Plan*, the Georgia Woodlands Railroad extends between Washington and Barnett and provides distribution services for rural and industrial businesses in Wilkes, Taliaferro and Warren Counties. The railroad hauls approximately 2,000 carloads annually. Lumber, wood chips, pulpwood, plastic pellets, fertilizer, and grain are the major commodities handles by this railroad. Typically, the railroad runs on Monday, Wednesday and Friday between 7 am and 7 pm, but will also run on a "by-demand" basis.

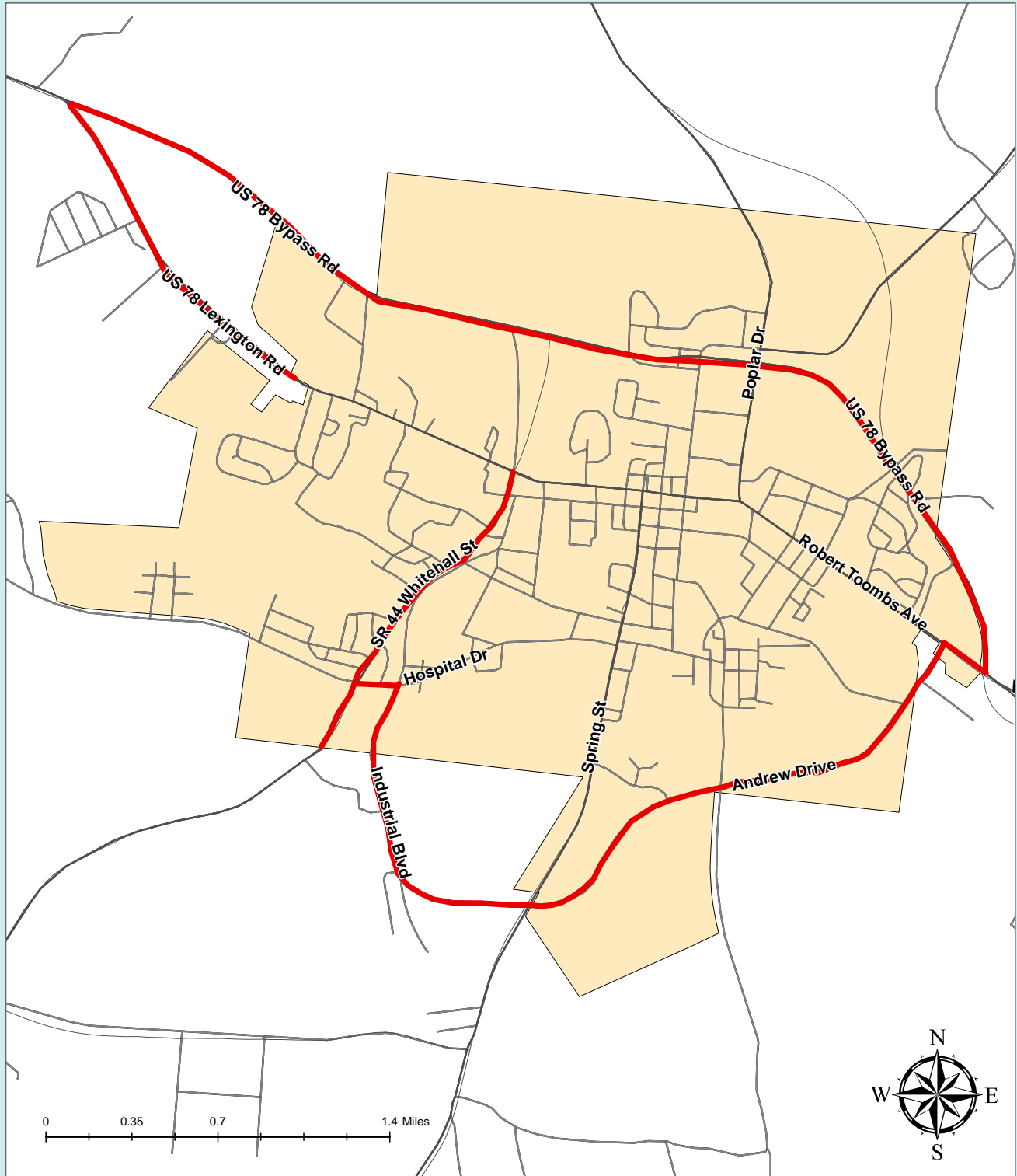
TRUCKING, PORT FACILITIES AND AVIATION

Trucking

Freight traffic on roads in Wilkes County is based largely on deliveries between Augusta and Athens. There are no specific limitations on truck traffic in Wilkes County, Rayle or Tignall; however, truck traffic within the City of Washington is restricted by city ordinance in Article I, Section 78-2. Except for local deliveries, commercial trucks are prohibited from traveling streets within the city.

As seen on **Map 7-4**, only the following city streets permit truck traffic:

- US 78 and SR 17 from East Robert Toombs Avenue to the intersection of SR 17 and US 78
- US 78 from the intersection of US 78 and SR 17 to the city limits
- SR 44 in its entirety
- SR 47 from the city limits to Andrew Drive
- Andrew Drive in its entirety
- Industrial Boulevard in its entirety
- Hospital Drive from Industrial Boulevard to SR 44



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Legend

-  Truck Routes
-  Washington
-  Roads
-  Wilkes County

Port Facilities

The closest port facility to Wilkes County is located in Savannah, Georgia. There is no apparent and direct economic impact of truck/port, or rail/port transfers originating or terminating in Wilkes County.

Aviation

Washington-Wilkes Airport, located on Highway 78 five minutes from downtown Washington, is a Level II airport. The airport is situated on 79 acres and is owned and operated by the City of Washington. Washington-Wilkes Airport has a 4,020 foot runway and accommodates a variety of aviation related activities, including recreation flying, agricultural spraying, ultra-lights, experimental aircraft and flight training. Additionally, the following airports are located in the vicinity of Wilkes County:

- Athens/Ben Epps Airport (Level III)
- Augusta Regional Airport at Bush Field (Level III)
- Augusta-Daniel Field (Level I)
- Elbert County-Patz Field (Level I)
- Greene County Regional Airport (Level II)
- Thomson-McDuffie County Regional Airport (Level III)

When categorizing airports by “level”, the Federal Aviation Administration typically considers runway length, facilities and traffic count. Airports include runway lengths of at least 4000 feet in a Level I - up to runways of 5500 feet or more in a Level III. As a result, Level III facilities can accommodate a much wider variety of aircraft, providing greater economic potential for surrounding communities.

The Washington-Wilkes Airport, and its proximity to six other facilities, provides options for travelers who may be visiting Wilkes County for business or pleasure. The vast majority of take-offs and landings at all seven airports are comprised of passenger traffic. The only airport with significant air freight transport is Augusta Regional Airport at Bush Field and it is expected to account for roughly 2,000,000 million dollars by 2035.

According to the *Georgia Aviation System Plan*, all seven airports are projected to see increased activity through 2020 – including increases in aircraft that are based at each facility, and annual aircraft take-offs and landings. As a result, the *Plan* suggests that all seven airports provide additional facilities and services commensurate with their roles in the state-wide aviation system. Improvements to Washington-Wilkes Airport identified in the *Georgia Aviation System Plan* include:

- Extend the runway 980 feet
- Widen the runway 25 feet
- Construct full parallel taxiway
- Install AWOS/ASOS
- Provide 500 square feet of additional terminal/administration space
- Have rental car available

TRANSPORTATION/LAND USE CONNECTION

Wilkes County's land development pattern is characterized by low-density residential land uses. Low-density single-family development consumes land at a greater rate than most other land uses and requires the construction of more miles of public streets and other infrastructure. Commercial and industrial developments in Wilkes County are required to have lot frontage, but currently there are no requirement for agricultural and residential development to have lot frontage. Washington requires abutment on public street as well as dimensional standards for street design in *Chapter 70* of Washington City Code.

While single-family residences are the principal land use in Wilkes County, there are indications that retail development in Wilkes County may increase. Commercial growth in Wilkes County is being channeled to the gateways on the eastern side of Washington – promoting the formation of a contemporary commercial corridor. Together, low-density single-family growth in the county and the conversion of Hwy 17 and Hwy 78 to a commercial corridor result in a land use pattern that automobile-dependant and significantly increases motor vehicle trips.

The City of Washington has exhibited a commitment to providing linkages between public places, recreational and community facilities, and residential areas with the support of the *Multi-use Trails Plan*. In an otherwise automobile-dependent community, the implementation of the *Plan* will offer the residents of Washington a valuable transportation option other than the family vehicle. Additionally, recent improvements to Whitehall Street have included shoulders wide enough to be used as bike lanes.

Multi-modal linkages between Washington-Wilkes communities are lacking. The pending relocation of the high-middle school north of Washington – and no planned bicycle or pedestrian linkage – sets a precedent for future development to be in the form of auto-dependent islands. In spite of this potential, no Washington-Wilkes community currently requires sidewalks as a part of new development.

ASSESSMENT**STREET NETWORK****Existing Street Network/Traffic Volumes/Level of Service**

As with surrounding unincorporated Wilkes County, the growth pattern in Washington, Rayle and Tignall is projected to remain relatively low and the existing street network will continue to be adequate to support current and projected traffic volumes during the planning period. While additional road capacity may not be needed in Wilkes County in the foreseeable future, adjustments to road efficiency must be considered to meet potential moderate growth in traffic counts.

Particularly in light of more recent contemporary commercial growth, Wilkes County should continue to coordinate with Georgia DOT, to incorporate access management measures into the designs of planned STIP and GRIP projects. With DOT coordination, Wilkes County could create and adopt access management standards that promote greater separation of driveways, cross-access easement requirements, traffic control medians, etc. Long-term functional efficiency of streets may be improved without necessarily adding additional lanes.

In addition, Wilkes County can also pro-actively address future traffic flow efficiency by promoting greater interconnectivity between streets and developments. By creating these linkages, some future traffic can be channeled off of existing state highways. Greater interconnectivity of streets disperses traffic more effectively by giving drivers multiple route options. To promote interconnectivity in an appropriate manner, adjustments to development regulations must be made to add more specific standards for the construction of collector streets and for appropriate spacing of these facilities.

Within Washington, and consistent with the concept of a more pedestrian oriented downtown commercial district and neighborhoods, long-term improvements to Robert Toombs Avenue should focus more on restricting traffic speeds. Context friendly urban street designs should be adopted by the city of Washington which incorporate on-street parking lanes, wider sidewalks, curb extensions, bike lanes and marked and signalized pedestrian crosswalks. Only by creating conditions that slow motor vehicle speeds, can the city ensure that its neighborhoods remain pedestrian-friendly.

Wilkes County also maintains a high percentage of unpaved roadway miles. A determination should be made about whether it is in the county's best interest to continue maintaining such roadways, or to reduce its overall inventory.

Motor Vehicle Accidents

In Wilkes County all calls concerning motor vehicle accidents are taken by Georgia State Patrol. Georgia State Patrol then reports all accidents to Georgia Department of Transportation where they are entered into an accident database. The database is extensive and extremely detailed – including time of day, weather, location, number of cars involved, number of pedestrians, etc.

As with most communities, the vast majority of motor vehicle accidents in Wilkes County occur on or near thoroughfares with the greatest traffic volume. In Wilkes County, these

accidents are occurring primarily on rural principal arterials – Hwy 78 and 17 – which serve as gateways into the cities in Wilkes County. Most of the accidents that occur in the county are not at intersections, but along the roadway – suggesting that the accidents occur in the vicinity of driveway cuts where vehicle motions on and off the highway are less regulated. This indicates the need for additional signage for potential emerging vehicles or access management as any growth in traffic volumes will increase this trend unless the development pattern is revised.

The most efficient way for the city to limit motor vehicle accidents on major thoroughfares is to manage access to adjacent properties – and thus, control the number of turning motions in and out of private property and side streets. In the short term, access can be managed by partnering with GDOT to develop an ordinance that controls the spacing of curb-cuts to adjacent properties and requires cross-access easement agreements for vehicular traffic. In the long-term, access management can also be incorporated into future widening projects. By incorporating traffic control medians with acceleration and deceleration lanes, these projected road widening projects can channel motor vehicle flow to specific access points along the roadway. A key unaddressed component of an effective access management program must, however include limitations on driveway cuts and a requirement for shared access rather than single access points from each abutting property. The safety benefits to controlling access on major thoroughfares are further enhanced by the corresponding increase in the roadways' functional capacity and the use of traffic control medians as landscaping features. As referenced in **Figure 6-G**, parkways and landscaped medians are also considered a suitable urban greenspace by the National Recreation and Parks Association.

Signalization and Signage

No specific deficiencies were identified when reviewing signalization and traffic control signage throughout Wilkes County. Most traffic in Wilkes County is channeled to arterial streets directly from multiple adjacent local streets – a pattern of dispersal that makes additional signalization unnecessary at this time. Should Wilkes County develop a standard and policy for construction of new collector streets, the spacing of such facilities should be adequate to allow for new signalization where they intersect arterial or other collector streets.

Bridges

According to the most recent bridge sufficiency ratings, there are 15 bridges and drainage structures in the Wilkes County vicinity that are rated “functionally obsolete” – meaning they scored less than 50.

Close coordination of Wilkes County staff with GDOT engineers regarding the date and results of biannual bridge and drainage structure inspections will enable Wilkes County to act promptly on potential future deficiencies. Active coordination with DOT and surrounding counties will enable Wilkes County to proactively seek the means to correct potential problems to facilities within or adjacent to the city.

With such a high number of deficient bridges on county maintained routes, Wilkes County should consider – in conjunction with its unpaved roadway system, if some bridge connections should be abandoned rather than maintained.

PEDESTRIAN FACILITIES

Pedestrian facilities such as sidewalks and walkways are a fairly easy way for a community to develop a transportation system not solely reliant on motor vehicles. Road segments including sidewalks are a reminder that streets are intended to convey people – not vehicles. Not only do such facilities provide Wilkes County residents with a viable transportation alternative, but they provide pathways on which people can exercise and experience the outdoors.

Washington has been proactive in planning for and supporting a pedestrian system by updating sidewalk requirements and pedestrian facilities in the city’s codes and developing a *Multi-use Trails Plan*. Some of the specific changes being made to the city’s codes include: requiring new development to build sidewalks on their portion of street frontage; and, requiring “walkway” connections (pedestrian paths not located in a street right-of-way) between residential developments and adjacent land uses such as parks, schools or major shopping destinations. Adoption of ongoing subdivision regulation amendments by the city which include sidewalk standards for new streets should be a high priority. Similar standards should be adopted by Wilkes County at least for property in close proximity to Washington. Both communities must also coordinate with GDOT to incorporate pedestrian facilities along portions of S.R. 17 that are being widened or are experiencing new commercial development.

Washington also strives to improve pedestrian networks through changes in basic design features. Sidewalks of five feet in width, rather than four feet, allow two people to walk comfortably beside each other. Revising street design standards to move sidewalks at least six feet away from curbs decreases design conflicts where sidewalks cross driveway approaches, provides room for tree plantings and provides pedestrians with a greater feeling of safety – particularly on higher-volume streets. Painting motor vehicle stop bars and pedestrian crossings on the street pavement at intersections can also provides drivers with a better understanding that they are in a pedestrian environment. Mid-block crosswalks can also be enhanced by incorporating traffic calming devices in the pavement such as speed tables or rumble strips and/or strategically installing “Yield to Pedestrian” signage at key locations. The benefit of these network improvements to Washington’s population are expounded upon in *Washington’s Multi-use Trails Plan*. Additionally however, emphasizing the need to maintain and expand the city’s pedestrian network benefits local heritage-based tourism activities which promote casual strolls throughout Washington’s neighborhoods containing many of Washington’s grand homes. Sidewalk standards – particularly in downtown areas – should be designed to serve both as a transportation corridor and a public gathering space. To avoid conflicts that may result from the combination of these uses, downtown sidewalk standards should include areas intended alternatively for a “traveled way” or “throughway zone” for pedestrians, and a “frontage zone” for other business or public gathering related activities.

BICYCLE FACILITIES

The communities best prepared to deal with traffic congestion are those which invest in non-motorized elements of their transportation system. Gradual investment in on-street and off-street bicycle facilities increases a community’s quality of life by providing residents with more than one transportation option. Under Wilkes County’s current development pattern, “internal” trips will need to be accommodated almost entirely by motor vehicles.

TRANSPORTATION

Washington has taken the first step in creating a viable bicycle network by developing the *Multi-use Trails Plan*. A trail is a prime tool to introduce a community to recreational cycling. Additional extension of the trail between streets and subdivisions will also give Washington's residents the option of using the trail for trips between neighborhoods. The city can accommodate such activity by working with homeowners associations in developments bordering the trail to create linkages to the trail from neighborhood streets. The city's land development regulations can also be revised to require new developments which border the existing trail (or planned sections) to provide pathways between the trail and the development and, to designate greenway easements.

The county could also further revise land development regulations to include requirements for bike lanes on new targeted collector level streets and include bike lanes in future road improvement projects. The relatively low traffic volume and speeds on collector streets makes bike traffic suitable and provides the basic facilities to encourage novice bike riders to consider some trips (to neighbors, parks, schools, convenience store, etc.) as bicycle commuting opportunities.

A bicycle network also requires facilities for cyclists when they arrive at a destination. Many communities require the provision of bicycle racks as part of new development through their zoning ordinances. Others communities initially promote bicycle parking by providing bicycle racks at properties owned by the local jurisdiction. This and other considerations should be addressed in a manner suggested by a pending bicycle and pedestrian plan for Washington-Wilkes – slated to begin in FY2009.

PUBLIC TRANSPORTATION

Washington-Wilkes contains a large number of households without access to a motor vehicle. While Wilkes Transit provides these householders with a transportation option, the current program – lacking established routes or schedules – makes it cumbersome for most potential user groups to use. Washington-Wilkes governments must work with the Georgia DCA and DOT to implement upgrades to its local transit system to provide a more predicable service arrangement for getting the local workforce to place of employment (In accordance with the recommendations of the recently conducted Co-Op program).

PARKING

Wilkes County's parking needs are currently addressed via off-street parking requirements contained in its zoning ordinances. There is no indication at this time that continued application of these standards will fail to address future parking needs of the county. In contrast, Wilkes County and Washington should consider maximum and/or shared parking standards to reduce the amount of impervious surface that is placed on a development site for parking needs that typically exceed local government minimums.

All Washington-Wilkes communities must also be very careful not to implement policies or development standards that prohibit on-street parking. Rather, street standards should be designed so that on-street parking is a required component and travel lanes remain narrow. On-street parking is one of the cheapest options a community has to incorporate traffic calming in their street designs and lower travel speeds of vehicles. Within the city of Washington, on-street parking can also assist in the application of form-based design

standards by limited the percentage of a parcel that must be used for parking – and can instead be used for building area.

The amount of parking in Washington's downtown district has more recently become a concern to merchants in the area. The city, Chamber of Commerce and Downtown Development Authority are considering the commission of a parking study. It is important that the recommendations of such a study do not unintentionally create new parking scenarios which designate large areas for surface parking lots and/or result in higher traffic speeds through downtown (via the removal of on-street parking). Such outcomes have the potential to damage the very characteristics in downtown Washington that attract shoppers and tourists.

RAILROADS

The presence of the Georgia Woodlands Railroad is Wilkes County's only link to the nationwide freight rail transportation system. Not only does this "short line" railroad provide distribution services for businesses in Wilkes, its mere presence could impact its ability to recruit industries to locate in Wilkes County. Loss of this link would put Washington-Wilkes at a severe disadvantage for business investment because investor's freight options would be limited. The City of Washington and Wilkes County should consider partnering with the railroad locally to ensure the sustainability of keeping the segment of the railroad open – and determining what type of immediate upgrades will make the railroad even more attractive when recruiting potential businesses to the area. In light of the effect of rising fuel costs on the trucking industry, this is a facility that will require front-end investment rather than responding piecemeal to maintenance needs. Washington-Wilkes governments should look at public investment in the railroad as something that is as important to the community as adding highway capacity.

TRUCKING, PORT FACILITIES AND AVIATION

Trucking

Freight traffic appears to be relatively uninhibited in the Washington-Wilkes and the City of Washington has an ordinance in place restricting truck traffic to arterial streets – although violations are not an infrequent occurrence. While most violations simply pose a nuisance to the community, some violations can pose a safety hazard. Additional efforts should be considered to improve truckers' awareness of the local truck ordinance. A solution could be to post new signage at critical intersections notifying drivers of truck restrictions and/or hazards to oversized trucks at rail crossings. The appropriate signage solution can be identified through consultation with the GDOT and the FHWA's *Manual on Uniform Traffic Control Devices*.

Port Facilities

There is no apparent and direct correlation between Washington-Wilkes and coastal port facilities requiring action by the county.

Aviation

Washington-Wilkes is located in close proximity to five public use airports providing a range of aviation services to the CSRA region. Further development of all five facilities is recommended by the *Georgia Aviation Systems Plan* to increase the effectiveness of each airport's services. With no projected capacity deficiencies at any of the five accessible airports, travelers to and from Wilkes County – whether flying commercial, chartered or personal aircraft – will continue to benefit from competitive options. Because of demand/capacity ratios which are projected to remain low for the foreseeable future, Wilkes County's airport options appear adequate, although funds should be programmed to gradually implement the upgrade options to the Washington-Wilkes Airport that are suggested in the systems plan.

TRANSPORTATION/LAND USE CONNECTION

Residents in Washington-Wilkes are aware of the downfalls associated with rapid uncontrolled development and want to promote slow and controlled growth. Development patterns that are predominantly dependant on low-density residential growth however, risk creating infrastructure networks that are difficult to maintain over extended periods of time – particularly transportation systems. When homes are constructed further apart, it is necessary to extend streets, curb and gutter and sidewalks additional distances. Although most of these initial costs will be paid by the developer or new residents, it will ultimately be the responsibility of the local jurisdiction to provide for long-term maintenance.

Although much of the current residential growth in Washington-Wilkes is low density and large lots, Washington-Wilkes should also consider designating areas where higher-density redevelopment can occur. In addition to ordinance recommendations in this chapter, new roadway investments and upgrades in Washington-Wilkes should be associated with character areas identified in the communities' future development as suitable for targeted growth.



**CHAPTER 8:
INTERGOVERNMENTAL
COORDINATION**

INTRODUCTION

Successful implementation of the *Washington-Wilkes Joint Comprehensive Plan* is largely dependent on maintaining and/or enhancing the relationships that all four jurisdictions have with other government entities as well as with one another. The intergovernmental coordination component of the *Plan* provides Rayle, Tignall, Washington and Wilkes County with the opportunity to inventory existing multi-jurisdictional agreements and policies, and the localized policies of adjacent jurisdictions. An assessment of these agreements and policies ensures that successful *Plan* implementation is achieved in concert with the objectives of other governments and entities.

Service Delivery Strategy

Rayle, Tignall, Washington and Wilkes County maintain a cooperative relationship which is outlined in the communities' Service Delivery Strategy (SDS). The SDS ensures adequate delivery of public services to citizens of all four jurisdictions. As required by *Chapter 70, Article 2* of the *Official Code of Georgia*, all four jurisdictions are in the process of reviewing their current service delivery strategy, will make revisions – if necessary, and will submit a new service delivery strategy concurrent with the *Community Agenda* portion of this *Plan*.

ADJACENT LOCAL GOVERNMENTS

Multiple Jurisdictions

Wilkes County governments and adjacent jurisdictions partner with each other through a variety of intergovernmental service agreements and contracts in order to provide for efficient and cost effective services to their residents. A principal example of such cross-border cooperation come in the form of mutual assistance agreements with all adjacent counties to provide effective fire and EMS service. In addition, Wilkes County shares other services with some adjacent communities such as library services. In addition, the Clark's Hill Partnership – as referenced in Chapter 3 - promotes economic development in the communities bordering Clark's Hill Lake.

Athens-Clarke County

The City of Washington hauls recycled material to the Athens-Clark County Recycling Center for processing.

Taliaferro County

The Wilkes County Transfer Facility continues to accept and transfer waste generated from within Taliaferro County. In addition, Wilkes County provides EMS service to Taliaferro County.

INDEPENDENT SPECIAL AUTHORITIES AND DISTRICTS

There are no independent special authorities or districts operating within Wilkes County beyond those entities referenced in Chapter 3 (Economic Development) and Chapter 6 (Community Facilities). All four Washington-Wilkes jurisdictions are represented on the boards or commissions overseeing those previously mentioned authorities.

SCHOOL BOARD

Wilkes County Board of Education

All public schools attended by students living in Wilkes County are operated by the Wilkes County Board of Education. The Wilkes County Board of Education keeps local communities informed of events through their administration.

Wilkes County, Rayle, Tignall and Washington currently keep the Board of Education informed of growth of the county's school aged population by working closely with the administration. This allows the county and the Board of Education to coordinate their proposals for facility expansion.

DEVELOPMENT AUTHORITIES AND DISTRICTS

Washington-Wilkes Payroll Development Authority

Previously identified in the *Plan* as an economic resource for Wilkes County, the Washington-Wilkes Payroll Development Authority is the only independent development authority that directly impacts the county as a whole. As noted, the organization's primary mission is to recruit new businesses to Wilkes County and to provide the necessary assistance to existing businesses in order to retain them, assist with relocation or expand. The Authority works in cooperation with the Wilkes County Board of Commissioners, Washington City Council and Chamber of Commerce to market local site selection and expansion opportunities to existing or prospective Wilkes County businesses.

FEDERAL, STATE AND REGIONAL PROGRAMS

Central Savannah River Area Regional Development Center

All four Washington-Wilkes communities are members of the Central Savannah River Area Regional Development Center (CSRA RDC) and benefit from access to planning, grant writing and aging programs. All jurisdictions within Wilkes County are also kept aware of Developments of Regional Impact (DRI) by the CSRA RDC staff in accordance with procedures established by the Georgia Department of Community Affairs, and of pending federal permit requests for projects in their – or adjacent - jurisdictions.

Georgia Department of Community Affairs, Communities of Opportunity

Wilkes County has recently participated in the state of Georgia's Communities of Opportunity initiative. The initiative – led by the Georgia Department of Community Affairs (DCA) – prioritizes the top issues of concern within each CSRA area county and commits state resources to assisting with implementation. As stated in Chapter 3, Wilkes County's "Co-Op" generated community improvement strategy is:

"Wilkes County seeks to improve the skills of its workforce in order to strengthen their ability to attract industry to the county."

Measureable actions listed by the county to implement the overall community improvement strategy are discussed in Chapter 3 (Economic Development), and the "Public

INTERGOVERNMENTAL COORDINATION

Transportation” subsection of Chapter 8 (Transportation). Implementation will occur through the cooperative actions of participating state and regional government agencies. A preliminary Co-Op report is attached in **Appendix B**.



ASSESSMENT

SERVICE DELIVERY STRATEGY

The joint SDS between Rayle, Tignall, Washington and Wilkes County has effectively ensured a cooperative effort on a variety of services in order to achieve shared goals. Preparation of the *Plan* has revealed that some revision from the current SDS structure may be necessary as it is updated. Possible revisions could address the lack of uniformity in park management and ownership arrangements, expansion/revision of transit services, Payroll-Development Authority activities related to the community's ongoing brownfield efforts (and other activities related to the *Southwest Washington URP*). In addition, should additional development regulations be considered for Wilkes County and/or Tignall there exists the possibility of contracting with Washington for code enforcement services.

ADJACENT LOCAL GOVERNMENTS

There exist multiple opportunities for Washington-Wilkes County to partner with adjacent jurisdictions to address shared needs. Of the existing cooperative efforts addressed within this chapter, solid waste disposal relationships may be augmented by joint application for state funding to establish or bolster recycling programs as proposed in the *Wilkes County Joint Solid Waste Management Plan*. With existing cooperative arrangements with Athens-Clarke and Taliaferro Counties, access to funding for recycling facilities has the potential to benefit multiple jurisdictions.

There also exists the need to strengthen partnerships with adjacent local governments to protect and preserve dwindling water resources. The Clarks Hill Partnership already meets regularly to promote economic development through a five county area. This organization can also become the appropriate vehicle to develop a regional water strategy and coordinate local water needs in a balanced manner.

SPECIAL AUTHORITIES AND DISTRICTS

Local government representatives of economic development and public service authorities should provide commission and board members with periodic updates of ongoing comprehensive plan goals, objectives and implementation steps.

SCHOOL BOARD

Wilkes County Board of Education

While Washington-Wilkes governments and the Wilkes County Board of Education keep each other informed of various events and administrative decisions, there is an opportunity for greater cooperation to ensure that the Board's service provision and facility location policies is complementary to the growth and development policies of Rayle, Tignall, Washington and Wilkes County. In addition to providing the Board of Education with demographic data, it is imperative local government officials keep the board apprised of the short-term goals and long-term policies that are contained within the *Washington-Wilkes Joint Comprehensive Plan* – particularly those related to land use.

All five government entities should also work cooperatively to prioritize the rehabilitation of existing facilities within current areas of population concentration to promote reinvestment in existing neighborhoods. Should existing school facilities located within Washington be targeted for consolidation or relocation, priority should be given to sites closer to the city center. While the State of Georgia does have minimum acreage requirements for new schools, state policy does allow for deviations in developed areas where reduced acreages can be shown to be appropriate.

Although school facility investment should be focused on rehabilitation and the continued use of existing sites, new schools may inevitably have to be constructed for a growing population. It is important for Washington-Wilkes governments to work with the Board of Education so that potential new school facilities are sited within character areas where the *Washington-Wilkes Joint Comprehensive Plan* channels the vast majority of new residential growth. Dialogue should begin now over ways in which to cooperatively reserve property within these targeted character areas in advance of project development. Such cooperation is imperative to ensure that there is little pressure to deviate from future development patterns promoted by Rayle, Tignall, Washington and Wilkes County as a result of new school placement in character areas where significant growth is not intended. Such arbitrary school siting actions can create difficulty in providing adequate public facilities to new school sites – particularly transportation services. A prime example is the new location for Washington-Wilkes High-Middle School. Its location north of Washington along busy Highway 17 results in a school facility that is far from existing population centers and solely dependent on automobile access. School siting decisions should not serve as a catalyst for development in areas intended to remain rural. Interim activities that can assist potential school siting decisions include the continual provision of rezoning cases and proposed subdivisions to the Board of Education.

There must also be immediate and constant communication between the Board of Education, City of Washington and Wills Memorial Hospital to explore redevelopment opportunities for the old Washington-Wilkes High-Middle School site. This large abandoned tract – located close to the hospital and in close proximity to downtown Washington - is also within the city's Southwest Washington Urban Redevelopment Area, Enterprise Zone and Opportunity Zone. The location and size of this tract make it the right property community leaders to cooperatively rally around for medical related office development and/or housing – among other things. A detailed study of the site's development potential should be commissioned by the Board of Education, City of Washington and Wills Memorial Hospital.

DEVELOPMENT AUTHORITIES AND DISTRICTS

Washington-Wilkes Payroll Development Authority

The *Washington-Wilkes Joint Comprehensive Plan* consolidates a wide variety of data sets and land development policies that can assist the Washington-Wilkes Payroll Development Authority (and Chamber of Commerce) in determining where county business recruitment efforts should be focused. The communities' joint policy on growth and development the *Washington-Wilkes Joint Comprehensive Plan* should be utilized by the Payroll Development Authority when considering the appropriate location in which to propose large commercial industrial activity.

The Payroll Development Authority has also been a leader in brownfield redevelopment activities; and, partner in other implementation activities associated with the *Southwest Washington URP*. The successful implementation of the *Southwest Washington URP* and Co-Op generated initiatives should serve as principal Payroll Development activities for the foreseeable future. The Authority's role in abating substantial poverty and blight via cooperative *URP* implementation will benefit all four Washington-Wilkes communities.

FEDERAL, STATE AND REGIONAL PROGRAMS

Central Savannah River Area Regional Development Center

A variety of planning, grant writing and other local government services are available to Washington-Wilkes communities through the use of their Regional Development Center.

Georgia Department of Community Affairs, Communities of Opportunity

The strategies contained within Washington-Wilkes' Co-Op report are among a long list of initiatives that can be undertaken to improve economic conditions throughout the county. Washington-Wilkes communities have long been engaged (despite being hampered by limited funding) with creating the conditions for successful economic development in the community. As such, it is difficult to initiate new strategies without quickly losing momentum and focus on ongoing efforts.

Successful Co-Op implementation, however, is highly dependent on pro-active implementation activity by multiple state agencies – as promised by the Georgia Department of Community Affairs when the program was unveiled. Washington-Wilkes leaders should demand follow-up action and leadership on the implementation Co-Op strategies by state agencies.



CHAPTER 9: LAND USE

INTRODUCTION

While demographic data in previous chapters assists Washington-Wilkes in generating subject-specific goals and objectives, information from previous plan sections can also be used cumulatively to determine future land use and development patterns within the county. The built form that property takes – in contrast to the natural setting remaining on other pieces of property – is inextricably tied to a variety of factors including: population change, location of infrastructure, job creation, environmental limitations, etc.

This chapter reviews the current land use pattern in Wilkes County, Rayle, Tignall and Washington and compares it to the information and projections formulated in previous chapters. By making these comparisons, the *Washington-Wilkes Joint Comprehensive Plan* formulates a preliminary land use and development strategy to meet the future economic, social, physical and environmental needs of Wilkes County and its municipalities. The land use and development recommendations proposed in this chapter result in a set of preliminary recommended “character areas.” This format provides all four Washington-Wilkes local government jurisdictions with a framework for making development decisions that are complementary to long-term goals throughout all chapters of this plan. The format also allows adequate flexibility to alter development strategies according to unanticipated changes in conditions, while avoiding the emergence of inefficient development patterns.

Unlike previous chapters, this chapter does not contain an “Assessment” section. Assessment of land use within Washington-Wilkes is summarized within the section addressing preliminary recommended character areas.

LAND USE CATEGORIES

The Georgia Department of Community Affairs’ (DCA) “Standards and Procedures for Local Comprehensive Planning” includes a list of standard land use categories. The broadly defined land use categories contained in the list establish the parameters under which each local jurisdiction should classify existing parcels. Communities utilizing this list have the option to create other land use subcategories – for instance, dividing the residential land use category into multi-family and single family categories; or, the commercial land use category into central business district, neighborhood commercial or highway commercial subcategories. All four Washington-Wilkes communities have opted to utilize the following standard categories in preparing their existing land use maps:

Residential. *Includes:* Low-density residential housing types including single-family detached dwellings, single-family attached dwellings and duplexes, and higher density, multi-family (more than three dwelling units) housing types.

Commercial. *Includes:* All land dedicated to non-industrial business uses including retail sales, offices and general services.

Industrial. *Includes:* Manufacturing facilities, processing plants, factories, warehousing and wholesale trade, mining or mineral extraction, etc.

Public/Institutional. *Includes:* Government and institutional uses such as city halls, government building complexes, police and fire stations, libraries, prisons and post offices, schools, military installations, etc. Also includes private facilities such as colleges, churches,

cemeteries, hospitals, etc. Some public facilities such as utility or recreational properties are classified in other more appropriate categories.

Transportation/Communication/Utilities. *Includes:* Major transportation routes, public transit stations, power generation plants, railroad facilities, radio towers, telephone switching stations, airports, etc.

Park/Recreation/Conservation. *Includes:* Land dedicated for active or passive recreational uses. These public or privately owned properties may include playgrounds, parks, nature preserves, wildlife management areas, national forests, golf courses, recreations centers, etc.

Agriculture/Forestry. *Includes:* Land dedicated to farming such as fields, lots, pastures, farmsteads, specialty farms, livestock production, etc; and, large-scale agriculture operations, commercial timber or pulpwood harvesting.

Undeveloped/Vacant. *Includes:* Lots or tracts of land that are served by typical urban public services (water, sewer, etc.) but have not yet been developed for a specific use or were developed for a specific use that has since been abandoned.

Mixed Use. *Includes:* Buildings or structures developed for two or more different uses such as, but not limited to, residential, commercial, or public/institutional.

CURRENT LAND USE

Considering all but the “mixed use” land use category referenced in the previous section, **Maps 9.1, 9.2, 9.3** and **9.4** illustrate the composition of current land uses in Wilkes County, Rayle, Tignall and Washington according to individual parcel.

While there are a number of structures within downtown Washington (and a few in Tignall as well) that have the potential to incorporate a mixture of uses such as retail, office and residential; the vast majority are currently being utilized for single-uses. As a result, Tignall and Washington downtown properties are represented on **Maps 9.3** and **9.4** as commercial – reflecting their status as their communities’ “central business” districts. In spite of the classification of these downtown areas on the current land use maps as commercial, preliminary character areas recommended in this chapter promote the use of these areas as mixed-use districts.

The current land use for all four Washington-Wilkes communities is illustrated in **Figure 9-A**. The data presented in the figure incorporates recent revisions provided by representatives of all four local governments. The cumulative total acreage of all four communities presented within the figure approximates the county’s 471 square miles of land area – and omits the roughly 2.6 – 3 miles of water area.

Figure 9-A shows that the predominant land use category in unincorporated Wilkes County is agricultural/forestry. Much of the remaining county acreage is utilized for residential and park/recreation/conservation use. While there is also a noticeable amount of acreage designated to commercial and industrial use, these land uses are largely located directly adjacent to the city of Washington where water and sewer infrastructure is available. The current land use pattern in Wilkes County is typical of a rural community which has not been

affected by suburban growth pressure. Of interest is that Rayle and Tennille illustrate land use patterns that are similar to the county. With limited infrastructure, both rural municipalities retain a large amount of acreage that is designated to agriculture/forestry or residential use. A noticeable difference between Rayle and Tignall to that of unincorporated Wilkes County is that both communities contain acreage listed as undeveloped/vacant – a condition that illustrates decrease in the population and development activity in rural towns since the early 1900s.

Within **Figure 9-A**, only the city of Washington exhibits a current land use pattern distinctly different from the other three Washington-Wilkes communities. As the center of Wilkes County’s business and government activities, Washington contains a much higher percentage of commercial and industrial property than Rayle, Tignall and Wilkes County. Likewise, with a more concentrated development pattern than the other portions of the county, Washington contains a much lower percentage of agriculture/forestry land and a greater percentage of residential property.

AREAS REQUIRING SPECIAL ATTENTION

In preparing the *Community Assessment* portion of the *Washington-Wilkes Joint Comprehensive Plan*, it is necessary to evaluate existing land development patterns to determine if any areas should be given special attention. By reviewing prior chapters of this document and comparing the

Figure 9-A: Current Land Use by Acres (2008)

Land Use Classification	Community			
	Wilkes County (Unincorporated Only)	Rayle	Tignall	Washington
Residential	11,242	116	530	1221
Commercial	185	6.2	8.9	310
Industrial	457	35.4	14.1	500
Public/ Institutional	575	2.5	15.3	94
Transportation/ Communication/ Utilities	353	4.7	0	0
Park/Recreation/ Conservation	13,702	0	12.6	0
Agriculture/ Forestry	269,356	225	1098	890
Undeveloped/ Vacant	0	216	103	527
Mixed Use	0	0	0	0
Total	295,870	605.8	1781.9	3542

Source: CSRA RDC

information contained within each to knowledge gained from public meetings, interviews and field research, clear land use characteristics emerge.

The “areas requiring special attention” listed in this section are compiled under headings contained in the State of Georgia’s “Standards and Procedures for Local Comprehensive Planning.” The supporting descriptions in this section are brief because they summarize the analysis and assessment made throughout other portions of the *Community Assessment* document. The community(ies) to which each area applies is listed in parentheses at the end of each description. In addition, all areas described in this section have been considered when formulating preliminary character area recommendations and can be found on **Maps 9.5** and **9.6**.

Areas of Significant Natural or Cultural Resources

- **Broad River Corridor (Wilkes County):** Protected river corridor forming much of the northern boundary between Wilkes County and Elbert County. A major feeder to Clarks Hill Lake, this area includes no publicly-owned conservation lands and has the



potential to develop as a location for large-lot second homes for individuals interested in the scenic beauty and close proximity to the lake. (See **Map 9.5**)

- **Holiday Park (Wilkes County):** Wilkes County’s single public access to Clarks Hill Lake. Area also includes part of Clarks Hill Lake Wildlife Management Area. Like the previously mentioned Broad River Corridor, recent activity in this area suggests that it will continue to develop as a location for large-lot second homes for individuals interested in the scenic beauty and close proximity to the lake. (See **Map 9.5**)
- **Kettle Creek Battlefield (Wilkes County):** Site of the most significant land engagement in Georgia during the Revolutionary War. Development in close proximity to the battlefield can substantially impact the historically isolated and wild character of the battlefield. (See **Map 9.5**)
- **Lake Boline Watershed (Wilkes County):** City-owned lakefront and surrounding property west of Washington which has a long-standing role as a reliable local service water source for the city. Particularly because of the small size of the watershed –and close proximity to the city of Washington - potential residential development can easily reduce water quality within a lake already faced with increasing sedimentation problems. (See **Map 9.5**)
- **Washington Cemeteries (Washington):** Best represented by the School Street Cemetery (for which Washington received a 2007 *Preserve America* grant) (also known as the Old School Cemetery), some African-American cemeteries and burial plots have long been neglected or forgotten. Other cemeteries of special consideration – not considering racial factors – are the Catholic Cemetery and Resthaven Cemetery. Proper upkeep and cataloging of these sites will enhance the community’s ability to provide a balanced account of Wilkes County’s history and be marketed as a tourism product. (See **Map 9.6**)
- **Washington Historic Districts (Washington):** City contains an enormous amount of locally protected and nationally registered historic district and sites. The combined effect of a large inventory of designated historic properties and population growth which has been stagnant raises the prospect of deferred maintenance or neglect due to a lack of funds in the community to ensure long-term upkeep. (See **Map 9.6**)
- **Washington Historic Eligible Properties (Washington):** In spite of the city’s current inventory of designated historic properties, many other properties and structures of historic significance go unrecognized – particularly those in historically African-American areas. Jackson Chapel Church and other “unrecognized” properties of historic significance may be more likely to be viewed as undervalued, obsolete and disposable when no effort has been made to document and recognize their contributions to the community. (See **Map 9.6**)

Areas Where Rapid Development or Change of Land Use is Likely

- **East Tignall - Highway 17 By-Pass (Tignall, Wilkes County):** Planned widening of SR 17 in the vicinity of Tignall – with the inclusion of a Bypass on the east side of Tignall is a product of the Governor’s Road Improvement Program (GRIP). Potential extension of water and sewer to this area may generate some non-residential growth. While there are very few other indicators that growth is imminent in this portion of Wilkes County, any development may exceed the capacity of a community such as Tignall that has no land development regulations in place. (See **Map 9.5**)
- **Highway 17 Corridor (Washington, Wilkes County):** SR 17 is the county’s highest volume thoroughfare, provides a direct linkage to Interstate 20, is slated for widening

and is already the principal location for the community's most recent commercial development. The addition of the new Washington-Wilkes Middle-High School along SR 17 just north of Washington can serve as a catalyst for new residential development. (See **Maps 9.5 and 9.6**)

Areas Where Development May Outpace Community Resources and Services

- **Highway 17 Corridor (Washington, Wilkes County):** As mentioned in the previous subsection, the SR 17 corridor is the most likely location where significant new commercial and residential growth could occur in Wilkes County. While this area is in close proximity to city of Washington water and sewer, residential development in close proximity to the new middle-high school may occur suddenly and in the form of large-lot low-density development reliant on septic systems and wells. (See **Maps 9.5 and 9.6**).

Areas in Need of Redevelopment

- **Danburg (Wilkes County):** Largely unoccupied settlement area in northeastern Wilkes County with a collection of vacant historic residential and nonresidential structures. (See **Map 9.6**)
- **East Washington Neighborhoods (Washington):** Housing of varying age located in neighborhoods between Washington's historic districts and the Highway 17 corridor. The blighted condition of individual properties has the potential inhibit investment in adjacent residential structures over time. (See **Map 9.5**)
- **Independence Street (Tignall):** Handful of unoccupied commercial buildings in Tignall's central business district. Adaptive reuse of the structures could preserve the community's limited inventory of traditional commercial building types and generate community activity. (See **Map 9.6**)
- **Near-West Business District (Washington):** Extending west of Washington's central business district along portions of W. Robert Toombs Blvd and Liberty Street, this area contains a mix of commercial, warehouse, industrial and residential properties. The proximity of this area to downtown and the Southwest Washington Urban Redevelopment Area – and the highly variable condition of properties – makes it the most logical to extend new-urban mixed-use development. (See **Map 9.5**)
- **Southwest Washington (Washington):** Comprising roughly 25 percent of the city's land area, the redevelopment needs in this area are extensive and well-documented in the Southwest Washington Urban Redevelopment Plan (2007) currently being implemented by the City. (See **Map 9.5**)
- **W. Wooten Street (Tignall):** Most significant concentration of abandoned and/or dilapidated single-family homes and mobile homes. (See **Map 9.6**)

Large Abandoned Structures or Sites

- **Parmalate Complex (Washington):** Collection of warehouse/industrial buildings within the Southwest Washington Redevelopment Plan Area and located at the terminus of the Georgia Woodlands Railroad. Also located within the Washington Enterprise Zone and Opportunity Zone. Probable location of brownfield properties (currently under Phase 1 assessment) but following clean-up could be marketed as a prime manufacturing or warehousing location. (See **Map 9.5**)

Areas with Significant Infill Opportunity

- ***Southwest Washington Sub-Areas (Washington):*** Ongoing implementation activities related to the Southwest Washington Urban Redevelopment Plan (2007) focus on housing development in the Rusher Street Target Area. The successful creation of a housing market in the target area can be duplicated in other sub-areas such as the Lanis Alley area. (See **Map 9.5**)
- ***Washington-Wilkes Middle-High School (Washington):*** The soon to be vacant Washington-Wilkes Middle-High School property on Gordon Street is within the Washington Enterprise Zone and Opportunity Zone, and adjacent to Will Memorial Hospital and other public health facilities. (See **Map 9.5**)

Areas with Significant Disinvestment

- See previous “Areas in Need of Redevelopment” and “Large Abandoned Structures or Sites” sub-sections.

RECOMMENDED CHARACTER AREAS

Knowledge gained from data and information displayed throughout all sections of the *Community Assessment* document can be translated into a preliminary future development scenario for Wilkes County and its municipalities. This preliminary scenario is presented in the form of “character areas” as recommended by the “Standards and Procedures for Local Comprehensive Planning.” Character areas not only identify existing and future land uses that may be appropriate for a particular area, they can highlight a variety of other factors such as: the form, function and style of new development; existing features that should be incorporated into future development scenarios; and, relationships to adjacent development. In short, a character area addresses not only *WHAT* a piece of land should be used for; but, also *HOW* that land should be used.

Preliminary character areas that are referenced in this section can be found on **Maps 9.5** and **9.6**. The recommended preliminary character areas in the *Community Assessment* are subject to change following the completion of the *Community Agenda* document. By incorporating additional public input, the character area boundaries and descriptive elements may be revised. In addition, other character areas may be identified or some areas contained in this chapter may be eliminated.

CHARACTER AREA INTERPRETATION

While the preliminary character area recommendations in this chapter are subject to change, please make note of the following character area features:

Boundaries

General Characteristics

Unlike a parcel-specific future land use map, boundaries on a character area map are conceptual and may cross parcel lines. The character area boundaries in this document are intended to represent an approximation. This flexibility allows the governing body charged with implementing the plan to make decisions based on changing conditions while reducing the need to continually update the future development map. As a result, it is possible to assume that small parcels located directly adjacent to one 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 all other sections of the *Comprehensive Plan*. For the most part however, tracts should develop according to the parameters established in the specific character area in which it is located. All jurisdictions are strongly encouraged to initiate amendments to their future development map whenever they intend to promote a development pattern in an area that is inconsistent with the adopted map.

Boundary Revisions

The character area boundaries illustrated in **Maps 9.5** and **9.6** are preliminary and will be adjusted as a result of public input during the preparation of the *Community Agenda* document.

Relationships Among Jurisdictions

Annexation

When the annexation of property from the unincorporated county into the municipal city limits of Rayle, Tignall or Washington the “character areas” in each applicable jurisdiction should be considered when reassigning a character area to the newly annexed property. An amendment of the existing character area map must occur at the time of annexation to reflect the city’s current boundaries as well as guide decisions about future land use. The communities of Washington-Wilkes should always consult with the CSRA Regional Development Center during the annexation process in order to ensure consistency with the future development map contained in their comprehensive plan, and consistency with the “Standards and Procedures for Local Comprehensive Planning” relating to major and minor plan amendments.

Rayle and Tignall

Individual character areas designating the cities of Rayle and Tignall are incorporated into the list of Wilkes County character areas beginning on page 147. Due to the limited land area and population which comprises each community the future development pattern for all properties within each municipality’s jurisdictional area is described within a single preliminary character area district. The Rayle and Tignall character areas are illustrated on **Map 9.5**. During preparation of the Community Agenda, participants will be pointedly asked if multiple character areas should be considered for portions of each of these municipalities.

Implementation

Recommended techniques for the implementation of Washington-Wilkes character areas will be formulated during preparation of the *Community Agenda*. In anticipation of finalizing character area boundaries and characteristics, additional details on some recommended development concepts must be provided. Where referenced within the “development pattern recommendations” section of a particular character area, implementation of some “key concepts” should conform to the parameters contained within this subsection.

Key Concepts – Implementation Parameters

- ***Cluster Subdivisions:*** A cluster subdivision is one where there is a reduction in the lot area, setback, or other development standard, provided that there is no increase in the net density of the development. Typically applied to residential development, “clustering” building lots may: A) Reduce the negative impacts of traditional sprawling subdivisions, and B) Preserve open space. The utilization of cluster subdivisions in the “Lakes and Rivers”, and “Rural Wilkes” character areas will serve to preserve the open space and natural view sheds that define these areas.

Cluster subdivision standards in Wilkes County should be drafted to allow for residential lots in the county’s agricultural and residential districts that are much smaller than the current one acre allowed. Some net density bonuses should be permitted provided that a large percentage of the development is reserved as common open space.

- **Natural Resource (Estate) Zoning Districts:** The current Wilkes County land use ordinance does little to protect the rural nature of the county. The minimum lot area permitted in most Wilkes County land use districts is one acre. Such a density can actually accelerate the conversion of land into suburban style residential and nonresidential development. A natural resource zoning district that seeks to protect the natural integrity of the land while still allowing for people to utilize the land in the most responsible manner is recommended. It is essentially a cluster subdivision as described above but with a much lower density. The key difference between the two is that a cluster subdivision's open space is preserved in its natural state perpetuity, and in the natural resource zoning district the open space may be used for pasture /silvicultural /agricultural uses etc. By establishing a large minimum lot size (20 acres for example) and allowing only a specific portion of each lot to be used for the construction of a handful of residences or agriculture-related structures, the rural character of Wilkes County could be preserved.

To allow for the preservation of the rural aesthetic in unincorporated portions of the county, recommended amendments to the Wilkes County Land Use Ordinance include:

- Establishment of Natural Resource or Estate Zoning District
 - Short term application of the new district to targeted areas within the county.
 - Long term application of the district to the entire "Rural Wilkes" character area.
- **Conservation Subdivisions:** While based on the same concept as a cluster subdivision, a conservation subdivision goes a step further in incorporating unique natural features of a site into the subdivision's design. While a clustered subdivision is concerned with the layout of the lots, a conservation subdivision is more concerned with leaving as much of the original site as undisturbed as possible. Use of existing vegetation and natural features as a means to control storm water, reduce the need for pesticide, and control erosion makes these types of subdivisions ideal for locations in the "Lakes and Rivers" character area – although application of conservation subdivision standards could be provided by the Wilkes County as a development option for other portions of the county as well.

To accommodate the recommendations for allowing conservation subdivisions in unincorporated Wilkes County the following amendments to the Wilkes County Land Use Code should include:

- Adoption of subdivision regulations – including conservation subdivision standards.
 - Requirement of conservation subdivision design in targeted environmentally sensitive areas.
- **Southwest Washington Urban Redevelopment Plan:** In October 2007, the City of Washington adopted the *Southwest Washington Urban Redevelopment Plan (URP)*. The *URP* was drafted in accordance with O.C.G.A. 36-61 (et. sequ.) The *URP* contains the following five goals:
 - *Promote Mixed-Income Housing Redevelopment.*
 - *Improve Street Utilities.*

- *Abate Nuisance Properties.*
- *Promote Neighborhood Commercial Development.*
- *Provide Resident Education Opportunities Linked to other Plan Goals.*

The City of Washington is actively engaged in *URP* implementation and hopes to generate significant housing reinvestment in the area and business development opportunity. The “Southwest Washington Redevelopment” character area contained in this Plan corresponds to the redevelopment area boundaries found in the *URP*. Development parameters proposed for the Southwest Washington Redevelopment character area are more limited than other character areas proposed within this document – instead deferring most development pattern recommendations to the adopted *URP* – to avoid creating inconsistencies with Washington’s adopted and ongoing redevelopment planning efforts.

City of Washington Character Areas

(PRELIMINARY) WASHINGTON CHARACTER AREA: CENTRAL BUSINESS DISTRICT

GENERAL DESCRIPTION:

The “Central Business District” character area provides Washington with a mixed-use urban style built environment attractive to pedestrian activity, and serving as Washington-Wilkes’ focal point and activity center. The historic Washington square and surrounding blocks should remain the center of business and pleasure in Washington-Wilkes, and will develop in a traditional characteristic – with an even greater concentration of structures that promote a live and work environment – combined with public spaces that enhance Washington’s status as a destination. A renewed focus on appropriate design will gradually extend the historic streetscape to the edge of residential neighborhoods and eliminate inappropriate building and site design which caters to the automobile.

EXISTING CHARACTER:

- Traditional commercial core of Washington.
- Large inventory of multi-use buildings close to the street – 1-3 stories with rear parking.
- Newer commercial buildings on fringe built to contemporary style (large setbacks, single-use, front parking.)
- Mix of some residential and institutional on outer-fringe.
- Located completely or partially with 4 National Register Historic Districts and a local historic district.
- Public space on square and around courthouse.
- Pedestrian friendly streetscape extending up to 1 block from square.
- Low overall vacancy rate. Increasing amount of upper-story residential.
- Underutilized parcels away from central square.
- Surrounded in most directions by historic residential structures of significant size.
- Narrow streets slow traffic – promote pedestrian activity.

DEVELOPMENT PATTERN RECOMMENDATIONS (PRELIMINARY):

- Promote pedestrian activity and accessibility through continues upgrades to pedestrian system.
- Develop form-based overlay district for new construction (to compliment local historic district).
- Enhance community focus as an “event” district (such as improvements to Farmer’s Market, trailhead locations, Fort Washington Park, etc.)
- Multiple uses on sites and within new structures including: office, neighborhood retail, restaurants.
- Complementary infill with traditional architectural style, and orienting buildings to the street (build-to lines versus setbacks) – particular focus on street-facing building facades.
- Parking to the sides and rear of structures.
- Façade design requirements.
- Uniform sign standards (private & public).



Downtown Washington retains many of the elements that give it a unique identity and a character that attracts pedestrian activity and interaction.



Form-based codes ensure that new construction – such as these buildings in Madison, Georgia – complement the dense character of downtown districts.

(PRELIMINARY) WASHINGTON CHARACTER AREA: CONCENTRATED COMMERCIAL

GENERAL DESCRIPTION:

Washington’s “Concentrated Commercial Nodes” are slowly developing areas - or areas intended for more intense development – the contain large lots adjacent to major thoroughfares, the Concentrated Commercial Nodes provide room – and visibility to traffic - for large-scale regional commercial development should Washington-Wilkes begin to experience population growth. The Concentrated Commercial Nodes character areas are intended to limit most new commercial development to areas adjacent to current population centers – rather than promoting their linear extension down long expanses of highway. Development patterns will include enhanced access management features, pedestrian facilities, and uniform building, site, landscaping and sign standards to better link them to existing residential areas and provide a pleasant aesthetic.

EXISTING CHARACTER:

- Located on thoroughfares in the eastern and northern portions of the city with highest traffic volumes.
- Some areas largely undeveloped (north) while others developing with larger contemporary commercial structures (east).
- Large parcels.
- Existing commercial in varying condition.
- Lack of uniformity in building design/materials, signage, landscaping, etc.
- Little apparent control on driveway curb cuts.
- Developed areas contain large expanses of pavement and little landscaping (understory or tree canopy).
- Eastern “concentrated commercial” character areas adjacent to similar county character areas.

DEVELOPMENT PATTERN RECOMMENDATIONS (PRELIMINARY):

- Focus on new regional commercial development.
- Avoid extension of new development along corridors – keep close to existing population and major intersections.
- Site design standards including: signage, landscaping, access management (shared), parking lot design (landscaped medians and islands) and pedestrian accessibility on site.
- Building design: uniformity between main structure and outparcels, material standards for front facades, articulated facades and architectural elements to break single wall face.
- Incorporate non-motorized access from developed areas of Washington – extension of sidewalk system, trail linkages, creation of a local shuttle.



Washington’s commercial gateways provide little evidence of the tranquil character of historic portions of town.



New commercial development – regardless of district – can be aesthetically pleasing by incorporating uniform design features, landscaping and quality building materials.

(PRELIMINARY) WASHINGTON CHARACTER AREA: INDUSTRIAL GROWTH

GENERAL DESCRIPTION:

Washington’s “Industrial Growth” character areas contain a mix existing manufacturing facilities and undeveloped tracts. These areas are fully serviced by Washington’s water and sewer systems, and are located in close proximity to major transportation links – all providing growth potential for major employers seeking new locations. Development of these areas for industrial or warehousing activities does not interfere with potential residential or commercial growth areas as there are geographic separations and the ability to disperse large vehicle traffic away from developed areas. The Industrial Growth character areas will incorporate landscaping features that preserve the rural characteristic of adjacent thoroughfares and residential areas.

EXISTING CHARACTER:

- Four separate nodes on northwestern, southern and southeastern edge of city.
- Most nodes a mix of undeveloped/pasture land and some industrial facilities.
- Southern nodes close to existing county industrial, landfill and/or Georgia Woodlands Railroad.
- All nodes located on major thoroughfares.
- Existence of floodplains and stream corridors.
- Southern “industrial growth” character areas located adjacent to similar county character areas.
- Some adjacent residential development – in varying condition.

DEVELOPMENT PATTERN RECOMMENDATIONS (PRELIMINARY):

- Expansion of industrial land uses.
- Additional infrastructure improvements: railroad spurs, highway upgrades for large vehicle traffic.
- Open space provisions for new industrial development.
- Landscape screening and buffering from adjacent residential/agriculture uses.
- Deep setbacks from highway to protect rural feel of corridor.
- Transit service to link employment centers with workforce.
- Linkages to planned multi-use trail system and reservation of easements for trail construction.



Areas designated for current and future industrial use in Washington contain a mix of developed and undeveloped space.



Deep building setbacks and landscape buffers can make industrial sites look like more industrial “parks” – and preserve viewsheds from corridors.

(PRELIMINARY) WASHINGTON CHARACTER AREA: NATURAL RESOURCE

GENERAL DESCRIPTION:

Most “Natural Resource” character within the city of Washington retain a rural and bucolic characteristic – even with their proximity to areas reserved or much more intense land uses and major thoroughfares. Located along the periphery of the city, these areas will provide green nodes that buffer opposing development and concentrate city growth to areas in closer proximity to the historic city core. While Natural Resource character areas may develop, such development should be limited to very low density and combine substantial areas for the reservation of open space.

EXISTING CHARACTER:

- Largely undeveloped with some large homesteads – including some properties of apparent historical significance.
- Mix of pasture and woodland.
- Location of substantial floodplain area.
- On northern and southern periphery of city.
- Southern “natural resource” character area bisected by MEAG Power right-of-way.
- Few parcels – all containing substantial acreage.
- Southern “natural resource” character area provides a separation between residential neighborhoods and industrial development.

DEVELOPMENT PATTERN

RECOMMENDATIONS (PRELIMINARY):

- Low-impact development alternatives.
- Very low-density residential development (preference on clustered lots with large percentage of open space.
- Substantial stream-side setbacks.
- Development of local land clearance permit.
- Tree preservation.
- Linkages to planned multi-use trail system and reservation of easements for trail construction.



Natural resource character areas include pasture and other open land – and other low density residential land uses (as pictured).



Nature resource areas can be linked to developed portions of the community through trail linkages promoted in the Washington Multi-Use Trails Plan (2008).

(PRELIMINARY) WASHINGTON CHARACTER AREA: NEAR-WEST BUSINESS DISTRICT

GENERAL DESCRIPTION:

The “Near-West Business District” character area contains an extremely diverse collection of land uses in varying conditions. While historic residential properties in the character area must be protected and preserved, redevelopment potential on many underutilized parcels in the character area make it the most appropriate area to extend denser mixed-use urban style development. While by-passing historic residential homesteads, most streetscapes and private property should develop in a traditional pattern similar to the downtown core, but with a greater percentage and mix of housing types. The Near-West Business District will essentially create a downtown extension and western gateway with greater engagement with the street.

EXISTING CHARACTER:

- Straddles W. Robert Toombs Ave./Lexington Street and Liberty Street – west of central business district to Pope Conference Center.
- Location on fairly level ridgeline – with steep swales extending north.
- Diverse mix of convenience commercial, manufacturing/warehouse and large historic homes.
- Located within portions of 2 National Register Historic Districts and local historic district.
- Partially located in Southwest Washington urban redevelopment area, enterprise zone & opportunity zone.
- Most residences well maintained.
- Nonresidential property in varying condition – some historic commercial buildings in need of immediate rehabilitation.
- Residential properties contain mature tree canopy – many commercial areas contain little landscaping with substantial amounts of impervious surface.
- Presence of brownfield property.
- Institutional properties on west end of character area set-back from street with large lawn areas.
- Portions of mixed area provide greatest long-term opportunity for extension of central business district and/or higher density urban residential development.

DEVELOPMENT PATTERN RECOMMENDATIONS (PRELIMINARY):

- Extension of central business district form-based design standards.
- New buildings and streetscapes “urban” in style – close to the street parking in rear, wide sidewalks.
- Promotion of private open space elements for urban development such as courtyards, balconies, planting areas adjacent to sidewalks and streets, etc.
- Maintain low-density residential look of contributing historic residential properties.
- Substantial gateway features at intersection of W. Alexander Street and Whitehall Street.
- Improved pedestrian features such as wide urban style sidewalks and protected lanes of on-street parking.
- Extension of alley system for service vehicles and rear parking.
- Mix-used buildings with upper floor non-residential and/or townhouse development on portions of Liberty Street or Lexington.
- Extension of street tree inventory.
- Preservation of existing historic commercial buildings.
- Pedestrian scale street lights and buried utilities.



Directly adjacent to the western edge of downtown Washington, redevelopment in the Near-West Business District should take a form similar to – and serve as an extension of – the central business district.



Industrial buildings are often converted by communities into interesting public gathering places.

(PRELIMINARY) WASHINGTON CHARACTER AREA: NEIGHBORHOOD THOROUGHFARE

GENERAL DESCRIPTION:

The “Neighborhood Thoroughfare” character areas encompass most of Washington’s arterial and major collector public street segments. These areas should remain largely residential in nature – with only limited commercial nodes – while most commercial development is focused in center city and high-volume periphery thoroughfares. Neighborhood thoroughfares incorporate elements such as access management controls, bicycle and pedestrian enhancements, targeted traffic calming, landscaping, street trees and private and public sign standards in order to improve function and aesthetics and provide a community-wide identity. Enhancements should be incorporated on different segments of the parkway in a manner that supports specific design and function objectives of the flanking character areas.

EXISTING CHARACTER:

- Major thoroughfares extending in all directions from centrally located central business district and Near-West character areas.
- Majority of property along thoroughfares remains residential – with institutional uses and scattered neighborhood commercial.
- Portions of all thoroughfares located in National Register and/or local historic districts.
- Residential properties in varying condition (structures and landscape).
- Some neighborhood thoroughfares (Whitehall and W. Lexington) located in Southwest Washington urban redevelopment area, enterprise zone and opportunity zone.
- Most thoroughfares wide enough (and utilized) for on-street parking.
- Presence of majority of city’s sidewalk system – most segments close to street with minimal planting strip.

DEVELOPMENT PATTERN RECOMMENDATIONS (PRELIMINARY):

- Manage vehicular access via traffic control median, spacing of driveways and cross-access easements – applied selectively according to location.
- On and off-street pedestrian and bicycle features.
- Traffic calming in areas leading into the Central Business District and Near-West Business District character areas, and at planned trail system crossings.
- Pedestrian scale street lights and buried utilities.
- Uniform signage – no off-premise signs.
- Uniform street numbering system for easy recognition by emergency responders.
- Street trees.



Neighborhood thoroughfares in Washington are often unfriendly to pedestrian activity or aesthetically unpleasing. This segment of E. Robert Toombs Avenue has wide travel lanes, no on-street parking, wide expanses of paved areas and few design requirements.



Whether traversing residential or commercial areas, neighborhood thoroughfares emphasize pedestrian comfort and slow speeds via features such as marked crosswalks, curb extensions, on-street parking, etc.

(PRELIMINARY) WASHINGTON CHARACTER AREA: RAIL HEAD BUSINESS ZONE

GENERAL DESCRIPTION:

Serving as Washington’s traditional “industrial area,” the “Rail Head Business Zone” contains a mix of warehousing and industrial uses – with a number of scattered and under-utilized parcels. Ongoing efforts to promote redevelopment of these parcels – including special tax designations and brownfield activities will be combined with efforts to consolidate and market more substantial parcels for industrial/warehousing development. While many underutilized industrial areas are being converted to alternative use, the Rail Head Business Zone’s location at the terminus of the Georgia Woodlands Railroad places it in central Washington in close proximity to a large workforce. As a result, efforts in the Rail Head Business Zone will focus on promoting new manufacturing and warehousing development, and in facilitating the growth of such businesses which already exist in the area.

EXISTING CHARACTER:

- Warehouse/manufacturing property located at the terminus of the Georgia Woodlands Railroad.
- Mix of modern and historic structures – in varying condition and states of use.
- Complicated parcel arrangement with multiple terminal railroad spurs.
- Presence of brownfield property.
- Adjacent to lower-income residential area with modest homes in varying condition.
- Located within the Southwest Washington urban redevelopment area, enterprise zone and opportunity zone.
- Central location in the city with roads in need of repair and other infrastructure improvements.

DEVELOPMENT PATTERN RECOMMENDATIONS (PRELIMINARY):

- Consolidation of scattered underutilized parcels.
- Brownfield clean-up activity.
- Street upgrades and railroad spur improvements.
- Sidewalk linkages to adjacent residential neighborhoods.
- Maintain industrial zoning designations.



The Rail Head Business Area includes some active businesses, but is also characterized by multiple, small, unused sites; and, is split by a number of short rail tracks which terminate in the area.



The consolidation and clean-up of building sites can allow for the development of small-scale light industrial/research facilities that do not require large amounts of acreage.

(PRELIMINARY) WASHINGTON CHARACTER AREA: REVITALIZATION RESIDENTIAL

GENERAL DESCRIPTION:

Containing largely developed portions of the city extending from historic districts, the “Revitalization Residential” character area should continue to support single-family residential uses at low to medium densities while incorporating form-base building and site design features that compliment historic areas. Development of varying residential densities should be focused on promoting different density by street – rather than a lot-by-lot basis. Infill opportunities on single lots should focus on maintaining existing residential density while higher density single-family residential use should be targeted to new street segments.

EXISTING CHARACTER:

- Large existing residential areas in two locations – east and southwest side of town.
- Both adjacent to Washington’s multiple designated historic districts.
- Characterized by more recent extension of Washington’s original neighborhood grid.
- Western “revitalization residential” character area located within the Southwest Washington urban redevelopment area, enterprise zone and opportunity zone.
- Residential properties in both character areas in widely varying condition.
- As extensions of original city grid, areas contain greater amount and deeper swales as they extend from center city.
- Street pattern less interconnected than core city neighborhoods.
- Sporadic presence of undeveloped parcels.
- Residential property almost exclusively single-family – with some mobile homes.
- Majority of streets include shoulders with open ditch drainage.

DEVELOPMENT PATTERN RECOMMENDATIONS (PRELIMINARY):

- Extension of street grid system from historic neighborhoods – continuation of interconnected street pattern.
- Application of context-friendly “character street” standards being developed for city subdivision regulations.
- Sidewalks and significant planting strips for street trees.
- Conversion of some dilapidated lots to community playgrounds, gardens, etc.
- Linkages to planned multi-use trail system and reservation of easements for trail construction.
- Form-based design standards for new construction complimentary to historic building patterns.
- Low-density residential infill.
- Higher-density small-lot single-family of new street segments and extensions.



Revitalization residential districts contain a range of housing types, sizes, age and condition. Some of these areas require wholesale redevelopment, while others merely need tools to ensure that they do not slowly slip into an undesirable condition over time due to neglect.



Within revitalization residential areas, emphasis should be placed on incorporating design features – such as front porches and rear garage access – that are complimentary to existing historic areas.

(PRELIMINARY) WASHINGTON CHARACTER AREA: SUBURBAN RESIDENTIAL

GENERAL DESCRIPTION:

The “Suburban Residential” character areas include developed and undeveloped areas of the city intended for a range of low to high density residential land uses including single-family dwellings, duplexes, townhouses, multi-family dwellings; and small-scale non-residential uses that are directly associated with and support residents. The area allows for flexibility in residential building design, but encourages street block and lot arrangements that promote interconnectivity between tracts, and comfort for pedestrians and bicyclists.

EXISTING CHARACTER:

- Combination of areas including Washington’s more recent subdivision development and large undeveloped parcels.
- Scattered on all sides of the city – away from central commercial areas and residential neighborhoods.
- Residential development includes some of the city’s only multi-family development (with the exception of some public housing complexes).
- Newer residential development located on larger lots with an increasing amount of cul-de-sac streets.
- Topography highly variable – due to location away from central ridgeline of city.
- Northern and eastern “suburban residential” character areas located adjacent to “commercial core” character areas.
- Most undeveloped property within woodlands.
- Majority of residences contemporary style and in good condition.
- Subdivision streets containing no sidewalks, and curb and gutter.
- Decreased proximity and access from majority of city’s park property – more auto -dependent.

DEVELOPMENT PATTERN RECOMMENDATIONS (PRELIMINARY):

- Low to moderate density housing options (single-family, duplex, townhouses).
- Some high—density multi-family housing at major intersections.
- Varying housing types contained within separate development tracts or streets.
- Promote variety of architectural styles.
- Street linkages between arterials and adjacent development tracts.
- Apply collector street standards for large developments and in targeted areas.
- Bicycle and pedestrian features with direct linkages to planned trails, community facilities and major destinations.
- Self-contained neighborhood parks or recreation space.



Recent up-scale suburban housing within Washington is built at low-densities.



Within the city of Washington, suburban residential densities of less than 1 unit per acre are appropriate but a wide variety of design options should continue to be permitted. Public spaces should be designed to benefit the public while private property development should be left to personal taste.

(PRELIMINARY) WASHINGTON CHARACTER AREA: TARGETED REVITALIZATION AREAS

GENERAL DESCRIPTION:

“Target Revitalization Area” character areas are located exclusively within the boundaries of the Southwest Washington Redevelopment Area and contain the city’s greatest concentration of poverty and blight. Substantial activity by the public sector is necessary to generate and encourage redevelopment which gradually transitions to privately driven activity. One-by-one, these character areas should be the focus of infrastructure improvements, property acquisition and home-building activity. Redevelopment should incorporate form-based building and site features that create “neighborhoods” through physical uniformity via streetscaping and select building elements.

EXISTING CHARACTER:

- Three areas located within the Southwest Washington urban redevelopment area, enterprise zone and opportunity zone.
- Includes Rusher Street Revitalization Area.
- Areas of the city containing the greatest concentration of blighting conditions – including high poverty and poor property condition.
- Streets and other public infrastructure in poor condition.
- Largely a mix of unkempt residential properties, public housing and overgrown vacant areas.
- Some neighborhood commercial property but with little activity – probable location of some brownfield sites.
- Inefficient lot and street arrangement.
- Focus of majority of police calls for service.

DEVELOPMENT PATTERN RECOMMENDATIONS (PRELIMINARY):

- Extension of street grid system from historic neighborhoods – continuation of interconnected street pattern.
- Application of context-friendly “character street” standards being developed for city subdivision regulations.
- Sidewalks and significant planting strips for street trees.
- Conversion of some dilapidated lots to community playgrounds, gardens, etc.
- Linkages to planned multi-use trail system and reservation of easements for trail construction.
- Form-based design standards for new construction complimentary to historic building patterns.
- Low-to-medium density residential infill.
- Focus of public infrastructure improvements.
- Mixed income housing development with percentage of units reserved for low-to-moderate income.



Targeted revitalization areas – such as Rusher Street – contain the greatest concentration of blighting conditions within Washington.



New housing opportunity can be generated in virtually every neighborhood with public support – and can take a form that respects historic neighborhood characteristics while remaining affordable.

(PRELIMINARY) WASHINGTON CHARACTER AREA: TRADITIONAL NEIGHBORHOOD

GENERAL DESCRIPTION:

The “Traditional Neighborhood” character areas contain the largest concentration of Washington’s National Register and locally protected historic properties. Along with the city’s central business district, these properties form the back-bone of Washington’s status as one of Georgia’s most aesthetically pleasing communities. Existing historic development patterns – including public and private property - must be preserved and enhanced, while infill development will further compliment the city’s historic characteristics. A focus on the design of new development, and adaptive reuse of existing structures, will be the principal tools to ensure that the long-term integrity and value of the neighborhoods will be maintained.

EXISTING CHARACTER:

- Residential areas straddling city’s central commercial core and extending outward in most directions.
- Makes up largest portion of city’s multiple National Register and local historic districts.
- Northern “traditional neighborhood” character areas contain homes of substantial size and historic significance.
- Western and southern “traditional neighborhood” character areas contain homes of varying size, but also largely of historic significance.
- More traditional street grid with high interconnectivity.
- Some institutional property and scattered commercial.
- Close proximity to city services and facilities. Generally pedestrian friendly.
- Two areas (W. Lexington and W. Pine) located within the Southwest Washington urban redevelopment area, enterprise zone and opportunity zone.

DEVELOPMENT PATTERN RECOMMENDATIONS (PRELIMINARY):

- Promote low-density infill – primarily single-family detached.
- Design guidelines promoting traditional architecture (front porches, rear garages, front door orientation, etc.)
- Promote housing maintenance – primarily of original exterior design features.
- Extension of sidewalk system.
- Tree preservation.
- Incorporate traffic calming features into residential streets – including curb extensions to define lanes of parking.
- Explore possibility of alternative uses for historic structures depending on size and location – to promote reinvestment activity.



Many of Washington’s traditional neighborhoods contain large inventories of sizeable historic homes.



With proper form-based design codes for new development, private structures – and the public street space – can enhance Washington’s historic context.

(PRELIMINARY) WASHINGTON CHARACTER AREA: WILLS DISTRICT

GENERAL DESCRIPTION:

Within close proximity to central Washington – and containing a major source of community employment – the ‘Wills District’ character area’s location provides Washington with its greatest opportunity to attract new residential and non-residential investment. The pending abandonment of the Washington-Wilkes High-Middle School property within the character area provides useable acreage with a more diverse variety of housing types and styles to attract middle-class homeownership; and/or, medical related office growth to enhance the position of the hospital as a substantial regional resource. Efforts will be made to identify alternative development scenarios for the Wills District to meet unmet community housing or employment needs.

EXISTING CHARACTER:

- Location of Wills Memorial Hospital and supporting medical offices.
- South of city core containing large number of public service offices.
- Home to the “soon-to-be abandoned” Washington-Wilkes High-Middle School.
- Surrounded by some residential development and low-lying undeveloped property.
- Exclusively non-residential.
- Thoroughfares disperse traffic in all directions except east.
- Overhead utilities and little on-site landscaping.
- Bisected by floodplain area and stream corridor.
- Located within the Southwest Washington urban redevelopment area, enterprise zone and opportunity zone.

DEVELOPMENT PATTERN RECOMMENDATIONS (PRELIMINARY):

- City, School Board and Hospital to partner to explore development options for old Washington-Wilkes High-Middle School site.
- Linkages to planned multi-use trail system and reservation of easements for trail construction.
- Promote portion of character area west of creek (school site) as location for mixed office, housing zone complimentary to hospital operations and employees.
- Uniform site plan and percentage of units for low-to-moderate income.
- Senior housing and/or community service organizations in some old school buildings.



The soon to be abandoned Washington-Wilkes middle/high school is located in close proximity to Wills Memorial Hospital. The school board owned property contains multiple acres – and multiple redevelopment opportunities for the community.



Mixed-use redevelopment of the high school/middle school site could incorporate housing types that are currently not an option for the Washington-Wilkes population.

Wilkes County Character Areas
(Includes: Rayle and Tignall)

(PRELIMINARY) WILKES COUNTY CHARACTER AREA: CONCENTRATED COMMERCIAL NODES

GENERAL DESCRIPTION:

Wilkes County’s “Concentrated Commercial Nodes” are slowly developing areas - or areas intended for more intense development – in close proximity to the community facilities offered by the city of Washington. Containing large lots adjacent to major thoroughfares, the Concentrated Commercial Nodes provide room – and visibility to traffic - for large-scale regional commercial development should Washington-Wilkes begin to experience population growth. The Concentrated Commercial Nodes character areas are intended to limit most new commercial development to areas adjacent to current population centers – rather than promoting their linear extension down long expanses of highway. Development patterns will include enhanced access management features, pedestrian facilities, and uniform building, site, landscaping and sign standards to better link them existing residential areas and provide a pleasant aesthetic.

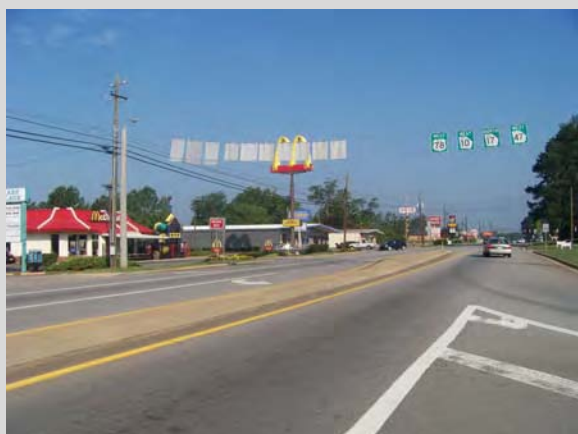
EXISTING CHARACTER:

- Mostly undeveloped.
- Some newer commercial development adjacent to Washington.
- Limited low-density residential development.
- Direct access to most readily developable highway corridor in county (S.R. 17).
- Close to county population center and most urban style and pedestrian accessible development.
- Some water and sewer extending into the area from Washington.
- Limited existing development is in good condition.

DEVELOPMENT PATTERN

RECOMMENDATIONS (PRELIMINARY):

- Focus on new regional commercial development.
- Avoid extension of new development along corridors – keep close to existing population in Washington.
- Site design standards including: signage, landscaping, access management (shared), parking lot design (landscaped medians and islands) and pedestrian accessibility on site.
- Building design: uniformity between main structure and outparcels, material standards for front facades, articulated facades and architectural elements to break single wall face.
- Incorporate non-motorized access from Washington – extension of sidewalk system, trail linkages, creation of a local shuttle.
- Widening of highway 17 to 4 lanes throughout areas.



The transition between contemporary commercial development in the county – and that within the city – is indiscernible as since neither community applies design standards to new development.



Even on major thoroughfares, new commercial development can be designed to incorporate pleasant outdoor gathering areas, landscaping, and quality building features and materials.

(PRELIMINARY) WILKES COUNTY CHARACTER AREA: INDUSTRIAL GROWTH

GENERAL DESCRIPTION:

The “Industrial Growth” character area extends south of the city of Washington along S.R. 47 and the Georgia Woodlands Railroad. This area contains a mix existing manufacturing facilities and limited residential or undeveloped tracts further south. Partially serviced by city of Washington water and sewer – and in close proximity to S.R. 17 – transportation links and infrastructure in the area provide growth potential for major employers seeking new locations. Development of the area for industrial or warehousing activities does not compete with potential residential or commercial growth areas to the north and east of Washington, and will incorporate landscaping features that preserve the rural characteristic of the S.R. 47 corridor.

EXISTING CHARACTER:

- Principal concentration of industrial property in the unincorporated portions of the county.
- Remaining property rural/pastureland – some residential.
- Direct access to major transportation links (state highway, railroad).
- Sewer and water in northern portion of character area.
- Remaining portion of area on septic.
- Concentration of swales and low-lying stream corridors.

DEVELOPMENT PATTERN RECOMMENDATIONS (PRELIMINARY):

- Expansion of industrial land uses.
- Sewer extensions.
- Additional infrastructure improvements: railroad spurs, highway upgrades for large vehicle traffic.
- Open space provisions for new industrial development.
- Landscape screening and buffering from adjacent residential/agriculture uses.
- Deep setbacks from highway to protect rural feel of corridor.
- Transit service to link employment centers with workforce.



Much of the industrial development along SR4 47 is concealed from the highway.



Deep building setbacks and landscape buffers can make industrial sites look like more industrial “parks” – and preserve viewsheds from corridors.

(PRELIMINARY) WILKES COUNTY CHARACTER AREA: LAKES AND RIVERS

GENERAL DESCRIPTION:

The “Lakes and Rivers” character area of unincorporated Wilkes County is distinguished from other rural portions of the county by the combined presence of significant low-lying wetland areas and increased development pressure due to the proximity to Clarks Hill Lake, the Broad River and wildlife management areas. With no direct access to public water or sewer, and significant distance from shopping and public services, development in these environmentally sensitive/significant areas should remain limited. Development features must include techniques to reduce impacts of the built-environment to adjacent natural areas such as low-impact development standards, clustering of development lots, significant stream-side setbacks, and the preservation of additional open space.

EXISTING CHARACTER:

- Large percentage of land located within wildlife management areas.
- Primarily rural with limited residential property.
- Close access to water.
- Recent increased interest in new development.
- Existing recreation facilities tied to the water.
- Limited public infrastructure.
- Majority of property in natural state.

DEVELOPMENT PATTERN RECOMMENDATIONS (PRELIMINARY):

- Low density single-family residential development.
- Preference for upscale housing – limitation on manufactured housing.
- Mix of extremely large lot development (10 – 20 acres) or clustered subdivision with similar net density.
- Channel development to areas outside of the floodplain.
- Common water front access within developments.
- Limitation on land clearance activity – keep parcels wooded.
- Narrow curvilinear streets which promote slow speeds.
- Low-impact development alternatives for storm water management.
- Preservation of open space through minimum percentage requirements, easement and/or transfer-of-development rights in partnership with the city of Washington.
- “Donor” area for transfer-of-development rights program.



Proximity to lake and riverfront property in Wilkes County increases development pressure in otherwise rural portions of the county – particularly as lakefront property in adjacent counties is developed.



Development in the proximity of lakes and rivers should be clustered to preserve natural viewsheds, and should incorporate storm water features that utilize natural features and grades.

(PRELIMINARY) WILKES COUNTY CHARACTER AREA: RURAL WILKES

GENERAL DESCRIPTION:

Comprising the vast majority of the land area of unincorporated Wilkes County and the city of Rayle, the “Rural Wilkes” character area is comprised primarily of a mix of agricultural/pasture lands, woodlands, and very low density residential development. The area includes some clusters of buildings in varying states of deterioration which are the remnants of settlements from a time when Wilkes County’s population was greater than it is today. With character areas in Tignall, and in and around Washington which provide for future concentrated growth, the Rural Wilkes character area will remain rural – preserving Wilkes County’s rural heritage and increasing attraction as a destination for nature enthusiasts. Public service and infrastructure improvements will be limited only to those that are necessary to support the existing population rather than promote development pressure.

EXISTING CHARACTER:

- Predominantly forest and agricultural/pasture land, and wildlife habitat.
- Limited large lot residential development typically associated with farming/grazing operations.
- Location of clustered rural villages (Danburg, Metasville, Aonia)
- Limited local commercial nodes at major intersections.
- Multiple historic and archeological properties.
- Rural vistas along ridgelines.
- Includes the city of Rayle.

DEVELOPMENT PATTERN RECOMMENDATIONS (PRELIMINARY):

- Preservation of rural character.
- Increase minimum lot sizes and promote estate zoning with conservation easements – particularly in the Lake Boline water supply watershed.
- Location of potential scenic byways.
- Preservation of historic properties.
- Promote as passive use tourism and recreation destinations (ex. Kettle Creek Battlefield, wildlife management areas).
- Promote agricultural related businesses.
- Avoid expansion of public water and sewer services – except that which is necessary for the well-being of the current population.
- “Donor” area for transfer-of-development rights program.
- Limited nonresidential development concentrated in Rayle and unincorporated rural villages to promote activity.



Rolling fields and woodlands share equal space throughout the majority of Wilkes County.



This plan recommends that much of Wilkes County remain the same – with development targeted close to Washington and Tignall.

(PRELIMINARY) WILKES COUNTY CHARACTER AREA: SUBURBAN RESIDENTIAL

GENERAL DESCRIPTION:

Largely displaying the same characteristics as the Rural Wilkes character area, the “Suburban Residential” character area’s proximity to Washington has gradually resulted in the construction of new large-lot suburban style residential development – particularly to the southeast of the city. While still predominantly rural in character, the Suburban Residential character area provides a location to channel future residential development by substantially increasing housing density and housing type options, in conjunction with the provision of city water and sewer. The suburban residential character area will essentially develop as an extension of the city grid – promoting traffic dispersal through interconnectivity.

EXISTING CHARACTER:

- Primarily rural in nature (agricultural/pasture/forestry)
- Straddles Highway 17 corridor.
- Some newer rural residential development.
- New high school under construction.
- Water and sewer in some portions of the area and potentially being extended.

DEVELOPMENT PATTERN RECOMMENDATIONS (PRELIMINARY):

- Focus of higher density residential development than currently found in the county (lots smaller than 1 acre).
- Stick-built construction.
- Creation of county subdivision regulations or city annexation to ensure orderly growth and development and construction of adequate public services.
- Connectivity standards between developments and new school– vehicular and bike/pedestrian.
- Urban curb and gutter streets with sidewalks.
- Community areas/playground facilities.
- Preservation of stream corridors.
- Extension of planned city trail network.
- Limit cul-de-sac development and extend street grid.
- “Recipient” area for transfer of development rights program.



Areas deemed desirable for suburban residential development flank the Washington city limits and surround existing amenities such as the local golf course.



Consistent with recommendations for Washington, suburban residential densities of less than 1 unit per acre are appropriate but a wide variety of design options should continue to be permitted. Public spaces should be designed to benefit the public while private property development should be left to personal taste.

(PRELIMINARY) WILKES COUNTY CHARACTER AREA: TIGNALL

GENERAL DESCRIPTION:

Incorporated municipality in north-central Wilkes County, the city of Tignall (“Tignall” character area) provides an additional focal point for future potential county growth. Containing a small central business district and low-density residential development, Tignall provides public water and sewer and other community services to its residents. With upgrades to public infrastructure, adequate land exists within the municipal limits of Tignall to provide an additional option for concentrated residential and non-residential growth in Wilkes County.

EXISTING CHARACTER:

- Traditional central business district with vacant and occupied commercial structures.
- Residential and nonresidential property in varying condition.
- Recent development primarily limited to convenience commercial.
- Existence of undeveloped or abandoned property.
- Low-density residential development includes stick-built and mobile homes.
- Most streets characterized by open-ditch sections without curb and gutter.
- Mix of traditional and modern style buildings.

DEVELOPMENT PATTERN RECOMMENDATIONS (PRELIMINARY):


- Development and adoption of subdivision regulations in anticipation of growth potential.
- Preparation of manufactured housing ordinance.
- Design standards for central business district.
- Improvements to existing public property - with focus on recreation facilities.
- More bicycle and pedestrian options for linkages to community facilities.
- Continue interconnected street pattern as new parcels develop.
- Abate building and property nuisances through stronger codes and associated code enforcement.
- Continued emphasis on single-family housing, but also promote some housing option – particularly on major thoroughfares.



Tignall retains a central business district which provides essential services to the residents who live in surrounding low-density residential neighborhoods.



Central business districts across rural Georgia continue to be viable centers of commerce – as illustrated by this renovated hardware store in Social Circle, Georgia.



**CHAPTER 10:
QUALITY COMMUNITY
OBJECTIVES**

INTRODUCTION

The Georgia Department of Community Affairs’ “Standards and Procedures for Local Comprehensive Planning” establish state-wide planning goals. These goals are accompanied by a list of ‘Quality Community Objectives’ that elaborate on the state-wide goals through consideration of local and regional growth and development issues. As part of the *Community Assessment* (Chapters 1 – 10 of the *Washington-Wilkes Joint Comprehensive Plan*) Rayle, Tignall, Washington and Wilkes County have evaluated their current policies, activities and development patterns for consistency with the Quality Community Objectives.

Factoring in the data and recommendations contained in prior chapters, a comparison of Washington-Wilkes current status with the Quality Community Objectives reveals additional issues and opportunities to consider. **The “issues and opportunities” associated with some of the objectives in the consistency review below are not intended to be an all-inclusive list.** In some instances, the issues and opportunities expand on prior recommendations made throughout other portions of the *Community Assessment*. In other instances, suggestions in this chapter may simply duplicate prior recommendations. Regardless, all issues and opportunities contained in the chapter are considered further during preparation of the *Community Agenda*.

QUALITY COMMUNITY OBJECTIVES

The Georgia Department of Community Affairs provides a “Quality Community Objectives Local Assessment” tool for use by communities across the state to measure their progress on meeting the Department’s land development and growth management objectives. This tool has been utilized during preparation of Washington-Wilkes *Community Assessment* document. Assessment results – in tabular format - are incorporated into the remaining portions of this chapter. Please note that many of the “comment” sections in the tables are left blank. Pertinent comments are largely incorporated into the applicable narrative.

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.

Regional Identity			
	YES	NO	Comments
1. Our community is characteristic of the region in terms of architectural styles and heritage.	X		
2. Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.	X		
3. Our community encourages businesses that create products that draw on our regional heritage (mountain, agricultural, metropolitan, coastal, etc.)	X		
4. Our community participates in the Georgia Department of Economic Development’s regional tourism partnership.	X		
5. Our community promotes tourism opportunities based on the unique characteristics of our region.	X		
6. Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment and education.	X		



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Status: Washington-Wilkes serves as a regional focal point for heritage based sites and activities. While portions of Wilkes County in and around the city of Washington still support thriving industrial activity, the communities’ real staying power is through the multiple sites and structures which stand testament to the agrarian way of life which has long the basis for the region’s cultural identity. The county’s resulting heritage based tourism efforts are made possible largely by its reputation throughout Georgia as having among the state’s largest inventory of antebellum homes. This status is augmented by the presence of Kettle Creek Battlefield, Callaway Plantation, recent African-American heritage development activities (such as the inventory of grave sites at School Street Cemetery), and a rural landscape still largely untouched by suburban development.

Additionally, the rural character and history of the region is preserved throughout Wilkes County via special activities such as: Black Families Festival of Love Reunion, Battle of Kettle Creek Anniversary, Spring Tour of Homes, Cruise-in on the Square Antique Car Show, Mule Day Southern Heritage Festival, and Christmas Tour of Homes.

Issues and Opportunities: Further development of historic sites and other related recreational amenities is necessary to ensure that Washington-Wilkes’ regional identity is not lost over time. Special attention should be paid to further developing Kettle Creek Battlefield to provide visitors with a more interactive experience. African-American heritage tourism opportunities should be further developed to better tell the story of a large percentage of Wilkes County’s population. Trail and bike linkages should be created (starting with *Washington’s Multi-Use Trails Plan*) in order to link Washington’s historic areas with outlying properties. Ultimately, greater emphasis should also be placed on historic property rehabilitation to maintain those resources which make Washington-Wilkes a pre-eminent historic destination in Georgia.

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 responding to growth opportunities.

Growth Preparedness			
	YES	NO	Comments
1. We have population projections for the next 20 years that we refer to when making infrastructure decisions.	X		
2. Our local governments, the local school board, and other decision-making entities use the same population projections.	X		
3. Our elected officials understand the land-development process in our community.	X		
4. We have reviewed our development regulations and/or zoning code recently, and believe that our ordinances will help us achieve our QCO goals.		X	There is substantial need to update development codes to meet the objectives of recent and ongoing planning activities.
5. We have a Capital Improvements Program that supports current and future growth.	X		
6. We have designated areas of our community where we would like to see growth, and these areas are based on a natural resources inventory of our community.		X	In process – as part of this planning effort.



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7. We have clearly understandable guidelines for new development.	X		
8. We have a citizen-education campaign to allow all interested parties to learn about development processes in our community.		X	
9. We have procedures in place that make it easy for the public to stay informed about land use issues, zoning decisions, and proposed new development.		X	
10. We have a public-awareness element in our comprehensive planning process.		X	There is no long-term proposal to generate ongoing public discussion of development issues.

Status: The cities of Washington and Tignall continue to explore and implement projects to improve their water and sewer systems to better serve their existing populations and promote future growth. In cooperation with Wilkes County, these services are being provided to locations identified as appropriate for new commercial and industrial development in close proximity to municipal limits. The city of Washington is largely focusing residential growth inward – largely via infrastructure improvements in the southwestern portion of the city. Improvements in this area are intended to generate interest in housing development and business reinvestment in the area – and make the abandoned Washington-Wilkes High-Middle School site on Gordon Street a more attractive location for investment. Recent relocation of the Washington-Wilkes High-Middle School place a greater challenge on local governments due to its location at the fringe of community services and lack of non-motorized transportation linkages.

Issues and Opportunities: With little recent population growth in Washington-Wilkes, the community has the opportunity to pro-actively improve land use and development regulations in advance of potential new development opportunity. Washington can focus on the consolidation of its subdivision, historic preservation, zoning and sign standards into a unified development code. Concurrently, form-based design zoning can be added to the code and improvements can be made to ensure the development of higher-density single-family residential in some portions of the city, and street standards that are more context-sensitive, pedestrian-friendly and neighborhood appropriate. Wilkes County and Tignall can both adopt basic subdivision regulations to ensure future orderly growth and development and may work with the city of Washington to provide an adequate amount of development code enforcement. Wilkes County can also adopt development standards that substantially lower development density and pressure in rural portions of the county (See Chapter 9).

Bicycle and pedestrian linkages should be added within developed portions of Washington, and to outlying commercial and institutional properties. Bike and pedestrian linkages to the new high/middle school must be a joint community priority. Cooperative efforts can also be made now to identify appropriate areas within population centers for the location of future schools, government office and other community facilities.

Limited staff resources result in land development and growth management issues being addressed mostly through enforcement as opposed to pro-active public education. There is the potential to place a greater reliance on appointed planning and historic preservation related boards to serve as public educators regarding the land development process.

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



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economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.

Appropriate Business			
	YES	NO	Comments
1. Our economic development organization has considered our community's strengths, assets and weaknesses, and has created a business development strategy based on them.	X		
2. Our economic development organization has considered the types of businesses already in our community, and has a plan to recruit businesses and/or industries that will be compatible.	X		
3. We recruit firms that provide or create sustainable products.	X		
4. We have a diverse jobs base, so that one employer leaving would not cripple our economy.	X		

Status: Wilkes County communities have long benefited by a substantial manufacturing industry that decreased in size in more recent years. A shift to a greater reliance on a tourist based economy is fueled by the effective efforts of the Washington-Wilkes Chamber of Commerce. Multiple joint efforts are being conducted by the City of Washington, Wilkes County and the Washington-Wilkes Payroll Development Authority to reinvigorate stagnant industry sectors and direct jobs in the community. Washington continues to enhance its water and sewer capacity to attract investment in manufacturing. The pending widening of S.R. 17 to Interstate 20 will also enhance the communities' transportation linkages.

Issues and Opportunities: More direct cooperation between the Chamber of Commerce and Payroll Development Authority may better attract large employers to the area. The Chamber's activities have largely been focused on development of the tourist industry – but the talents of the organization extend to marketing. Chamber marketing of industrial properties and related tax incentives (Enterprise Zone, Opportunity Zone) can assist the Payroll Development Authority by allow it to focus more on activities such as infrastructure development, property consolidation, brownfield clean-up activities, etc.

Increasing transportation costs – combined with Wilkes County's location outside of a metropolitan area – mean that job creation efforts will be hampered if transportation dollars are focused solely on the widening of highways such as S.R. 17. Washington-Wilkes officials should consider shifting a much greater percentage of their commerce-related transportation projects from roadway capacity to investment in rail improvements (Georgia Woodlands Railroad) and expanded public transit.

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 advances.

Educational Opportunities			
	YES	NO	Comments
1. Our community provides workforce training options for its citizens.		X	To be addressed by the Georgia Department of Community Affairs through their leadership in implementing the Co-Op process.
2. Our workforce training programs provide citizens with skills for jobs that are available in our community.		X	
3. Our community has higher education opportunities, or is close to		X	There is opportunity to forge



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a community that does.			partnerships with Athens Technical College.
4. Our community has job opportunities for college graduates, so that our children may live and work here if they choose.	X		These opportunities are limited, but growing.

Status: Through Athens Technical College, GED and adult literacy classes are offered in Wilkes County. Neither Athens Technical College, nor the Wilkes County Board of Education offer career academies or specialized workforce training programs in the county.

Issues and Opportunities: Through the Co-Op initiative conducted by the Georgia Department of Community Affairs, Wilkes County leaders identified the improvement of workforce skills in the community as the greatest local unmet development need. The Chamber of Commerce and Payroll Development Authority need to be ready to assist state agencies charged with developing technical training programs and a career academy in Wilkes County. The Board of Education should take note of the results of the local workforce needs survey that is to be conducted as a result of Co-Op in order to see if curriculum adjustments at the high school level can feed at-risk students into pending workforce development programs.

Employment Options

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

Employment Options			
	YES	NO	Comments
1. Our economic development program has an entrepreneur support program.	X		Recently designated as an entrepreneur-friendly community by state of Georgia.
2. Our community has jobs for skilled labor.	X		
3. Our community has jobs for unskilled labor.	X		
4. Our community has professional and managerial jobs.	X		These positions are limited, but growing

Status: In addition to current industrial recruitment and tourist development activities in the county, Wilkes County was recently designated as an “Entrepreneur-Friendly” community by the Georgia Department of Economic Development. Funding resulting from this program will be used to develop local retail and services.

Issues and Opportunities: Additional service and retail employment options in Washington-Wilkes must be matched with a variety of safe and convenient housing options within the County for potential employees.

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.

Heritage Preservation			
	YES	NO	Comments
1. We have designated historic districts in our community.	X		



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2. We have an active historic preservation commission.	X		
3. We want new development to complement our historic development, and we have ordinances in place to ensure this.		X	The city of Washington has a local historic preservation ordinance to protect existing structures, but no design requirements for new construction.

Status: With well defined historic districts as well as a rich cultural heritage, Washington-Wilkes communities – led by the city of Washington - have long been invested in the value of historic preservation. Recent investment in research at Kettle Creek Battlefield and School Street Cemetery build on the presence of hundreds of designated historic properties – including 6 National Register Historic District and 15 individually listed sites, and a local historic district in center-city Washington.

Issue and Opportunities: Investment in existing historic residential structures can be promoted via live-work or mixed-use zoning standards to increase the economic potential of the properties. The allowance of non-residential uses can be directly tied to exterior design guidelines. A historic resources survey can be conducted in the unincorporated portions of the county to fully understand the extent of the community’s historic property inventory. Form-based design codes could be adopted by the City of Washington to support existing historic districts and ensure that new infill development is complimentary in size, scale, site location, materials, etc.

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 greenbelt/wildlife corridors.

Open Space Protection			
	YES	NO	Comments
1. Our community has a greenspace plan.		X	
2. Our community is actively preserving greenspace, either through direct purchase or by encouraging set-asides in new development.		X	
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.		X	
4. We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity.		X	

Status: Land development regulations in Wilkes County are minimal and do not offer the type of standards necessary to preserve rural areas or focus growth into smaller portions of the county which have access to public infrastructure.

Issue and Opportunities: Current county zoning regulations allow lots as small as one acre county-wide. In contrast, current minimum lot size requirements in denser portions of Washington do not allow for small single family lots. The combined effect of both communities’ lot size requirements is alternatively a threat to the rural character of the unincorporated portions of the county and the inability to maximize residential development within the city. Wilkes County can develop subdivision standards which include conservation subdivision standards to supplement the existing land use regulations. Also the amendment of the county’s zoning ordinance to include a natural resource zoning district, as described in Chapter 9 (Land Use), would place a priority on substantially increasing the minimum lot



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size in rural portions of the county and require the preservation of open space. Alternatively, the creation of a small-lot single-family residential zoning district and increased standard son common space will allow developers to maximize net density while preserving common areas.

Environmental Protection

Objective: Air quality and environmentally sensitive areas should be protected from the 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.

Environmental Protection			
	YES	NO	Comments
1. Our community has a comprehensive natural resources inventory.	X		
2. We use this resource inventory to steer development away from environmentally sensitive areas.		X	
3. We have identified our defining natural resources and taken steps to protect them.		X	Current county land development regulations do not guide growth to specific areas.
4. Our community has passed the necessary "Part V" environmental ordinances, and we enforce them.		X	Not all communities.
5. Our community has a tree preservation ordinance which is actively enforced.		X	
6. Our community has a tree-replanting ordinance for new development.		X	
7. We are using storm water best management practices for all new development.		X	Local subdivision regulations are limited to the city of Washington.
8. We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc.).		X	

Status: Wilkes County currently has groundwater recharge area, wetland protection and flood hazard area ordinances in place. Washington has similar ordinances in place but also a soil erosion and sedimentation control ordinance. Tignall and Rayle currently have no environmental protection ordinances.

Issues and Opportunities: Washington-Wilkes communities have the minimum controls in place to mitigate the effects of development on the natural environment. The addition of the previously mentioned conservation subdivision standards to the County's land development code would go a step further in preserving the pristine character of the county's environmentally sensitive areas. Additional measures can be put in place to promote environmental preservation such as larger stream buffers, tree preservation/planting standards, decreases in allowable impervious surface ratios, required deed-restricted passive open space in new development, etc. Tignall and Rayle can partner with Wilkes County and/or Washington to apply land development and/or environmental protection ordinances within the town limits.

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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.

Regional Cooperation			
	YES	NO	Comments
1. We plan jointly with our cities and county for comprehensive planning purposes.	X		
2. We are satisfied with our Service Delivery Strategy.	X		
3. We initiate contact with other local governments and institutions in our region in order to find solutions to common problems, or to craft regionwide strategies.	X		
4. We meet regularly with neighboring jurisdictions to maintain contact, build connections, and discuss issues of regional concern.	X		

Status: The Clarks Hill Partnership’s economic development activities form the basis for locally-initiative cooperative efforts. The Bartram Trail Regional Library System is the principle inter-jurisdictional government service provided to Washington-Wilkes residents.

Issues and Opportunities: The positive relationship between the jurisdictions needs to be fostered and continued. The Carks Hill Partnership can be the catalyst for further regional lobbying to issues such as transportation and water management.

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.

Transportation Alternatives			
	YES	NO	Comments
1. We have public transportation in our community	X		Minimal function – limited largely to senior services.
2. We require that new development connects with existing development through a street network, not a single entry / exit.		X	Issue to be addressed as part of ongoing updates to Washington city codes. No county subdivision regulations.
3. We have a good network of sidewalks to allow people to walk to a variety of destinations.	X		Yes, but only in center city Washington.
4. We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks.		X	Addition to Washington city codes pending.
5. We require that newly built sidewalks connect to existing sidewalks whenever possible.		X	Addition to Washington city codes pending.
6. We have a plan for bicycle routes through our community		X	Washington-Wilkes Bike/Ped Plan tentatively scheduled for FY2009.
7. We allow commercial and retail development to share parking areas wherever possible.	X		

Status: The City of Washington has shown a commitment to the provision of transportation alternatives through the endorsement of the *Washington’s Multi-use Trails Plan*. Ongoing revisions to the city’s subdivision regulations will make trail easement reservation, and sidewalk construction in new development mandatory.

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Issues and Opportunities: Efforts should be made to implement the recommendations of the *Washington's Multi-use Trails Plan*. The operations of the Wilkes Transit can also be reviewed to determine how it can be utilized to provide greater access to jobs and shopping destinations for a larger cross-section of the community – particularly in lieu of the recommendations of the recent Co-Op effort. Wilkes County should consider subdivision regulations with required pedestrian and bicycle components. Washington-Wilkes communities must demand that transportation improvement projects accommodate bicycle and pedestrian travel – most notably in areas close to the new high-middle school, shopping locations at the fringe of Washington, and along state and regional bike route corridors.

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.

Regional Solutions			
	YES	NO	Comments
1. We participate in regional economic development organizations.	X		
2. We participate in regional environmental organizations and initiatives, especially regarding water quality and quantity issues.	X		
3. We work with other local governments to provide or share appropriate services, such as public transit, libraries, special education, tourism, parks and recreation, emergency response, E-911, homeland security, etc.	X		
4. Our community thinks regionally, especially in terms of issues like land use, transportation and housing, understanding that these go beyond local government borders.	X		

Status: As documented throughout the *Community Assessment*, Washington-Wilkes communities jointly manage and operate many services provided to all residents of the County.

Issues and Opportunities: A continuation of current policies that promote regional solutions is recommended. Additionally, an assessment of services to determine if further cooperation could benefit residents in Wilkes County is recommended as the service delivery strategy is updated.

Housing Opportunities

Objective: Quality housing and a range of housing size, 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.

Housing Choices			
	YES	NO	Comments
1. Our community allows accessory units like garage apartments or mother-in-law units.		X	
2. People who work in our community can also afford to live in the community.	X		
3. Our community has enough housing for each income level (low, moderate and above-average).		X	
4. We encourage new residential development to follow the pattern of our original town, continuing the existing street design and		X	Model residential design overlay being prepared for city of Washington.

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maintaining small setbacks.			
5. We have options available for loft living, downtown living, or “neo-traditional” development.	X		
6. We have vacant and developable land available for multifamily housing.	X		
7. We allow multifamily housing to be developed in our community.	X		
8. We support community development corporations that build housing for lower-income households.	X		
9. We have housing programs that focus on households with special needs.		X	
10. We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas.	X		

Status: Washington-Wilkes’ housing stock is defined by single-family and other low-density housing choices. Within Washington, housing options are limited to low-to-moderate income housing in poor condition to large historic structures. Figures related to home construction, sales and location of residence for Wilkes County workers suggest a lack of housing options for people with middle-class incomes.

Issues and Opportunities: Provide additional safe and affordable housing options within the areas identified as appropriate in the Chapter 9 (Land Use). Areas located within the boundary of the *Southwest Washington URP* that contain dilapidated housing stock can be targeted for redevelopment of higher-intensity residential uses. A housing needs assessment would also be beneficial in determining the exact needs for all jurisdictions.

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.

Traditional Neighborhoods			
	YES	NO	Comments
1. If we have a zoning code, it does not separate commercial, residential and retail uses in every district		X	
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		X	Design overlay being prepared for Washington.
3. We have a street tree ordinance that requires new development to plant shade bearing trees appropriate to our climate.		X	
4. Our community has an organized tree-planting campaign in public areas that will make walking more comfortable in the summer.		X	
5. We have a program to keep our public areas (commercial, retail districts, parks) clean and safe.	X		
6. Our community maintains its sidewalks and vegetation so that walking is an option that some would choose.	X		
7. In some areas several errands can be made on foot if so desired.	X		
8. Some of our children can and do walk to school safely.	X		
9. Some of our children can and do bike to school safely	X		
10. Schools are located in or near neighborhoods in our community	X		Yes, but high/middle school is being moved to periphery of Washington. News site has no bike/ped links.

Status: Standards to promote a traditional development pattern are limited to the City of Washington’s local historic district. The district standards merely focus, however, on the



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rehabilitation of existing historic structures. No other land development regulations currently exist in Washington-Wilkes that promote traditional neighborhood development. The CSRA Regional Development Center is preparing code amendments for Washington (as part of Southwest Washington URP implementation activities) that will create traditional street standards for the city, require pedestrian linkages as part of new development and create a form-based design overlay for residential and commercial property.

Issues and Opportunities: Washington should adopt pending traditional street standards and form-based zoning overlay districts and apply them liberally throughout multiple targeted areas of the city. The city should also create a downtown specific form-based district which can be applied to the “Central Business District” and “Near-West Business District” character areas.

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.

Infill Development			
	YES	NO	Comments
1. Our community has an inventory of vacant sites and buildings that are available for redevelopment and / or infill development.	X		
2. Our community is actively working to promote brownfield redevelopment	X		
3. Our community is actively working to promote greyfield development		X	
4. We have areas of our community that are planned for nodal development (compacted near intersections rather than spread along a major road).		X	Nodal development being included in ongoing planning process.
5. Our Community allows small lot development (5, 000 square feet or less) for some uses.	X		

Status: The *Southwest Washington URP* calls for a large degree of infill development - both commercial and residential - within the identified boundaries. Ongoing code amendments will create a high-density single-family residential zoning district in the city.

Issues and Opportunities: Avoid the extension of water and/or sewer services to areas other than those designated for commercial and industrial growth. Focus on dense development when redeveloping the vacant high-middle school site. Adopt and apply the small-lot single-family zoning district.

Sense of Place

Objective: Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where it 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.

Sense of Place			
	YES	NO	Comments
1. If someone were dropped from the sky into our community, he or	X		Yes, but not in all portions of the

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she would know immediately where he or she was, based on our distinct characteristics			community.
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	X		
3. We have ordinances to regulate the aesthetics of development in our highly visible areas.	X		
4. We have ordinances to regulate the type and size of signage in our community.	X		
5. We offer a development guidebook that illustrates the type of new development we want in our community.		X	No, but being addressed – to a degree – by city of Washington via implementation of their urban redevelopment plan.
6. If applicable, our community has a plan to protect designated farmland		X	

Status: Washington has a well established downtown with a unique character. The character of the area is promoted via the application of National Register and local historic districts. Tignall has a small downtown core that is currently underutilized.

Issues and Opportunities: The development of nodes of higher intensity mixed-use development in specific character areas as recommended in Chapter 9 (Land Use) should be considered. Also, continued investment in downtown Washington must be supported by additional development codes that are complimentary to the area’s historic character and maximize the adaptive reuse of historic structures.



APPENDIX



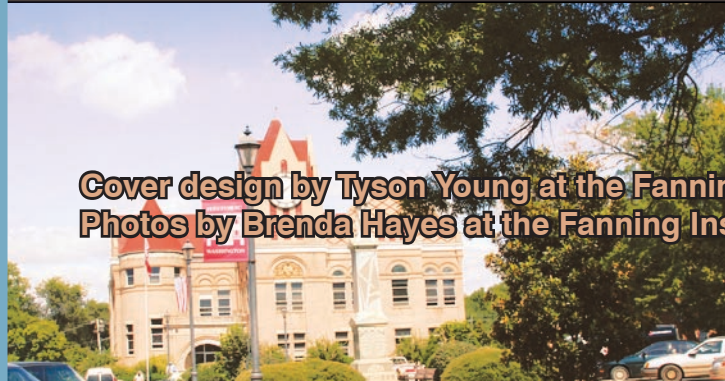


Communities of Opportunity

A Community Development Initiative of the Georgia Rural Development Council

Community Improvement Strategy

Wilkes COUNTY



Cover design by Tyson Young at the Fanning Institute, UGA
Photos by Brenda Hayes at the Fanning Institute, UGA

Community Improvement Strategy for Wilkes County

Wilkes County seeks to improve the skills of its workforce, in order to strengthen their ability to attract industry to the county.

Issues to be Addressed

Wilkes County, with a population of 11,000, has a poverty rate of 17.5% and an annual average unemployment rate of 8%. There is a high degree of dependency on governmental programs for income in Wilkes County, with 29% of total personal income in Wilkes County comprised of transfer payments. The County has identified the lack of a skilled workforce as the main issue in recruiting and keeping high-wage jobs in the county. There is a concern that technical (“hard”) skills that local industries need are not being offered in public schools, and industry must search outside the community and region for skilled labor. The public school system is also not providing “soft” skills training, which are vital to workers maintaining employment.

Strategy

As a Community of Opportunity, Wilkes County will accomplish the following over the next two years:

1. Initiate technical training with the development of a career academy.
2. Determine workforce needs of employers by creating and disseminating a survey to local employers.
3. Provide county workforce with public transportation to educational and/or employment opportunities.

Measures of Success

For each strategy listed above, success will be measured as follows:

1. Creation of the career academy, and number of trainee placement during first year of operation
2. At least 50% response rate to survey, and number of recommendations from survey incorporated by academy
3. Creation of transit option, and number of transit riders served each month.

IMPLEMENTATION PLAN

Strategy	Action Item (or Impl. Step)	Responsible Local Partners	Responsible State Partners	Cost Estimate	Possible Funding Sources	Starting and ending dates for completion of action item
Technical Training/Career Academy	Interns to research and Determine from existing employers what internship/training programs currently exist, and encourage citizens to participate in these programs.	Payroll Development Authority (PDA), local employers, community leadership David Jenkins	Dept. of Labor (DOL), Dept of Human Resources, Dept. of Training and Adult Education (DTAE)	\$750 per week for each intern working	DCA, OneGeorgia, WIA, local employers, DOL	May – August 2008
Technical Training/Career Academy	Study existing career academy models	Payroll Development Authority (PDA), Board of Education, Washington, Wilkes County, community leadership Ed Geddings	Athens Tech, Dept. of Training and Adult Education	N/A	DTAE WIA	May – August 2008
Technical Training/Career Academy	If applicable, develop and staff a career academy.	Payroll Development Authority (PDA), Board of Education, Washington, Wilkes County Ed Geddings	Athens Tech, Dept. of Training and Adult Education	Cost estimates vary (approximately \$650 per student per year)	Local employers, WIA, DCA, OneGeorgia, Dept. of Labor, Dept. of Education, Dept. of Economic Development	August 2008 - July 2010

Strategy	Action Item (or Impl. Step)	Responsible Local Partners	Responsible State Partners	Cost Estimate	Possible Funding Sources	Starting and ending dates for completion of action item
Employer survey	Form survey committee	Chamber of Commerce, local banks, Economic Development Authority David Jenkins	DCA, Georgia Economic Developers Association (GEDA)	N/A	N/A	June 2008
Employer survey	Committee creates survey form	Employer survey committee David Jenkins	DCA, GEDA	N/A	N/A	July –August 2008
Employer survey	Disseminate survey by fax and email	Employer survey committee David Jenkins	DCA, GEDA	N/A	N/A	September 2008

Strategy	Action Item (or Impl. Step)	Responsible Local Partners	Responsible State Partners	Cost Estimate	Possible Funding Sources	Starting and ending dates for completion of action item
Employer survey	Compile information from survey	Employer survey committee David Jenkins	DCA, GEDA	N/A	N/A	October – December 2008
Employer survey	Share information from survey (particularly with Career Academy to use in determining work keys)	Employer survey committee, Payroll Development Authority (PDA), Board of Education, Washington, Wilkes County, community leadership David Jenkins	Athens Tech, Dept. of Training and Adult Education	N/A	N/A	January 2009
Public Transit	Establish transit committee to research best practices for public transportation in rural areas	City of Washington, Wilkes County Board of Commissioners, Athens Tech, Chamber of Commerce, Payroll Development Authority, Private Industry David Tyler	DOT, DTAE, DCA, Dooley & Crisp Counties (Dooley/Crisp Urban Transportation System)	N/A	N/A	July 2008

Strategy	Action Item (or Impl. Step)	Responsible Local Partners	Responsible State Partners	Cost Estimate	Possible Funding Sources	Starting and ending dates for completion of action item
Public Transit	Research potential funding sources (public and private)	Transit Committee David Tyler	DOT, DTAE, DCA, Dooley & Crisp Counties (Dooley/Crisp Urban Transportation System)	N/A	N/A	August – December 2008
Public Transit	Contract with the CSRA RDC to produce Transit Development Plan	Transit Committee, Wilkes County Board of Commissioners David Tyler	CSRA RDC	To be determined	DOT	November 2008 – March 2009
Public Transit	Present public transit proposal to the City of Washington and Wilkes County Board of Commissioners	Transit Committee David Tyler	N/A	N/A	N/A	April 2009

RESOLUTION NO. _____


A RESOLUTION BY THE CITY OF WASHINGTON AUTHORIZING THE TRANSMITTAL OF THE COMMUNITY ASSESSMENT AND COMMUNITY PARTICIPATION PROGRAM SECTIONS OF THE WASHINGTON-WILKES JOINT COMPREHENSIVE PLAN 10 YEAR UPDATE TO THE CENTRAL SAVANNAH RIVER AREA REGIONAL DEVELOPMENT CENTER AND GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS FOR REVIEW

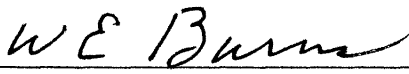
WHEREAS, the City of Washington, Georgia, in association with Wilkes County and the cities of Rayle and Tignall has completed the *Community Assessment* and *Community Participation Plan* sections of the Comprehensive Plan 10-Year Update; and,

WHEREAS, both documents were prepared according to the Standards and Procedures for Local Comprehensive Planning as required by the Georgia Department of Community Affairs, and a required public hearing was held on **DATE**;

BE IT THEREFORE RESOLVED, that the Mayor and Council of the City of Washington hereby transmit the *Community Assessment* and *Community Participation Program* sections of the Comprehensive Plan 10-Year Update to the Central Savannah River Area Regional Development Center and the Georgia Department of Community Affairs for review under the Standards and Procedures for Local Comprehensive Planning.

The adoption date of this resolution is August 11, 2008


Debbie Danner, Clerk


W.E. Burns, Mayor

August 11, 2008
Date

August 11, 2008
Date

WILKES COUNTY BOARD OF COMMISSIONERS

RESOLUTION NO. 08142008

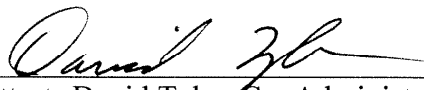
A RESOLUTION BY THE WILKES COUNTY BOARD OF COMMISSIONERS AUTHORIZING THE TRANSMITTAL OF THE COMMUNITY ASSESSMENT AND COMMUNITY PARTICIPATION PROGRAM SECTIONS OF THE WASHINGTON-WILKES JOINT COMPREHENSIVE PLAN 10 YEAR UPDATE TO THE CENTRAL SAVANNAH RIVER AREA REGIONAL DEVELOPMENT CENTER AND GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS FOR REVIEW

WHEREAS, the Wilkes County Board of Commissioners in association with the cities of Rayle, Tignall and Washington has completed the *Community Assessment* and *Community Participation Plan* sections of the Comprehensive Plan 10-Year Update; and,

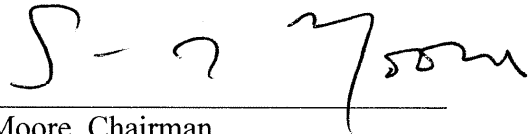
WHEREAS, both documents were prepared according to the Standards and Procedures for Local Comprehensive Planning as required by the Georgia Department of Community Affairs, and a required public hearing was held on **August 14, 2008**;

BE IT THEREFORE RESOLVED, that the Wilkes County Board of Commissioners hereby transmits the *Community Assessment* and *Community Participation Program* sections of the Comprehensive Plan 10-Year Update to the Central Savannah River Area Regional Development Center and the Georgia Department of Community Affairs for review under the Standards and Procedures for Local Comprehensive Planning.

The adoption date of this resolution is August 14, 2008.



Attest David Tyler, Co. Administrator



Sam Moore, Chairman

August 14, 2008

Date

August 14, 2008

Date

To: News Reporter 8-7-08 - faxed
706-678-3857
for 8-13-08 edition

NOTICE OF PUBLIC HEARING

Washington-Wilkes Joint Comprehensive Plan

In accordance with the Standards for Local Comprehensive Planning established by the Georgia Planning Act of 1989, the Town of Tignall will hold a public hearing on August 18, 2008, from 10:00 AM to 10:15 AM at Tignall City Hall, 124 S. Hulin Ave., Tignall, GA.

The purpose of the public hearing is to solicit community input on the draft Community Assessment and Community Participation Program components of the Washington-Wilkes Joint Comprehensive Plan, being developed by Wilkes County and the cities of Rayle, Tignall and Washington. A copy of these documents is on display and available for review at Tignall City Hall. Residents can obtain a copy of the draft plan components in advance of the public hearing by visiting www.csradc.org/cstra/planning/planningreview.asp or by contacting one of the representatives listed below.

CSRA RDC Contact: Christian F. Lentz @ 706-210-2000
Tignall Contact: Elaine Jackson @ 706-285-2551

Please run this block ad one time in the next edition of the paper

Elaine Jackson

Tignall City Clerk

*If you can't read address above, it is:
www.csradc.org/cstra/planning/planningreview.asp*

Public Hearing
August 18, 2008

A public hearing was held from 10:00 a.m. to 10:15 a.m. for the purpose of soliciting community input on the draft Community Assessment and Community participation program components of the Washington-Wilkes Comprehensive Plan. A copy of the plan was available in City Hall to be viewed. Attending were Mayor Richard Gammon and Council members Nobie Keener, Albert Huyck, and City Clerk Elaine Jackson. No public attended.

After the hearing Nobie made the motion to accept the resolution as written. Albert seconded and the vote was unanimous.

Elaine Jackson
City Clerk

RESOLUTION NO. _____

A RESOLUTION BY THE CITY OF RAYLE AUTHORIZING THE TRANSMITTAL OF THE COMMUNITY ASSESSMENT AND COMMUNITY PARTICIPATION PROGRAM SECTIONS OF THE WASHINGTON-WILKES JOINT COMPREHENSIVE PLAN 10 YEAR UPDATE TO THE CENTRAL SAVANNAH RIVER AREA REGIONAL DEVELOPMENT CENTER AND GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS FOR REVIEW

WHEREAS, the City of Rayle, Georgia, in association with Wilkes County and the cities of Tignall and Washington has completed the *Community Assessment* and *Community Participation Plan* sections of the Comprehensive Plan 10-Year Update; and,

WHEREAS, both documents were prepared according to the Standards and Procedures for Local Comprehensive Planning as required by the Georgia Department of Community Affairs, and a required public hearing was held on DATE;

BE IT THEREFORE RESOLVED, that the Mayor and Council of the City of Rayle hereby transmit the *Community Assessment* and *Community Participation Program* sections of the Comprehensive Plan 10-Year Update to the Central Savannah River Area Regional Development Center and the Georgia Department of Community Affairs for review under the Standards and Procedures for Local Comprehensive Planning.

The adoption date of this resolution is 9/2/08.

Pamela W. Hall
Attest

Norman Echols Sr.
Norman Echols Sr., Mayor

9/2/08
Date

9/2/08
Date

RESOLUTION NO. 4-2008

A RESOLUTION BY THE CITY OF TIGNALL AUTHORIZING THE TRANSMITTAL OF THE COMMUNITY ASSESSMENT AND COMMUNITY PARTICIPATION PROGRAM SECTIONS OF THE WASHINGTON-WILKES JOINT COMPREHENSIVE PLAN 10 YEAR UPDATE TO THE CENTRAL SAVANNAH RIVER AREA REGIONAL DEVELOPMENT CENTER AND GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS FOR REVIEW


WHEREAS, the City of Tignall, Georgia, in association with Wilkes County and the cities of Rayle and Washington has completed the *Community Assessment* and *Community Participation Plan* sections of the Comprehensive Plan 10-Year Update; and,

WHEREAS, both documents were prepared according to the Standards and Procedures for Local Comprehensive Planning as required by the Georgia Department of Community Affairs, and a required public hearing was held on DATE; August 18, 2008

BE IT THEREFORE RESOLVED, that the Mayor and Council of the City of Tignall hereby transmit the *Community Assessment* and *Community Participation Program* sections of the Comprehensive Plan 10-Year Update to the Central Savannah River Area Regional Development Center and the Georgia Department of Community Affairs for review under the Standards and Procedures for Local Comprehensive Planning.

The adoption date of this resolution is August 18, 2008.

Elaine Jackson
Attest


Richard Gammon, Mayor

8-18-08
Date

8-18-08
Date