

APPENDIX B

GROWTH AND DEVELOPMENT TRENDS COMMUNITY INFORMATION

Steeped in History... Looking Ahead



McDuffie County
Joint Comprehensive Plan
2015-2035



McDuffie County

City of Thomson

Town of Dearing

McDuffie County Joint Comprehensive Plan 2015-2025

Prepared For:

The Chairman and County Board of Commissioners

McDuffie County, Georgia

210 Railroad Avenue

Thomson, Georgia

To Be Adopted: October 2015

The Mayor and City Council

Thomson, Georgia

210 Railroad Avenue

Thomson, Georgia

To Be Adopted: October 2015

The Mayor and Town Council

Dearing, Georgia

4577 Augusta Hwy

Dearing, GA

To Be Adopted: October 2015

The Chairman of the McDuffie County Board of Commissioners, McDuffie County Commissioners, Mayors, and Council members of the City of Thomson and the Town of Dearing acknowledge the input and efforts of all individuals who contributed to the creation of this comprehensive plan document.

This plan will provide important information for decision makers in the future. To get to this point, multiple meetings were conducted with community members and leaders, where they discussed the future of McDuffie County and its contained jurisdictions.

Dedicated municipal staff were critical in the development of the comprehensive plan, providing key background information and generating sound ideas for inclusion in the plan.

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Preface

McDuffie County Joint Comprehensive Plan 2015-2035



Counties, cities, and towns all experience change at various points in their existence, whether it be demographic, geographic, or economic. These changes are factors that together determine the long-term viability of these localities. One important thing to remember is that the effects of change are different for communities that can anticipate and accommodate it. Communities that fail to plan can face negative consequences that could have been avoided or mitigated with proper planning. Community stabilization and quality growth begin with a consistent and locally generated vision and a plan of implementation which can spark economic opportunity and social cohesiveness in any given town, city, county, or region.

McDuffie County, Thomson, and Dearing officials recognize the need for a coordinated and comprehensive planning process to address multiple community needs and opportunities, which include concerns regarding housing price and availability, economic development and stability, and future land use.

This document consolidates those identified issues and locally agreed-upon solutions. The McDuffie County Joint Comprehensive Plan is the official guiding document for the future of McDuffie County and its contained municipal jurisdictions. The comprehensive plan serves the following functions:

- **It lays out a desired future**
- **It guides how that future is to be achieved**
- **It formulates a coordinated long-term planning program**

The plan document also addresses issues regarding housing, economic development, and land use in a coordinated manner and serves as a guide for how:

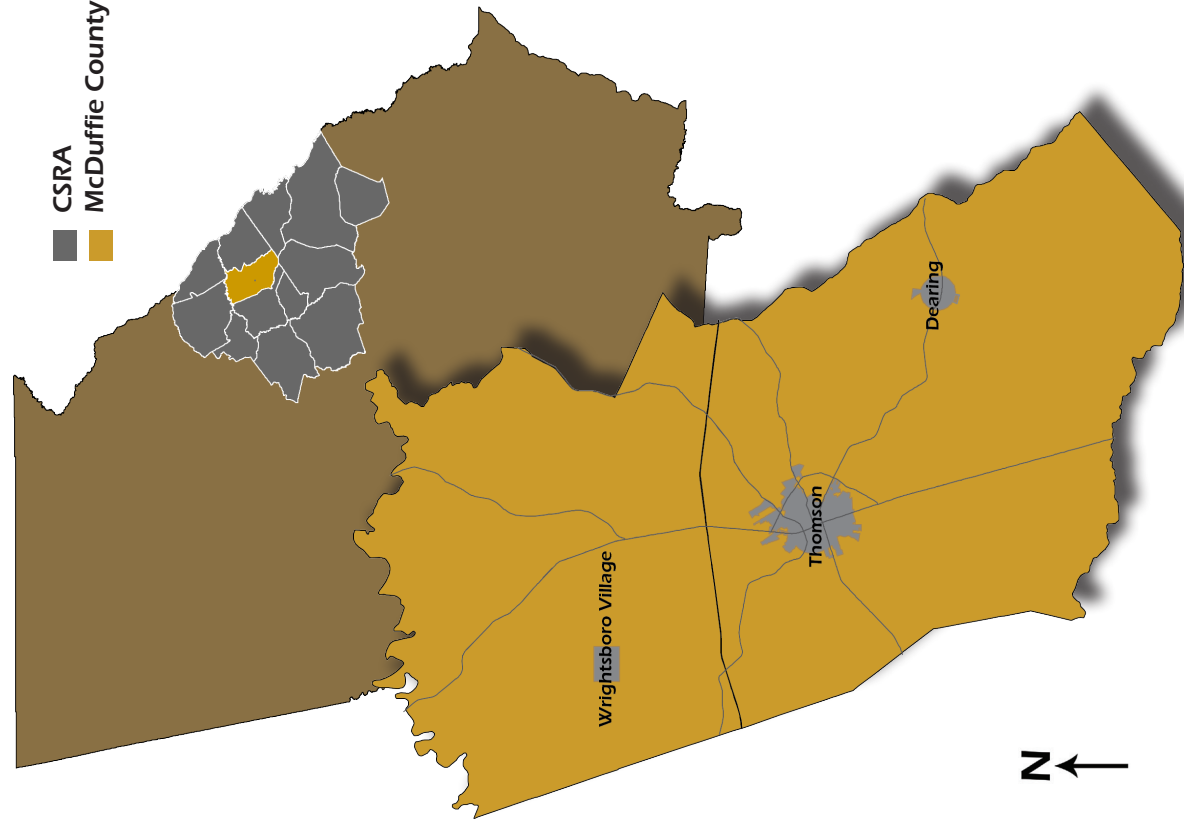
- **land will be developed**
- **housing will be improved and made available**
- **businesses will be attracted and retained**

In conjunction with the county's Service Delivery Strategy (see p. 5), the comprehensive plan document becomes a powerful resource for elected and appointed officials as they deliberate development issues and convey policy to their respective citizenry.



Preface: COMMUNITIES IN CONTEXT

Map 1.1: McDuffie County and the CSRA Region



McDuffie County was created by an act of the Georgia General Assembly on October 18, 1870 with land taken primarily from Columbia County and a lesser amount from Warren County. The idea of this new county came when Appling was deemed too far from Thomson for travel in a day. The County was named for George McDuffie (1790-1851). He was born in Columbia County on the plantation of his parents who had emigrated from Scotland. This land was cut off and became part of the new county.

McDuffie County contains two incorporated jurisdictions: Thomson and Dearing. Thomson was founded in 1837, named after J. Edgar Thomson, one of the surveyors for the Georgia Railroad. Thomson was incorporated as a village on February 15, 1854 and became the county seat when McDuffie County was created. Although in existence as a village since the early 1800s, the Town of Dearing received its current name in 1870. It was incorporated with a charter in 1910.

Another prominent, but unincorporated place in McDuffie County history is Wrightsboro Village. It was established as a Quaker settlement in 1770. Wrightsboro contained homes, stores, blacksmith shop and other businesses. Wrightsboro continued as a village until the 1920s, and little remains of the settlement today. The collection of buildings is now designated on the National Register of Historic Places, and the Historic Wrightsboro Village Foundation maintains the legacy of the area.

The 2010 Census indicated that McDuffie County had 21,875 residents. This represents a continued minimal increase over the previous twenty years. The City of Thomson is the largest population center in the county with 6,778 residents.

HOUSEHOLDS

As with the overall population, the number of households in McDuffie County increased slightly, and the county experienced a significant change in household types. Between 2000 and 2010, non-family households grew at a faster rate than family households. In McDuffie County, the number of non-family households grew ten (10) percent; while family households only increase 1.8 percent during this time period. Dearing was the only locality not to see this occur. The opposite occurred in Dearing, where growth in the number of families outpaced non-families.

Further examination of the census data reveals that the number of married couples and married couples with children has decreased while the number of female households increased. The county should examine the service and resource needs and availability for this population group. Unincorporated McDuffie County experienced a 25 percent decline in the number of married couples and married couples with children, while having a 12 percent increase in the number of female households. McDuffie County as a whole followed the same pattern with a 30 percent loss of married couples and married couples with children, while experiencing a 22 percent gain in the number of female households. The most significant change occurred in the city of Thomson between 2000 and 2010. Below, **Figure 2.2** displays a 49 percent decline in married couples and married couples with children, along with a 28 percent increase in female households in the city of Thomson. Non-family households experienced a 9.8 percent increase; while family households incurred a decrease of 1.5 percent.

**Figure 2.2: Household Types
City of Thomson**

	2000	2010	2000-2010 Change	2000-2010 % Change
Total Households	2,609	2,662	53	2.0%
Family Households	1,793	1,766	-27	-1.5%
Family Households with Children	945	855	-90	-9.5%
Married Couple	932	778	-154	-16.5%
Married Couple with Children	409	275	-134	-32.8%
Female Householder with No Husband	742	864	122	16.4%
Female Householder No Husband w/Child	474	530	56	11.8%
Male Householder No Wife	N/A	124	N/A	N/A
Male Householder No Wife w/ Child	N/A	50	N/A	N/A
Non-Family Households	816	896	80	9.8%
Householder Living Alone	735	784	49	6.7%

Source: U.S. Census Bureau, 2000 and 2010 Census Summary File 1 (SF1)

Community Profile: GENERAL DEMOGRAPHICS

INCOME

This section examines the median household income and per capita income for McDuffie County and its contained jurisdictions based on the 2000 Census and the 2009-2013 American Community Survey (2013 ACS). The per capita income for McDuffie County decreased by 0.5 percent between the 2000 and 2013, while the median household income increased by approximately 17 percent during the same time period. In contrast, the city of Thomson experienced a 24.4 percent decrease in per capita income, while median household income decreased by approximately 9.2 percent. We can infer from this data that Thomson's middle class may still be recovering from the economic recession.

POVERTY

Figure 2.3 illustrates increased levels of poverty in McDuffie County, Dearing, and Thomson between the 2000 Census and the 2013 ACS. The figure details the number of residents designated as living below the poverty line and that group's percent of the overall population measured for each jurisdiction. The town of Dearing experienced the largest percent increase in the number of people who fell below the poverty line at 97.2 percent between 2000 and 2013. Although other areas within McDuffie County also experienced an increase in poverty levels, these increases were significantly lower than the increase in Dearing. Small towns/cities tend to be more affected during periods of economic hardship as the lack of population can have significant effects on the town as a whole.

**Figure 2.3: Residents Living in Poverty
McDuffie County and Contained Jurisdictions**

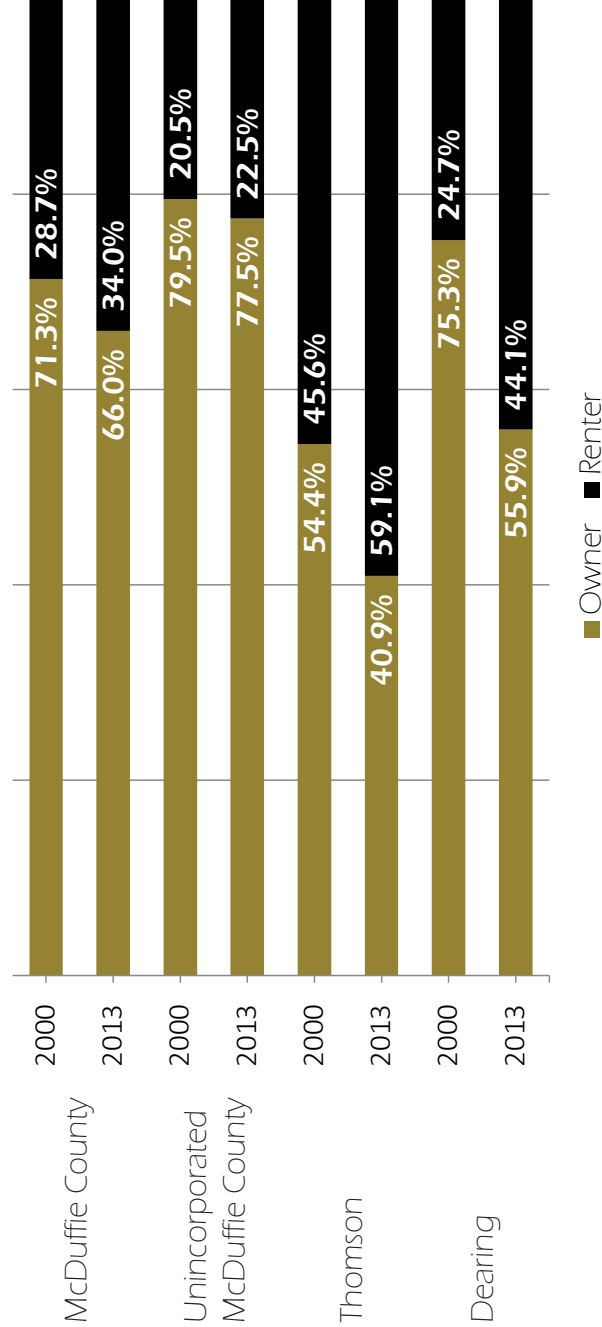
	2000 Census	Percent of Population	2013 ACS	Percent of Population	Percent Change in Population between 2000 Census and 2013 ACS
McDuffie County as a Whole	3,882	18.4%	4,724	22.2%	21.7%
Dearing	72	18.6%	142	26.6%	97.2%
Thomson	1,832	27.6%	2,536	38.7%	38.4%
Georgia	1,033,793	13.0%	1,736,680	18.2%	68.0%

Source: U.S. Census Bureau, 2000 Census and 2009-2013 American Community Survey

NUMBER OF HOUSING UNITS

McDuffie County as a whole contains 9,274 housing units according to the 2009-2013 American Community Survey (ACS). This represents a four (4) percent increase in units since the 2000 Census. Over the same time period, the number of housing units in the town of Dearing grew by 20.4 percent, and the city of Thomson experienced a decrease of 6.3 percent. Local officials in Thomson have confirmed the decrease in housing units and noted that demolition of dilapidated housing has been taking place.

Figure 2.4: Percent of Owner and Renter Occupied Units
McDuffie County and Contained Jurisdictions



Source: U.S. Census Bureau, 2000 Census Summary File 1 (SF1) and 2009-2013 American Community Survey

OCCUPIED AND VACANT HOUSING

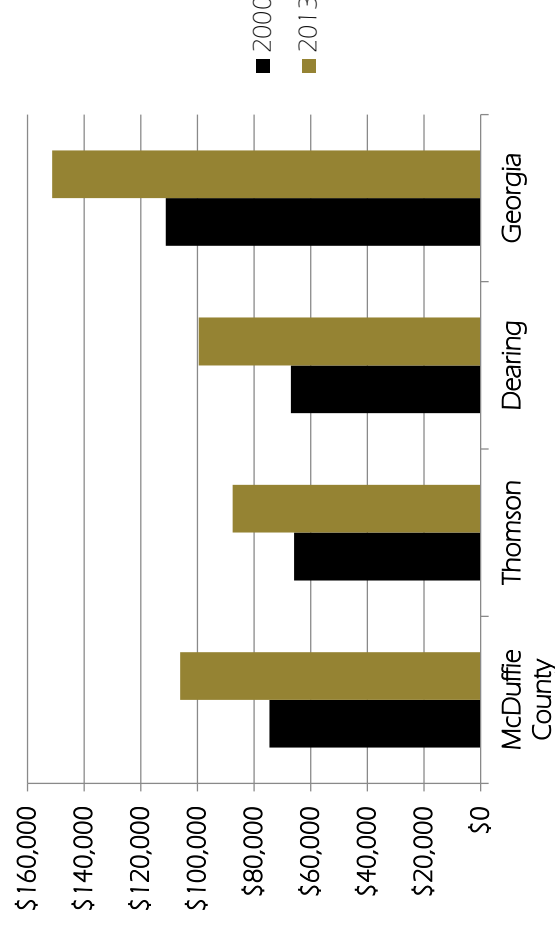
County-wide there has been a shift in the percentage of owner-occupied and rental housing as illustrated in **Figure 2.4**, whereby the percentage of renters in the county is growing and the percentage of owners is declining. The data for this data set is based on the Census Summary File 1 (SF1), but data for the remaining sections is based on Summary File 3 (SF3). The SF3 is sample data and may not display the same exact numbers of housing units as the SF1. Renters occupied a greater portion of housing in 2013 than in 2000. This change is most reflected in Dearing and Thomson, where the percent of renters was 44.1 percent and 59.1 percent respectively in 2013. Additionally, vacancy rates have remained relatively the same between 2000 and 2013, hovering between 10 and 13 percent across all jurisdictions. The county should consider a housing study to evaluate the condition and availability of the housing stock to meet resident needs.

HOUSING COST

Figure 2.5 indicates the median value of residential property in McDuffie County and its contained jurisdictions. Housing values in McDuffie County, Thomson, and Dearing have increased over 30% since 2000 according to 2013 ACS data. While housing values have increased, it is important to note that rents have increased as well. Median rent in McDuffie County has increased by 56 percent to \$607. This is still below the state average of \$860. The increase in rents coupled with the decreased income (mentioned previously in the demographic section) may contribute to a higher housing cost burden for some families.

The majority of homes in McDuffie County are valued in the \$50,000-99,999 range. **Figure 2.6** reveals a notable increase in the number of homes worth over \$200,000 between 2000 and 2013, most of which are located in unincorporated areas. When coupled with the increase in housing units, this may indicate the construction of higher end housing in the area.

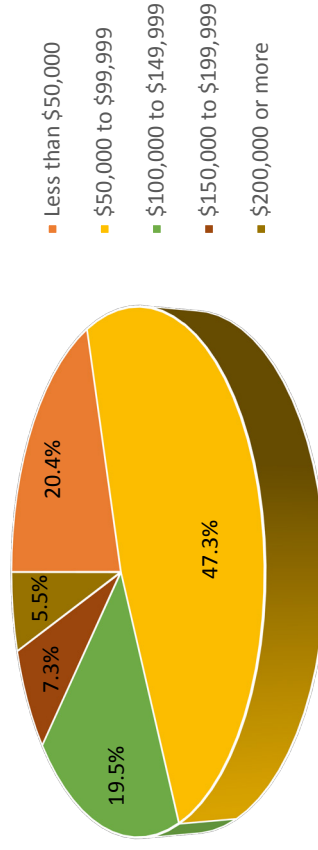
Figure 2.5: Median Values for Owner-Occupied Homes



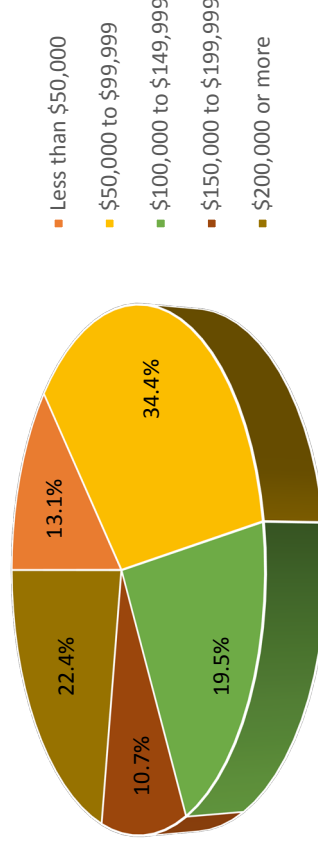
Source: U.S. Census Bureau, 2000 Census Summary File 3 and 2009-2013 American Community Survey

Figure 2.6:

**Owner-Occupied Home Values, McDuffie County
From the 2000 Census**



**Owner-Occupied Home Values, McDuffie County
From the 2013 ACS**



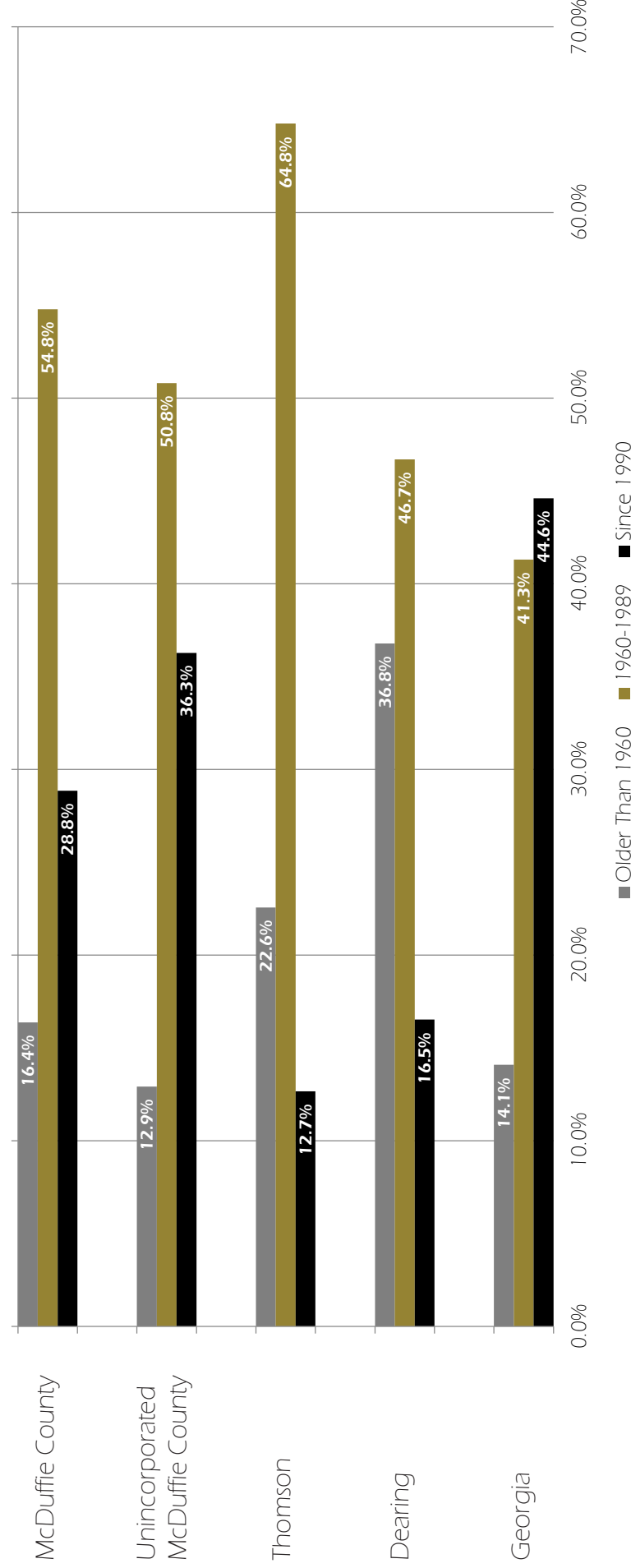
Source: U.S. Census Bureau, 2000 Census Summary File 3 and 2009-2013 American Community Survey

Community Profile: HOUSING

AGE OF HOUSING STOCK

Figure 2.7 displays the percentages of housing units constructed during specific time periods in McDuffie County, its contained jurisdictions and the state of Georgia based on 2013 ACS data. Homes constructed between 1960 and 1989 comprise the largest percentage of housing units in the county at approximately 55 percent. Only approximately 29 percent of the housing inventory in the county was built after 1989. This is in contrast with the state percentages of 41.3 percent and 44.6 percent respectively.

Figure 2.7: Age of Housing in McDuffie County and Contained Jurisdictions



Source: U.S. Census Bureau, 2009-2013 American Community Survey

SUMMARY: Housing

Between 2000 and 2013, the state of housing in McDuffie County and its contained jurisdictions has changed in a variety of ways. The county experienced overall growth in the number of housing units, but the city of Thomson experienced a loss in housing units. This information corresponds to that of the population, which grew slightly in the county as a whole but declined in Thomson. Demolitions of dilapidated housing accounts for some of the decline in housing units. Although the majority of owner-occupied housing in the county is worth between \$50,000 and \$99,999, the number of homes worth over \$200,000 has grown dramatically since 2000. This may be due to an influx of new residents from nearby Columbia and Richmond counties.

McDuffie County and its municipalities are also experiencing several significant issues that if left unchecked may be detrimental in the future. These issues include:

- Lack of housing diversity
- Aging housing stock
- Increasing vacancy rates
- Increased numbers of renters and decreased numbers of homeowners
- Rising rental prices
- Increasing number of cost-burdened households

There is a lack of housing diversity across McDuffie County, where most of the housing stock is either single-family detached or a mobile home. Most of the mobile homes are located in the unincorporated parts of the county. The housing stock is also aging. Over half the housing in the county is between 26 and 55 years old, and production of new housing lags behind the state of Georgia. Vacancy across all jurisdictions is between 10 and 13 percent. With the exception of Dearing, all areas examined experienced increased vacancy between 2000 and 2013.

A major concern is the growth of the rental population throughout the county. If the shift continues, workforce, affordable single family, starter home, and multifamily housing should be developed to satisfy the need. As mentioned previously, the rental prices have increased while incomes have fallen. This creates an unsustainable housing cost burden for residents and threatens quality of life for those families. The county should consider a housing study to evaluate the condition and availability of the housing stock to meet resident needs.



Community Profile: ECONOMIC DEVELOPMENT

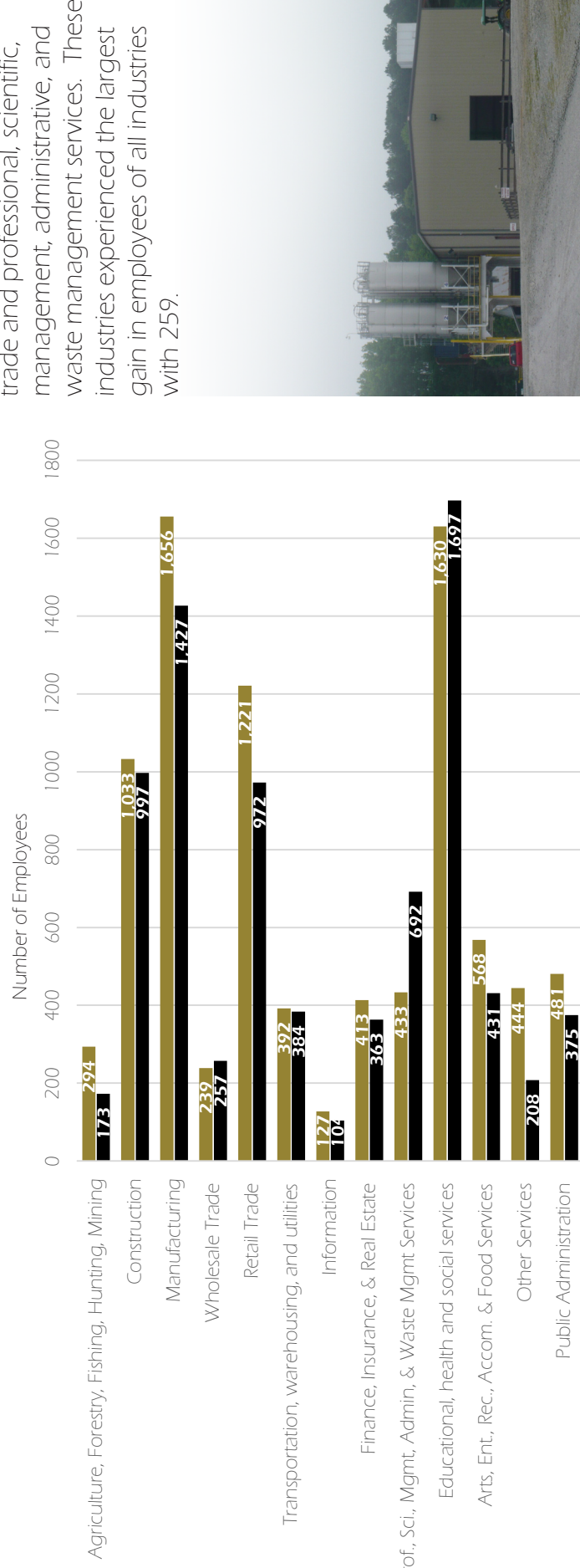
EMPLOYMENT BY INDUSTRY

An examination of specific economic indicators provides key information vital to helping McDuffie County achieve its economic goals. Data from the ESRI Business Analyst indicates that there were a total of 1,377 businesses in McDuffie County in 2014. **Figure 2.8** illustrates employment by industry from the county from the 2000 Census and 2013 ACS. This data reveals the number of residents employed in McDuffie County decreased from 8,931 in 2000 to 8,080 in 2013, a 9.5 percent decrease.

The two industries with the highest employment are the educational, health, and social services (EHSS) industry and the manufacturing industry, accounting for a total of 38.7 percent of all employees. The EHSS industry has grown over this time period, up from 18.3 percent to 21 percent of employees in 2000. Simultaneously, the manufacturing industry has contracted since 2000. The majority of the remaining industries also experienced a decline. The retail trade industry lost the largest number of employees with 249. Aside from EHSS, the only other industries

Figure 2.8: Employment by Industry in McDuffie County, 2000 and 2013

to experience an increase in employees were wholesale trade and professional, scientific, management, administrative, and waste management services. These industries experienced the largest gain in employees of all industries with 259.



■ 2000 Census ■ 2013 ACS

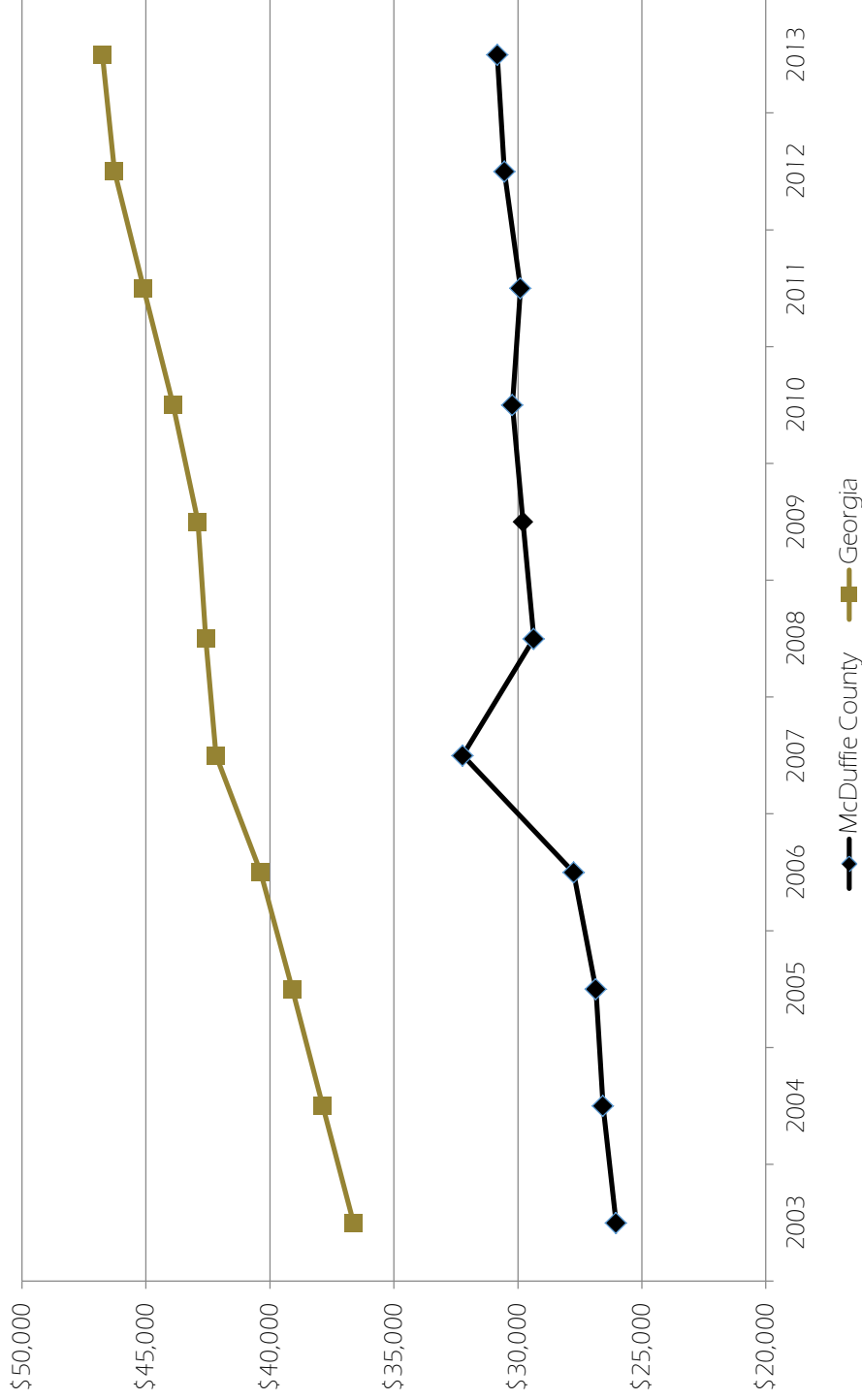
Source: U.S. Census Bureau, 2000 SF3 and American Community Survey 2009-2013

Community Profile: ECONOMIC DEVELOPMENT

INCOME

According to Bureau of Labor Statistics data, average annual pay for workers in McDuffie County has increased over the period 2003-2013, but at a slower rate than the state of Georgia. **Figure 2.9** illustrates this. In 2013, the average annual pay in McDuffie County was \$30,830. Since 2003, annual pay in the state increased by \$10,134, more than double the county's increase of \$4,786. State calculations do include metropolitan Atlanta, which may account for a portion of the gap in annual pay. However, the overall rate of increase in annual pay for the state is still increasing faster than that of McDuffie County.

**Figure 2.9: Average Annual Pay
McDuffie County and Georgia 2003-2013**



Source: Bureau of Labor Statistics, Quarterly Census of Employment and Wages 2003-2013

COMMUTING PATTERNS

The majority of McDuffie County residents work inside of the county. However, more residents work outside of McDuffie County than in 2000. As illustrated in **Figure 2.10**, the 2013 ACS indicated that 43.5 percent of residents worked outside of McDuffie County, compared to only 36.3 percent that was reported in the 2000 Census. This increase indicates that residents are increasingly seeking employment outside of the county, perhaps due to reductions in workforce at local businesses. Local officials have indicated that some new jobs will be coming to the county. As mentioned previously, officials believe that individuals are moving into McDuffie County from nearby urban counties. The change in residents working outside of the county may be affected by those individuals relocating to McDuffie from nearby counties. Those residents may continue to work in those other counties but live in McDuffie because of a lower cost of living or desire for a more rural lifestyle.

Figure 2.10: Location of Employment
McDuffie County and Georgia

	2000 Census	2013 ACS
Worked in Georgia	8,618	7,665
Worked Outside of Georgia	228	230
Worked in McDuffie County	5,409	4,229
Worked Outside of McDuffie County	3,209	3,436
Percent Worked in Georgia	97.4%	97.1%
Percent Worked Outside Georgia	2.6%	2.9%
Percent Worked in McDuffie County	61.1%	53.6%
Percent Worked Outside McDuffie County	36.3%	43.5%

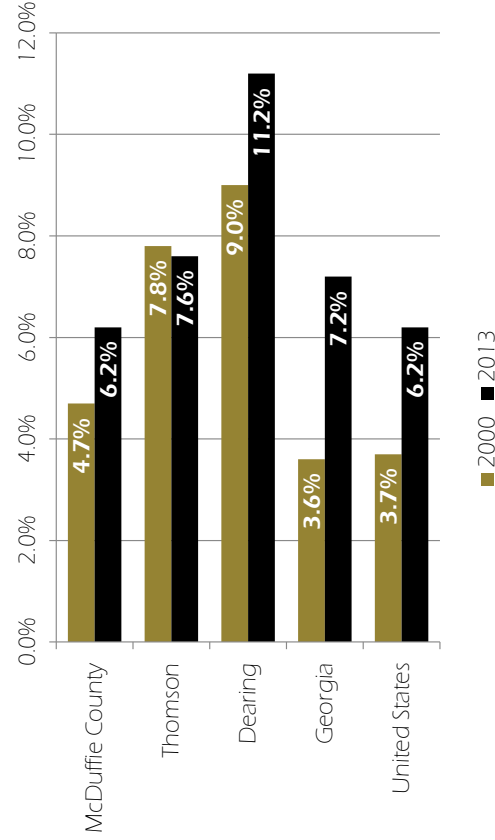
Source: U.S. Census Bureau, 2000 and 2009-2013 American Community Survey

UNEMPLOYMENT RATES

The economic recession of the late 2000s has been devastating to communities across the country. **Figure 2.11** illustrates the unemployment rate in McDuffie County, Thomson, Dearing, Georgia and the United States. All areas examined experienced increased unemployment over the study period with the exception of Thomson, which experienced a .2 percent decrease. The unemployment rates in McDuffie County (6.2 percent) and Thomson (7.6 percent) are consistent with that of the state of Georgia. However, Dearing's unemployment rate is significantly higher than that of the state at 11.2 percent. It is important to note that smaller populations are more vulnerable to economic shifts.

Additionally, with nearly half of it's workforce in other counties, McDuffie County unemployment may experience shifts because of those other places. For example, changes in employment in nearby Richmond and Columbia counties may directly effect a portion of McDuffie county residents.

Figure 2.11: Unemployment Rates
McDuffie County and Georgia, 2000 and 2013



Source: U.S. Census Bureau, 2000 SF3 and American Community Survey 2009-2013

Community Profile: NATURAL & CULTURAL RESOURCES

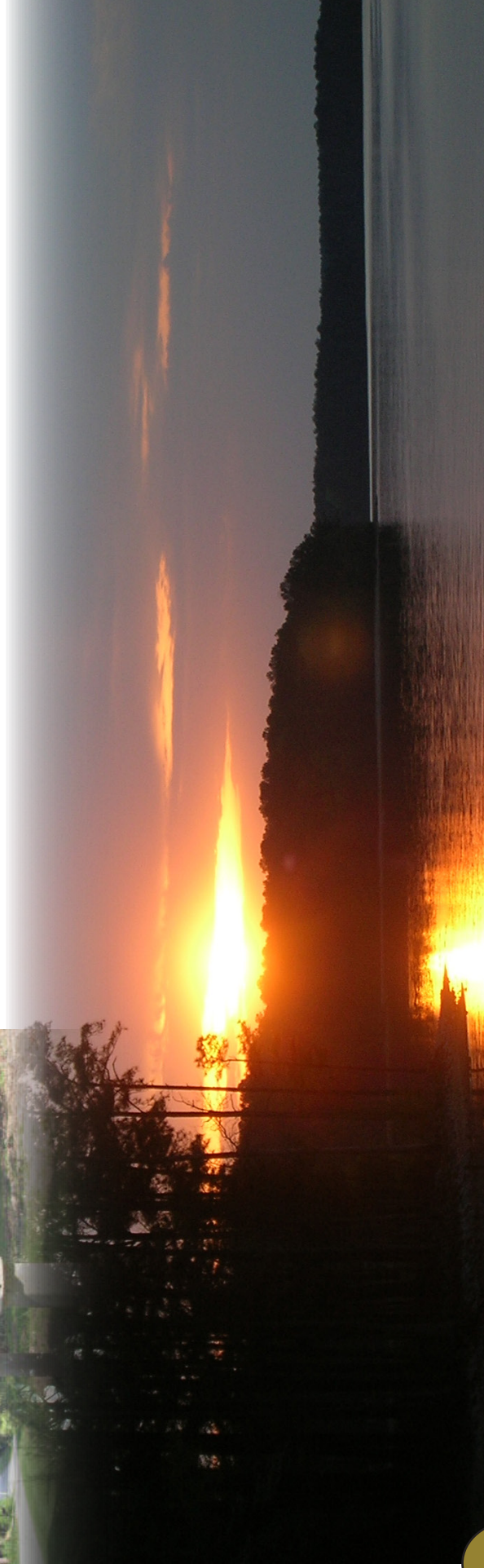


The natural and cultural resources within a jurisdiction are vital parts of it that serve a variety of purposes. They contribute to the vitality and sustainability of the community. These assets have the potential to draw visitors attracted to the natural beauty of the area and those interested in heritage tourism and historic preservation.

As the population in the jurisdictions grow, it is important to focus efforts on protecting natural features like watersheds not only for economic development, but because they provide resources to the community. When development decisions are made, the cultural resources that make the county unique and remain to tell its story must also be considered.

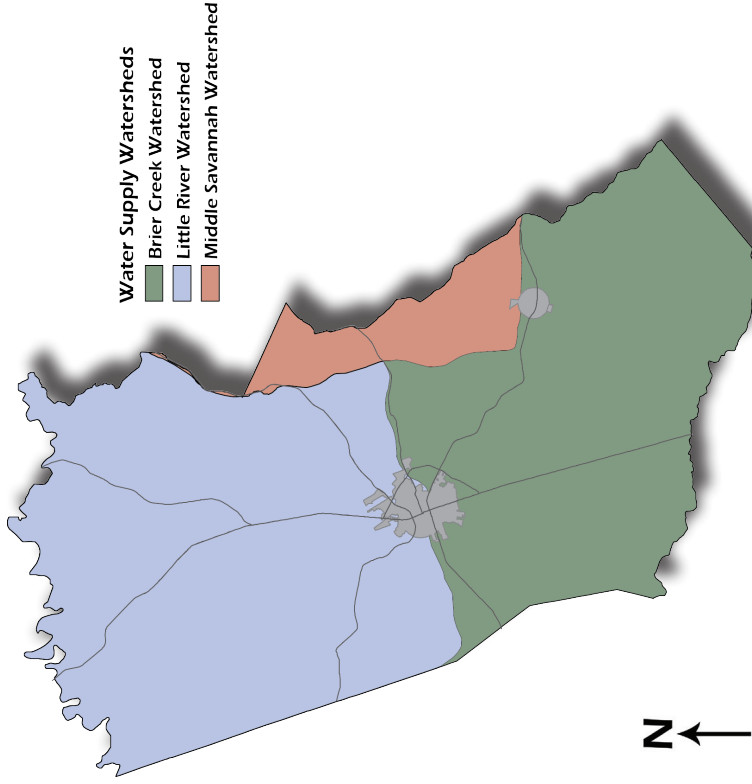
This section provides information regarding the following natural and cultural resources in the county:

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

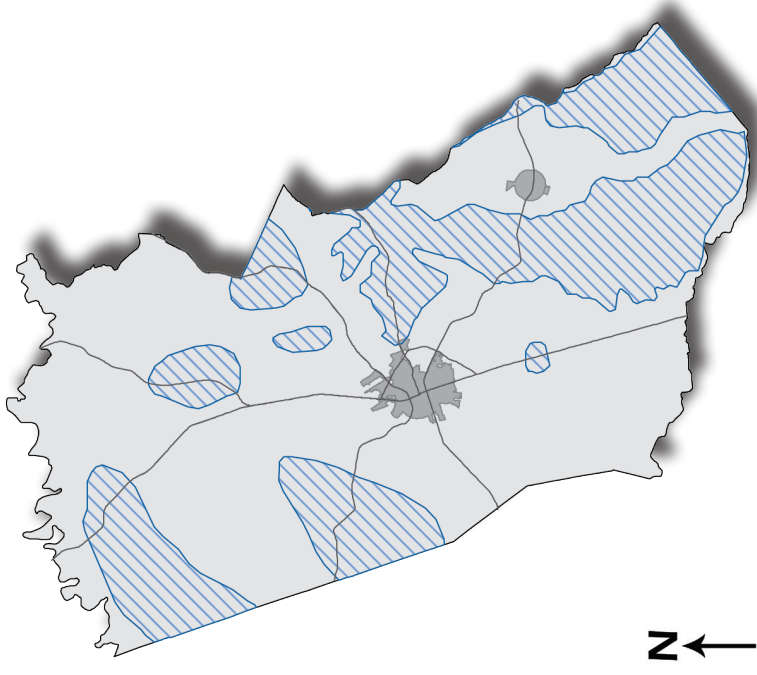


Community Profile: NATURAL & CULTURAL RESOURCES

Map 2.6: Water Supply Watersheds
Located in McDuffie County



Map 2.7: Groundwater Recharge Areas
Located in McDuffie County



PUBLIC WATER SUPPLY

The potable water supply in McDuffie County and its municipalities is primarily supplied by surface lake extraction (further explained in the “Community Facilities” section). In combination with extraction and filtration, these naturally occurring water sources are important components to supplying residents with potable water. Watersheds and Groundwater Recharge Areas are important components to public water supply. Watersheds are land formations which direct water (primarily rain water) flows in a certain direction and feeds smaller flows and water bodies. Groundwater Recharge Areas are specific surface areas where water passes through the ground to replenish underground water sources. **Map 2.6** illustrates the three watersheds that are partially located in McDuffie County. **Map 2.7** illustrates the groundwater recharge areas. These areas should continue to be protected because contamination of this water supply is a possibility which must be considered when discussing the development or placement of any type of facility in these areas.

Community Profile: NATURAL & CULTURAL RESOURCES

WETLANDS

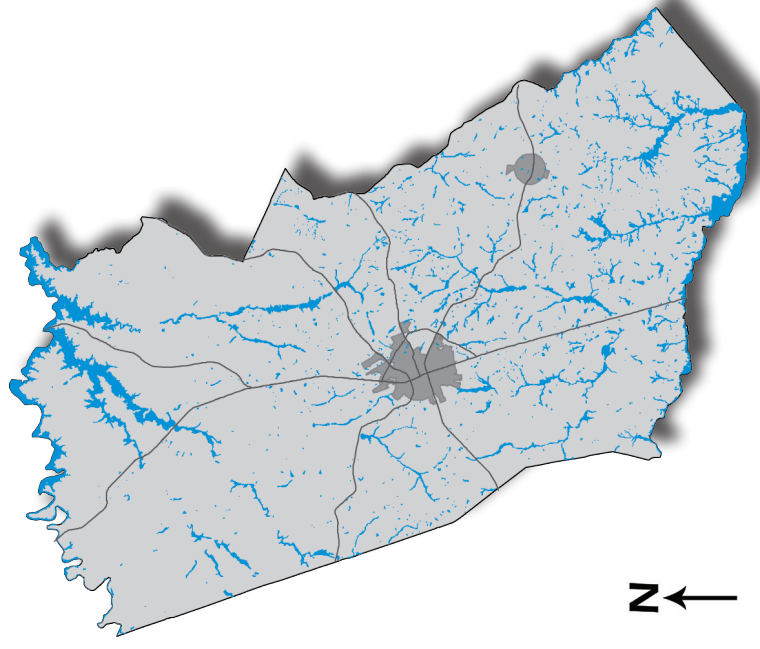
Wetlands can be defined as lands which are saturated, either permanently or seasonally, creating an ecosystem that contains characteristic vegetation that has adapted to the unique soil conditions. Wetlands serve as a unique habitat for fish and wildlife, breeding ground, and home for unique plant and animal species that have adapted to these special conditions.

The Georgia Department of Natural Resources has identified five categories of wetlands which require special protection through ordinances. These include:

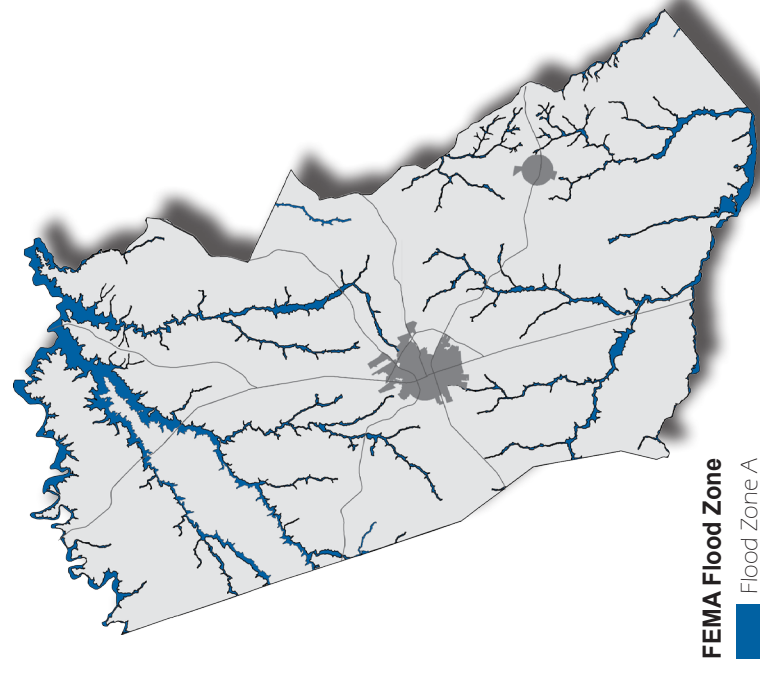
- Open Water Wetlands
- Non-Forested Emergent Wetlands
- Scrub/Shrub Wetlands
- Forested Wetlands
- Altered Wetlands

Wetlands located in McDuffie County are illustrated on **Map 2.8**. Land uses in wetland areas should be limited to low to no impact uses which include the harvesting of lumber and timber and wildlife and fishery management.

Map 2.8: Wetlands Located in McDuffie County



Map 2.9: Flood Plains Located in McDuffie County



FLOOD PLAINS

Flooding can be defined as a situation in which an overflow of water submerges land which usually is not inundated with water. A floodplain is an area designated to store natural water and conveyance, maintain water quality, and provide groundwater recharge. **Map 2.9** depicts the designated flood zones as determined by the U.S. Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map.. Areas located within the 100-year flood plain are in Zone A.

SOIL TYPES

The United States Department of Agriculture's Natural Resources Conservation Service has determined that the State of Georgia contains seven (7) different soil profile areas. A soil profile represents an arrangement of soil layers of varying thickness and physical and chemical properties. Two (2) of these soil profiles are found in McDuffie County. They are:

Southern Piedmont -

Characterized by steep to gently rolling thin and well drained red soil with sandy loam surface layers over sandy clay to clay subsoils. This area has fair to good suitability for building foundations and fair to poor suitability for septic tanks.

Carolina & Georgia Sand Hills -

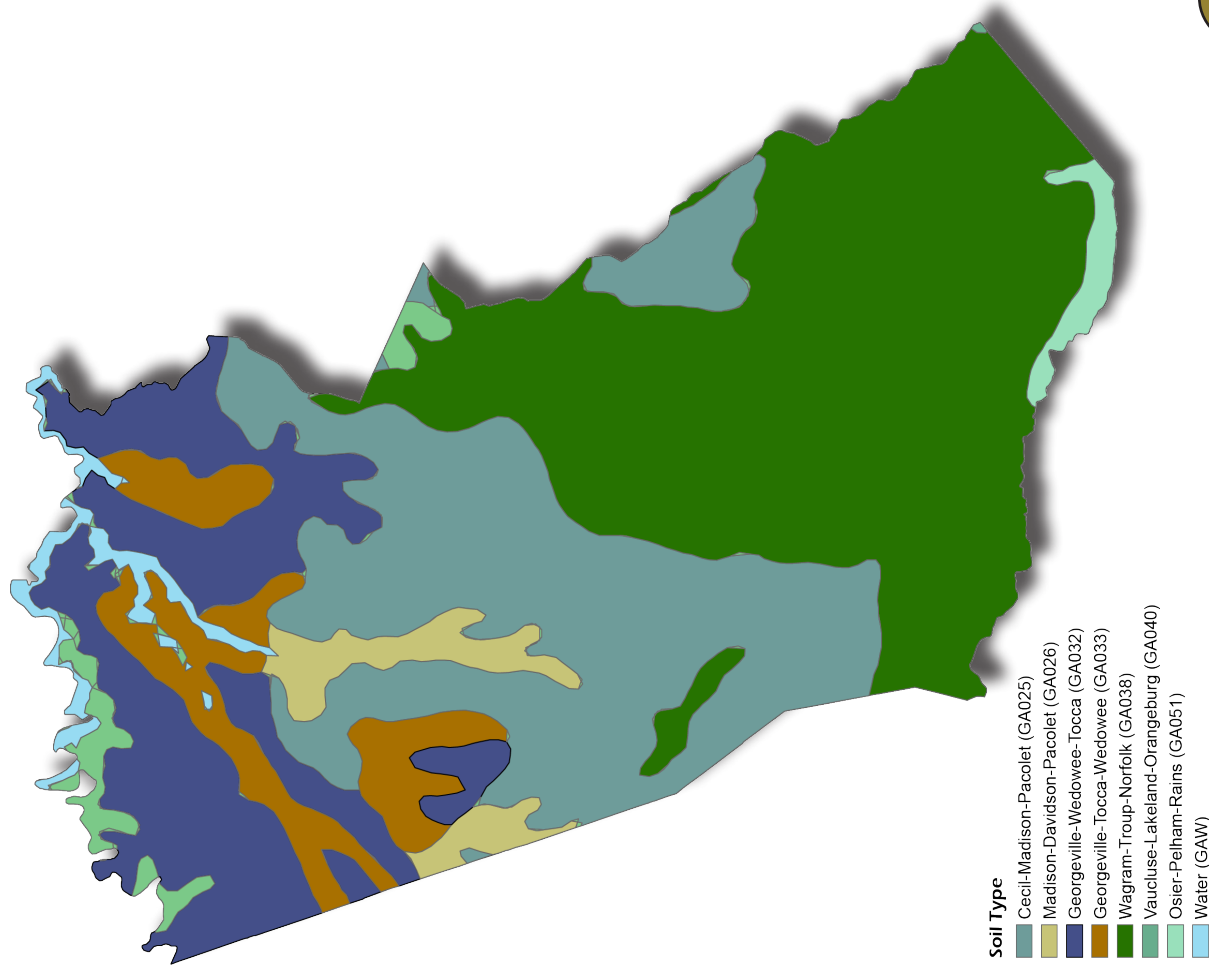
Consists of a belt of gently sloping to steep, well-drained soils originally derived from marine sands, loams, and clays. The area is largely covered with sparse forest of scrub oaks and pines and has poor to good suitability for residential development and commercial-industry uses.

Different types of soils are represented in McDuffie County. These soil types can be differentiated by the multiple types of different mineral particles in a particular sample. The following are the seven (7) types of soils found in McDuffie County:

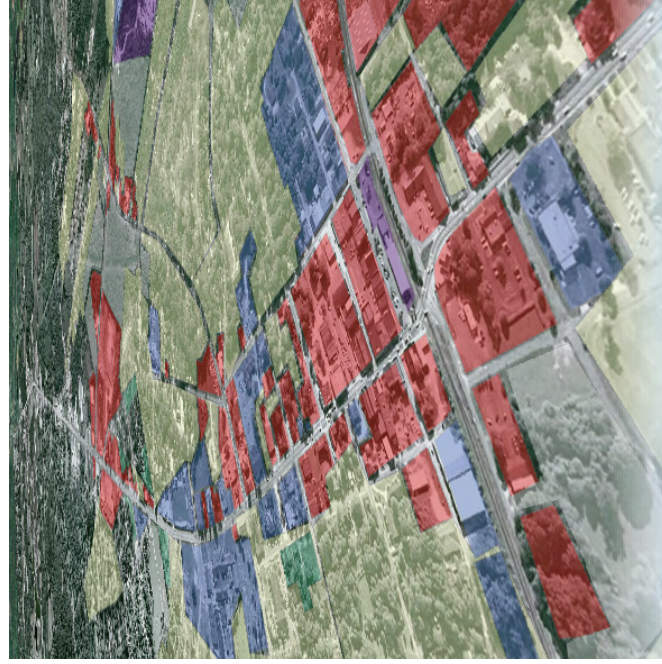
- Cecil-Madison-Pacolet
- Madison-Davidson-Pacolet
- Georgeville-Wedowee-Tocca
- Georgeville-Tocca-Wedowee
- Wagram-Troup-Norfolk
- Vauluse-Lakeland-Orangeburg
- Osier-Pelham-Rains

Map 2.10 displays the location of each of the soil types found in McDuffie County. A description of each soil type can be found in the Appendix.

Map 2.10: Soil Types Located in McDuffie County



Community Profile: LAND USE



Demographic trends, current economic circumstances, and social attitudes often encourage communities to meet certain needs through the designation of land for particular uses. Land uses can ensure that land is distributed to meet the future needs of residents.

The county currently has the following land use categories:

- **Residential**
- **Commercial**
- **Industrial**
- **Public/Institutional**
- **Transportation/Communication/Utilities**
- **Park/Recreation/Conservation**
- **Agriculture**

Looking forward, targeted growth areas in McDuffie County include unincorporated areas near Dearing and Thomson (the Suburban Reserve Character Area) and the undeveloped areas surrounding the I-20 interchange, exit 169 (the Three Points Interchange Character Area). The municipalities are not targeting growth outside of current municipal limits, only development, redevelopment and revitalization opportunities within limits.



Community Profile: LAND USE

EXISTING AND FUTURE LAND USE

Changing conditions sometime lead to or require changes in land use. The understanding of established and potential future uses of land in McDuffie County and its contained jurisdictions should be a priority to address changing conditions. Prior to 2015, the town of Dearing did not have zoning. A land development code was adopted in February 2015.

An analysis of the prior and current zoning in the county reveals that minor changes in zoning have occurred in recent years. The majority of land in the county has been and remains designated for agricultural and low-density residential uses. The amount of land designated as neighborhood service commercial district decreased significantly when the largest parcel, located just outside of Thomson, was changed to medium-density residential.

Additionally, the City of Thomson has annexed property since the 2009 Comprehensive Plan. Subsequently, the zoning in some of these areas has changed. In Thomson, the amount of property designated for residential, commercial, and special uses (for example: educational, recreational) has all increased as a result of annexation. The annexation of those properties into Thomson reduced the amount of land designated for heavy industrial and medium-density residential uses in the county.

The Thomson Urban Redevelopment Plan II (URP) was completed in 2013. The URP contained recommendations that included:

- Creating a mixture of housing types in the same neighborhood
- Providing greater access to public green space
- Incorporating clear design standards for bike/ped facilities in subdivision and land development regulations

LAND USE DESIGNATIONS

The following is a list and description of McDuffie County land uses:

- **Residential:** Land designated primarily for single-family and multi-family housing dwelling units organized into general categories of net densities.
- **Commercial:** Land designated primarily for non-industrial businesses including office, retail sales, service, and entertainment facilities organized into general categories of intensities.
- **Industrial:** Land designated for manufacturing facilities, processing plants, factories, warehousing, wholesale trade facilities, mining or mineral extraction activities, or similar uses.
- **Public/Institutional:** Land designated for certain federal, state, or local land uses and institutional land uses.
- **Transportation/Communication/Utilities:** Land designated for major transportation routes, public transit stations, power generation plants, railroad facilities, radio towers, telephone switching stations, airports, and other similar uses.
- **Parks/Recreation/Conservation:** Land designated for active or passive recreational uses. These uses include playgrounds, public parks, nature preserves, wildlife management areas, golf courses, recreation centers, or other similar uses.
- **Agriculture/Forestry:** Land designated for farming (fields, lots, pastures, farmsteads, specialty farms, livestock production, etc), agriculture, or commercial timber or pulpwood harvesting.

Community Profile: LAND USE

2009 CHARACTER AREAS

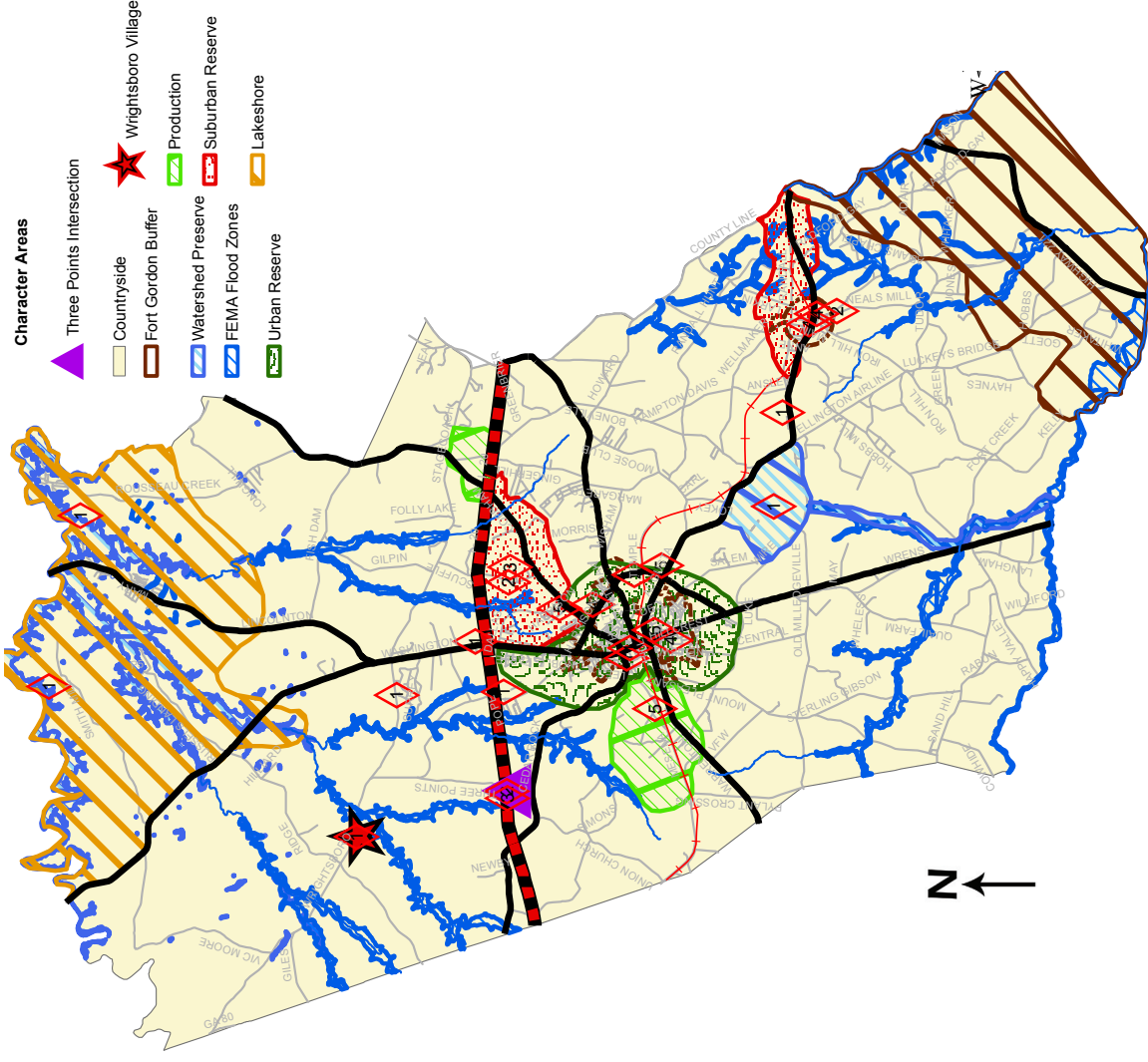
During the 2009 Comprehensive Plan process, McDuffie County, Thomson, and Dearing opted not to prepare a future land use map but instead to focus on character areas. Unlike a parcel-specific future land use map, character area boundaries are conceptual and may cross parcel lines. These character areas were adopted as part of the Plan.

The Plan proposed nine (9) character areas for McDuffie County (**Map 2.12**) which include

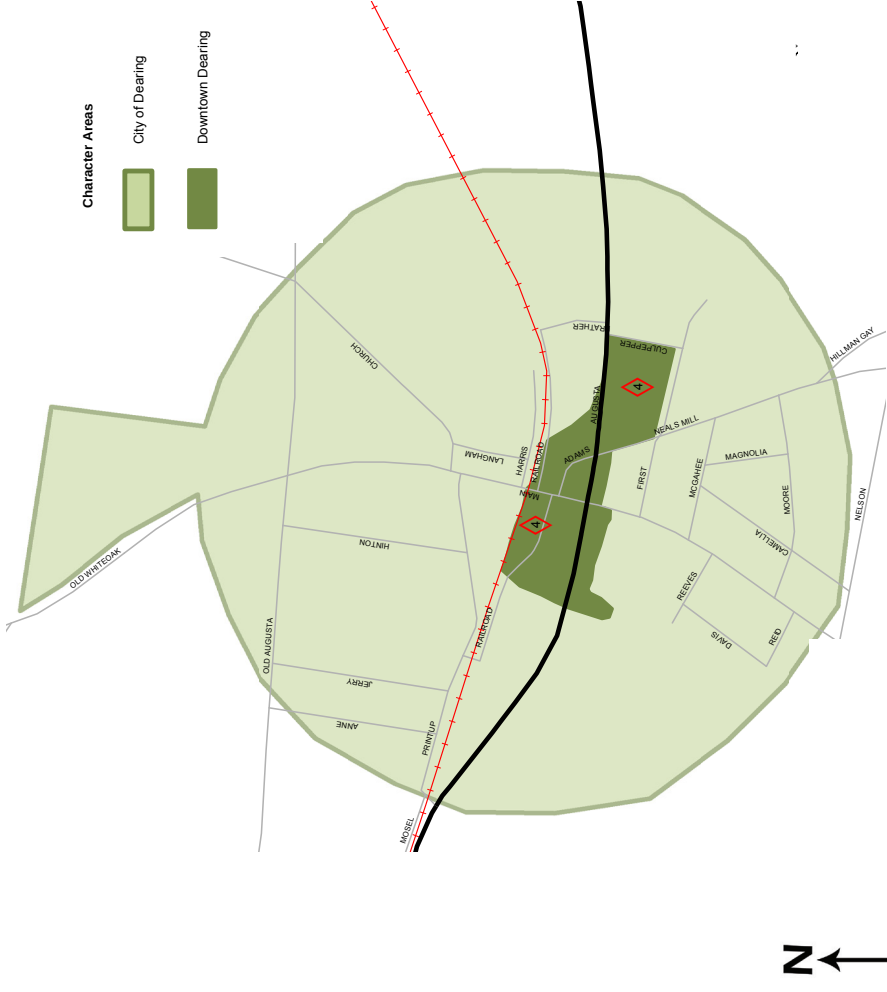
- Countryside
- Fort Gordon Buffer
- Lakeshore
- Production
- Three Points Interchange
- Urban Reserve
- Suburban Reserve
- Watershed Preserve
- Wrightsboro Village



Map 2.12: McDuffie County 2009 Character Areas



Community Profile: LAND USE
Map 2.14: Dearing 2009 Character Areas



- Traditional Neighborhood - Stable

The Plan proposed two (2) character areas for the town of Dearing (**Map 2.14**) which include:

- Dearing Community
- Downtown Dearing

Community Profile: LAND USE

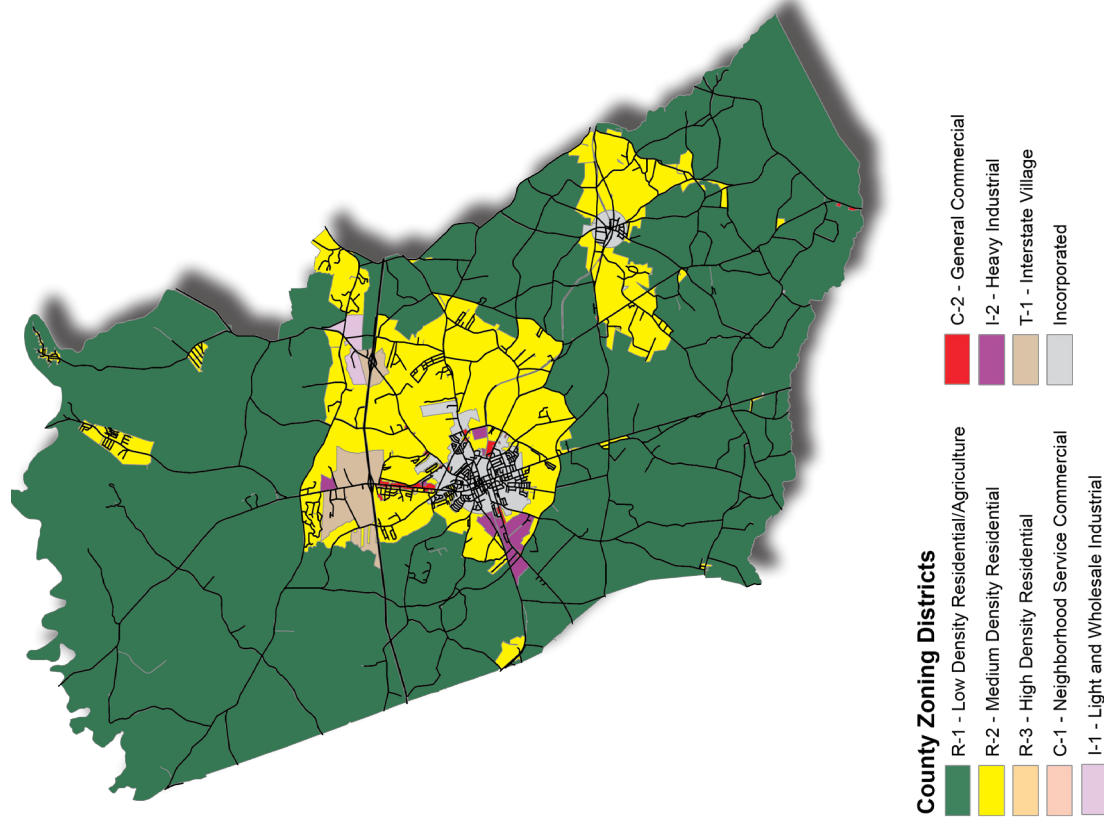
MCDUFFIE COUNTY ZONING DISTRICTS

The McDuffie County Land Development Code is intended to advance the following general goals: To promote the health, safety, morals, and the general welfare of the community; to minimize traffic congestion and encourage the safe and efficient movement of people and goods through and within McDuffie County; to prevent the overcrowding of land; to balance public and private interests in land development so that landowners may enjoy the maximum use and retain the maximum value of their property, without abridging or impeding the rights of their neighbors to do the same; to encourage orderly growth that is compatible with the government's ability to provide adequate transportation, water, sewerage, schools, parks, fire and police protection, and other public facilities; to protect critical and sensitive natural resources from degradation due to pollution and overdevelopment; to preserve and reinforce McDuffie County's unique and cherished character; and to promote and implement the goals and objectives of the McDuffie County Comprehensive Plan.

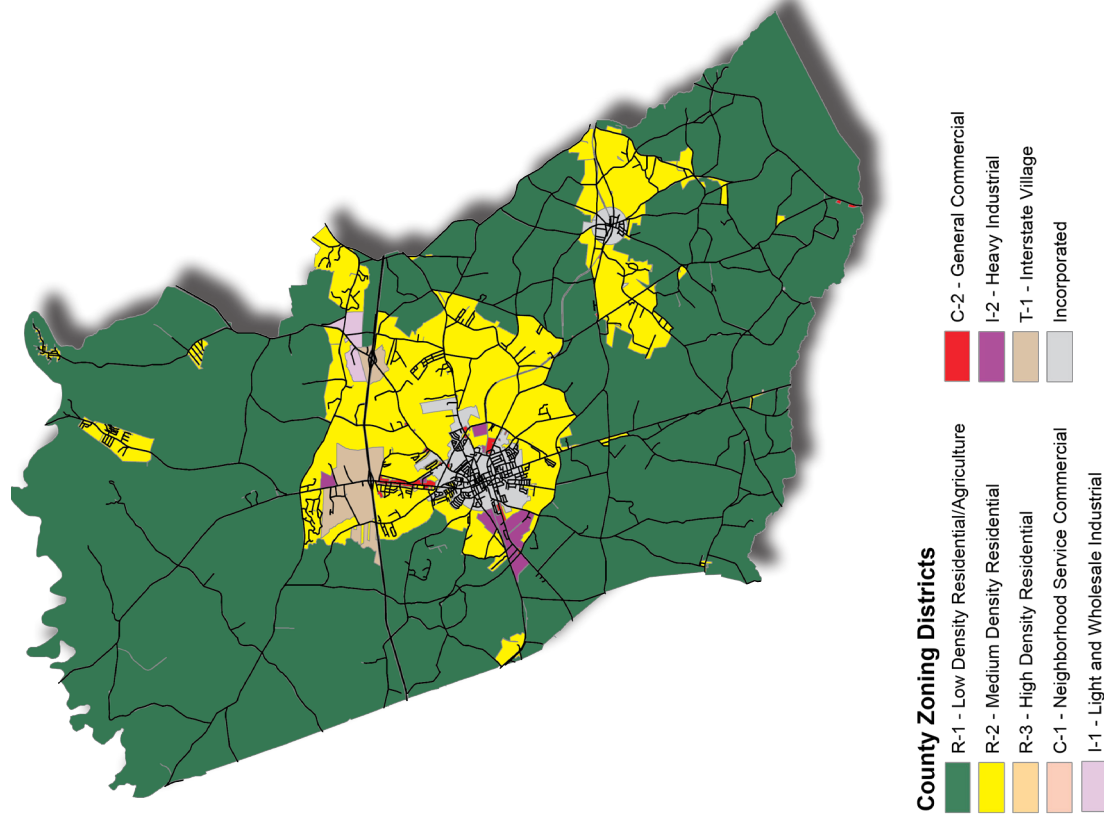
The McDuffie County Land Development Code established two distinct classes of zoning districts, known as general zoning districts (illustrated in **Map 2.15**) and overlay zoning districts. The following is a list and description of McDuffie County zoning districts:

- R-1: Low Density Residential/Agriculture District** - maintains rural development patterns by preserving agriculture and forestry as the primary uses. The district permits residential uses as a land use at standards and densities which are intended to reduce any interference of residential uses with agriculture and forestry uses.
- R-2: Medium Density Residential District** - used for single-family residential areas with medium population densities.
- R-3: High Density Residential District** - provides for higher population densities. The principal use is multiple-family apartment, townhouses, condominiums, duplexes, manufactured home parks, RV and camper parks, etc

Map 2.15: McDuffie County Zoning Districts



Map 2.15: McDuffie County Zoning Districts



C-1: Neighborhood Service Commercial District - provides for the customary retail and service needs of a residential neighborhood and other land uses intended to serve the immediate vicinity or neighborhood as the primary service area.

C-2: General Commercial District - provides a commercial district designed to serve the community at-large consisting of a wide variety of sales and service facilities and locations that will be accessible to all shoppers, as well as serving the motoring public.

I-1: Light and Wholesale Industrial District - creates and protects areas for wholesale and light industrial uses and to provide general performance standards for the operation of such uses. It is further intended that no new residential uses shall be permitted in this district.

I-2: Heavy Industrial District - creates and protects areas for industrial use and to provide general performance standards for the operation of such uses.

T-1: Interstate Village District - accommodates land uses which typically attract high volumes of automotive traffic coincidental to their proximity to interstate highway exchanges, and other arterial highways. This is a district where either urban utilities and infrastructure are either being provided, or are being planned.

Overlay districts:

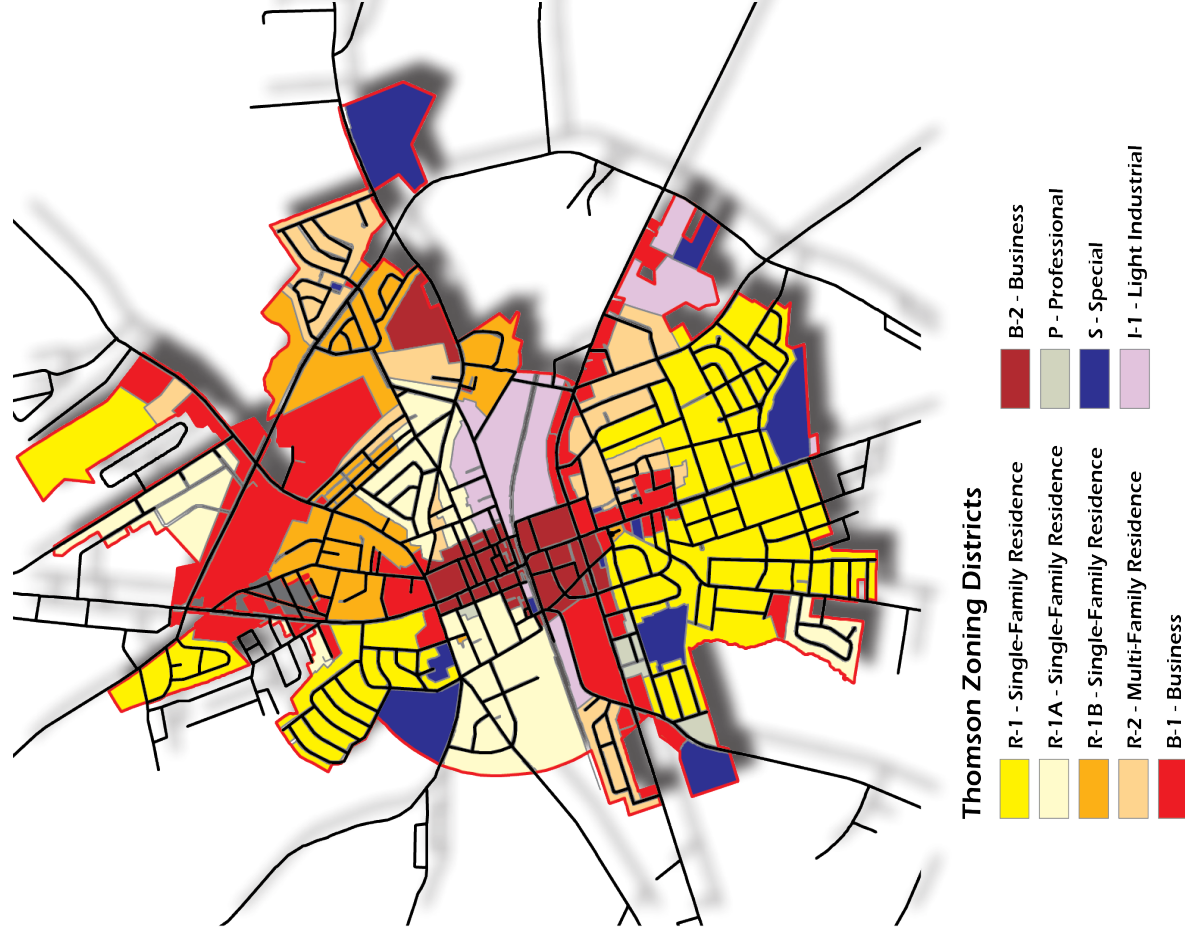
O-1: Flood Hazard Overlay District - This overlay zone may be combined with and/or superimposed upon any other district. The intent of the district is to set forth those standards necessary to minimize public and private losses due to flood conditions.

O-2: Usry Pond Watershed Overlay District - This overlay zone may be combined with and/or superimposed upon any other district. The intent of this district is to protect the county's potable fresh surface water supplies from the negative effects of drought, pollution, overdraft, or mismanagement.

O-3: Lake Recreational Overlay District - provides accessible open space opportunities for recreation and to preserve and protect the natural resources and scenic quality of areas adjacent to Clarks Hill Lake.

Community Profile: LAND USE

Map 2.16: Thomson Zoning Districts



THOMSON ZONING DISTRICTS

The purpose of the Thomson Comprehensive Zoning Ordinance is: to lessen congestion in the streets; to secure safety from fire, panic, and other dangers; to promote health and the general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements; to sustain the stability of neighborhoods; to protect property against blight and depreciation; to secure economy in governmental expenditures; to conserve the value of buildings; to encourage the most appropriate use of land and all buildings and structures and to assist the orderly, efficient and integrated development of the city in accordance with the comprehensive plan.

The following is a list and description of Thomson zoning districts (depicted in **Map 2.16**):

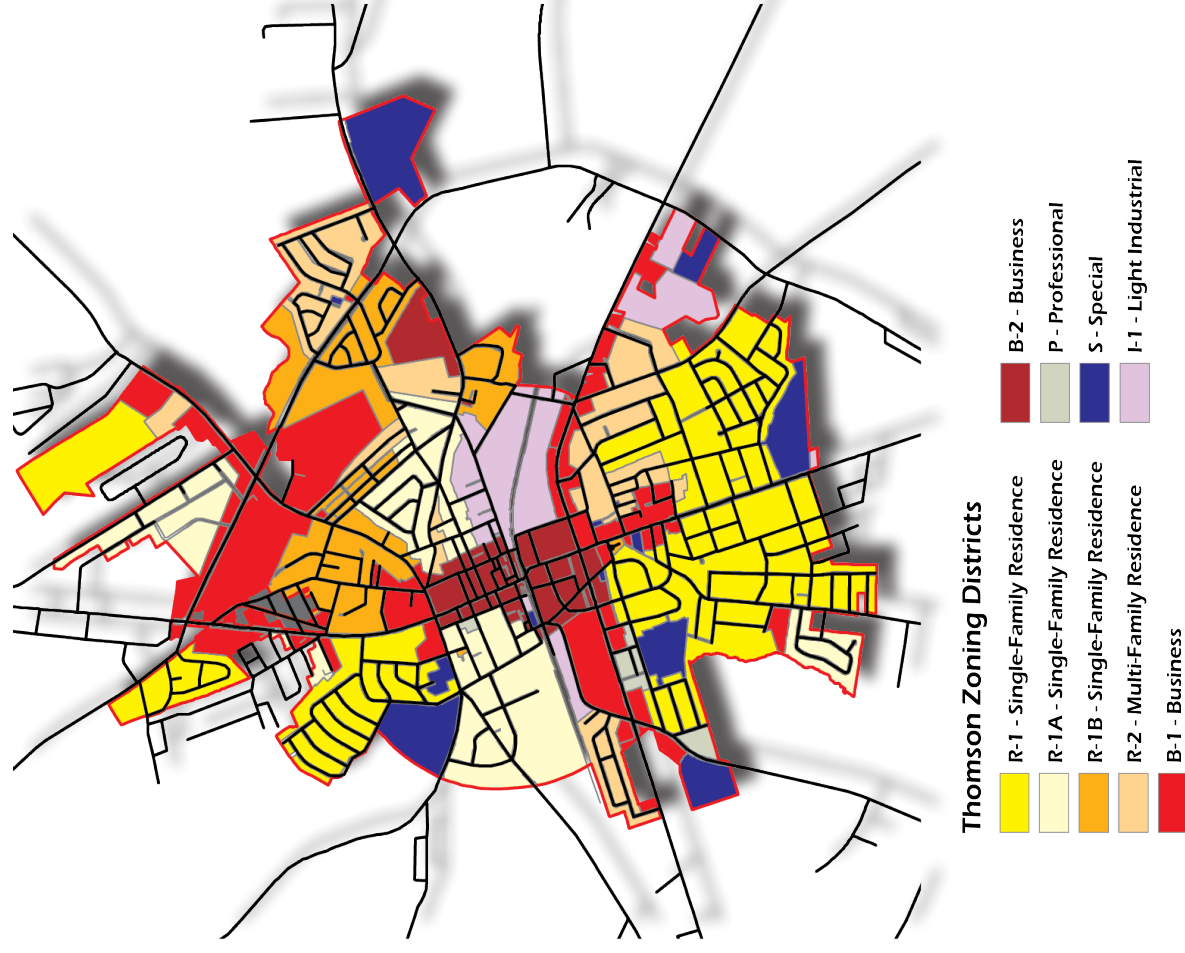
R-1 Single-Family Residence - This low-density, single-family residential district was established to protect property in the district from the depreciating effects of incompatible land uses.

R-1A Single-Family Residence - This medium-density single-family residential district was established to protect property in the district from the depreciating effects of incompatible land uses.

R-1B Single-Family Residence - This high-density, single-family residential district established to protect property in the district from the depreciating effects of incompatible land uses.

R-2 Multi-Family Residence - This medium- to high-density multi-family residence district was established to protect property in the district from the depreciating effects of incompatible land uses.

Map 2.16: Thomson Zoning Districts



B-1 Business - This general commercial zone provides a wide variety of commercial facilities serving a large market area.

B-2 Business - This heavy commercial zone provides a wide variety of commercial facilities, commercial uses needing access to major streets, and commercial uses utilizing large sites, as well as the coordinated development of high-density residential uses.

P - Professional - provides areas for professional uses and related uses such as prescription shops and optical sales, and to complement the character of adjacent districts. This district is not intended to accommodate general and highway oriented commercial uses.

S - Special - provides for the proper placement of private, semiprivate, and public uses which require special consideration because of their character, physical setting, size, and/or relation to surrounding land uses.

I-1 Light Industrial - provides areas for light industrial uses and related uses such as wholesaling, warehousing and storage, and to protect adjacent districts from potentially harmful effects. This district is not intended to accommodate general commercial uses or residential uses.

I-2: Heavy Industrial - provides areas for basic industrial and related uses, to encourage the proper design, placement and grouping of industrial uses, and to protect adjacent districts from potentially harmful effects. This district is not intended to accommodate general commercial uses or residential uses.

Community Profile: LAND USE

DEARING ZONING DISTRICTS

The Dearing Land Development Code was adopted in February 2015. The purposes of the Dearing Land Development Code include but are not limited to the following: Promote the health, safety, welfare, morals, and prosperity of the residents of the town of Dearing, Georgia; Preserve the unique character of the town of Dearing, Georgia; Classify land uses described by individual zoning districts, overlay districts, and special zoning districts; Balance the interest of both public and private entities in land development; Protect established land-uses from the encroachment of incompatible uses; Promote responsible growth, secure safety from fire and health dangers, and promote desirable living conditions; Provide economically sound and stable land development by assuring that development activity is supported by adequate infrastructure.

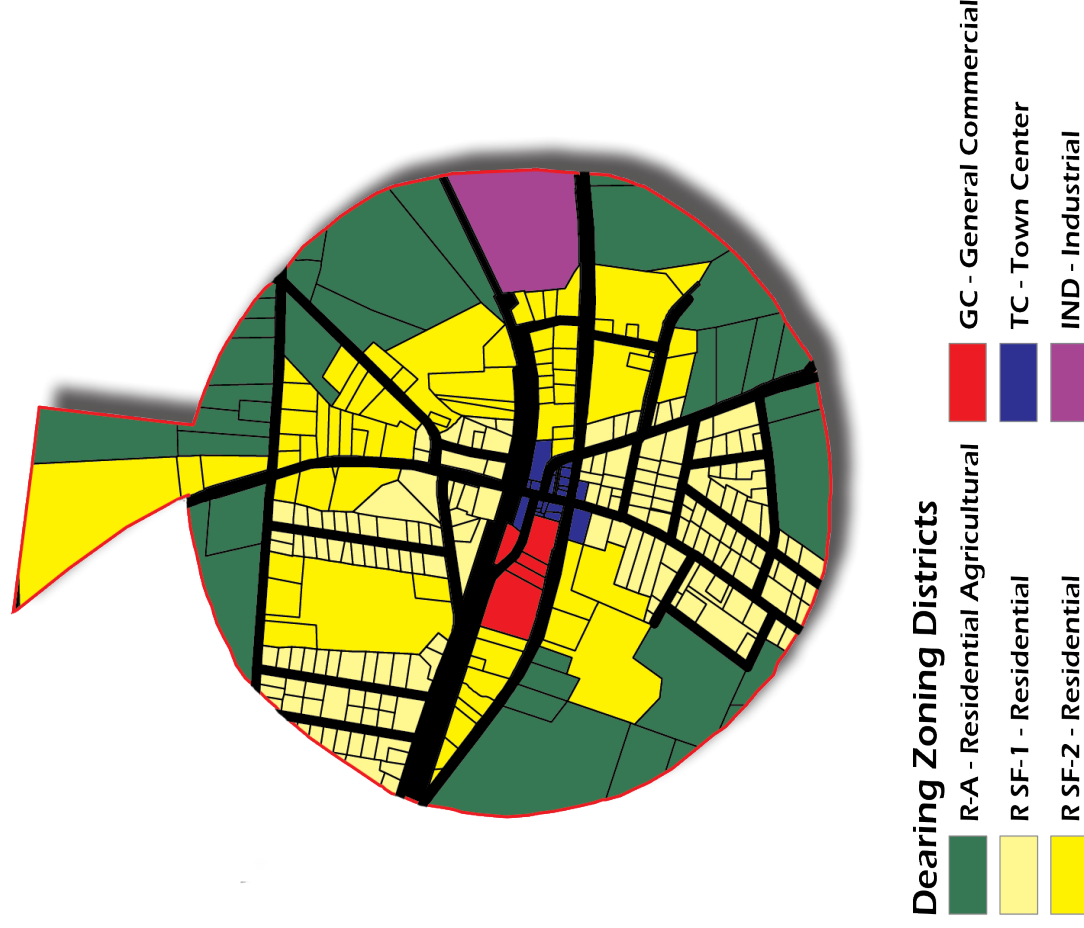
The following is a list and description of Dearing zoning districts (displayed in **Map 2.17**):

R-A Residential Agricultural - promotes the use of large lots in order to maintain the rural residential character of areas within and surrounding the town

R-SF-1 Residential - Single Family 1 - promotes single family residential uses within a low intensity neighborhood environment that incorporates open space and supporting institutional uses in a secondary capacity.

R-SF-2 Residential - Single Family 2 - promotes single family residential uses on smaller lots that meet market demand for developments of higher intensity and support a more efficient use of public infrastructure.

Map 2.17: Dearing Zoning Districts



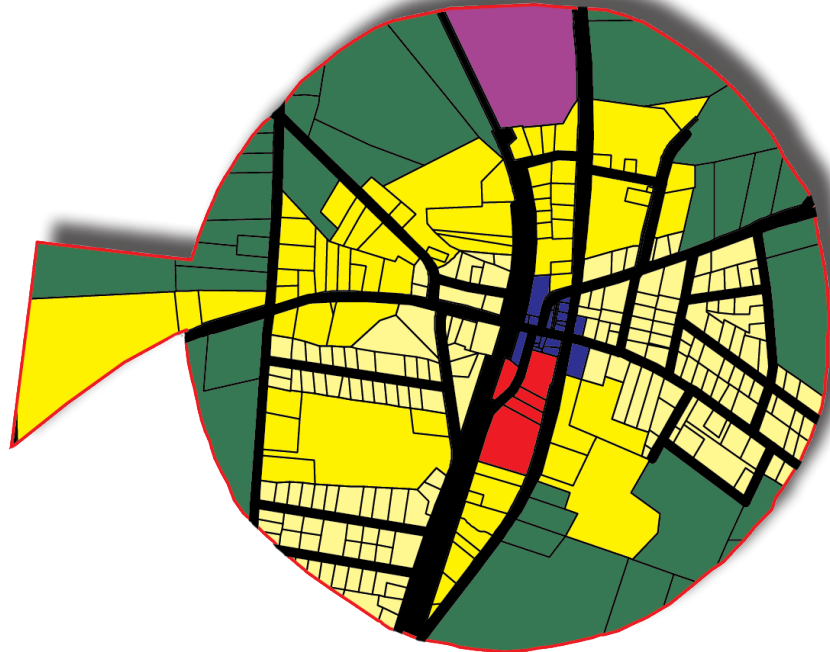
Map 2.17: Dearing Zoning Districts

R-MF Residential - Multifamily - provides areas for multifamily residential developments including, but not limited to duplexes, townhomes, apartment complexes and uses that complement the neighborhood environment such as churches, schools, parks, open spaces, etc.

GC - General Commercial - provides for a variety of commercial, retail, office, and service activities for the residents of Dearing and surrounding McDuffie County.

TC - Town Center - provides for the revitalization and reuse of existing buildings, and new construction of buildings in Dearing's historic commercial core.

I - Industrial - provides an area for limited industrial and warehousing uses. The district provides for a number of employment opportunities in Dearing which may include, but not be limited to, manufacturing, bulk storage, etc.



Dearing Zoning Districts

