

APPENDIX B

**GROWTH
AND
DEVELOPMENT TRENDS
COMMUNITY INFORMATION**



Jefferson County

Joint Comprehensive Plan
2018 - 2028



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Prepared by the CSRA Regional Commission





INTRODUCTION

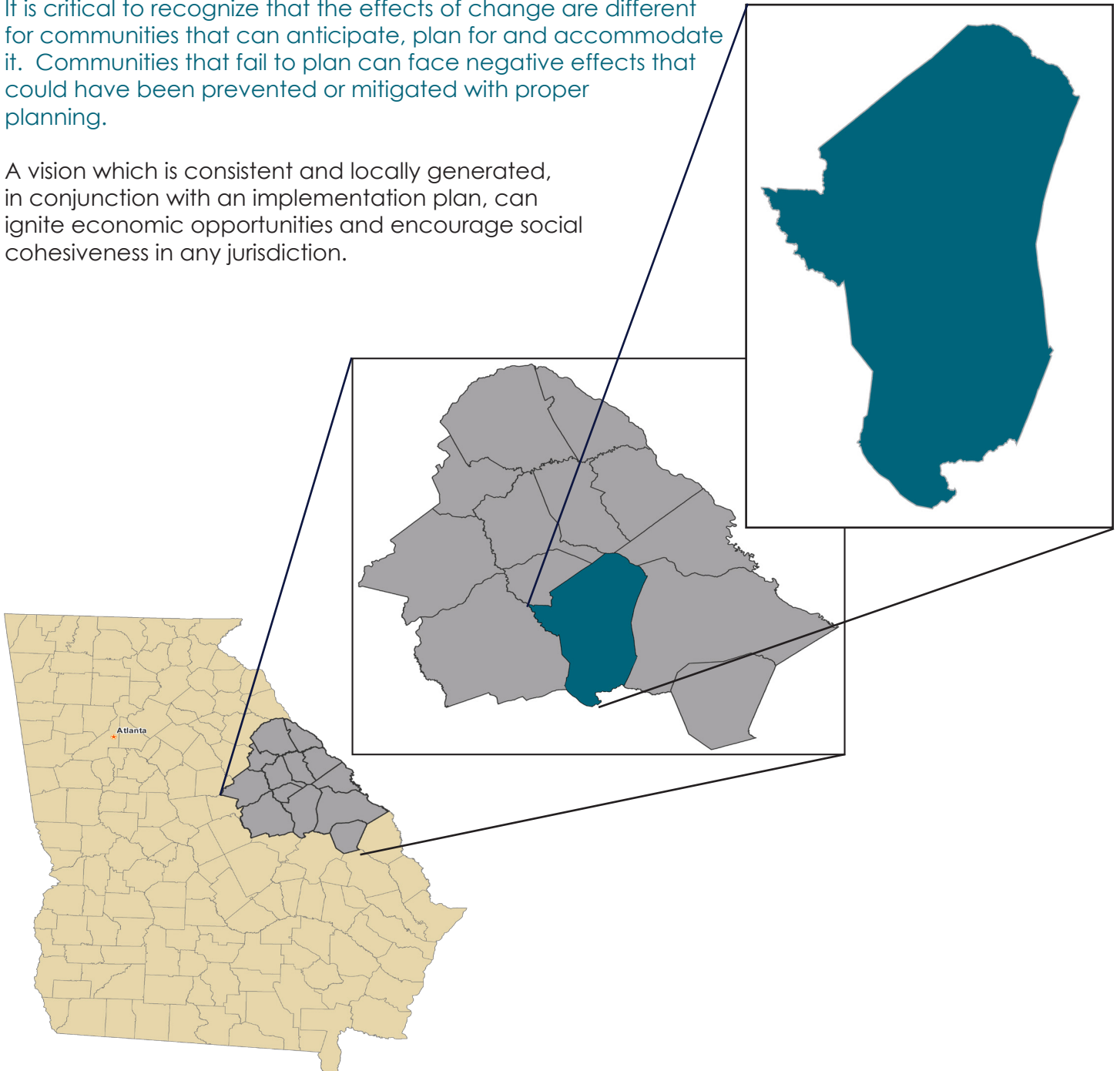


Plan Overview

Counties, cities, and towns in Georgia all desire to provide residents of all ages and backgrounds with a safe, affordable, healthy and beautiful place to live and thrive. These communities, large and small, all experience change at various points in their existence, whether it be environmental, political, geographic, economic, or demographic. For example, rapid, uncontrolled development can lead to sprawl, and declining or stagnant development can lead to dilapidated buildings and increased blight. Change is inevitable, and the long-term viability of every community is affected by it. Community stabilization is a vital factor in remaining viable and encouraging quality growth. For a community to remain strong in an ever-changing world, it must accommodate its current needs, anticipate future needs, and take advantage of critical opportunities. It also requires adaptation in the face of unforeseen circumstances or emergencies.

It is critical to recognize that the effects of change are different for communities that can anticipate, plan for and accommodate it. Communities that fail to plan can face negative effects that could have been prevented or mitigated with proper planning.

A vision which is consistent and locally generated, in conjunction with an implementation plan, can ignite economic opportunities and encourage social cohesiveness in any jurisdiction.



The Jefferson County Joint Comprehensive Plan focuses on unique community traits and assets while identifying present issues and presenting future solutions. The Jefferson County Joint Comprehensive Plan is the official guiding document for Jefferson County and the communities of Avera, Bartow, Louisville, Stapleton, Wadley, and Wrens. This document serves to:

- Outline a desired future
- Provide a guide for how to achieve that future
- Formulate a coordinated long-term plan

The comprehensive plan coordinates areas of significance in economic development, housing, community facilities, cultural/natural resources and land use in a guide for:

- Land development in relationship with the environment
- Retention and attraction of employment opportunities
- Continued maintenance and access to public services and facilities
- Recreational services created and improved

In conjunction with the Jefferson County Service Delivery Strategy (see page 7), this document is a resource to provide a road map for each jurisdiction. Appointed and elected officials should use this resource as they deliberate land development issues and help their respective citizenry understand the benefits of proper community planning.

Historic Background on Jefferson County and Its Municipalities

Named in honor of Thomas Jefferson, in 1796 Jefferson County was established as the state of Georgia's twenty-third county on land formerly belonging to Warren and Burke Counties. Since its founding, Jefferson County has been primarily agriculturally driven. Historically, cotton and tobacco were the main crops of the county. However, today the county's farms include cotton, wheat, timber, cattle and dairy operations. Local industry and manufacturing also play a major role in the local economy.

AVERA

Avera was founded in 1885, named after the beloved Dr. Alexander Avera. Dr. Avera donated the land for the town, which was named in his honor.

Avera

BARTOW

Bartow was named "Wood's Fort" after Solomon Wood who built a log fortification to protect against attacks from the Creek Nation. Part of the area now known as Bartow was a partial payment for

Wood's services as a Commander of all Georgia troops who fought in the Revolutionary War. The town was later incorporated in 1860, renamed Bartow in honor of Francis

Bartow a Savannah native, who died during the Civil War's First Battle of Manassas. During the Civil War "March to the Sea" General William T. Sherman turned south prior to hitting the town, but briefly Union soldiers entered the town to take cotton and supplies. Bartow served as a source of supplies for Confederate soldiers.



Following the Civil War, the town was repaired and a railroad stop aided with attracting new residents. During the 1920s Bartow became a major freight stop between Macon and Savannah. After the arrivals of the boll weevil and The Great Depression the population began to decline. In recent years, an organized group of Bartow residents have revived a sense of pride focused on the town's history, which has resulted in a slow increase in population.

LOUISVILLE

Louisville is the county seat and is named in honor of King Louis XVI of France. The City became Georgia's first permanent state capital in 1796, and remained the capital for 10 years. In the City's early years, tobacco and cotton crops helped to drive the economy, along with trade. During the Civil War in 1864, General William T. Sherman in his "March to the Sea" went through Broad Street in Louisville, burning homes and stores.



STAPLETON

Stapleton originally served as a county post office named "Spread Oak." In 1885, when the railroad was built the town was renamed in honor of Colonel James Stapleton. During the Civil War the town was hit by General William T. Sherman's "March to the Sea", and homes and livestock suffered. In 1906, Stapleton was incorporated. The city has ideal land for agricultural purposes, and the chief crops are cotton and grain.



WADLEY

Wadley was known as "Shakerag" in 1873, when the town founder William Donovan put down a tram road running from his mill to the town. William Donovan named the town after his friend William Morrill Wadley, who was president of the Central of Georgia Railway. The newly named town coincided with Wadley becoming an official railroad stop.

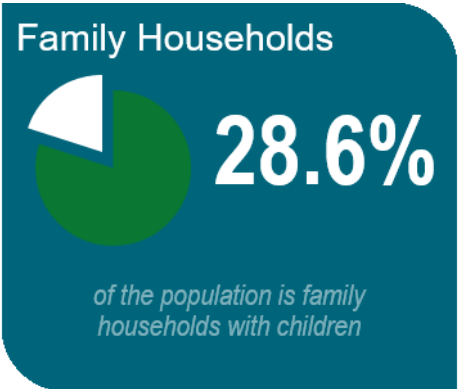
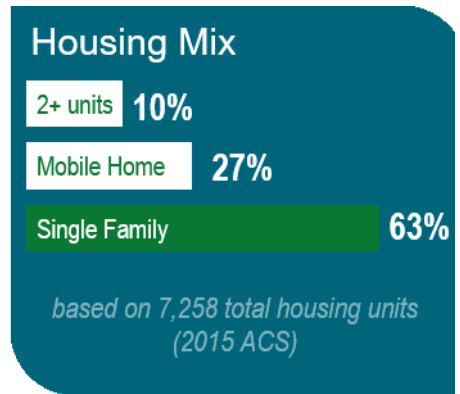
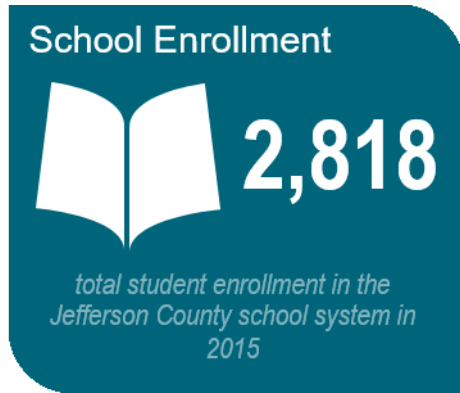
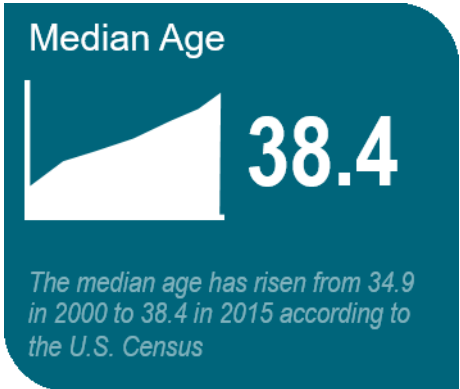
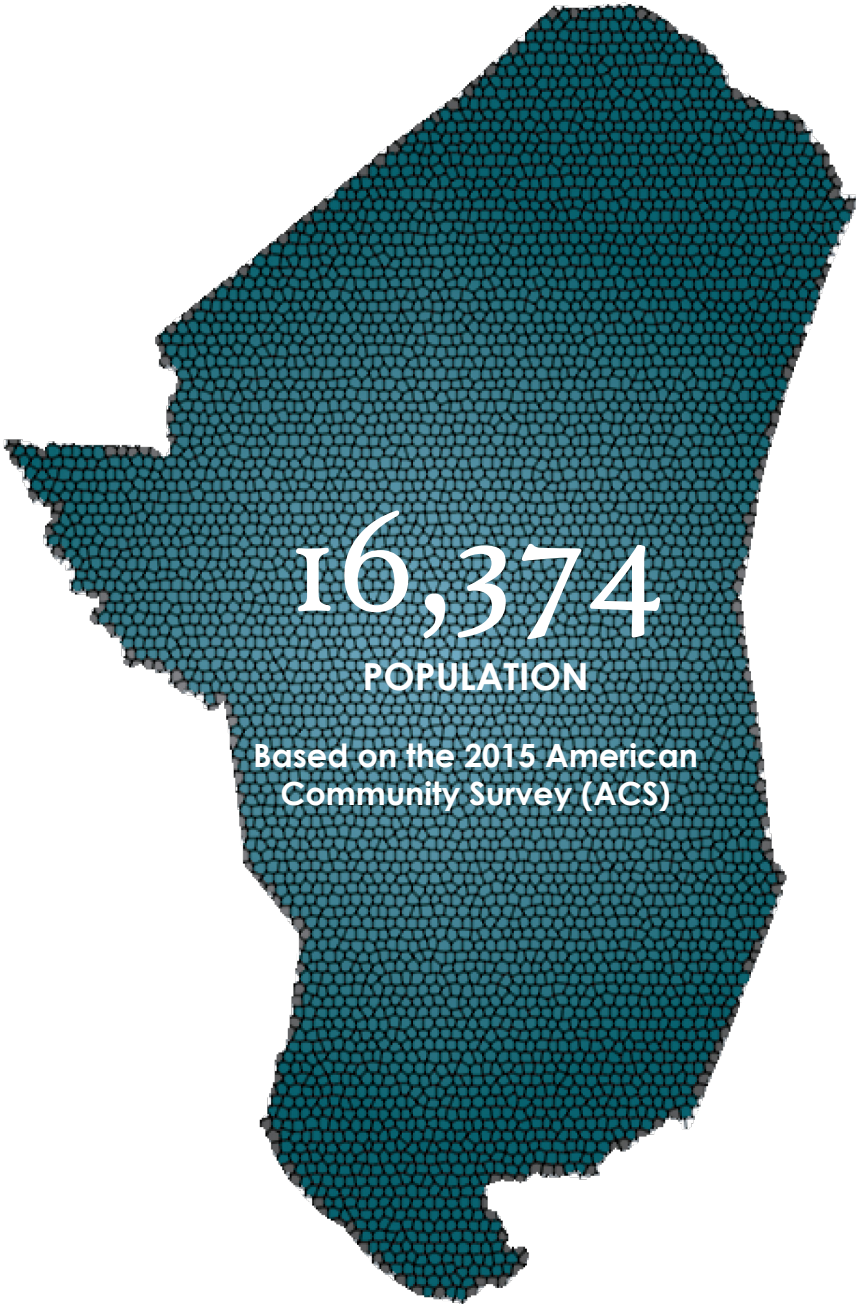


WRENS

Wrens is named after an early settler, John Wren. The town developed due to its close proximity to the railroad. During the early 1900s, the town developed with churches, a school and soon after industry. Some of the noted industries in Wrens were a cottonseed oil mill, flour mill, woodwork factory, an ice factory and a Coca-Cola bottling plant. One of the City's unique assets is its gourd farm, the largest on this side of the Mississippi River.



Jefferson County by the Numbers





Comprehensive plans prepared in Georgia that are consistent with the DCA standards include a strategic planning component called the “community work program.” Each community’s five-year community work program lists measurable projects that will be undertaken within the applicable community’s geographic area consistent with their stated comprehensive plan goals for economic development, housing, community facilities, natural and cultural resources, land use, etc.

This document includes data at a variety of scales, from the state and region, down to the municipal level. All of which provide valuable context and comparison information for plan users.

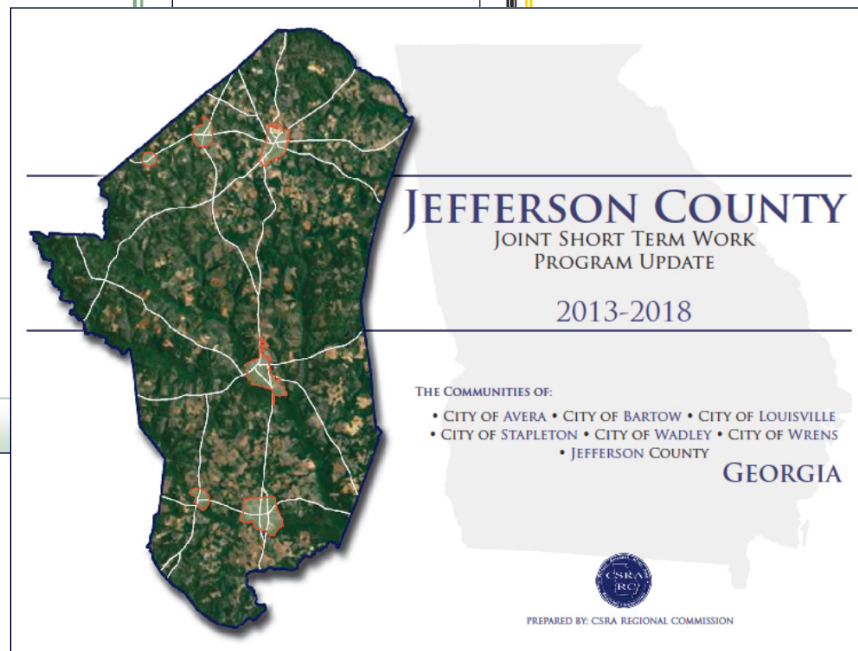
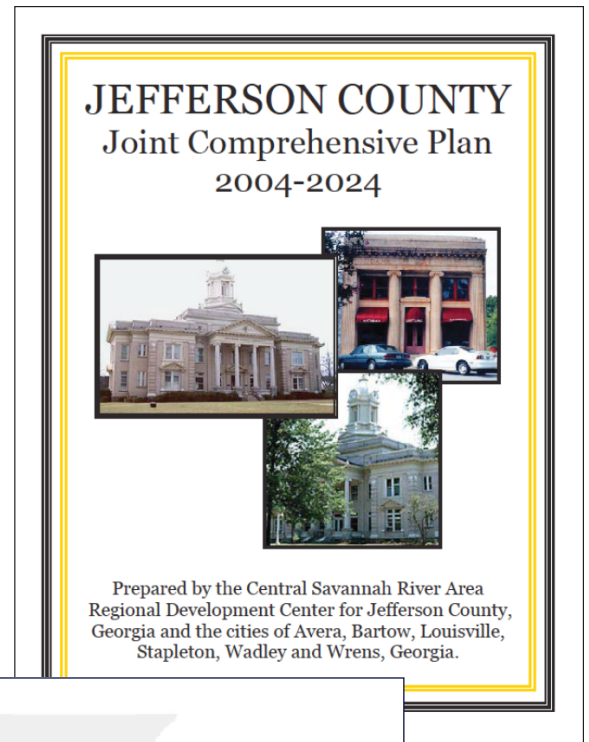
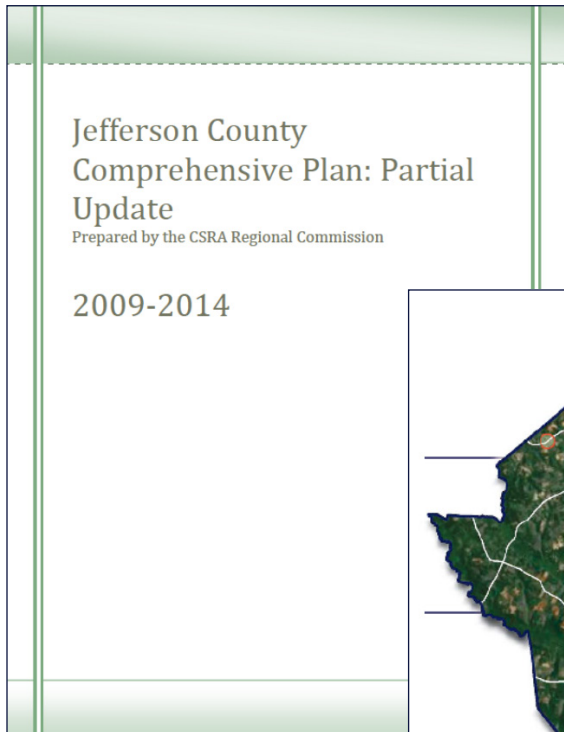


The elected officials and civic leaders of Jefferson County and the municipalities of Avera, Bartow, Louisville, Stapleton, Wadley and Wrens have recognized the significance of a comprehensive planning process to coordinate the needs each community has regarding development, housing vitality and maintaining of character.

PRIOR PLANS

The comprehensive plan is a living document that should be updated as the community it describes changes. The Georgia Department of Community Affairs (DCA) requires 5-year updates of the plan and community work program to ensure community needs are met.

The 2004-2024 Plan, 2009-2014 Partial Update and 2013-2018 work program update were prepared by the CSRA Regional Commission (CSRA-RC).



SERVICE DELIVERY STRATEGY

The state of Georgia's "Service Delivery Strategy Act" (O.C.G.A 36-70) was adopted in 1997 by the Georgia General Assembly. It required all Georgia counties and incorporated municipalities to adopt a joint "service delivery strategy" document by July 1, 1990. The service delivery strategy document is an action plan supported by appropriate ordinances and intergovernmental agreements, for providing local government services and resolving land use conflicts within a county.

The purpose of this Act - and the service delivery strategy document - is for local governments to examine public services, identify overlap or gaps in service provisions, and develop a better approach to allocating the delivery and funding of these services among local governments and other authorities within each county.

The Jefferson County Service Delivery Strategy has been updated as a part of this process.

Plan Coordination, Components and Process

The CSRA-RC is the county's selected planning coordinator for the Jefferson County Comprehensive Plan 2018-2028. This document has been prepared to exceed the minimum requirements of Georgia Department of Community Affairs' 2018 Minimum Standards and Procedures For Local Comprehensive Planning which were became effective in October 2018.

The Comprehensive Plan includes the following state-required and elective components:

- | | |
|-------------------------------------|-------------------------------------|
| • Community Goals | • Economic Development |
| • Community Needs and Opportunities | • Land Use |
| • Community Work Program | • Housing |
| • Community Involvement Overview | • Natural and Cultural Resources |
| • Broadband Services | • Community Facilities and Services |

All state-required comprehensive planning components, and additional electives listed are distributed throughout the Jefferson County Comprehensive Plan in different sections.

A comprehensive plan should be composed to reflect the shared vision, goals and objectives for all communities involved in the process. The Georgia Department of Community Affairs requires the planning process for comprehensive plan to follow a set of minimum procedures to ensure that the public has the opportunity to provide input and review the comprehensive plan document as it is created. Figure 1 (on page 10) provides a list of the required procedures and provides a brief description of each.

PUBLIC INVOLVEMENT

Consistent public input is a necessary component for the creation and completion of this comprehensive plan document. One significant part of the process is forming a stakeholder committee of community members. This group of people is critical to the plan creation and informs the decision-making process. A committee of stakeholders was created and was comprised of community leaders from a cross-section of the county. The primary purpose of this committee was assuring that CSRA-RC staff reflected the aforementioned shared vision, goals, and objectives of the community.

Two public hearings were also held as a part of this process. Initial public hearings to start the comprehensive planning process were held for each of the jurisdictions on the following dates:

January 8, 2018 | Avera and Wadley

January 9, 2018 | Louisville and Jefferson County

January 11, 2018 | Stapleton

January 16, 2018 | Wrens

January 22, 2018 | Bartow

The second public hearing was a joint hearing held on January 25, 2019 at Louisville City Hall.

The members of the Jefferson County stakeholder committee for this planning process were:

Adam Brett | Administrator, Jefferson County
Mitchell McGraw | Chairman, Jefferson County
Greg Sellars | Economic Development Authority of Jefferson County
Eugene Love | Resident
Ricky Sapp | Administrator, City of Louisville
Larry Morgan | Mayor, City of Louisville
Arty Thrift | Administrator, City of Wrens
Lester Hadden | Mayor, City of Wrens
Gail Berry | Clerk, City of Stapleton
Frank Parrish | Mayor, City of Stapleton
Brittany Kurtz | Clerk, Town of Bartow
Robert Morris | Mayor, Town of Bartow
Amy Hadden | Clerk, City of Avera
Tommy Sheppard | Mayor, City of Avera
Rita Hilton | Clerk, City of Wadley
Henry Moore | Mayor, City of Wadley

Stakeholder meetings were held on the following dates to provide information, review data, and gain community perspective:

- January 26, 2018
- June 15, 2018
- June 18, 2018
- August 6, 2018 (phone conference)
- October 19, 2018
- January 25, 2019 (prior to the hearing)



Photo by Greg Newington

FIGURE 1: PLANNING PROCESS FOR THE JEFFERSON COUNTY COMPREHENSIVE PLAN

Procedure		Description
A	First Required Public Hearing	Brief public on the process and provide opportunities to participate
B	Plan Development	Must include opportunity for involvement from stakeholders and community members
C	Second Public Hearing	Once plan is drafted must be made available for public review
D	Submittal for Review	Upon completion must submit to RC
E	Notification of Interested Parties	The RC will notify all interested parties of the availability of the plan for review and comment
F	Regional Commission Review	RC will review the plan for potential conflicts
G	Department Review	DCA will review for compliance with their "Rules"
H	Report of Findings and Recommendations	A report of findings and recommendations must be transmitted within 40 days after submittal
I	Plan Revisions	If plan is not in compliance revisions may be made to the plan to meet requirements
J	Adoption of Plan	Once the plan is found in compliance the plan can be adopted within a certain time frame
K	Notification of Local Adoption	RC must be notified of adoption within 7 days and forward to DCA in another 7 days
L	Qualified Local Government Certification	DCA will notify communities their QLGC has been extended
M	Publicizing the Plan	Publication of plan adoption must occur and citizenry informed of the availability of plan for review

POPULATION DATA

2000 - 2015 Population for Jefferson County and Contained Jurisdictions					
Population	2000	2010	2015	1990 -2015 Population Change	1990-2015 Population Percent Change
Avera	217	246	282	65	30.0%
Bartow	223	286	297	74	33.2%
Jefferson County	17,266	16,930	16,374	-892	-5.2%
Louisville	2,712	2,493	2,581	-131	-4.8%
Stapleton	318	438	471	153	48.1%
Wadley	2,088	2,061	1,992	-96	-4.6%
Wrens	2,314	2,187	2,532	218	9.4%
Unincorporated Jefferson	9,394	9,219	8,219	-1,175	-12.5%
Georgia	8,186,453	9,687,653	10,429,379	2,242,926	27.4%
Source: U.S. Census Bureau, 2000 and 2010 Summary File 1 (SF1), Table DP-1					

Population for CSRA Counties 1990 - 2015						
County	1990	2000	2010	2015	1990 - 2015	
					Change	Percent Change
Burke	20,579	22,243	23,316	23,007	2,428	11.80%
Columbia	66,031	89,288	124,053	136,204	70,173	106.27%
Glascocok	2,357	2,556	3,082	3,087	730	30.97%
Hancock	8,908	10,076	9,429	8,881	-27	-0.30%
Jefferson	17,408	17,266	16,930	16,374	-1,034	-5.94%
Jenkins	8,247	8,575	8,340	8,922	675	8.18%
Lincoln	7,442	8,348	7,996	7,720	278	3.74%
McDuffie	20,119	21,231	21,875	21,582	1,463	7.27%
Richmond	189,719	199,775	200,549	201,291	11,572	6.10%
Taliaferro	1,915	2,077	1,717	1,721	-194	-10.13%
Warren	6,078	6,336	5,834	5,561	-517	-8.51%
Washington	19,112	21,176	21,187	20,785	1,673	8.75%
Wilkes	10,597	10,687	10,593	9,991	-606	-5.72%
CSRA Region	378,512	419,634	454,901	465,126	86,614	22.88%

Source: U.S. Census Bureau, American Community Survey, Staff Calculations

Housing Types, Age and Mix in the Region

The CSRA's housing stock includes both owned and rental units and mix of housing types. The majority of the region's housing stock is classified as single-family. Approximately 36 percent of occupied housing units are rental units and 64 percent are owner units, which represents some regional capacity to address different housing needs (Figure 18). The region's vacancy rate is relatively high 18 percent, a figure that has increased since 2010, when it stood at 15 percent. Observations, resident conversation and housing inventories suggest that the region's housing stock is not adequate. According to the 2010 distribution of vacant housing units, almost 36 percent were unavailable for purchase or rent. In addition, a significant portion of housing is substandard. Age of housing stock is also a factor, with most being built before the 1980s in the region's rural counties. In areas where residents are also low-income, housing repair can be a major issue. Some home owners have been able to utilize Community HOME Investment Program (CHIP) grants for housing rehab, although issues of heir property has been a problem. The CSRA has a need for more housing options for those who are working lower-wage jobs, retired, aging in place, and in poverty. Housing constructed through CHIP could fill some of this need. The demand for affordable housing is rising in the region, and although many residents want to see single-family homes in their area, apartments, duplexes, and other multi-family options are necessary.



Figure 17: Physical Housing Characteristics, 2012-2016

County	Total Units	Single Family	Multi-Family	Manufactured
Burke	8,082	55.9%	11.4%	32.7%
Columbia	45,623	87.9%	6.2%	5.8%
Glascocock	1,105	51.8%	2.2%	4.6%
Hancock	2,813	56.2%	6.4%	37.4%
Jefferson	5,855	61.5%	11.2%	27.3%
Jenkins	3,554	65.0%	4.1%	30.8%
Lincoln	3,457	63.5%	3.4%	33.1%
McDuffie	8,067	66.9%	10.8%	22.3%
Richmond	72,470	68.0%	24.4%	7.6%
Taliaferro	748	55.4%	6.0%	38.6%
Warren	2,204	51.9%	13.8%	34.3%
Washington	7,381	62.1%	7.7%	30.2%
Wilkes	3,975	72.5%	9.6%	17.9%

Source: US Census Bureau, 2012-2016 ACS 5-Year Estimates

Figure 18: CSRA Household Units by Occupancy Status and Tenure, 2010-2016

	2010		2016	
	Number	Percent	Number	Percent
Total Housing Units	213,733	100	201,643	100%
Occupied	181,712	85.0	165,334	82.0
Owner	119,139	55.7	105,945	64.1
Renter	62,573	29.3	59,389	35.9
Vacant	32,021	15.0	36,309	18.0

Source: 2010 Census, 2012-2016 American Community Survey 5-Year Estimates

Age of Housing Stock in Jefferson County

The housing stock in Jefferson County is trending older. Several cities have preserved their historic housing, which does affect the overall percentages. Avera, Wrens and Bartow have the smallest percentages of new housing, that is, housing built since 1990. Housing constructed between 1960 and 1989 represents the largest percentage of housing in the county with 46.3 percent. While communities are encouraged to maintain existing housing stock and preserve historic structures, a balance must be struck and new construction pursued as well in order to help accommodate new residents.



Figure 19: Age of Housing in Jefferson County

Housing Age	Jefferson County	Avera	Bartow	Louisville	Stapleton	Wadley	Wrens
1939 - Older	10.1%	36.8%	40.9%	12.4%	26.6%	9.2%	4.3%
1940-1949	4.7%	8.1%	6.5%	8.4%	1.5%	2.9%	5.0%
1950-1959	9.8%	7.4%	22.7%	13.9%	7.0%	12.2%	14.0%
Total Older Than 1960	24.6%	52.2%	70.1%	34.7%	35.2%	24.3%	23.4%
1960-1969	10.5%	8.8%	1.9%	17.6%	9.0%	10.8%	12.8%
1970-1979	22.3%	4.4%	2.6%	15.9%	17.6%	14.7%	29.1%
1980-1989	13.4%	18.4%	16.2%	10.1%	9.0%	9.9%	18.7%
Total 1960-1989	46.3%	31.6%	20.8%	43.5%	35.7%	35.3%	60.6%
1990-1999	18.9%	7.4%	6.5%	9.3%	13.1%	30.5%	8.8%
2000-2009	8.3%	8.8%	2.6%	9.2%	16.1%	7.4%	7.2%
2010-later	1.9%	0.0%	0.0%	3.2%	0.0%	2.4%	0.0%
Total Since 1990	29.1%	16.2%	9.1%	21.8%	29.1%	40.4%	16.0%

Figure 20: Housing Types in Jefferson County

Type	2000 Census		2015 ACS		Change	
	Number	Percent (%) of Total	Number	Percent (%) of Total		
Single Units (Detached)	4,481	62.1%	4,524	62.3%	43	1.0%
Single Units (Attached)	79	1.1%	65	0.9%	-14	-17.7%
Double Units	188	2.6%	237	3.3%	49	26.1%
3 to 9 Units	309	4.3%	437	6.0%	128	41.4%
10 to 19 Units	49	0.7%	15	0.2%	-34	-69.4%
20 or More	122	1.7%	37	0.5%	-85	-69.7%
Mobile Homes or Trailers	1,990	27.6%	1,936	26.7%	-54	-2.7%

Figure 21: Number of Housing Units 2000-2015

Number of Units	2000	2015	Change	Percent Change
Avera	162	136	-26	-16.0%
Bartow	108	154	46	42.6%
Jefferson County	7,221	7258	37	0.5%
Unincorporated Jefferson County	1,806	1540	-266	-14.7%
Louisville	1,090	1,179	89	8.2%
Stapleton	120	199	79	65.8%
Wadley	878	901	23	2.6%
Wrens	1,057	1,134	77	7.3%

Similar to the changes in population between the years 2000 and 2015, some jurisdictions experienced increases while others experienced decreases. The greatest change occurred in the unincorporated area, where the number of housing units decreased by approximately 15 percent (15%). The County population in the unincorporated area decreased by 13 percent (13%) during the same time period.

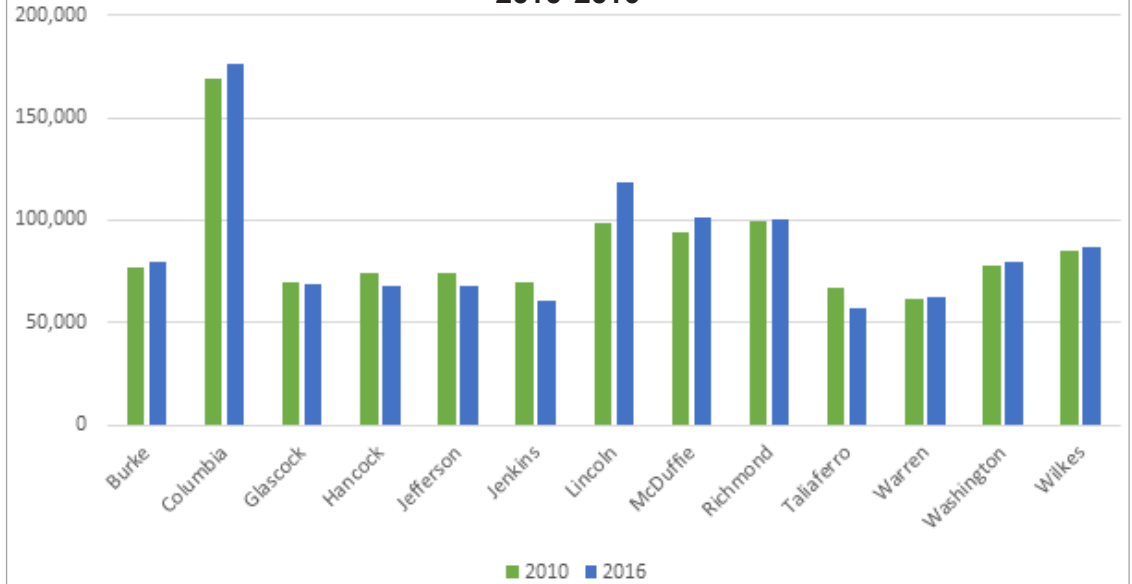
Single-family detached units are the predominant housing type in Jefferson County with 62 percent of the total housing units. Mobile homes represent 28 percent of all housing units in the county. This is not atypical in the CSRA. Like most counties in the region, multifamily housing in Jefferson County is not highly present, although it is needed. All communities in the county have expressed a desire to provide greater housing diversity, particularly to provide for lower income and middle-income residents and commuters.



Value of Housing Stock

Between 2010 and 2016, Jefferson County experienced a decline in housing values. It was one of five counties in the region to do so. The remainder of CSRA counties experienced an increase in the median housing value, or remained relatively stable,

with Lincoln County experiencing the largest increase of 20 percent. Overall housing inventories and inventories of vacant and/or dilapidated buildings can assist the County and municipalities in evaluating where community needs are and what needs to be done to help improve values.

Figure 22: CSRA Counties Median Housing Values, 2010-2016

Did You Know?

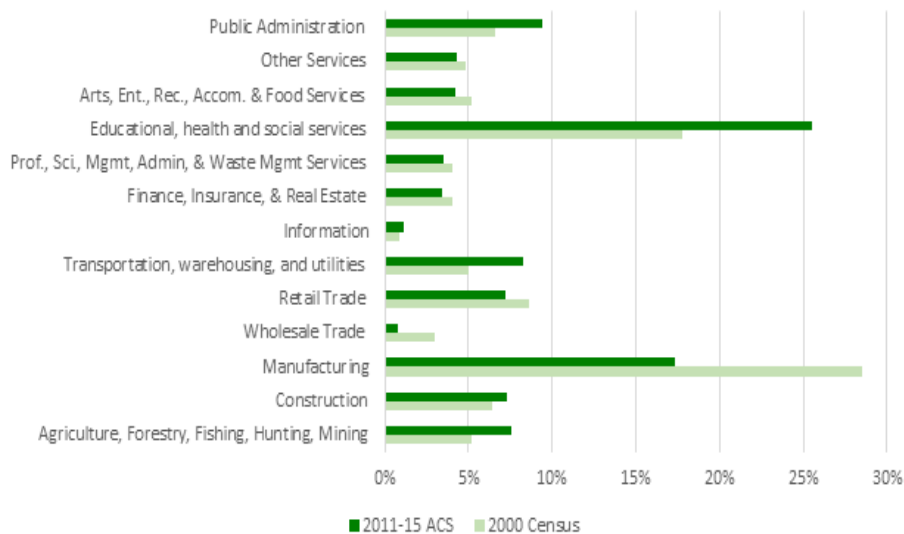
- Kings Mill Commerce Park is a rail-served GRAD site, with over 400 available acres
- Jefferson County is home to five international companies.
- Although Jefferson County's economy is based on agriculture, other industry sectors that have a strong presence are metal fabrication, kaolin mining and processing, food processing, and timber industries.
- Jefferson County is home to the executive offices and the electronic data processing of one of the top 10 banks headquartered in the State of Georgia.



Employment by Sector

Manufacturing was the dominant sector in Jefferson County in the year 2000, but this sector experienced significant decline. Some of this can be attributed to the 2008 economic recession, which affected communities across the state. Unlike manufacturing, the Education, Health, and Social Services sector experienced significant growth over the same time period. These two sectors continue to employ the most people in Jefferson County.

Figure 10: Employment by Sector in Jefferson County



Source: U.S. Census Bureau, 2011-15 American Community Survey

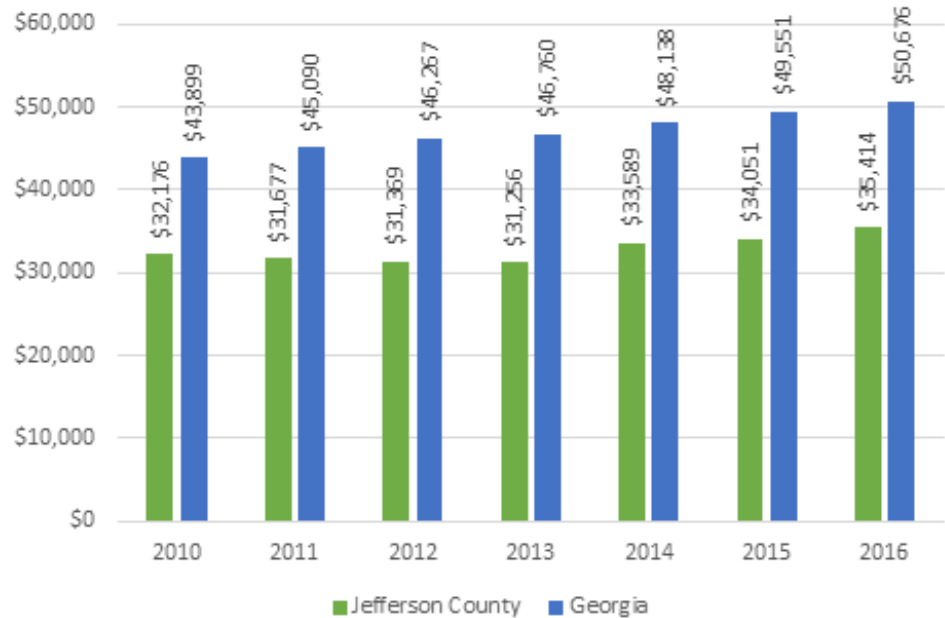
Looking at the jurisdictions themselves, Avera and Wadley experienced significant declines in employment between 2000 and 2015, while Bartow and Wrens gained employment. During this period, Wrens added 187 jobs in Educational-Health-Social Service sector and Bartow experienced an increase of employment in the Transportation, Warehousing, and Utilities sector. Wadley was impacted the most by the decline of employment in the

Manufacturing sector. Louisville also lost 195 manufacturing jobs, but this loss was offset by the significant employment gains in 6 other employment sectors.

Average Annual Income

Jefferson County has traditionally had a lower average annual income than Georgia. Since 2010, the Jefferson County average annual income has declined and increased again. It is currently over \$35,400. However, that is still significantly lower than the state average.

Figure 11: Average Annual Income in Jefferson County



Source: U.S. Census Bureau, 2011-15 American Community Survey

Location of Employment

Most Jefferson County residents who are employed work in Jefferson County. This trend has not changed since 2000. A very small portion of Jefferson County residents work outside of Jefferson County and an even smaller portion work outside of Georgia. Jefferson County residents on average have approximately a 26 minute commute time. That ranks fourth in the CSRA region.

Figure 12: Location of Employment

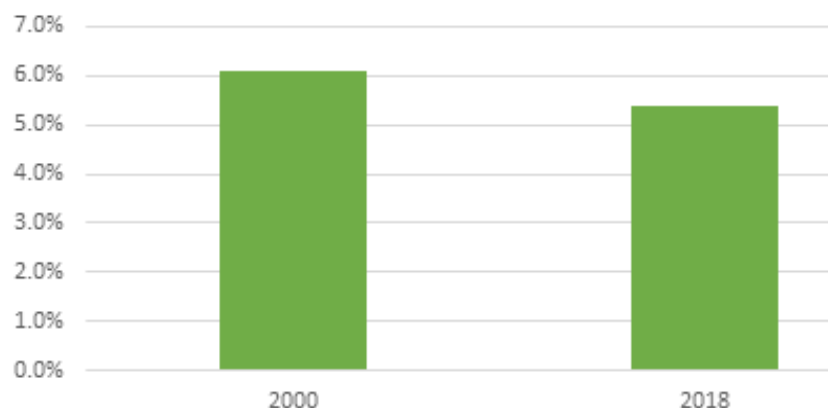
	2000 Census	2011-15 ACS	Percent (%) Change
Worked in Georgia	5,766	4,976	-13.7%
Worked Outside of Georgia	75	65	-13.3%
Worked in Jefferson County	3,842	3,137	-18.3%
Worked Outside of Jefferson County	1,942	1,839	-4.4%

Source: U.S. Census Bureau, 2011-15 American Community Survey

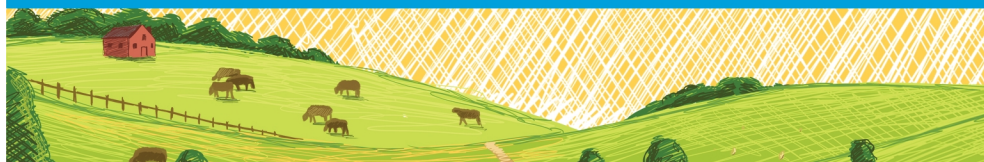
Unemployment Rates

Unemployment rates in Jefferson County have been traditionally higher than the national unemployment rate. While the March 2018 unemployment rate for the United States stood at 4 percent, Jefferson County had an unemployment rate of 5.4 percent. Unemployment in Jefferson County is currently below its 2000 level of 6.8%. Although unemployment has fallen, so have the overall number of jobs. Unemployment rates may be affected by the number of individuals of working age that have chosen to come out of the labor force all together. Those individuals aren't counted in the overall unemployment number.

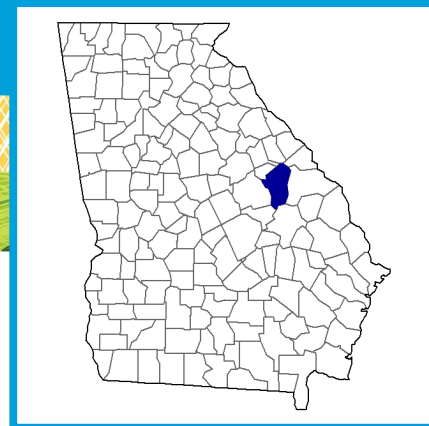
Figure 13: Unemployment in Jefferson County



Source: U.S. Census Bureau, 2011-15 American Community Survey



Jefferson County Georgia



Total and Per Farm Overview, 2017 and change since 2012

	2017	% change since 2012
Number of farms	318	-11
Land in farms (acres)	124,973	-14
Average size of farm (acres)	393	-3
Total	(\$)	
Market value of products sold	58,484,000	-20
Government payments	2,413,000	-10
Farm-related income	4,916,000	+188
Total farm production expenses	49,864,000	(Z)
Net cash farm income	15,948,000	-42
Per farm average	(\$)	
Market value of products sold	183,910	-10
Government payments (average per farm receiving)	16,525	+43
Farm-related income	48,194	+287
Total farm production expenses	156,804	+13
Net cash farm income	50,152	-35

1 Percent of state agriculture sales

Share of Sales by Type (%)

Crops	73
Livestock, poultry, and products	27

Land in Farms by Use (%) ^a

Cropland	56
Pastureland	7
Woodland	34
Other	3

Acres irrigated: 33,642

27% of land in farms

Land Use Practices (% of farms)

No till	10
Reduced till	16
Intensive till	20
Cover crop	14

Farms by Value of Sales

	Number	Percent of Total ^a
Less than \$2,500	93	29
\$2,500 to \$4,999	36	11
\$5,000 to \$9,999	46	14
\$10,000 to \$24,999	42	13
\$25,000 to \$49,999	18	6
\$50,000 to \$99,999	15	5
\$100,000 or more	68	21

Farms by Size

	Number	Percent of Total ^a
1 to 9 acres	21	7
10 to 49 acres	59	19
50 to 179 acres	103	32
180 to 499 acres	64	20
500 to 999 acres	31	10
1,000 + acres	40	13

Market Value of Agricultural Products Sold

	Sales (\$1,000)	Rank in State ^b	Counties Producing Item	Rank in U.S. ^b	Counties Producing Item
Total	58,484	56	159	1,627	3,077
Crops	42,669	29	159	1,198	3,073
Grains, oilseeds, dry beans, dry peas	14,390	1	148	1,260	2,916
Tobacco	-	-	25	-	323
Cotton and cottonseed	9,674	30	90	188	647
Vegetables, melons, potatoes, sweet potatoes	1,141	32	157	716	2,821
Fruits, tree nuts, berries	4,257	26	158	224	2,748
Nursery, greenhouse, floriculture, sod	117	96	138	1,398	2,601
Cultivated Christmas trees, short rotation woody crops	3	53	64	595	1,384
Other crops and hay	13,087	23	155	188	3,040
Livestock, poultry, and products	15,815	72	159	1,822	3,073
Poultry and eggs	67	113	158	1,149	3,007
Cattle and calves	3,888	34	158	1,839	3,055
Milk from cows	10,357	8	64	447	1,892
Hogs and pigs	(D)	65	129	(D)	2,856
Sheep, goats, wool, mohair, milk	39	50	153	1,894	2,984
Horses, ponies, mules, burros, donkeys	(D)	118	145	(D)	2,970
Aquaculture	1,457	5	54	127	1,251
Other animals and animal products	2	88	141	1,723	2,878

Total Producers ^c	508	Percent of farms that:	Top Crops in Acres ^d
Sex			
Male	369	Have internet access	66
Female	139		
Age			
<35	33	Farm organically	-
35 – 64	278		
65 and older	197		
Race			
American Indian/Alaska Native	-	Sell directly to consumers	8
Asian	4		
Black or African American	31		
Native Hawaiian/Pacific Islander	-	Hire farm labor	31
White	470		
More than one race	3		
Other characteristics			
Hispanic, Latino, Spanish origin	11	Are family farms	95
With military service	56		
New and beginning farmers	127		
			Livestock Inventory (Dec 31, 2017)
			Broilers and other meat-type chickens (D)
			Cattle and calves 14,776
			Goats 328
			Hogs and pigs 54
			Horses and ponies 96
			Layers 11,973
			Pullets 474
			Sheep and lambs 112
			Turkeys -

See 2017 Census of Agriculture, U.S. Summary and State Data, for complete footnotes, explanations, definitions, commodity descriptions, and methodology.

^a May not add to 100% due to rounding. ^b Among counties whose rank can be displayed. ^c Data collected for a maximum of four producers per farm.

^d Crop commodity names may be shortened; see full names at www.nass.usda.gov/go/cropnames.pdf. ^e Position below the line does not indicate rank.

(D) Withheld to avoid disclosing data for individual operations. (NA) Not available. (Z) Less than half of the unit shown. (-) Represents zero.



Area Labor Profile

Jefferson

County



Updated: Nov 2018

Labor Force Activity - 2017

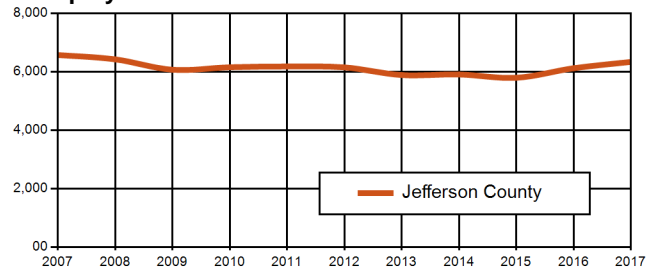
2017 ANNUAL AVERAGES

	Labor Force	Employed	Unemployed	Rate
Jefferson	6,760	6,334	426	6.3%
Burke	9,479	8,808	671	7.1%
Emanuel	8,683	8,101	582	6.7%
Glascock	1,303	1,237	66	5.1%
Johnson	4,003	3,797	206	5.1%
McDuffie	8,964	8,405	559	6.2%
Richmond	86,601	81,450	5,151	5.9%
Warren	2,725	2,563	162	5.9%
Washington	7,373	6,930	443	6.0%
Jefferson Area	135,891	127,625	8,266	6.1%
Georgia	5,061,399	4,821,622	239,777	4.7%
United States	160,320,000	153,337,000	6,982,000	4.4%

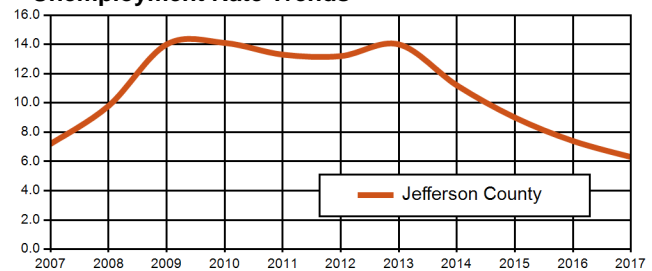
Note: This series reflects the latest information available. Labor Force includes residents of the county who are employed or actively seeking employment.

Source: Georgia Department of Labor; U.S. Bureau of Labor Statistics.

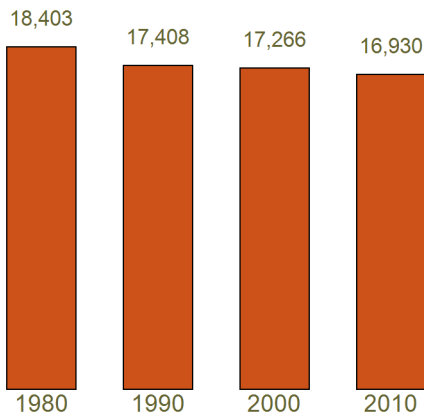
Employment Trends



Unemployment Rate Trends



Population Estimates



Population

	2010 Census	2017 Rank	2017 Estimate	% Change 2000-2017	2025 Projected*	% Change 2010-2025
Jefferson	16,930	106	15,648	-7.6	16,040	-5.3
City of Louisville	2,493					
Jefferson Area	325,351		322,464	-0.9	334,883	2.9
Georgia	9,687,653		10,429,379	7.7	11,538,707	19.1
United States	308,745,538		325,719,178	5.5	349,439,199	13.2

Source: Population Division, U.S. Census Bureau, *Governor's Office of Planning and Budget.

MARK BUTLER - COMMISSIONER, GEORGIA DEPARTMENT OF LABOR

Equal Opportunity Employer/Program

Auxiliary Aids and Services Available upon Request to Individuals with Disabilities

Workforce Statistics & Economic Research; E-mail: Workforce_Info@gdol.ga.gov Phone: (404) 232-3875

Industry Mix - 2nd Quarter of 2018

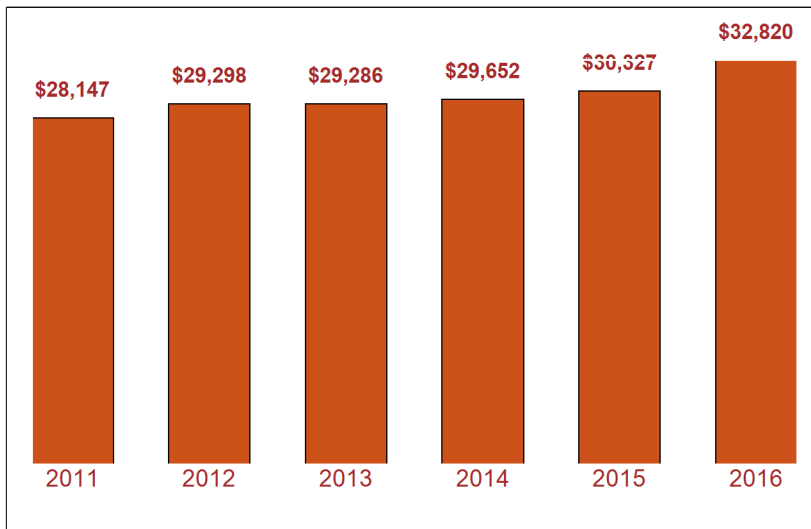
INDUSTRY	Jefferson				Jefferson Area			
	NUMBER	EMPLOYMENT		WEEKLY	NUMBER	EMPLOYMENT		WEEKLY
	OF FIRMS	NUMBER	PERCENT	WAGE	OF FIRMS	NUMBER	PERCENT	WAGE
Goods-Producing	108	1,730	36.1	942	859	24,794	16.8	1,197
Agriculture, Forestry, Fishing and Hunting	37	268	5.6	786	118	1,085	0.7	741
Mining, Quarrying, and Oil and Gas Extraction	7	352	7.4	1,373	22	727	0.5	1,262
Construction	31	203	4.2	889	460	9,598	6.5	1,428
Manufacturing	33	908	19.0	833	259	13,384	9.1	1,065
Food	3	*	*	*	21	2,021	1.4	795
Wood Product	8	408	8.5	990	29	1,203	0.8	1,085
Paper	1	*	*	*	13	1,399	0.9	1,355
Printing and Related Support Activities	1	*	*	*	13	82	0.1	664
Plastics and Rubber Products	1	*	*	*	8	402	0.3	921
Nonmetallic Mineral Product	1	*	*	*	18	947	0.6	1,252
Fabricated Metal Product	8	168	3.5	627	47	1,332	0.9	782
Machinery	3	101	2.1	1,170	14	229	0.2	1,033
Computer and Electronic Product	1	*	*	*	4	16	0.0	1,396
Transportation Equipment	1	*	*	*	15	2,179	1.5	1,180
Furniture and Related Product	5	20	0.4	887	12	92	0.1	693
Primary Metal	0	0	0.0	0	1	*	*	*
Apparel	0	0	0.0	0	3	*	*	*
Beverage and Tobacco Product	0	0	0.0	0	3	*	*	*
Textile Mills	0	0	0.0	0	4	*	*	*
Textile Product Mills	0	0	0.0	0	6	513	0.3	446
Electrical Equipment, Appliance, and Component	0	0	0.0	0	7	578	0.4	826
Miscellaneous	0	0	0.0	0	19	748	0.5	1,041
Chemical	0	0	0.0	0	22	796	0.5	2,160
Service-Providing	211	1,995	41.7	603	5,349	89,272	60.6	741
Utilities	4	*	*	*	16	1,899	1.3	1,833
Wholesale Trade	12	119	2.5	649	277	4,421	3.0	982
Retail Trade	58	589	12.3	399	1,088	14,928	10.1	497
Transportation and Warehousing	12	88	1.8	789	171	3,473	2.4	860
Information	2	*	*	*	76	1,750	1.2	1,068
Finance and Insurance	18	99	2.1	986	315	2,349	1.6	1,122
Real Estate and Rental and Leasing	11	42	0.9	562	234	1,143	0.8	778
Professional, Scientific, and Technical Services	11	58	1.2	894	582	5,286	3.6	1,342
Management of Companies and Enterprises	2	*	*	*	26	748	0.5	1,208
Administrative and Support and Waste Management and Remediation Services	13	72	1.5	684	316	10,536	7.2	540
Educational Services	1	*	*	*	49	937	0.6	646
Health Care and Social Assistance	20	333	7.0	592	854	21,474	14.6	941
Arts, Entertainment, and Recreation	2	*	*	*	76	3,464	2.4	451
Accommodation and Food Services	26	268	5.6	264	630	13,536	9.2	324
Other Services (except Public Administration)	19	63	1.3	416	471	3,195	2.2	601
Unclassified - industry not assigned	8	11	0.2	869	168	133	0.1	998
Total - Private Sector	327	3,736	78.1	761	6,208	114,066	77.4	840
Total - Government	36	1,049	21.9	602	417	33,231	22.6	955
Federal Government	8	56	1.2	996	93	7,698	5.2	1,322
State Government	10	56	1.2	755	145	11,450	7.8	1,022
Local Government	18	937	19.6	569	179	14,083	9.6	700
ALL INDUSTRIES	363	4,786	100.0	726	6,625	147,297	100.0	866
ALL INDUSTRIES - Georgia					280,027	4,422,896		979

Note: *Denotes confidential data relating to individual employers and cannot be released. These data use the North American Industrial Classification System (NAICS) categories. Average weekly wage is derived by dividing gross payroll dollars paid to all employees - both hourly and salaried - by the average number of employees who had earnings; average earnings are then divided by the number of weeks in a reporting period to obtain weekly figures. Figures in other columns may not sum accurately due to rounding. All figures are 2nd Quarter of 2018.

Source: Georgia Department of Labor. These data represent jobs that are covered by unemployment insurance laws.

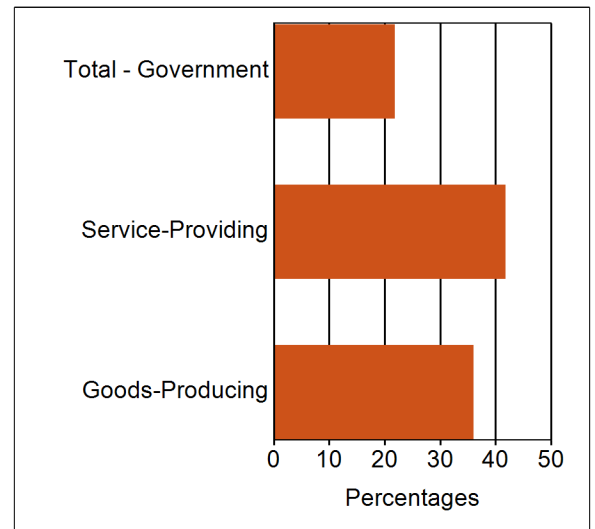
Jefferson Per Capita Income

Source: U.S. Bureau of Economic Analysis



Jefferson Industry Mix 2018

Source: See Industry Mix data on Page 2.



Top Ten Largest Employers - 2018*

Jefferson

Battle Lumber Company, Inc.
Coastal Processing, LLC
Ingles Markets, Inc.
Jefferson Energy Cooperative
Kamin Holding Company, LLC
Lewis Steel Works, Inc.
Queensborough Nat'l Bk & Trust Company
Thiele Kaolin Company
UniHealth Post Acute Care of Old Capitol
Vero Health And Rehab Of Wadley

*Note: Represents employment covered by unemployment insurance excluding all government agencies except correctional institutions, state and local hospitals, state colleges and universities. Data shown for the Second Quarter of 2018. Employers are listed alphabetically by area, not by the number of employees.

Source: Georgia Department of Labor

Jefferson Area

Augusta National, Inc.
Doctors Hospital of Augusta, LLC
Fluor Maintenance Services, Inc.
Georgia Regents University
Management Analysis & Utilization, Inc.
MCG Health, Inc.
Southern Nuclear Operating Co
Textron, Inc.
University Home Health in Augusta
Walmart

COUNTY

Richmond
Richmond
Burke
Richmond
Richmond
Richmond
Burke
Richmond
Richmond
Richmond

Education of the Labor Force

Jefferson Area

PERCENT DISTRIBUTION BY AGE

	PERCENT OF TOTAL	PERCENT DISTRIBUTION BY AGE				
		18-24	25-34	35-44	45-64	65+
Elementary	6.8%	3.2%	2.5%	4.0%	6.2%	19.7%
Some High School	15.2%	21.0%	12.9%	13.0%	14.5%	16.1%
High School Grad/GED	35.3%	37.8%	32.8%	35.2%	36.7%	33.1%
Some College	21.9%	28.5%	27.4%	22.8%	19.2%	14.4%
College Grad 2 Yr	6.1%	3.1%	8.0%	8.1%	6.8%	3.0%
College Grad 4 Yr	9.6%	6.0%	10.9%	11.7%	10.0%	8.2%
Post Graduate Studies	5.1%	0.5%	5.5%	5.2%	6.7%	5.5%
Totals	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Note: Totals are based on the portion of the labor force between ages 18 - 65+. The "Some College" category represents workers with less than two years of college and no degree.

Source: U.S. Census Bureau - 2010 Decennial Census.

High School Graduates - 2017



	PUBLIC SCHOOLS	PRIVATE SCHOOLS*	TOTAL
Burke	217	--	217
Emanuel	205	--	205
Glascock	49	--	49
Jefferson	202	--	202
Johnson	71	--	71
McDuffie	243	--	243
Richmond	1,746	--	1,746
Warren	35	--	35
Washington	188	--	188
Jefferson Area	2,956	--	2,956

Note: Public schools include city as well as county schools systems.

* Private schools data is not available for 2017 from Georgia Independent School Association.

Source: The Governor's Office of Student Achievement of Georgia.

Colleges and Universities

Jefferson Area

Richmond

Augusta University (formerly Georgia Regents University)	www.augusta.edu
Augusta Technical College	www.augustatech.edu
Georgia Military College (Fort Gordon Campus)	www.gmc.cc.ga.us
Georgia Military College (Augusta Campus)	www.gmc.edu/about-gmc/augusta-campus.cms
Miller-Motte Technical College-Augusta	www.miller-motte.edu/campuses/georgia-campuses/augusta-ga
Paine College	www.paine.edu
Strayer University (Augusta Campus)	www.strayer.edu/georgia/augusta

Burke

Waynesboro Campus (Satellite campus of Augusta Technical College)	www.augustatech.edu
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McDuffie

Thomson Campus (Satellite campus of Augusta Technical College)	www.augustatech.edu
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Emanuel

East Georgia State College	www.ega.edu
Swainsboro Campus (Satellite campus of Southeastern Technical College)	www.southeasterntech.edu

Washington

Georgia Military College (Sandersville Campus)	www.gmc.edu/about-gmc/sandersville.cms
Oconee Fall Line Technical College	www.oftc.edu
Transportation Center (Satellite campus of Oconee Fall Line Technical College)	www.oftc.edu

Jefferson

Jefferson County Center (Satellite campus of Oconee Fall Line Technical College)	www.oftc.edu
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Johnson

Johnson County Adult Center (Satellite campus of Southeastern Technical College)	www.southeasterntech.edu
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Note: The colleges and universities listed include public and private institutions. This list is updated periodically as information becomes available.

Source: Integrated Postsecondary Education Data System (IPEDS).

Technical College Graduates - 2017*

PROGRAMS	TOTAL GRADUATES			PERCENT CHANGE	
	2015	2016	2017	2015-2016	2016-2017
Accounting Technology/Technician and Bookkeeping°	110	99	83	-10.0	-16.2
Administrative Assistant and Secretarial Science, General	94	103	80	9.6	-22.3
Aircraft Powerplant Technology/Technician°	14	7	9	-50.0	28.6
Airframe Mechanics and Aircraft Maintenance Technology/Technician°	11	11	9	0.0	-18.2
Allied Health and Medical Assisting Services, Other°	9	9	51	0.0	466.7
Automobile/Automotive Mechanics Technology/Technician°	256	276	212	7.8	-23.2
Barbering/Barber°	35	28	15	-20.0	-46.4
Business Administration and Management, General°	104	100	118	-3.8	18.0
CAD/CADD Drafting and/or Design Technology/Technician°	4	2	4	-50.0	100.0
Cardiovascular Technology/Technologist	8	7	7	-12.5	0.0
Carpentry/Carpenter°	15	9	15	-40.0	66.7
Child Care and Support Services Management°	3	4	2	33.3	-50.0
Child Care Provider/Assistant°	99	100	136	1.0	36.0
Computer Installation and Repair Technology/Technician°	83	66	85	-20.5	28.8
Computer Programming, Specific Applications°	13	36	27	176.9	-25.0
Computer Programming/Programmer, General°	17	27	32	58.8	18.5
Cosmetology/Cosmetologist, General°	69	85	159	23.2	87.1
Criminal Justice/Police Science°	35	39	35	11.4	-10.3
Criminal Justice/Safety Studies°	103	81	68	-21.4	-16.0
Culinary Arts/Chef Training	19	36	9	89.5	-75.0
Data Processing and Data Processing Technology/Technician°	91	76	93	-16.5	22.4
Dental Assisting/Assistant	13	26	9	100.0	-65.4
Design and Visual Communications, General°	102	88	86	-13.7	-2.3
Diesel Mechanics Technology/Technician°	9	18	16	100.0	-11.1
Early Childhood Education and Teaching°	97	62	57	-36.1	-8.1
Electrical, Electronic and Communications Engineering Technology/Technician	15	14	6	-6.7	-57.1
Electrical/Electronics Equipment Installation and Repair, General	23	7	14	-69.6	100.0
Electrician°	146	115	196	-21.2	70.4
Emergency Medical Technology/Technician (EMT Paramedic)°	103	62	1	-39.8	-98.4
Entrepreneurship/Entrepreneurial Studies°	31	7	8	-77.4	14.3
Fire Science/Fire-fighting°	3	25	35	733.3	40.0
Fire Services Administration	2	1	2	-50.0	100.0
General Office Occupations and Clerical Services°	70	44	40	-37.1	-9.1
Golf Course Operation and Grounds Management°	13	15	15	15.4	0.0
Graphic Design°	23	29	14	26.1	-51.7
Heating, Air Conditioning, Ventilation and Refrigeration Maintenance Technology/°	78	83	54	6.4	-34.9

Technical College Graduates - 2017*

PROGRAMS	TOTAL GRADUATES			PERCENT CHANGE	
	2015	2016	2017	2015-2016	2016-2017
Industrial Mechanics and Maintenance Technology°	55	59	53	7.3	-10.2
Legal Assistant/Paralegal	7	7	16	0.0	128.6
Licensed Practical/Vocational Nurse Training	52	82	47	57.7	-42.7
Machine Shop Technology/Assistant°	33	30	24	-9.1	-20.0
Marketing/Marketing Management, General	5	19	13	280.0	-31.6
Mechanic and Repair Technologies/Technicians, Other	10	9	14	-10.0	55.6
Mechanical Engineering/Mechanical Technology/Technician	11	4	9	-63.6	125.0
Medical Insurance Coding Specialist/Coder°	12	12	13	0.0	8.3
Medical/Clinical Assistant	81	63	60	-22.2	-4.8
Medium/Heavy Vehicle and Truck Technology/Technician°	17	23	18	35.3	-21.7
Network and System Administration/Administrator°	47	44	26	-6.4	-40.9
Nuclear Engineering Technology/Technician	15	18	18	20.0	0.0
Nursing Assistant/Aide and Patient Care Assistant/Aide°	35	32	60	-8.6	87.5
Occupational Therapist Assistant	18	14	21	-22.2	50.0
Pharmacy Technician/Assistant	38	26	44	-31.6	69.2
Radiologic Technology/Science - Radiographer	20	23	23	15.0	0.0
Registered Nursing/Registered Nurse	22	22	23	0.0	4.5
Respiratory Care Therapy/Therapist	17	21	18	23.5	-14.3
Surgical Technology/Technologist	15	10	11	-33.3	10.0
Truck and Bus Driver/Commercial Vehicle Operator and Instructor°	122	99	105	-18.9	6.1
Welding Technology/Welder°	329	354	393	7.6	11.0

Definition: All graduates except those listed as technical certificates(°) are diploma and degree graduates. Diploma and degree programs are one to two years in length. Technical certificates are less than a year in length. Duplication may occur due to graduates with multiple awards.

Source: Technical College System of Georgia

*Data shown represents Annual 2015, 2016, and 2017.

Note: Please visit TCSG website for any college configuration changes.

Georgia Department of Labor Location(s)

Career Center(s)

601 Greene Street
Augusta, GA 30901

Phone: (706) 721 - 3131 **Fax:** (706) 721 - 7680

For copies of Area Labor Profiles, please visit our website at: <http://dol.georgia.gov> or contact Workforce Statistics & Economic Research, Georgia Department of Labor, 148 Andrew Young International Blvd N.E. Atlanta, GA. 30303-1751. Phone: 404-232-3875; Fax: 404-232-3888 or Email us at workforce_info@gdol.ga.gov