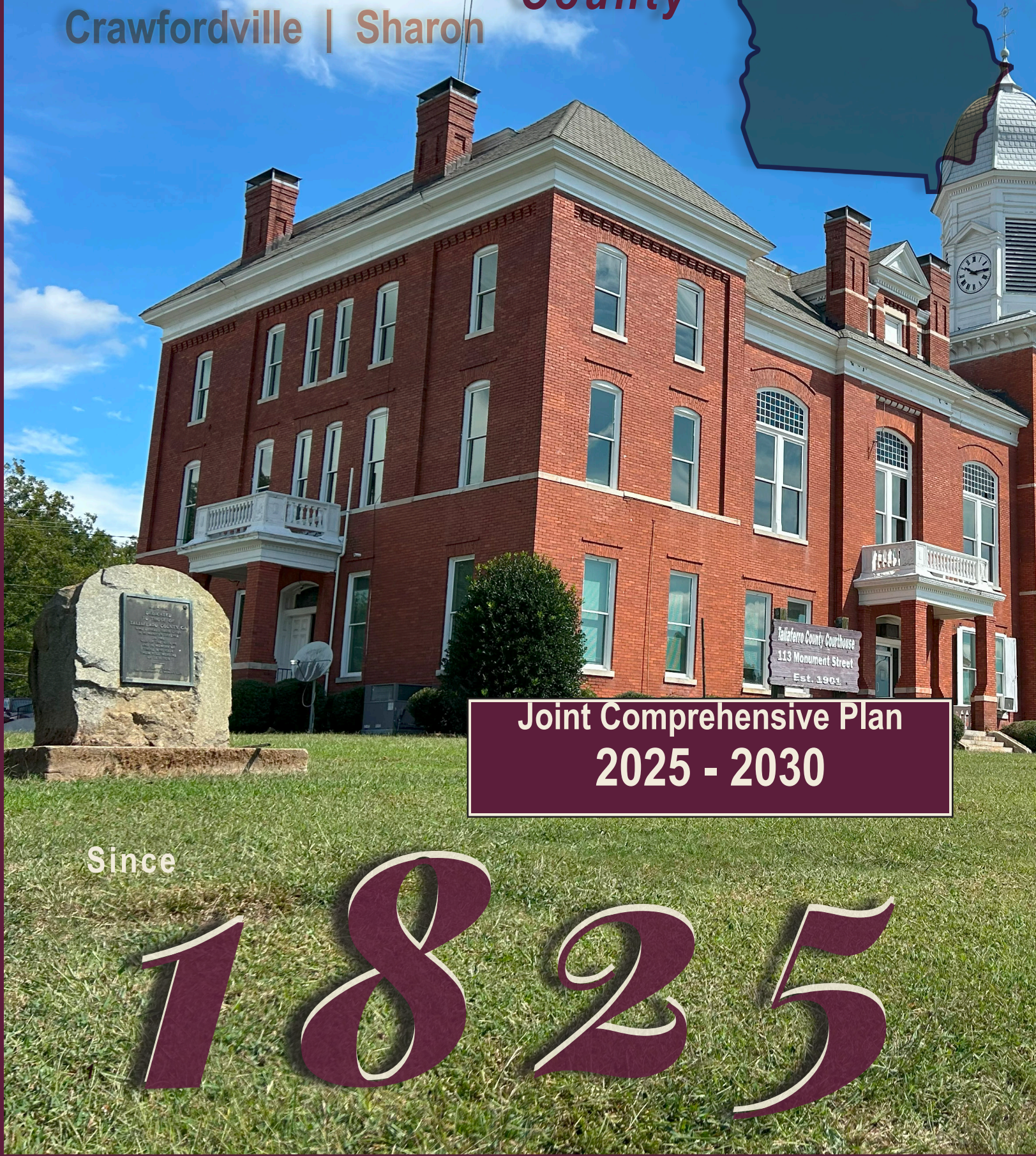


Taliaferro

Crawfordville | Sharon County



Joint Comprehensive Plan
2025 - 2030

Since

1825



Taliaferro County
Joint Comprehensive Plan
2025 - 2030

Prepared For:

The Chairman and County Board of Commissioners
Taliaferro County
P.O. Box 114
Crawfordville, Georgia 30631

The Mayor and City Council
Crawfordville, Georgia
P.O. Box 8
Crawfordville, Georgia 30631

The Mayor and City Council
Sharon, Georgia
P.O. Box 427
Sharon, Georgia 30664

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

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



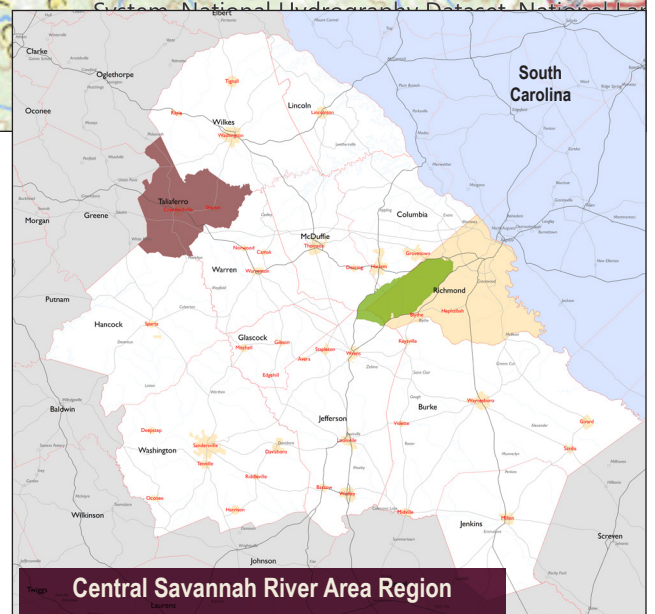
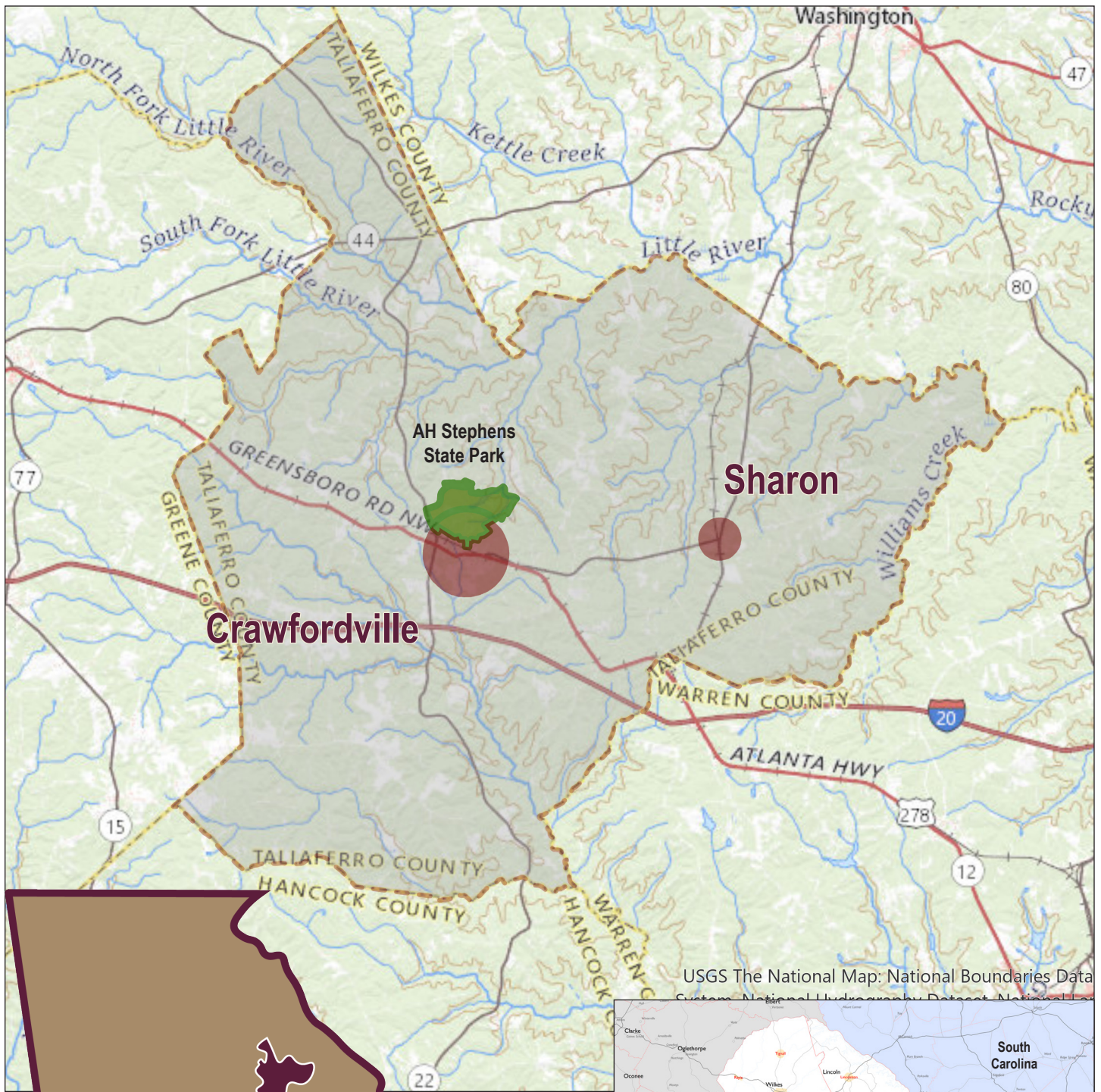





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Introduction & Planning Process



The image shows the exterior of a red wooden building, identified as the Crawfordville Municipal Complex. The building has a dark red vertical plank siding and a white horizontal plank roof. A glass door with a black frame is on the left, featuring a sign that reads "Crawfordville MUNICIPAL COMPLEX" and "100 Broad Street". To the right of the door is a large window with white horizontal blinds. A dark red wooden bench with black metal armrests is positioned in front of the window. Two small, ornate light fixtures are mounted on the wall above the door and window. The ground in front is a light-colored concrete sidewalk.

Taliaferro County (pronounced "Tolliver"), in east central Georgia, is the state's sixty-ninth county, created in 1825 from Greene, Hancock, Oglethorpe, Warren, and Wilkes counties. It was named for Benjamin Taliaferro, who was a colonel during the American Revolution (1775-83), as well as a Georgia legislator and a judge. The land was originally held by Native Americans, who ceded it to the colonial government of Georgia in 1763.

The seat of the 195-square-mile county is Crawfordville, named for William Harris Crawford, an early presidential cabinet member and candidate for U.S. president in 1824. Hermon Mercer, brother of the founder of Mercer University in Macon, produced a city plan for Crawfordville. Known thereafter as the "Crawfordville Plat," it was later used by a number of Georgia towns. The historic commercial district features buildings dating back to the antebellum period.

Other towns in Taliaferro County are Sharon, incorporated in 1884, and the unincorporated communities of Raytown and Robinson. In the 1880s and 1890s thousands of visitors came to the county for the reputed healing powers of the Electric Health Resort near Sharon, where it was said that exposure to bedrock in a subterranean chamber provided electrical healing powers. The resort, which included a hotel, lake, and post office, burned down, but the rubble left behind is still visible.

Introduction

Purpose of the Comprehensive Plan

The 2025-2030 Taliaferro County Joint Comprehensive Plan aims to provide residents, local officials and other stakeholders with the information and analysis necessary to move the community closer to its ideal state. Quality growth, however, can only begin with a locally generated vision and well-structured plan of implementation that has the ability to unite varied segments of the population with competing interests and concerns. This comprehensive plan is intended to:

- Set forth the community's needs, opportunities, and aspirations;
- Provide information and practical guidance to overcome deficiencies and capitalize on opportunities;
- Formulate a coordinated, short to medium-term planning program.

The plan's various sections identify and address issues regarding housing, economic development, land use, community facilities, and cultural resources in a coordinated manner. It is a resource to consult when attempting to answer questions like:

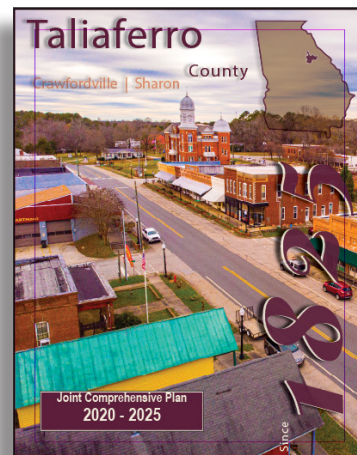
- How should land should be developed?
- How can we begin to increase the quantity and quality of our local housing stock?
- How can we support existing businesses and develop or attract new business?
- How can we protect and capitalize on our County's historic resources?

In conjunction with the county's Service Delivery Strategy (SDS), the Comprehensive Plan document becomes a powerful guide and resource for elected and appointed officials as they deliberate a course of action on local issues and opportunities as they arise.

Previous Planning Initiatives



2015
Comprehensive
Plan



2020
Comprehensive
Plan

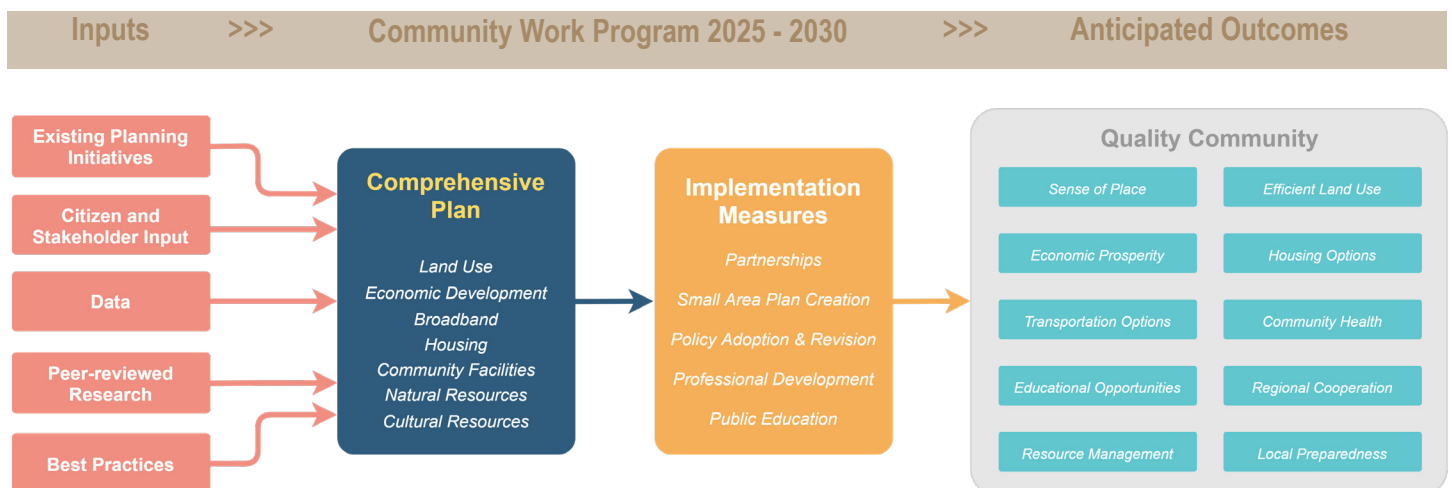
How to use ‘The Plan’

Many individual government agencies make plans for their own programs or facilities, but the Comprehensive Plan (the Plan) is one of the few documents that considers the programs and priorities of many agencies with varied objectives, and accounts for the activities on all land in a given area, both public and private. As the Department of Community Affairs’ (DCA) minimum standards for local comprehensive planning state, “the highest and best use of comprehensive planning for local governments is to show important relationships between community issues.” Done well, the planning process serves to enhance the efficiency and productivity of coordinated government efforts on all levels.

While emphasis is typically placed on the financial incentives of maintaining Qualified Local Government (QLG) status, the Comprehensive Plan is more than a matter of compliance. The Plan should be the central document around which a local government conducts its day-to-day affairs. It speaks as the community’s unified voice, conveying preferences for matters ranging from the phased redevelopment of neighborhoods, maintenance and expansion of infrastructure, provision of community services and facilities, and even the rezoning or development of individual parcels. It is a road map guiding the community from its present condition to its desired future. The Plan should be the basis for decisions of elected and appointed officials, and municipal staff.

The primary outcomes of the Plan process are expressed in the Policies and Community Work Program. The Community work program consists of concrete steps the community will take, whether producing a specific document, establishing a partnership to meet a local need, or convening a new committee. Policies, alternatively, express a general intent or principle that represents the will of the community, or what it deems the prudent course of action to be taken in a given situation. DCA’s Quality Community Objectives (QCOs) provide greater clarification on the goals of thoughtful, deliberate and effective comprehensive planning.

Plan Inputs & Anticipated Outcomes



Plan Components & Process

DCAs minimum planning standards stipulate which plan components are required or optional for counties and municipalities depending on size, needs, goals and other factors.

Plan Component	Required or Optional
Community Goals	<u>Required</u> for all local governments
Needs and Opportunities	<u>Required</u> for all local governments; includes required community involvement component
Community Work Program	<u>Required</u> for all local governments
Broadband Services	<u>Required</u> for all local governments
Economic Development	<u>Required</u> ; Job Tax Credit Tier 1
Land Use	<u>Required</u> ; some Taliaferro jurisdictions enforce zoning
Housing	<u>Optional</u> , but encouraged due to housing quality, affordability and jobs/housing imbalance
Natural and Cultural Resources	<u>Optional</u> ; Contains required regional water plan and environmental planning criteria considerations
Infrastructure and Community Facilities	<u>Optional</u>

A comprehensive plan should be developed and structured to realize the shared vision, goals and objectives for all communities involved in the process. DCA's minimum standards for local comprehensive planning require the planning process to follow a standardized set of procedures to ensure that the public has the opportunity to provide input and review the Comprehensive Plan document as it is created. Consistent public input is a necessary component for the creation of this Plan.

Stakeholders of Taliaferro County have been involved in each step of the Plan development process through various public engagement activities and strategies. Among these were: public hearings and stakeholder meetings, an online survey, promotion at a local event, and advertisement of meetings in print and electronic media.

Stakeholder Committee

TALIAFERRO COUNTY

Ruby Randolph, County Clerk & School Board Chair

Jackie Butts, Economic Development Authority

Allen Fort, School Superintendent

CITY OF CRAWFORDVILLE

Vivian Stewart, Mayor

CITY OF SHARON

Renee Brown, Mayor

Jane Kuehn, Clerk & Deerlick Astronomy Village Representative

Meetings & Hearings

Stakeholder Meetings were structured as work sessions, serving as opportunities for both education and solicitation of input regarding local challenges, needs and processes. Three stakeholder meetings were held throughout the process, each with a different thematic focus.

First Stakeholder Meeting: December 20, 2024 @ 3:00 PM

- Local Government Comprehensive Planning Requirements
- Timeline for Plan development
- Previous Issues and Opportunities Identified and Progress Made
- Data Review
- Population
- Employment
- Broadband
- Housing
- SWOT Analysis

First Public Hearing: December 20, 2024 @ 5:00 PM

- Purpose of Planning and the Comprehensive Plan Document
- Detailed discussion of Plan components
- Potential Work Program activities
- Land Use
- Economic Development
- Housing

Second Stakeholder Meeting: April 3, 2025 @ 10:30 AM

- Purpose of Planning and the Comprehensive Plan Document
- Detailed discussion of Plan components
- Potential Work Program activities
- Land Use
- Economic Development
- Housing

Final Public Hearing: July 14, 2025

- Final Review of key Community Work Program activities



SWOT Analysis

STRENGTHS

- Strong Community
- A.H. Stephens Park
- School System
- Educational opportunities
- Land
- Rural character
- Old downtown
- Quick connection to I-20
- Good people
- Forest and farmland
- Scenic beauty
- Affordable land
- County leadership
- S-278
- New business growth
- New Purification Heritage Center

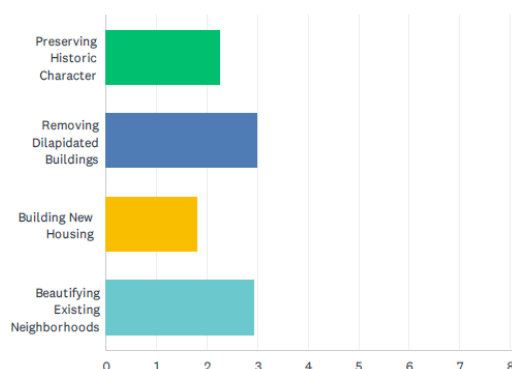
WEAKNESSES

- Lack of jobs/employment
- Young students go off to college and relocate; don't return home to live
- Rundown/dilapidated properties
- Lack of understanding of exactly what, how and when we want to grow
- Low-income housing poorly planned and designed
- Lack of housing
- Often not a shared vision
- Workforce

Selected Survey Responses

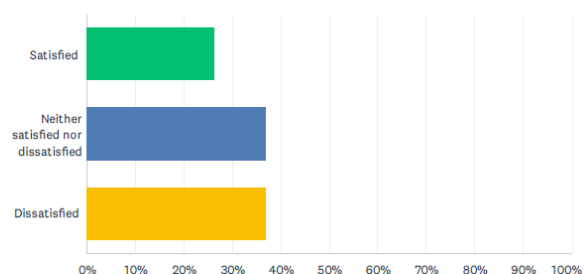
Q11 Please rank the following housing topics based on their importance to you from 1 to 4 (with 1 being most important). Each answer option does require a number rank, and each number can only be used once.

Answered: 17 Skipped: 11



Q12 How satisfied are you with the variety of housing in our community?

Answered: 19 Skipped: 9



OPPORTUNITIES

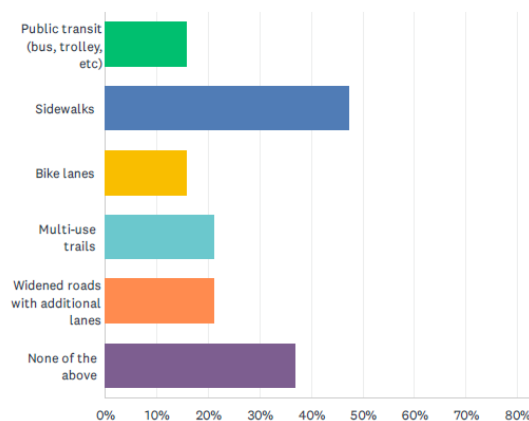
- New industry
- Retail expansion
- New jobs coming
- Potential housing development
- Growth
- New businesses
- Tourism at A.H. Stephens Park
- Harrison Poultry jobs
- Infrastructure
- Tourism at Purification Heritage Center

THREATS

- Lack of housing
- Lack of cooperation
- Not being able to focus on a vision
- Poorly planned development
- Disrepair
- Aging population
- Small tax base
- Lack of adequate zoning

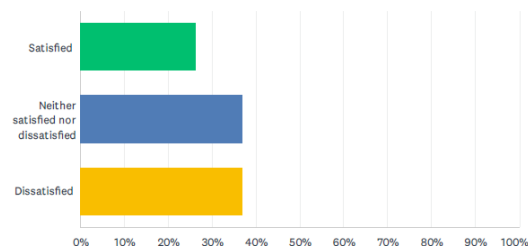
Q13 Which transportation improvements would you like to see more of in our community? Check all that apply.

Answered: 19 Skipped: 9



Q12 How satisfied are you with the variety of housing in our community?

Answered: 19 Skipped: 9



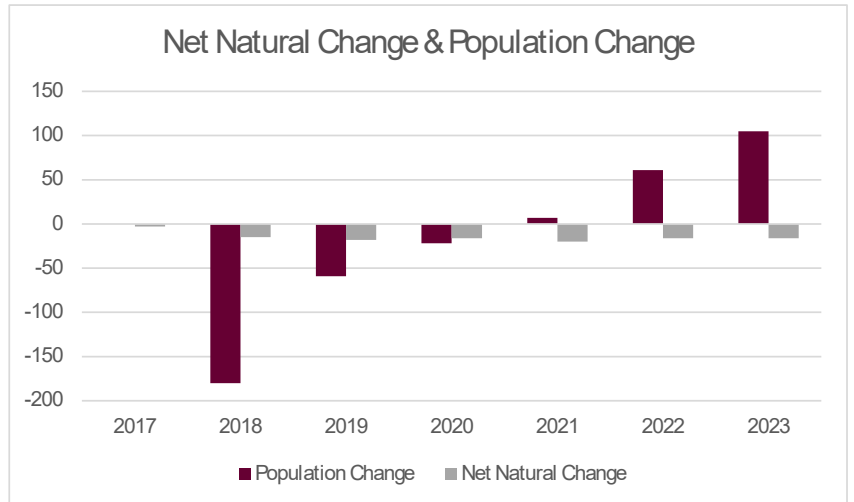
Community Snapshot

Population Trend & Projections

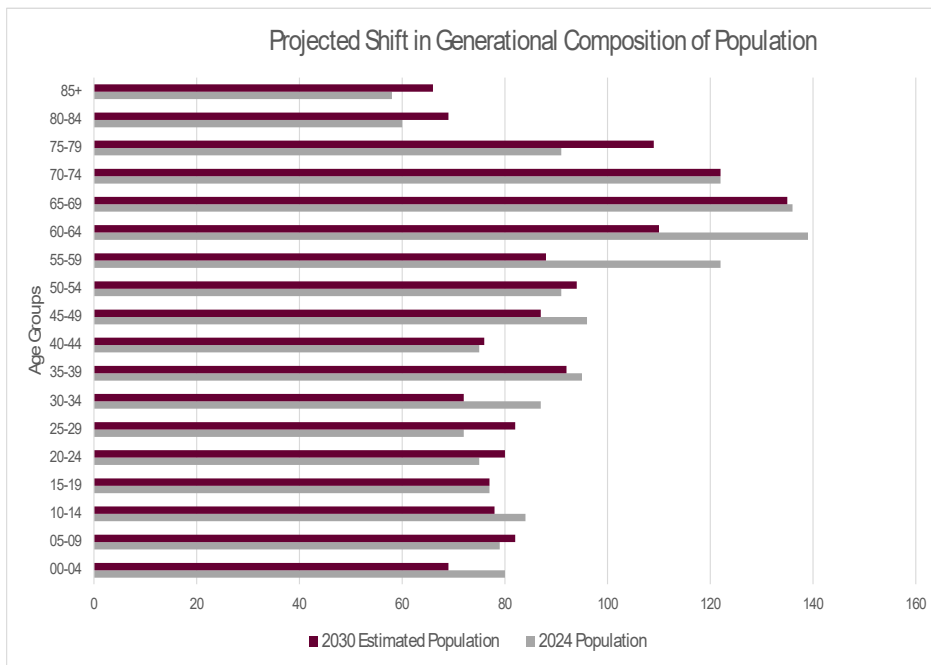
According to data from the U.S. Census Bureau, Taliaferro County's overall population declined in 2020 but has started to increase in 2021. The Net Natural Change, which accounts for population changes based on births and deaths in the jurisdiction, has remained fairly constant with a net loss of 15 to 20 people each year since 2017, however the total population change has increased since 2020 by 144 people and is approaching the 2017 population.

Taliaferro County Population				
	2017	2020	2023	Trend
Taliaferro County	1844	1596	1740	
Crawfordville	1424	1132	1163	
Sharon	420	464	577	

U.S. Census Bureau: Census 2023, ACS 5-Year



U.S. Census Bureau: Census 2023, ACS 5-Year Estimates, Population Estimates



Source: GA Governor's Office of Planning and Budget

Per the projections from the Governor's Office of Planning and Budget, the County's population will maintain or decline slightly through 2030. The County should anticipate an increase in populations aged 70-85+ as well as ages 50-54, 20-29, and 5-9.

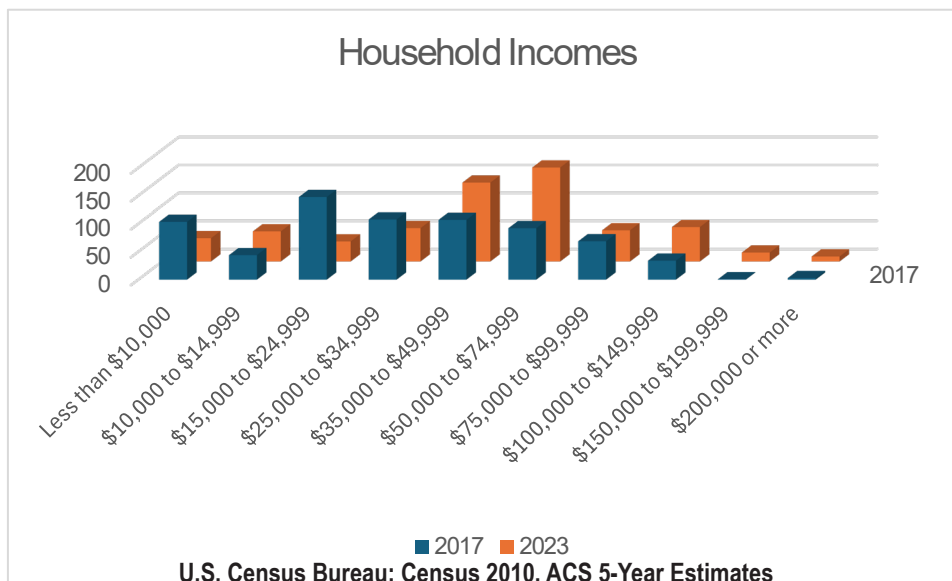
These particular populations combined place a high value on quality of life factors when choosing a place to live and work. Thus, placemaking and the provision of community facilities like parks and trails will be of the utmost importance. Other important community factors will be social services and healthcare

for seniors, preventive care and workplace longevity for 50-54 year old residents, affordable housing and entry to mid level workforce growth for 20-29 year old residents, and pediatric care and child health services for 5-9 year old residents.

Taliaferro County Composition of Households	2017	2020	2023
Total Households	710	662	644
Married-couple family	34.51%	32.33%	35.25%
Male householder, no spouse present	6.20%	16.47%	15.53%
Female householder, no spouse present	21.41%	17.98%	17.55%
Nonfamily households	37.89%	33.23%	31.68%

U.S.Census Bureau: 2023 ACS 5-Year Estimates

The total number of households within the county fell following 2017 and again after 2020, but the decline appeared to be less severe after 2020. The composition of households may be in flux, however. Notably, the proportion of single-parent male-headed households rose by 9.33% between 2017 and 2023.



Household incomes show significant variation in the period from 2017 to 2023. ACS data indicates a decline in the proportion of households earning under \$35,000, and an increase in the number of households earning between \$35,000 and \$75,000.

The ACS Data shows that the number of high school graduates for the 18-24 year old population have increased from 2017 to 2023, while the 25+ year old population has a slightly lower high school graduation rate in 2023 compared to 2017.

Taliaferro County Educational Attainment	Population 18-24		Population 25+	
	2017	2023	2017	2023
Population	187	136	1361	1,290
Less than HS Graduate	21.39%	16.91%	30.86%	16.51%
HS Graduate	41.71%	66.18%	47.47%	44.42%
Some College or Associate's	29.95%	16.91%	14.84%	29.15%
Bachelor's Deg. Or higher	6.95%	0.00%	6.83%	9.92%

U.S.Census Bureau: 2023 ACS 5-Year Estimates

Despite this decline in high school graduate rates for the 25+ population, this same population has a higher percentage of individuals with some college or an Associate's, Bachelor's, or higher degree in 2023 when compared to 2017. Overall this shows that individuals with degrees higher than a highschool diploma are staying in the community at a higher rate in 2023 versus 2017.



Needs & Opportunities

Goals & Policies

Needs & Opportunities

LAND USE

Needs / Weaknesses

- Lack of consensus about growth
- Lack of planning for future development
- Derelict property owned by land speculators
- Lack of regulatory protection for historic downtowns

Opportunities

- Potential for commercial and residential growth due to Harrison Poultry site selection in the County
- Valuable new lifestyle amenities proposed by the Taliaferro County Healthier Together Recreational Trails Plan

ECONOMIC DEVELOPMENT

Needs / Weaknesses

- Lack of critical infrastructure to attract large new industrial operations
- Relatively low-skilled workforce
- Lack of access to fresh foods and minimal retail options
- Lack of support for entrepreneurs and small businesses
- Lack of regulatory protection for historic downtown character

Opportunities

- Intact historic downtown
- Strong history of local filming
- Harrison Poultry site selection in the County
- A.H.Stephens Park traffic
- Proximity to Interstate 20

Needs & Opportunities

INFRASTRUCTURE & COMMUNITY FACILITIES

Needs / Weaknesses

- Existing water and wastewater infrastructure is in need of maintenance.

Opportunities

- Development of additional community spaces through adoption of the 'Healthier Together' recreational trail plan
- Public support for additional recreational space and facilities as expressed through survey
- Potential local growth due to Harrison Poultry location in Taliaferro County

BROADBAND

Needs / Weaknesses

- Aged population
- Low broadband adoption
- Low comfort with technology
- Minimal digital skills

Opportunities

- Majority of County covered by broadband-speed internet
- Taliaferro County School possesses numerous technological assets: tablets, an Apple computer lab, and 3D printers

HOUSING

Needs / Weaknesses

- Aged and substandard housing stock
- Lack of workforce housing to meet likely new demand

Opportunities

- Demand for new housing generated by Harrison Poultry
- Valuable lifestyle amenity created by 'Healthier Together' trails
- Reclamation of valuable in-town property for new housing development

NATURAL & CULTURAL FACILITIES

Needs / Weaknesses

- Lack of regulatory protection against light pollution in consideration of Deerlick Astronomy Village
- Lack of regulatory protection against A.H. Stephens Park encroachment

Opportunities

- A.H. Stephens Park Traffic
- Establishment of Deerlick Astronomy Village as an International Dark Sky Park

Quality Community Objectives

In support of planned growth, DCA has created a series of Quality Community Objectives (QCOs) relevant to all Georgia communities. These principles were crafted with the intent to comprehensively frame the long-term aspirations of communities in a manner that accounts for both the variety and complexity of intermediate decisions that move them from the present to the future - from vision to reality. Viewed from the broader perspective, small, consistent steps in accordance with prescribed goals lead to meaningful change.

Taliaferro County will strive to achieve the vision and standards of community established by DCA's Quality Community Objectives.

SENSE OF PLACE

Protect and enhance the community's unique qualities. This may be achieved by maintaining the downtown as focal point of the community; fostering compact, walkable, mixed-use development; protecting and revitalizing historic areas of the community; encouraging new development that is compatible with the traditional features of the community; or protecting scenic and natural features that are important to defining the community's character.

ECONOMIC PROSPERITY

Encourage development or expansion of businesses and industries that are suitable for the community. Factors to consider when determining suitability include job skills required; long-term sustainability; linkages to other economic activities in the region; impact on the resources of the area; or prospects for creating job opportunities that meet the needs of a diverse local workforce.

TRANSPORTATION OPTIONS

Address the transportation needs, challenges and opportunities of all community residents. This may be achieved by fostering alternatives to transportation by automobile, including walking, cycling, and transit; employing traffic calming measures throughout the community; requiring adequate connectivity between adjoining developments; or coordinating transportation and land use decision-making within the community.

EDUCATIONAL OPPORTUNITIES

Make educational and training opportunities readily available to enable all community residents to improve their job skills, adapt to technological advances, manage their finances, or pursue life ambitions. This can be achieved by expanding and improving local educational institutions or programs; providing access to other institutions in the region; instituting programs to improve local graduation rates; expanding vocational education programs; or coordinating with local economic development programs to ensure an adequately trained and skilled workforce.

RESOURCE MANAGEMENT

Promote the efficient use of natural resources and identify and protect environmentally sensitive areas of the community. This may be achieved by promoting energy efficiency and renewable energy generation; encouraging green building construction and renovation; utilizing appropriate waste management techniques; fostering water conservation and reuse; or setting environmentally sensitive areas aside as green space or conservation reserves.

EFFICIENT LAND USE

Maximize the use of existing infrastructure and minimize the costly conversion of undeveloped land at the periphery of the community. This may be achieved by encouraging development or redevelopment of sites closer to the traditional core of the community; designing new development to minimize the amount of land consumed; carefully planning expansion of public infrastructure; or maintaining open space in agricultural, forestry, or conservation uses.

HOUSING OPTIONS

Promote an adequate range of safe, affordable, inclusive, and resource efficient housing in the community. This may be achieved by encouraging development of a variety of housing types, sizes, costs, and densities in each neighborhood; promoting programs to provide housing for residents of all socioeconomic backgrounds, including affordable mortgage finance options; instituting programs to address homelessness issues in the community; or coordinating with local economic development programs to ensure availability of adequate workforce housing in the community.

COMMUNITY HEALTH

Ensure that all community residents, regardless of age, ability, or income, have access to critical goods and services, safe and clean neighborhoods, and good work opportunities. This may be achieved by providing services to support the basic needs of disadvantaged residents, including the disabled; instituting programs to improve public safety; promoting programs that foster better health and fitness; or otherwise providing all residents the opportunity to improve their circumstances in life and to fully participate in the community.

REGIONAL COOPERATION

Cooperate with neighboring jurisdictions to address shared needs. This may be achieved by actively participating in regional organizations; identifying joint projects that will result in greater efficiency and less cost to the taxpayer; or developing collaborative solutions for regional issues such as protection of shared natural resources, development of the transportation network, or creation of a tourism plan.

LOCAL PREPAREDNESS

Identify and put in place the prerequisites for the type of future the community seeks to achieve. These prerequisites might include infrastructure (roads, water, sewer) to support or direct new growth; ordinances and regulations to manage growth as desired; leadership and staff capable of responding to opportunities and managing new challenges; or undertaking an all-hazards approach to disaster preparedness and response.

Goals & Policies

Goals are broad statements of understanding that are intended to provide guidance toward a desired future outcome. Goals put short-term decisions in proper context. The aspirations contained within a community's goals are some of the most valuable insights gleaned from the comprehensive planning process. Ideally, they should shape the ventures into which the community will invest its limited financial and human resources.

A community reaches its goals through the establishment of and adherence to supporting policies. This section details Taliaferro County's local goals and chosen policies.

Land Use

Applicable QCOs	Goals	Policies
Economic Prosperity	<ul style="list-style-type: none"> • Ensure that Taliaferro County and its contained jurisdictions are developed in a planned manner consistent with sound land use principles. • Ensure that all real estate in Taliaferro County and its contained jurisdictions is maintained in a presentable state of repair that reflects the community's sense of pride. • Protect Taliaferro County's rural and agricultural landscapes, as well as environmentally sensitive lands. 	<ul style="list-style-type: none"> • We encourage development that is sensitive to the rural context, sense of place, and overall setting of the community. • We want development whose design, landscaping, lighting, signage, and scale add value to our community. • Our community will make efficient use of existing infrastructure and public facilities in order to minimize the need for costly new/expanded facilities and services. • We will make decisions that encourage walking, biking, car-pooling, and other alternative transportation choices. • We support creation of a community-wide pedestrian/bike path network. • We will encourage development of a rational network of commercial nodes (villages, or activity centers) to meet the service needs of citizens while avoiding unattractive and inefficient strip development along major roadways. • We will preserve the rural character of our community and provide the opportunity for agricultural and forestry activities to remain a vital part of the community. • Support ongoing professional development for staff and elected officials.
Efficient Land Use		
Transportation Options		
Sense of Place		
Regional Cooperation		

Economic Development

Applicable QCOs	Goals	Policies
Efficient Land Use	<ul style="list-style-type: none"> Develop Taliaferro County into a destination for heritage tourism. Provide for the full range of subsistence commercial needs of Taliaferro County residents. Create a local workforce that is competent and globally competitive in the use of digital technologies. Establish a local economy that is diverse and resilient, taking advantage of the unique skills and talents of all Taliaferro County residents. 	<ul style="list-style-type: none"> Promote the creation of a workforce and local economy well-situated in the rapidly integrating global economy. Create a local workforce that is competent and globally competitive through the use of digital technologies. Support the protection of Taliaferro County's historic downtowns and other historic resources. Encourage and support local entrepreneurship and entrepreneurial efforts. Support production of locally grown produce and the establishment of a community food market. Support the creation of a local retail environment that meets the basic needs of Taliaferro County residents. Implement the applicable strategies of the regional "Comprehensive Economic Development Strategy." Support ongoing professional development for staff and elected officials.
Educational Opportunities		
Economic Prosperity		
Local Preparedness		
Regional Cooperation		

Infrastructure & Community Facilities

Applicable QCOs	Goals	Policies
Economic Prosperity	<ul style="list-style-type: none"> Provide the full range of educational, health, and other facilities necessary to support resident welfare and growth. Promote healthy, active lifestyles among Taliaferro County residents. Encourage a pattern of municipal development that establishes and maintains a high quality of community life for Taliaferro County residents. 	<ul style="list-style-type: none"> We will target transportation improvements to support desired development patterns for the community (recognizing that ready availability of transportation creates demand for land development in adjacent areas). We will make decisions that encourage walking, biking, car-pooling, and other alternative transportation choices. We support creation of a community-wide pedestrian/bike path network. We will invest in parks and open space to enhance the quality of life for our citizens.
Efficient Land Use		
Transportation Options		
Community Health		
Local Preparedness		

Goals & Policies

Broadband

Applicable QCOs	Goals	Policies
Economic Prosperity	<ul style="list-style-type: none"> • Create a local economy that is well-suited in the new digital global economy. • Create a local workforce that is competent and globally competitive in the use of digital technologies. • Ensure all Taliaferro County residents have access to the unprecedented wealth of information and opportunities for offered by access to the internet. 	<ul style="list-style-type: none"> • Support the creation of opportunities for Taliaferro County residents to understand the relevance of digital technologies to their everyday lives, and to obtain basic digital literacy skills. • Support the creation of opportunities for early exposure of secondary school students to evolving workplace technologies. • Support ongoing professional development for staff and elected officials.
Educational Opportunities		
Local Preparedness		
Community Health		

Housing

Applicable QCOs	Goals	Policies
Economic Prosperity	<ul style="list-style-type: none"> • Promote the development of a range of quality, affordable, and efficient housing options for all Taliaferro County residents. • Ensure that anyone employed in Taliaferro County has the option to live in Taliaferro County. 	<ul style="list-style-type: none"> • Eliminate or rehabilitate substandard or dilapidated housing throughout the County. • Create affordable housing opportunities to ensure that all those who work in the community have a viable option to live in the community. • Encourage development of housing opportunities that enable residents to live close to their place of employment. • Support ongoing professional development for staff and elected officials.
Housing Options		
Sense of Place		
Community Health		

Natural & Cultural Resources

Applicable QCOs	Goals	Policies
Resource Management	<ul style="list-style-type: none"> • Preserve the historic and rural ambiance of Taliaferro County and its contained jurisdictions. • Prevent light pollution in the interest of preserving dark skies near Deerlick Astronomy Village. • Protect Taliaferro County's dedicated green spaces and environmentally sensitive lands from encroachment and degradation. 	<ul style="list-style-type: none"> • Minimize inefficient land consumption and encourage compact development in order to preserve green open space and natural resource areas. • Encourage development that is sensitive to the historic context, sense of place, and overall setting of Taliaferro County. • Support ongoing professional development for staff and elected officials.
Local Preparedness		
Sense of Place		
Community Health		
Regional Cooperation		

Land Use



Weaknesses:

- Lack of consensus about growth
- Lack of planning for future development
- Derelict property owned by land speculators
- Lack of regulatory protection for historic downtowns

Opportunities:

- Potential for commercial and residential growth due to Harrison Poultry site selection in the County
- Valuable new lifestyle amenities proposed by the Taliaferro County Healthier Together Recreational Trails Plan

“Development patterns have a huge effect on the finances of a town or city. The cost of infrastructure like roads and sewers, as well as services like fire departments, ambulances and police are major budget items for any municipality, and decisions about development patterns can raise or lower the cost of these services. These choices have significant implications for public budgets in communities everywhere.”



Future Land Use Planning

Policy Leadership

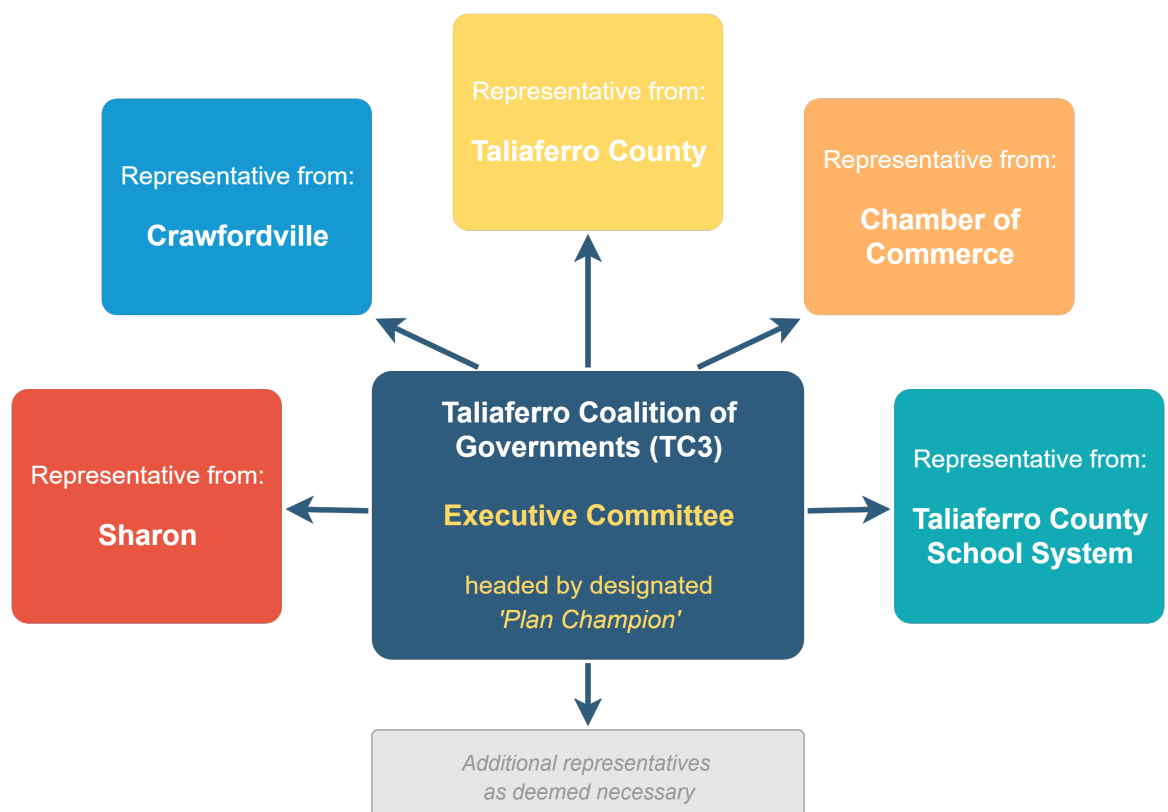
The local comprehensive plan and associated land use policies are critical in shaping the physical aspects of Georgia's communities, and, by extension, the economic and social aspects as well. Few local government decisions are without implications for the use of public and private land. It is through land use plan and policy creation that communities: anticipate local needs, identify imminent and future development issues, identify areas for which certain types of development are unsuitable, select controls and regulations to guide development, and establish a vision for how the community should grow and change over time.

Parcel by parcel development can proceed if general development requirements are met. Without a guiding framework, though, these individual changes appear relatively arbitrary. In the context of a well-developed comprehensive plan, however, each new change is a step toward the realization of a broad, shared vision of 'community.' Unfortunately, this vision does not come about by happenstance. It is the product of thoughtful and deliberate leadership.

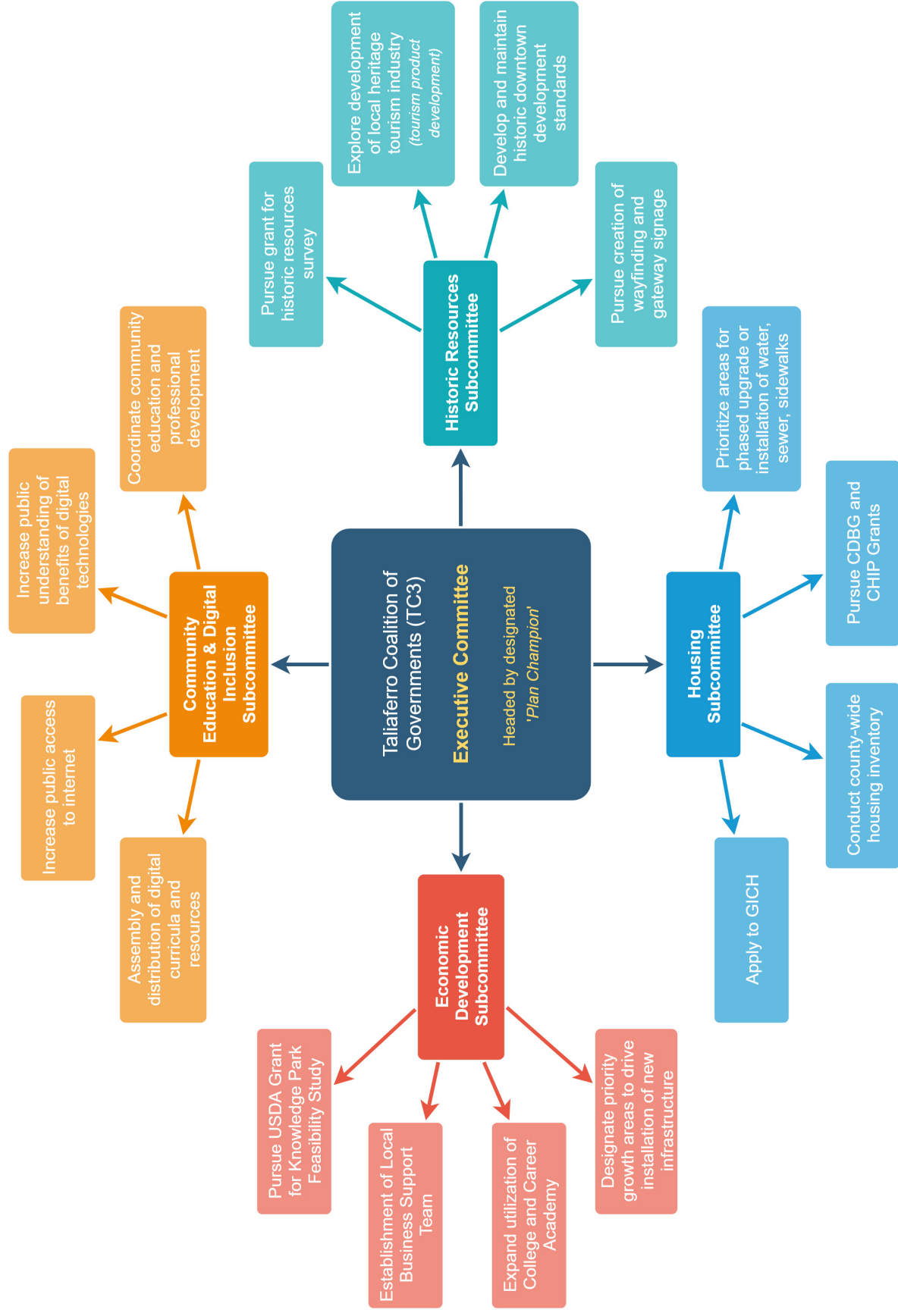
Throughout the course of the comprehensive planning process two closely related issues continually arose: a lack of coordination and cooperation among Taliaferro County's local governments, and a lack of consensus about the future growth and development in the County. Survey data and input from members of the Stakeholder Committee revealed that vast differences in views about 'growth,' and social divisions among the population pose an obstacle to agreement and unified action. Most surmised that a lack of visionary, unifying leadership prevents the County from moving forward decisively to claim available opportunities.

In an effort to create a space for both broad representation and visionary leadership, the central proposal of the 2020 - 2025 Joint Comprehensive Plan is the establishment of a formal coalition of Taliaferro County governments. Such an organization would necessarily include representatives from each jurisdiction, as well as representatives from key agencies,

members of the business community, and residents. Further, the Coalition would be headed by a designated 'Plan Champion' who would take accountability for the ongoing work of leading the community toward achievement of the goals set forth in the Plan.



Proposed Structure of the Taliaferro County Coalition (TC3)



The chart above illustrates how priority and recommended Work Program activities could be distributed to the various subcommittees of the proposed Coalition. Additional subcommittees may be created as is deemed necessary.

Character Areas

Determining Future Land Use

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

Character Area Narratives

The narratives located on the pages that follow correspond to the Character Area Map, and should be viewed as general policy statements - statements of intent. Their use and applicability is similar to other goals and policy statements found in the Community Goals component of the Plan. They should inform future development decisions and form the basis for more detailed topic-specific studies in the future.

Traditional Neighborhood Development (TND)

- versus -

Suburban Style Development

Character Areas are intended to help shape development as it takes place. Rather than establishing a master plan for an area, it allows the private sector to develop in accordance with community-adopted policies that promote sustainability and the thoughtful mixing of land uses across a jurisdiction.

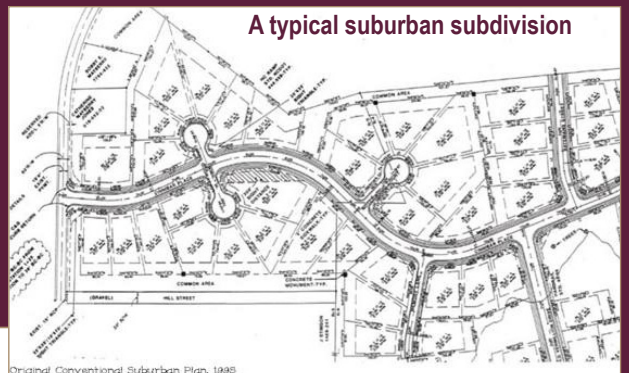
Strong development regulations and design guidelines can result in efficient and highly valuable traditional neighborhood-style development, rather than sprawling car-oriented development.

A traditional neighborhood



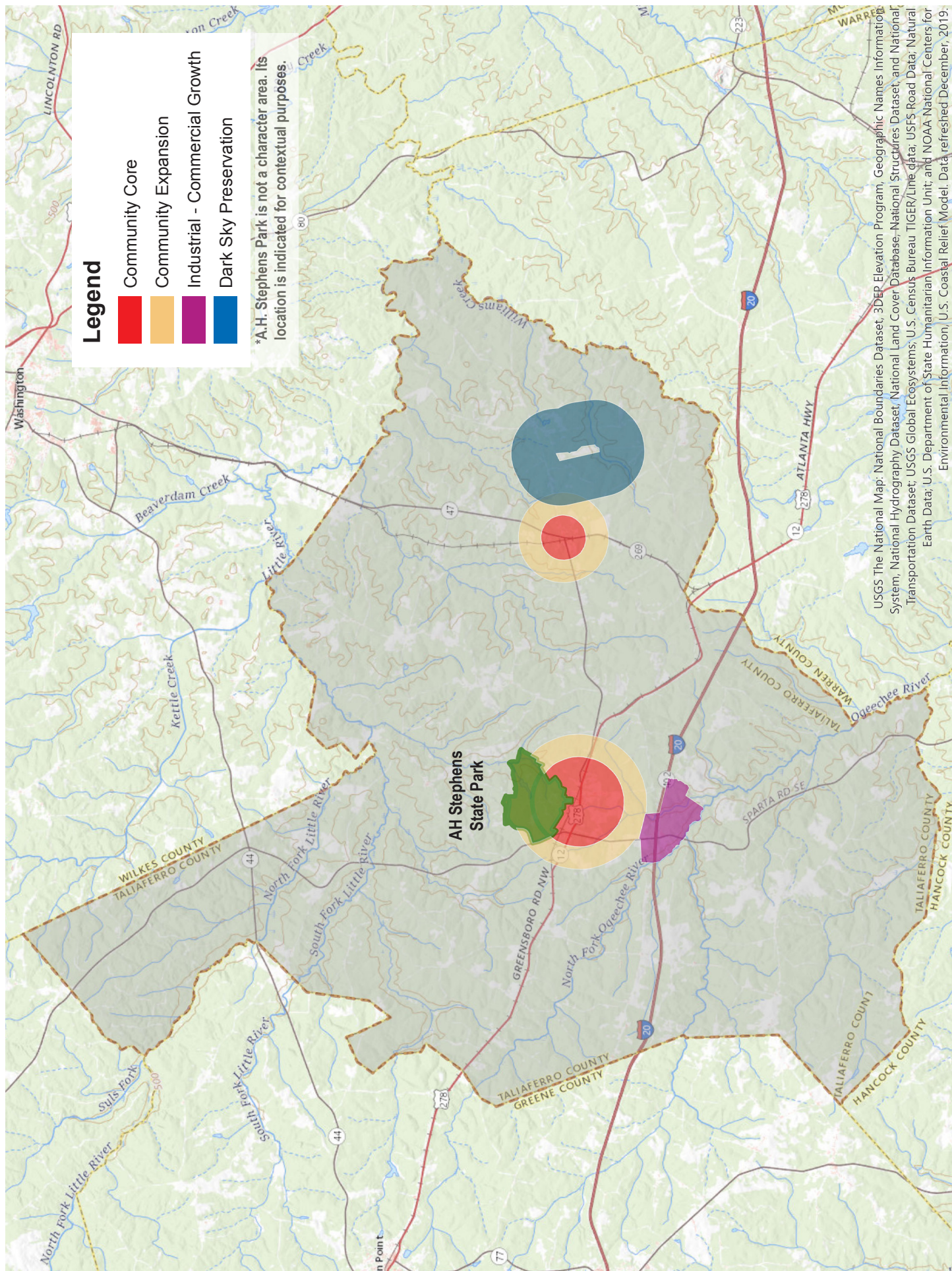
DPZ Charrette Plan Alternative for Vermilion "practice phase," 1998, DPZ

A typical suburban subdivision



Original Conventional Suburban Plan, 1998

Acknowledging that suburban-style development will continue as the dominant form for the foreseeable future, Taliaferro County and its contained jurisdictions should seek to offset the inefficiencies of this development pattern by adopting policies restricting development to priority growth areas, cluster development, multi-modal interconnections and collocation of residences with convenience commercial and institutional uses.



A row of historic bungalow houses with blue siding and white trim. The houses feature front porches with white columns and railings. The foundation is made of red brick. An American flag is visible on the left. The houses are set on a green lawn with some bushes in the foreground.



The Community Core character area are the cities of Crawfordville and Sharon. These areas contain multiple land uses and serve as a foundation for growth for the Community Expansion character area. Medium to Small lot sizes with the majority containing commercial or residential uses are primarily located in this area. Contextually-sensitive infill development and redevelopment of derelict structures would be ideal in this character area.

- Commercial
- Residential

- Urban Redevelopment Plans
- Revitalization Area Strategies
- Vacant property maintenance standards
- Design guidelines to maintain rural town aesthetic
- Pedestrian and streetscape improvements



Community Expansion

GENERAL DESCRIPTION

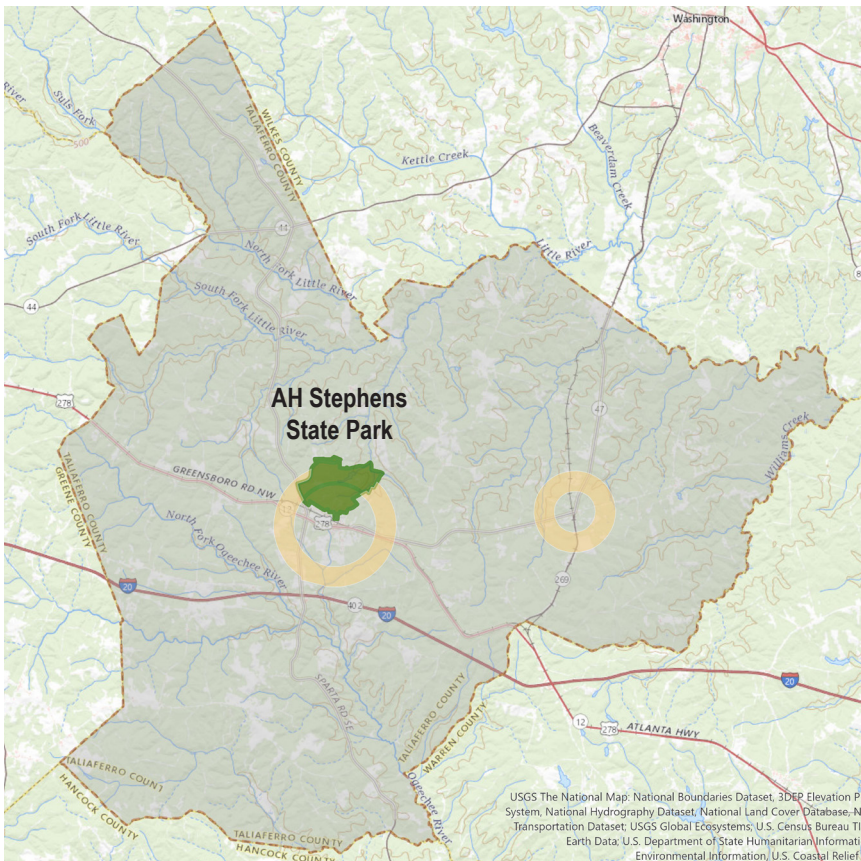
The Community Expansion character area is located between the two municipalities and unincorporated Taliaferro County. This character area represents where growth should be focused. Infrastructure improvements, when they occur, should be focused in this area to avoid sprawling, inefficient development.

LAND USE CATEGORIES

- Commercial
- Residential
- Industrial

IMPLEMENTATION MEASURES

- Targeted Growth Area Boundaries
- Limit water/sewer infrastructure provision
- Small Area Master Planning to prevent mixture of incompatible land uses
- Design guidelines to maintain rural town aesthetic
- Development standards requiring multi-modal interconnections across parcels
- Connection to future county-wide trail network



Industrial & Commercial Expansion



GENERAL DESCRIPTION

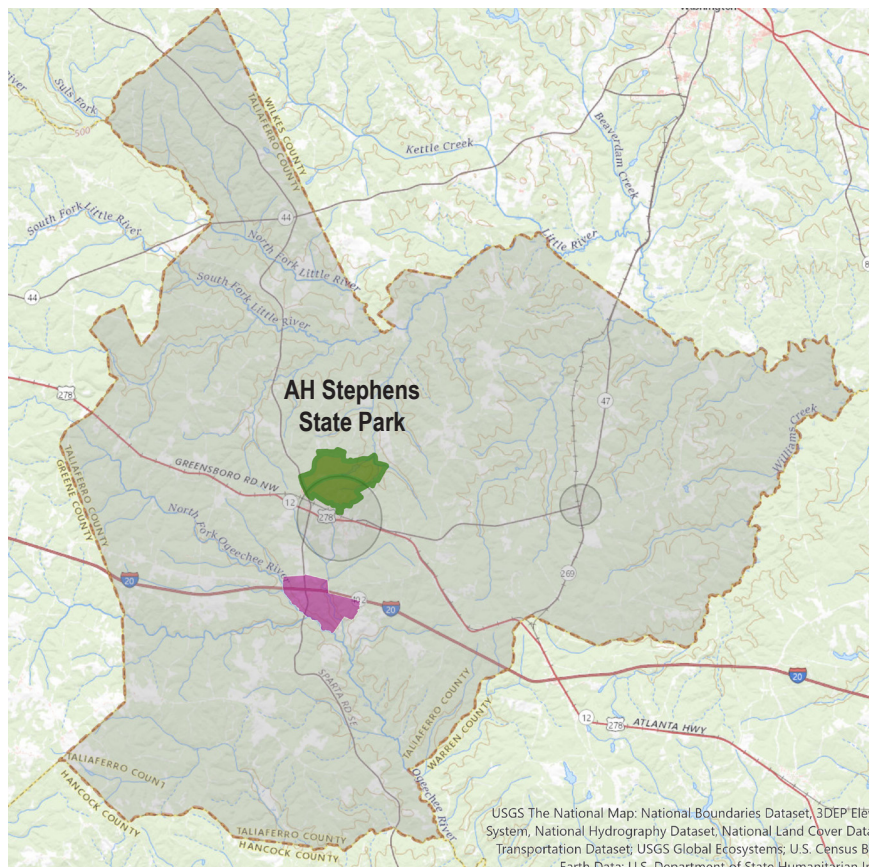
The industrial character area delineates the location where large scale manufacturing, logistics, or technology-related development should occur in Taliaferro County. This area, adjacent to Interstate 20, is intended to become the home of the county's largest future employers, and a potential regional shopping destination.

LAND USE CATEGORIES

- Commercial
- Residential
- Industrial

IMPLEMENTATION MEASURES

- Targeted installation of water/sewer infrastructure to incentivize private investment
- Small Area Master Planning to prevent mixture of incompatible land uses
- Development standards requiring multi-modal interconnections across parcels
- Connection to future county-wide trail network



Dark Sky Preservation

GENERAL DESCRIPTION

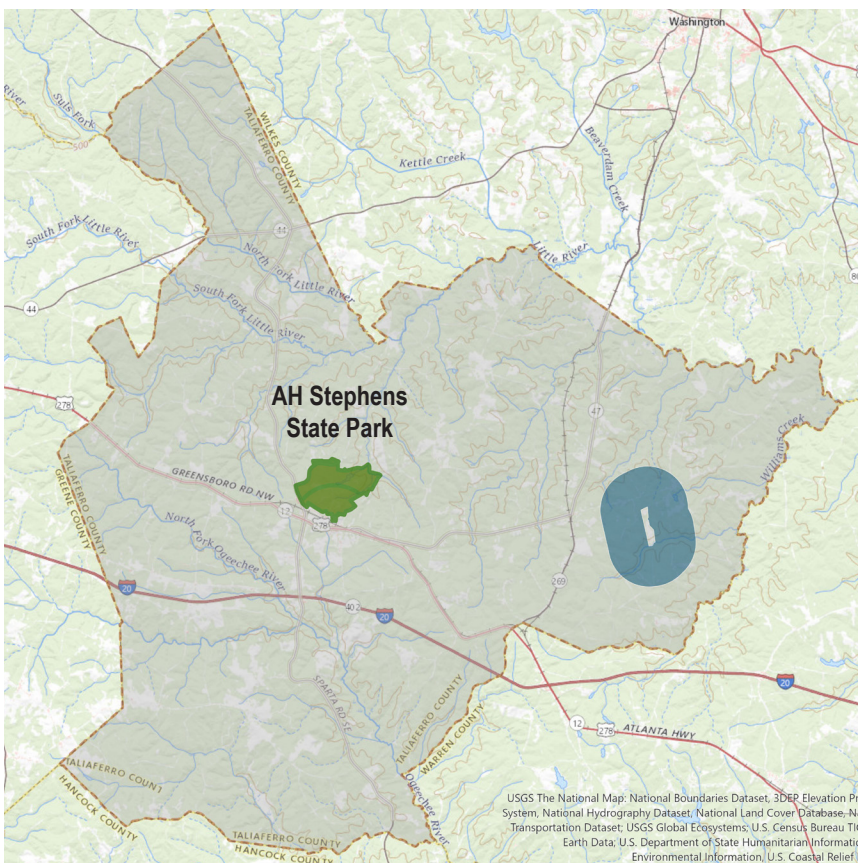
The Dark Sky Preservation character area provides members of the Deerlick Astronomy Village an area which protects and preserves the night sky from excess light in order to provide a dark sky for astronomy enthusiasts.

LAND USE CATEGORIES

- Low-density Residential

IMPLEMENTATION MEASURES

- Limit residential density
- Standards requiring downcast lighting on new development.



Advancing Quality Growth

To maximize Taliaferro County's growth and development potential, the County and its contained jurisdictions must pursue land use policies that:

- Encourage development that is sensitive to the rural context, sense of place, and overall setting of the community;
- Promote whose design, landscaping, lighting, signage, and scale add value to our community;
- Require efficient use of existing infrastructure and public facilities in order to minimize the need for costly new/expanded facilities and services;
- Encourage walking, biking, car-pooling, and other alternative transportation choices;
- Support creation of a community-wide pedestrian/bike path network;
- Encourage development of a rational network of commercial nodes (villages, or activity centers) to meet the service needs of citizens while avoiding unattractive and inefficient strip development along major roadways;
- Preserve the rural character of our community and provide the opportunity for agricultural and forestry activities to remain a vital part of the community.

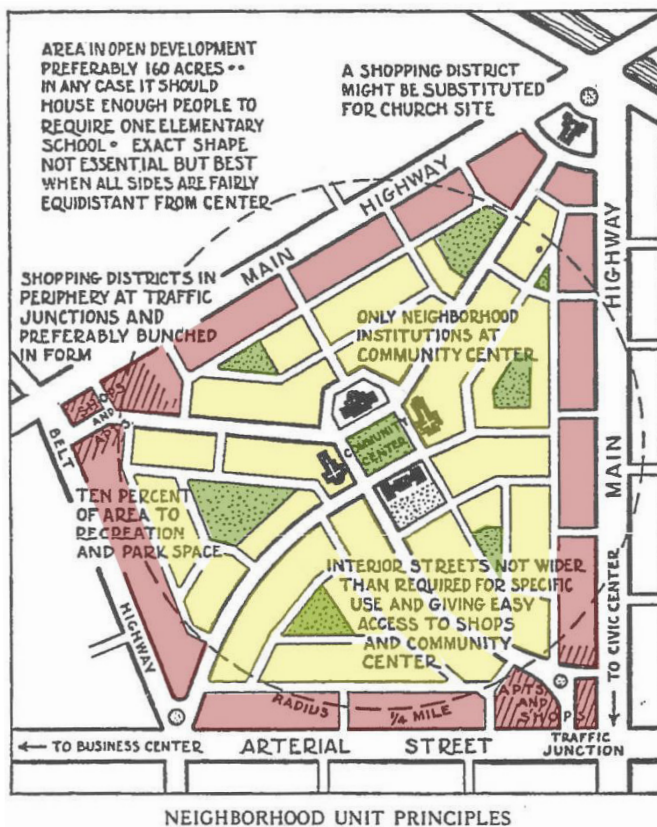
Priority Projects

Project	Responsible Party
Establish and convene a regular group of elected and appointed officials, staff, and citizens from each jurisdiction to implement the Comprehensive Plan and address issues other of local significance in a unified manner.	Taliaferro Co., Crawfordville, Sharon, TC DOE, Chamber
Appoint a 'Plan Champion' to take accountability for pushing implementation of the policies and programs adopted in the Comprehensive Plan.	Taliaferro Co., Crawfordville, Sharon, TC DOE, Chamber
Revise rezoning procedures to require consistency with adopted Comprehensive Plan policies and DCA's Quality Community Objectives.	Taliaferro Co., Crawfordville
Revise existing sign ordinance to achieve the design character desired for new signs and billboards.	Taliaferro Co., Crawfordville
Adopt regulations to require visual screening of outdoor storage areas for commercial and industrial land uses.	Taliaferro Co., Crawfordville
Identify and prioritize areas for phased installation of water, wastewater treatment, and other critical infrastructure to support future commercial and moderate-density residential development.	Taliaferro County Coalition (TC3)

Recommended Additional Actions

Project	Responsible Party
Develop and adopt county-wide vacant building maintenance standards.	Taliaferro County Coalition (TC3)
Pursue regional code enforcement and permitting with Wilkes, Warren, Glascock and Hancock Counties.	Taliaferro County Coalition (TC3), CSRA RC
Establish a plan for the acquisition and assembly of vacant and derelict properties critical for revitalization.	Taliaferro County Coalition (TC3)
Adopt a landscaping ordinance.	Taliaferro Co., Crawfordville

The 'Neighborhood Unit'



Pinewood Forest south of Atlanta is designed as a 'live, work, play' development. Particularly notable is the placement of single-family detached, single-family attached and multi-family residences in close proximity, accommodating a variety of household types and budgets. Pinewood Studios, a large local employer can be seen in the top left corner of the photo.

Economic Development

The background of the slide features a photograph of a building's exterior. On the right, there are tall, yellow columns. A large green awning extends from the building, covering a walkway. Through the opening of the awning, a paved area with some greenery and a white structure is visible in the distance.

Weaknesses:

- Lack of jobs/employment
- Young students go off to college and relocate; don't return home to live
- Workforce

Opportunities:

- Retail expansion
- New businesses
- Harrison Poultry jobs
- New industry
- New jobs coming
- New jobs coming

“A talented workforce is a prerequisite for prosperity and economic mobility. It is essential the workforce possesses the necessary skill sets for the jobs [currently] in the community and the jobs of the future.”

LOUIE'S
DINER

Employers Operating Locally

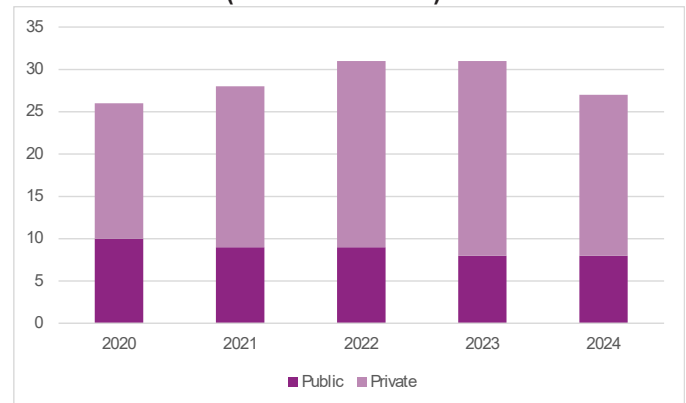
In evaluating current economic conditions, the financial crisis of 2007-2008 continues to serve as the primary point of reference for most communities, though, according to many sources, national economic recovery began as early as 2011. Analysis shows that many places have fully recovered from the downturn and are now flourishing with new industry. For a substantial portion of the country, however, economic recovery has yet to arrive, and growth is inconceivable.

Taliaferro County has experienced a continuous increase in several indicators of economic performance since 2020. The number of firms and establishments has increased from 26 in 2020 to 31 in 2023 with a slight decrease to 27 in 2024.

The total employment has rebounded slightly since 2020, with a slight recent decrease, and this growth appears to be due to a small change in local government employment.

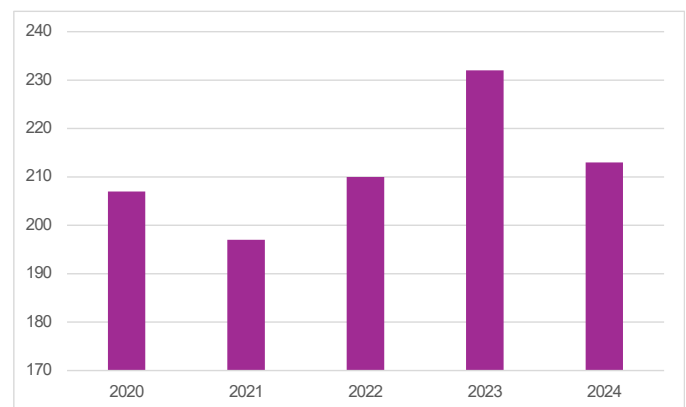
Wages have also grown, from a low of average of \$30,160 in 2016 to a current high of \$36,400. When viewed from the perspective of goods-producing vs. service-providing industries, however, it becomes clear that both service-producing and goods-producing industries increased wages. Average weekly wages in all industries are currently higher than they were in 2016, with a significant increase in the past 5 years.

Total Firms & Establishments Operating in Taliaferro County (Public & Private)



Bureau of Labor Statistics

Total Employment in Taliaferro County (Public & Private)

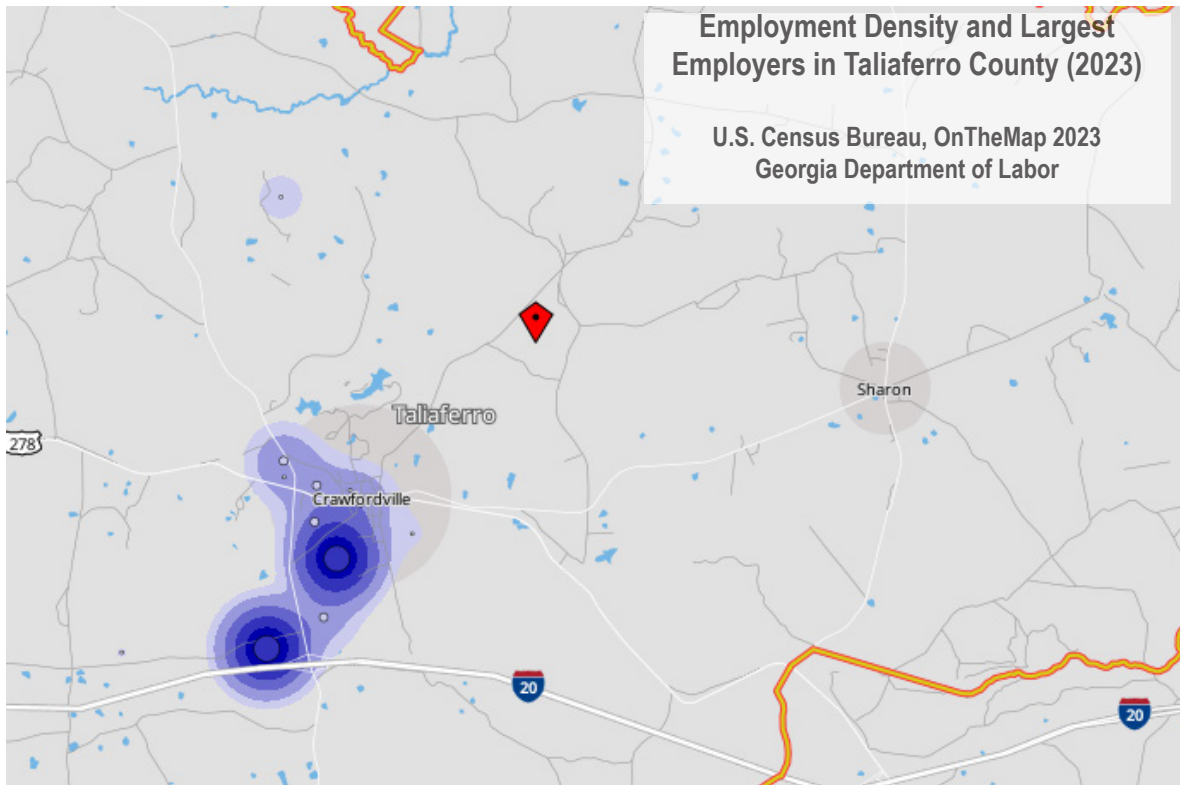


Bureau of Labor Statistics

Year	2016	2018	2020	2022	2024	Trend
Goods-Producing Firms	9	8	8	8	8	
Goods-Producing Avg Weekly Wage (USD)	710	730	750	770	790	
Service-Providing Firms	13	12	12	11	11	
Service-Providing Avg Weekly Wage (USD)	510	530	550	570	590	
All Employers - Average Weekly Wage (USD)	580	600	620	660	700	
All Employers - Average Annual Pay (USD)	30,160	31,200	32,240	34,320	36,400	

Average Annual Pay & Average Weekly Wage - Combined, Goods-Producing, Service-Providing Industries

Bureau of Labor Statistics



Industry	2018	2019	2020
Agriculture, forestry, fishing and hunting, and mining	15	16	14
Construction	10	11	9
Manufacturing	5	6	4
Wholesale trade	2	2	1
Retail trade	20	21	18
Transportation and warehousing, and utilities	8	9	7
Information	1	1	1
Finance and insurance, and real estate and rental and leasing	4	5	4
Professional, scientific, and management, and administrative and waste management services	6	7	6
Educational services, and health care and social assistance	25	26	24
Arts, entertainment, and recreation, and accommodation and food services	10	11	9
Other services, except public administration	5	6	5
Public administration	12	13	12

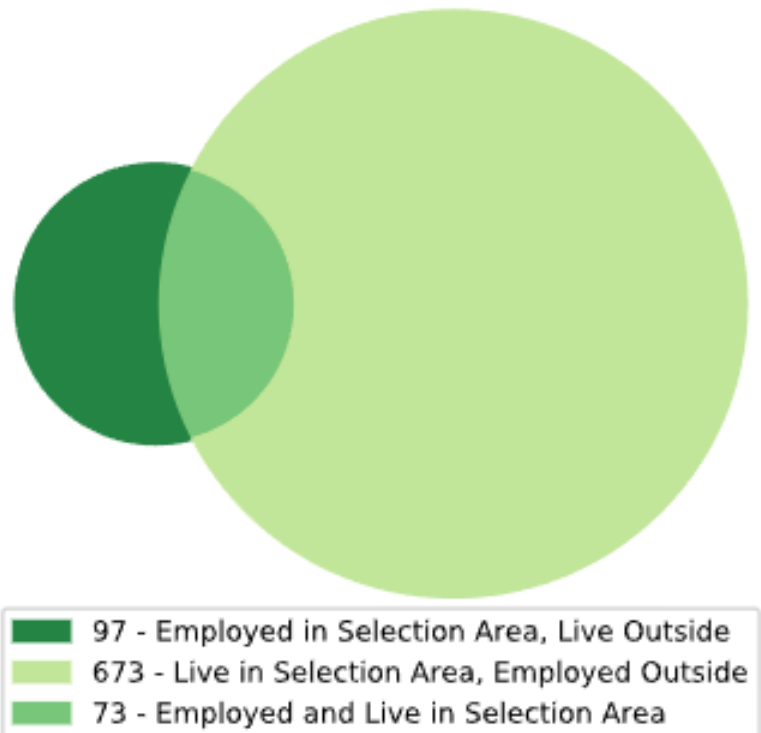
Change in Employment by Industry in Taliaferro County | (D) = Data Suppressed
Bureau of Economic Analysis

Where Residents Work

Taliaferro County residents overwhelmingly travel outside the county for employment purposes. According to the Census Bureau, in 2022, 90.2% of the County's workforce was employed elsewhere. Just 73 people reported living and working in the County.

Workers reported traveling to a number of neighboring counties. Within the CSRA region, Wilkes, Warren, and McDuffie counties are top destinations. Many, however, head west and northwest to Greene, Morgan and Athens-Clarke Counties. Only 73 workers indicated a commute time of less than 10 miles. More than 18% of workers travel 25 to 50 miles, and more than 10% travel in excess of 50 miles to reach their place of employment.

Inflow/Outflow Job Counts in 2022
All Workers



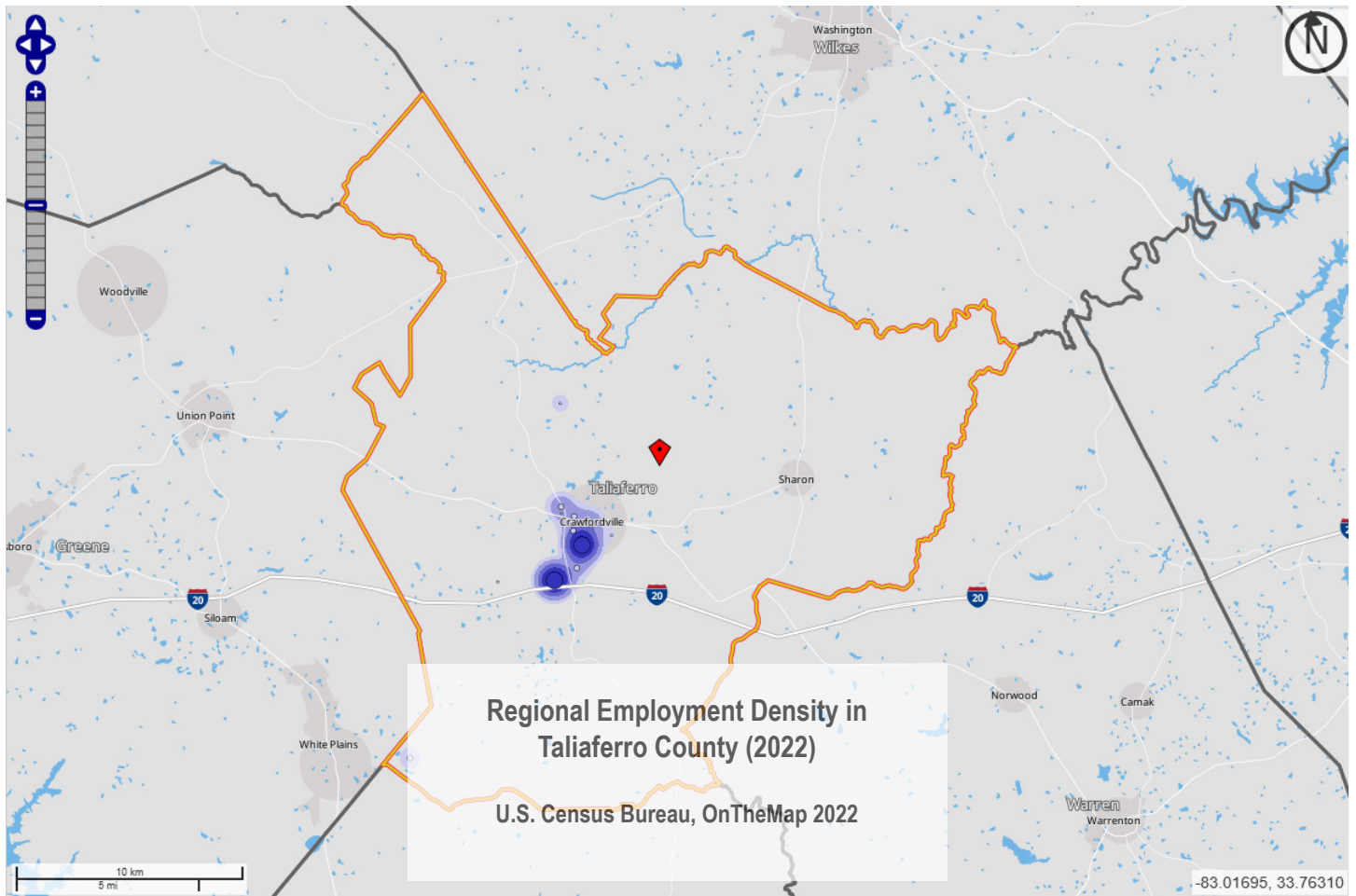
U.S. Census Bureau, OnTheMap 2022

Inflow/Outflow Job Counts (All Jobs)

2022

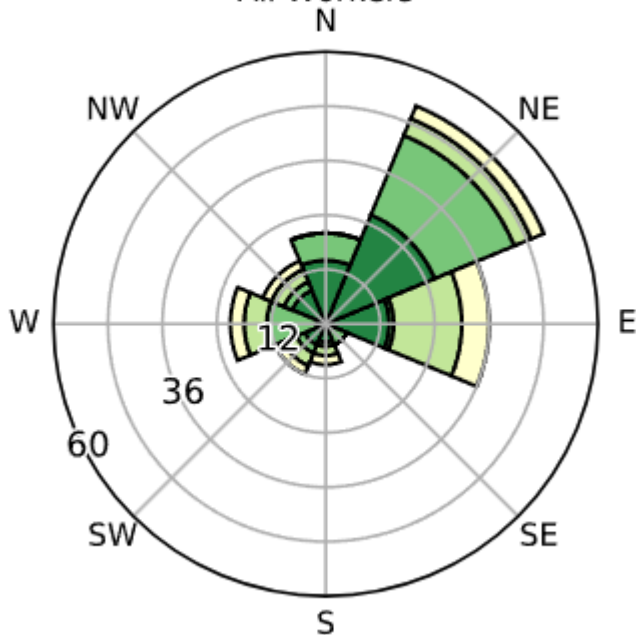
	Count	Share
<u>Employed in the Selection Area</u>	170	100.0%
<u>Employed in the Selection Area but Living Outside</u>	97	57.1%
<u>Employed and Living in the Selection Area</u>	73	42.9%
<u>Living in the Selection Area</u>	746	100.0%
<u>Living in the Selection Area but Employed Outside</u>	673	90.2%
<u>Living and Employed in the Selection Area</u>	73	9.8%

U.S. Census Bureau, OnTheMap 2022



The map above shows the density of jobs in neighboring counties to which Taliaferro County residents travel for work.

Job Counts by Distance/Direction in 2022
All Workers



Jobs by Distance - Work Census Block to
Home Census Block

	2022	
	Count	Share
Total All Jobs	170	100.0%
Less than 10 miles	73	42.9%
10 to 24 miles	47	27.6%
25 to 50 miles	32	18.8%
Greater than 50 miles	18	10.6%

The radial diagram on the left depicts the distance, direction and volume of traffic leaving Taliaferro County for employment purposes. According to the ACS, more than 42% of residents travel less than 10 miles and 18.8% of residents travel 25 miles or more to their jobs.

U.S. Census Bureau, OnTheMap 2022

Where Residents Work

As more than 90% of the local workforce is employed outside the County, the jobs held by Taliaferro County residents are a reflection of both the economic activity in the surrounding counties, and the fitness of the Taliaferro County workforce for various kinds of labor.

Two industry sectors have seen employment growth of approximately 1% or greater in the period from 2017 to 2022. Public Administration leads with an increase of 9.8%, followed by Retail Trade with 5.3% growth. Wholesale Trade and Health Care &

Social Assistance held constant at 0.6% and 1.2%, respectively.

Educational Services contracted sharply, employing 77 people in 2017, and dropping to approximately 60 in 2022. It led the losing sectors with a 9.5% decline. Real Estate & Rental & Leasing, Transportation & Warehousing, and Manufacturing also saw relatively large declines, with 2.3%, 1.7%, and 1.7% respectively.

Employment by Industry - Jobs performed by Taliaferro County Residents

*The counts of employed workers reflects data suppression to protect privacy and confidentiality.

Jobs by NAICS Industry Sector

Count	2017		2022	
	Count	Share	Share	
Agriculture, Forestry, Fishing and Hunting	0	0.00%	0	0.00%
Mining, Quarrying, and Oil and Gas Extraction	0	0.00%	0	0.00%
Utilities	0	0.00%	0	0.00%
Construction	0	0.00%	1	0.60%
Manufacturing	11	6.40%	8	4.70%
Wholesale Trade	1	0.60%	1	0.60%
Retail Trade	6	3.50%	15	8.80%
Transportation and Warehousing	6	3.50%	3	1.80%
Information	1	0.60%	0	0.00%
Finance and Insurance	1	0.60%	0	0.00%
Real Estate and Rental and Leasing	4	2.30%	0	0.00%
Professional, Scientific, and Technical Services	0	0.00%	0	0.00%
Management of Companies and Enterprises	0	0.00%	0	0.00%
Administration & Support, Waste Management and Remediation	0	0.00%	0	0.00%
Educational Services	77	44.80%	60	35.30%
Health Care and Social Assistance	2	1.20%	2	1.20%
Arts, Entertainment, and Recreation	0	0.00%	0	0.00%
Accommodation and Food Services	0	0.00%	0	0.00%
Other Services (excluding Public Administration)	2	1.20%	3	1.80%
Public Administration	61	35.50%	77	45.30%

Jobs by Earnings

	2017		2022	
	Count	Share	Count	Share
\$1,250 per month or less	62	36.00%	55	32.40%
\$1,251 to \$3,333 per month	63	36.60%	54	31.80%
More than \$3,333 per month	47	27.30%	61	35.90%



EXECUTIVE SUMMARY

PARTICIPANT PROFILE

The documents we obtained for this study are not a random sample. They represent complete data for one or more years between 2003-2012 from 20 states plus 15 regions and the District of Columbia. In all, 28 non-duplicated states were represented in the research, in whole or in part. Some states participated in regional studies in addition to their own statewide efforts.



THE MAIN STUDY RESULTS

All but one of the participants used some combination of the North American Industry Classification System (NAICS) and the Standard Occupational Classification (SOC) systems. Separate analyses were produced for both NAICS and SOC systems.

A total of 264 NAICS codes were represented within their aggregate creative economy profiles. Seventy codes were common to 50% or more of the reports indicating that their community had a business that would be classified under those respective NAICS codes. These 70 codes represent 26% of all codes used by the 25 reports that used NAICS codes. Thirty-nine NAICS codes were common to 75% or more of the reports. These 39 codes represent 15% of all of the NAICS codes found in our sample. The reduction of codes from 70 to 39 between the 50% and 75% or more designations is spread proportionately throughout with no marked differences. The industry categories that are the most common are:

- Advertising
- Architectural and related
- Culture and heritage, including libraries
- Design
- Film, video and sound
- Independent artists
- Internet broadcasting and publishing
- Music production, distribution and sales
- Performing arts and entertainment
- Printing and publishing
- Television and radio

◀ Student painter; photo courtesy of Montserrat College of Art in Massachusetts.



↑ Derek Thompson with WALL-E; Thompson is a Pixar storyboard artist and alumnus of Otis College of Art and Design in Los Angeles.

4

ONLY FOUR NAICS CODES WERE SELECTED BY ALL REPORTS:

- 541410 Interior Design Services
- 541430 Graphic Design Services
- 711110 Theatre Companies and Dinner Theaters
- 711130 Musical Groups and Artists



AMERICA'S CREATIVE ECONOMY 3

Advancing economic development in Taliaferro County will require the attraction of new creative and knowledge-based industries. The excerpt above is from a study of locations that experienced growth in creative industries. The findings offer professional categories, and even NAICS codes most often associated with local growth in these industries.

Taliaferro County Labor Force Activity

The chart to the right demonstrates Taliaferro County's most recent labor force activity from April 2025 compared to surrounding counties in Georgia as well as the state and the US. At 3.5%, the State unemployment rate is slightly lower than Taliaferro County at 3.5% while the rate for the US is slightly higher at 3.9%.

April 2025

	Labor Force	Employed	Unemployed	Rate
Taliaferro	702	677	25	3.6%
Greene	7,883	7,582	301	3.8%
Hancock	2,577	2,461	116	4.5%
Oglethorpe	7,525	7,334	191	2.5%
Warren	2,385	2,296	89	3.7%
Wilkes	3,692	3,539	153	4.1%
Taliaferro Area	24,764	23,889	875	3.5%
Georgia	5,371,672	5,207,428	164,244	3.1%
United States	170,622,000	164,043,000	6,580,000	3.9%

Georgia Department of Labor, 2025

Advancing Economic Growth

To maximize Taliaferro County's potential for economic growth and development, the County and its contained jurisdictions must pursue policies that:

- Promote the creation of a workforce and local economy well-situated in the rapidly integrating global economy;
- Create a local workforce that is competent and globally competitive through the use of digital technologies;
- Support the protection of Taliaferro County's historic downtowns and other historic resources;
- Encourage and support local entrepreneurship and entrepreneurial efforts;
- Support production of locally grown produce and the establishment of a community food market;
- Support the creation of a local retail environment that meets the basic needs of Taliaferro County residents.

Priority Projects

Project	Responsible Party
Establish a Local Business Support Team	Taliaferro County Coalition (TC3)
Create an Economic Development Assistance Resource Guide.	Development Authority, Chamber
Create an Early Childhood Educational Resource Assistance Guide.	Taliaferro Co. DOE
Create a website to showcase available land and buildings, and provide other critical information to site selectors considering doing business in Taliaferro County.	Taliaferro County Coalition (TC3)

Recommended Additional Actions

Project	Responsible Party
Pursue a USDA Rural Business Development Grant for a feasibility study on an Industrial or Knowledge Park adjacent to I-20.	Taliaferro County Coalition (TC3)
Pursue a community business formation analysis to identify factors inhibiting local business growth and development.	Taliaferro County Coalition (TC3)
Conduct a study to determine how Taliaferro County's participation in the forthcoming 'Greene County Career Academy' can be leveraged to attract new employers to Taliaferro County.	TC DOE, Development Authority, Chamber
Establish downtown Crawfordville as an Enterprise Zone under the State's Enterprise Zone Employment Act.	Crawfordville

Why Early Reading Matters

Children who don't read proficiently by the end of third grade are far more likely to be left behind – in many ways.

December 1, 2019 by Susan Percy

GeorgiaTrend



Starting Young: Arianne Weldon, director of the Get Georgia Reading Campaign, at Phoenix School in Decatur
Credit: daemonpictures.com

The first thing to know about early literacy is that it is critically important; the next, that it connects to a whole lot of other conditions and challenges. But the best thing to know is that there are solutions to

Significance of Early Childhood Education and Literacy

A popular short essay by Robert Fulghum posits that “All I really need to know I learned in Kindergarten.” While intended to be witty and contemplative, this adage carries more truth than is likely expected. Educational researchers have traced much of a child's future professional success back to his or her reading proficiency at the start of just third grade. Ultimately, one's ability to learn rests not on the ability to simply read the words on the page, but to interrogate the text in order to extract the author's meaning and other critical contextual information from it.

In an effort to continue to increase school quality and the preparedness of the local workforce, the work program includes the creation of an early childhood educational resource assistance guide. Such a guide would direct parents to academic supports in the community and surrounding areas, as well as digital resources that may be accessed via a home or public internet connection.

Economic Distress Indicators for Taliaferro County, GA

	Taliaferro County	National
Distress Score	55.1	
No High School Diploma	15.7%	10.9%
Poverty Rate	18.9%	12.5%
Adults Not Working	25.9%	20.9%
Housing Vavancy Rate	10.1%	7.3%
Median Income Ratio	64.3%	100.0%
Change in Employment	31.6%	3.7%
Change in Establishments	46.2%	4.9%

Distressed Communities Index (DCI), 2022
Economic Innovation Group

Taliaferro County is mid-tier with a distress score of 55.1053 and ranks 70 out of 159 counties in Georgia.

Distressed communities are separated from their neighbors by some key economic gaps:

- Over twice as many prime-age adults in a typical distressed area are out of work.
- The poverty rate is more than four time higher than an average area
- Fewer jobs and businesses

Infrastructure & Community Facilities

Weaknesses:

- Young students go off to college and relocate, possibly due to the state of community facilities

Opportunities:

- Additional community spaces through the Healthy Taliaferro recreational trail plan
- Public support for additional recreational space and facilities
- Potential local growth due to Harrison Poultry location in Taliaferro County and new businesses

“...The number of ‘pro-social’ places (schools, recreation centers, parks and libraries) is positively related to the level of resident participation in organizations. That is, neighborhoods with more pro-social places have higher levels of participation in informal networks such as...youth groups, parent-teacher associations, which increase the opportunities to develop shared values about the neighborhood and its needs.”



Community Facilities

The term 'infrastructure' is often used to denote the physical assets belonging to a community: its roads, water and sewer system, fire stations, police stations, and the like. However, community infrastructure is also inclusive of the critical socially-oriented components that constitute a community as well - soccer parks, schools, swimming pools, and community centers, among others. These

physical facilities and the resultant social networks created through their use work in tandem to form the foundation of a neighborhood. Municipalities developing 'strong' community infrastructure will thoughtfully integrate physical and social planning and deliberately invest in both.

Water

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

Wastewater

The City of Crawfordville had all original 1964 sewerage lines rehabilitated and a new treatment plant was put into service in February 2007 capable of treating 100,000 gallons per day of wastewater. This wastewater treatment facility was funded by Community Development Block Grants and a grant from the Environmental Protection Agency. Once this facility came online, the treatment pond was closed in 2014 and completely encapsulated.

Public Safety

There is one law enforcement agency in Taliaferro County. The Taliaferro County Sheriff's Department which operates from their offices located along Warrenton Road SE. The Sheriff's Department has a total of 12 sworn law enforcement officers, one of which operates the K-9 unit.



Taliaferro County Sheriff's Office

Fire Protection

Taliaferro County operates three volunteer fire departments located in Crawfordville, Sharon, and unincorporated Margarets Grove.

The County could groom future career firefighters to serve the County through the creation of a CTAE Firefighting and EMS Pathway or Career Academy.



Parks and Recreation

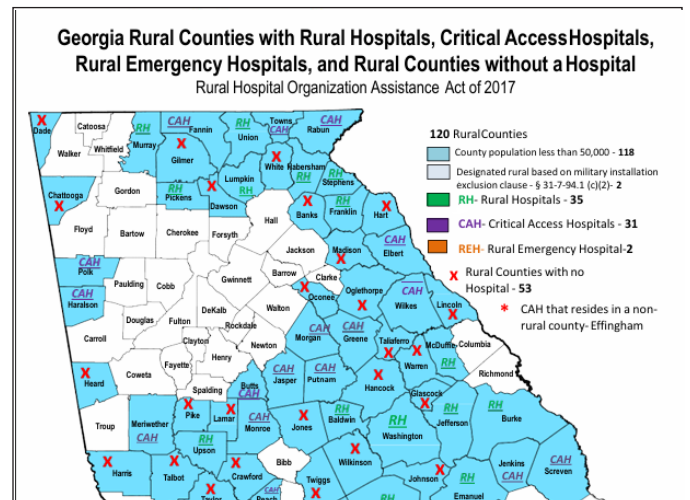
Taliaferro County does not operate a parks and recreation department. The Alexander H. Stephens State Park is located within the city limits of Crawfordville and is completely encompassed by Taliaferro County. This 1,177 state park includes three lakes totaling 41 acres of water surface, campsites, cottages, playground, pedal boats, walking and horseback trails.



AH Stephens Park

Healthcare

In 2016 Taliaferro County was identified among a small number of Georgia Counties as having no doctors. In May 2018, through a partnership with the Taliaferro County School System and the Episcopal Diocese of Atlanta, Community Health Care Systems, Inc. opened a location in the County to bring access to primary medical care to this



underserved community. The group also serves nearby Washington, Jefferson, Warren, Hancock, and Glascock Counties. The facility is a federally qualified health center, providing an excellent quality of care for everyone regardless of insurance status or ability to pay.

Community Facilities

Library

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



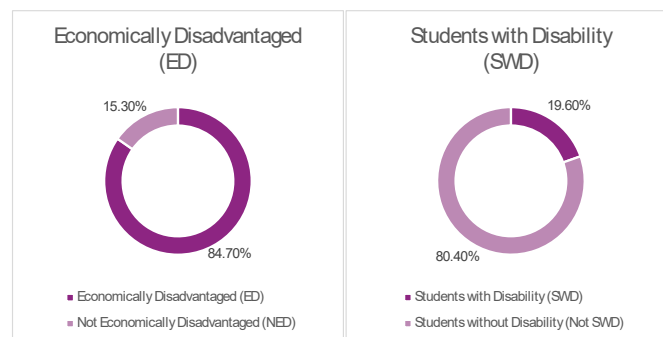
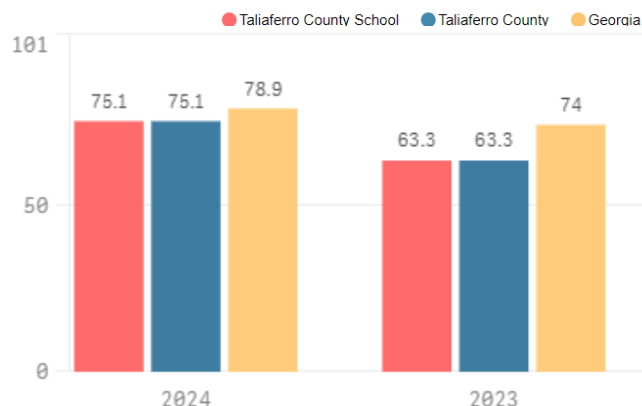
Taliaferro County Library

Educational Facilities

Taliaferro County provides educational facilities for students from Pre-K to the twelfth grade through the Taliaferro County School System. The Taliaferro County School System gained its charter for the 2001-2002 school year. Prior to the 2001-2002 school year, school-aged children attended school in Greene County. According to the Governor's Office of Student Achievement, the School District had an enrollment of 177 students for the 2023-2024 academic year.

A critical indicator of school quality in Georgia is the College and Career Readiness Performance Index, or CCRPI score. The CCRPI is a composite metric taking several factors into account, such as student mastery of content, overall academic progress year over year, and the rate at which students close gaps in their understanding from one grade level to the next. The Community Work Program will include activities aimed at better preparing Taliaferro County's students for success in high education and the workplace.

CCRPI Single Score



Governor's Office of Student Achievement

Roads

In 2012, voters in Taliaferro County and the 12 other CSRA-area counties approved a one (1) cent sales tax increase in a referendum established by the Transportation Investment Act of 2010 (TIA). Approval of the TIA referendum brought funds for the upgrade of the bridge on Bethany Church Rd over the North Fork of the Ogeechee River. The Region most recently reauthorized TIA in 2022, which also includes resurfacing Sandy Cross Road and Springfield Road.



Bethany Church Rd over N Fork Ogeechee River

PI No: 0008301

Regional Project Id: RC07-000156

County: Taliaferro

Congressional District: 10

Project Description: Bridge Upgrade on Bethany Church Road over N Fork Ogeechee River

Regional Commission: Central Savannah River Area

Project Type: Bridge

Band: 2:2016 to 2019 (TIA 1)

Original Project Budgeted: \$1,868,002

Invoiced to Date: \$469,632.26

Sandy Cross Road Resurfacing

PI No: PI-0017649

Regional Project Id: RC07-0169

County: Taliaferro

Congressional District: 10

Project Description: Patching, leveling, and resurfacing with HMA. Start at 4.18 miles north of SR 47 to 8.1 miles north of SR 47 to the County Line for a total of 4.0 miles.

Regional Commission: Central Savannah River Area

Project Type: Resurfacing and Maintenance

Band: 1:2023 to 2026 (TIA 2)

Original Project Budgeted: \$800,000

Invoiced to Date: \$32,503.00

Springfield Road Resurfacing

PI No: PI-0017650

Regional Project Id: RC07-0170

County: Taliaferro

Congressional District: 10

Project Description: Patching, leveling, and resurfacing with HMA. Start at County Line to Gullant Road for a total length of 2.9 miles.

Regional Commission: Central Savannah River Area

Project Type: Resurfacing and Maintenance

Band: 1:2023 to 2026 (TIA 2)

Original Project Budgeted: \$680,000

Invoiced to Date: \$0.00

Moving Community Forward

Foundational community services are the essential building blocks in all neighborhoods which ensure that communities have the physical and social inputs to thrive. As community anchors, these foundational community facilities provide a physical meeting place/space in which additional services can be delivered, and there is space for community meetings and events which foster social relations, community cohesion and civic engagement. When functioning effectively, community infrastructure

organizations help neighborhoods and individuals build assets for long-term success. Investments in basic needs, education, libraries, employment, affordable housing, recreation and social inclusion are the building blocks of vibrant and strong neighborhoods that supplement the physical design of buildings and roads.

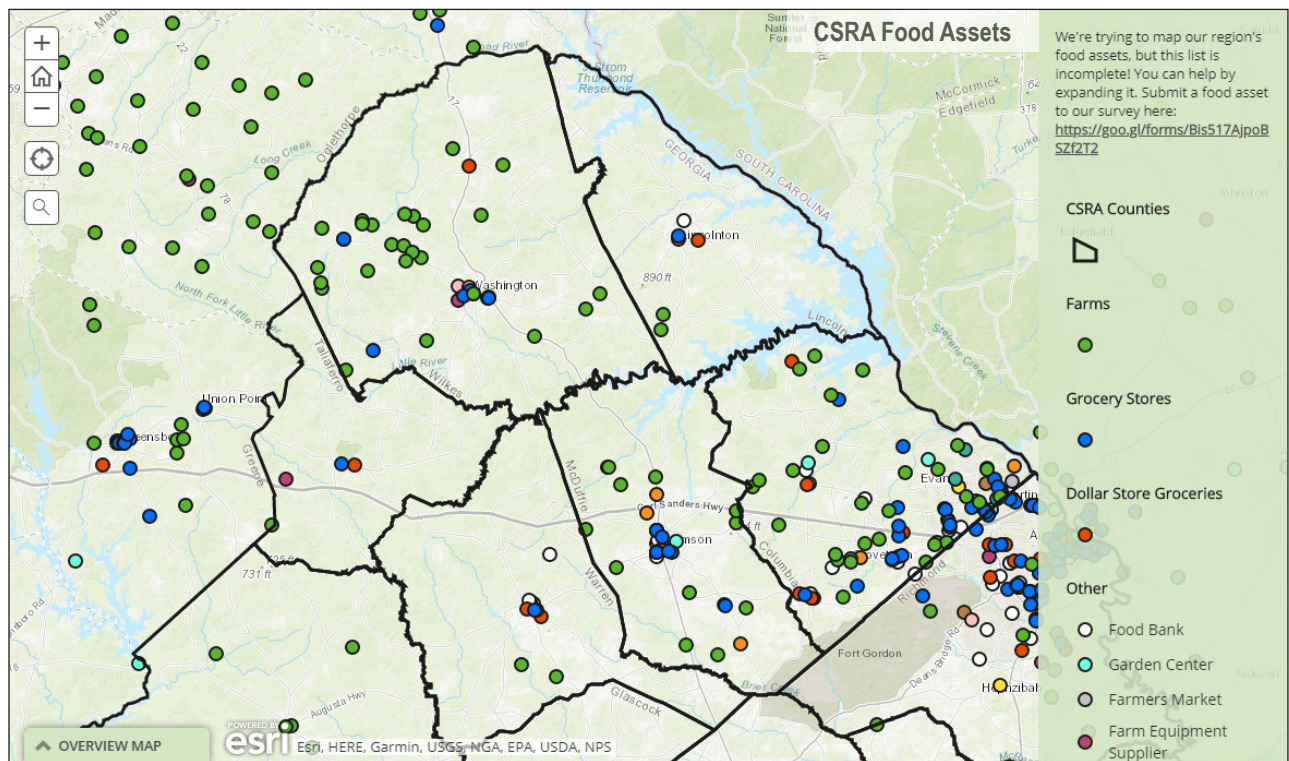
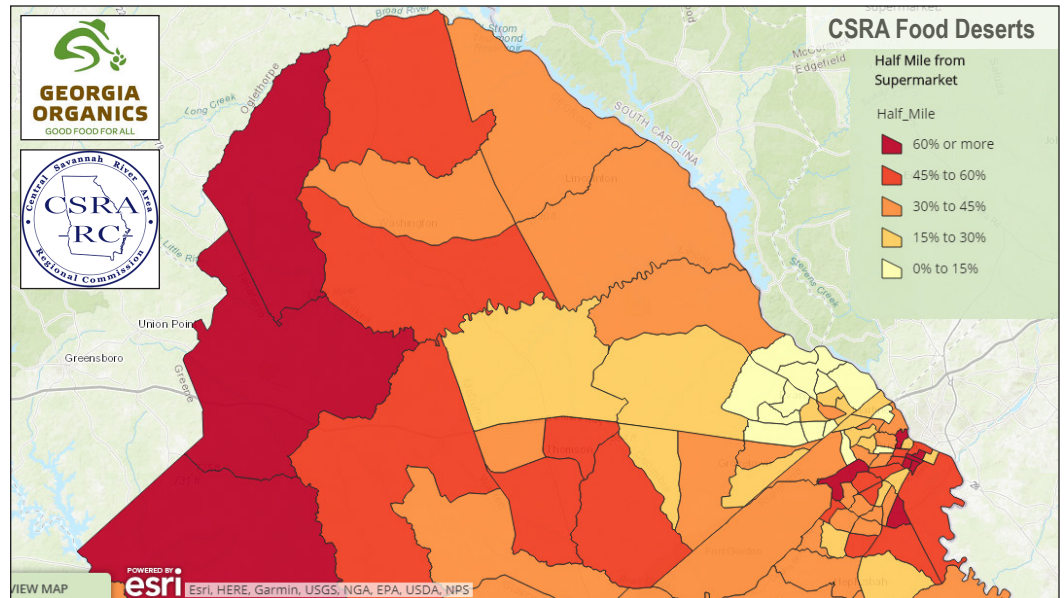
Increasing Local Access to Fresh Foods

Currently, the City of Sharon is the only jurisdiction with an active community garden. In the coming 5-year work program, efforts should be made to fortify the gardening program at the Sharon Community Garden, and to establish public gardens in both Crawfordville and Taliaferro County. Adoption of the 'Healthier Together' Plan represents another opportunity to establish a community garden space at Taliaferro County School.



Georgia Organics and the CSRA Regional Commission partnered to map food deserts in the region as well as food assets.

The map indicates that Taliaferro County is considered a food desert, meaning that the majority of residents are more than one-half mile from a supermarket.



Lovejoy, GA offers one example of community retail

Moving Community Forward

To maximize local quality of life for Taliaferro County residents, the County and its contained jurisdictions must pursue community facilities policies that:

- Target transportation improvements to support desired development patterns for the community (recognizing that ready availability of transportation creates demand for land development in adjacent areas);
- Encourage decisions that promote walking, biking, car-pooling, and other alternative transportation choices;
- Support the creation of a community-wide pedestrian/bike path network;
- Promote investment in parks and open space to enhance the quality of life for our citizens.
- Support increased access to fresh, and, ideally, locally grown produce.

Priority Projects

Project	Responsible Party
Maintain plan for the phased development of the 'Healthier Together' Sidewalk and Recreational Trail Plan.	Taliaferro County Coalition (TC3), UGA
Construct a new government services facility to house the Elections Department and other County.	Taliaferro County
Maintenance of attractive new signage at community gateways.	Taliaferro County Coalition (TC3)
Apply for grant funds to conduct phased infrastructure (water, wastewater, stormwater) installation and upgrades in targeted areas where future development is desired.	Taliaferro County Coalition (TC3), CSRA RC

Promoting Healthy Lifestyles

Healthier Together Taliaferro 2022



The Healthier Together Taliaferro County Coalition participated in an evaluation in May of 2022. Data were collected from coalition listening sessions and a community survey.

Coalition Accomplishments

- Over 900 pounds of produce harvested
- Increased community participation
- Increased availability of fresh and local food
- New community partnerships
- Increased physical activity in the community

Visioning

Participating coalition members described key goals for Healthier Together Taliaferro and the community over the next three years:

- Ensuring the sustainability of the work of Healthier Together Taliaferro
- Increased physical activity in the community
- Desire for better community health
- Bringing in new people to continue the work

Recommendations

1. Expand **walking signage** in the community.
2. Increase recruitment efforts with non-involved community groups through **strategic communications** (fliers, bulletins, QR codes).
3. Build on momentum from the Sharon Garden to catalyze the **development of the Springfield Garden**.
4. Increase **connections** between community gardens and local food banks.
5. Find a **"Youth Champion"** to coordinate Healthier Together efforts with the school and 4-H, and to increase family-based healthy eating habits.
6. Identify **community organizations** to partner with on activities, like historical societies or libraries.
7. Find **community/regional partners** to target infrastructural developments in Taliaferro County.

Community Impact

Food Access



40.0% (10 out of 25) of community respondents said they ate healthier food compared to last year.

36.0% (9 out of 25) community respondents said their families ate healthier food compared to last year.

44.0% (11 out of 25) said they were able to eat healthier foods because of the Sharon Garden.

Physical Activity



20.0% (5 out of 25) of community respondents said they were more physically active than last year.

20.0% (5 out of 25) of community respondents said their family was more physically active than last year.

Broadband



Weaknesses:

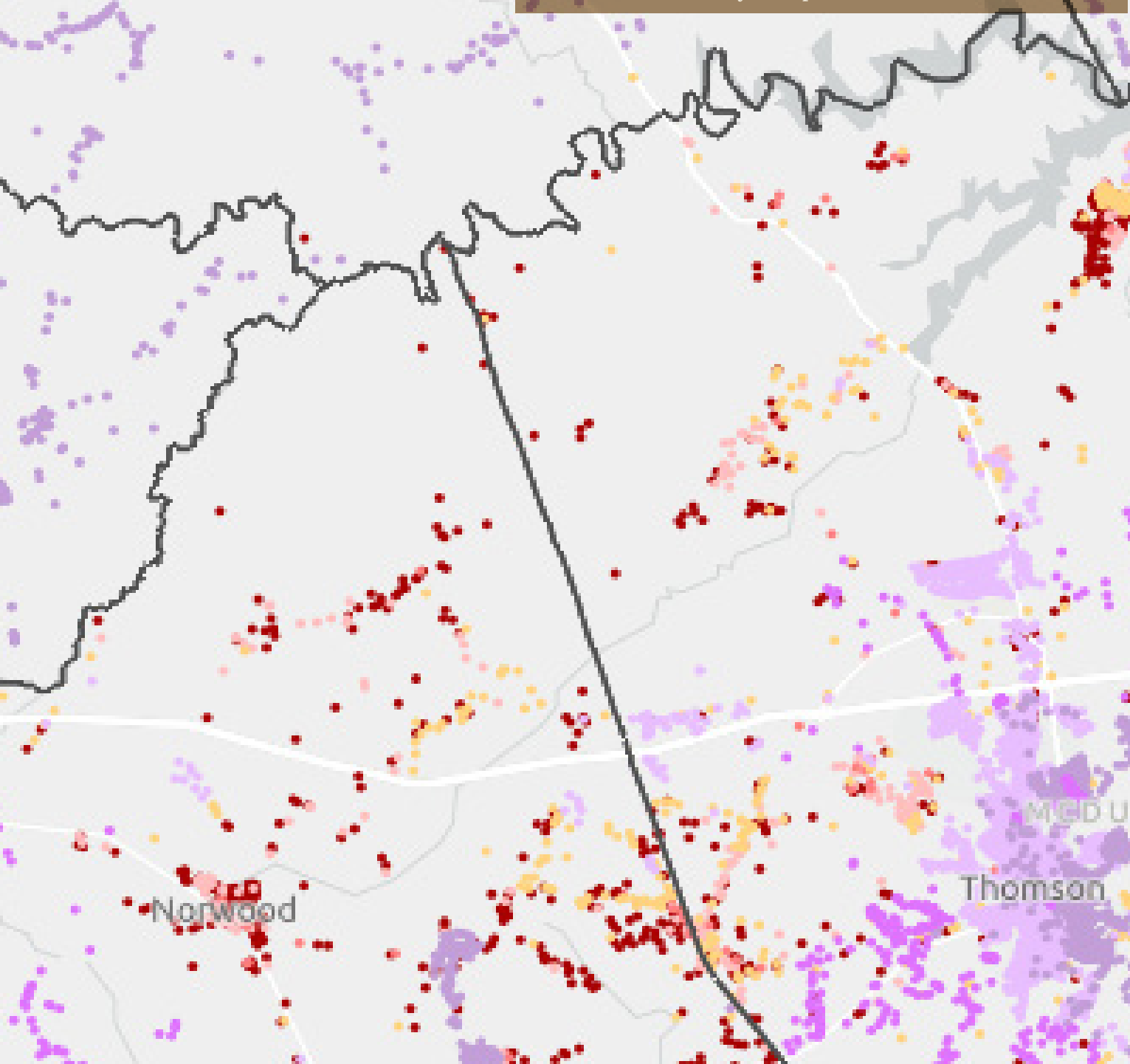
- Aged population
- Low broadband adoption
- Low comfort with technology
- Minimal digital skills

Opportunities:

- Majority of County covered by broadband-speed internet
- Taliaferro County School possesses numerous technological assets: tablets, an Apple computer lab, and 3D printers

Washington

“...Government policies dealing with rural broadband may need to have a more explicit focus on actually adopting (and effectively using) the technology. The traditional focus of these programs on simply providing infrastructure may not be enough to encourage true economic growth. Inasmuch as adopting (and using) broadband must be a focus of digital divide policy, future options must consider the means to encourage people to subscribe to broadband services once they are present.”



Significance of Broadband

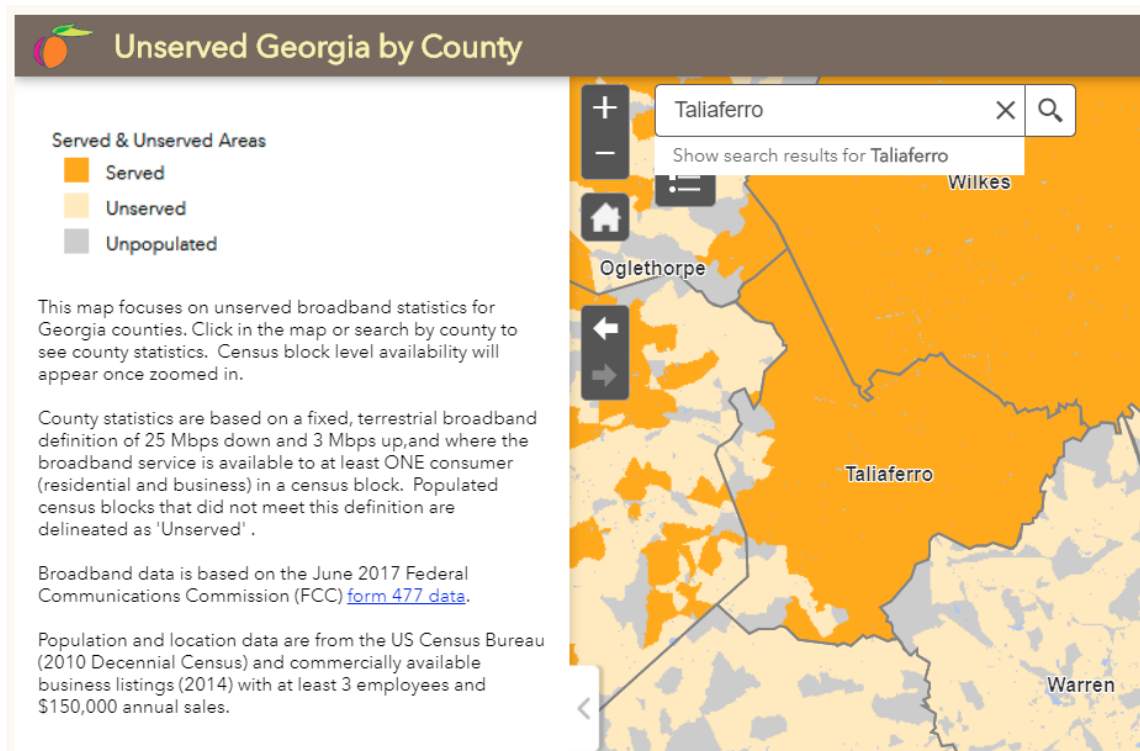
The internet has fundamentally changed the way we live our lives. From the way we communicate, shop, and even work. No sphere of life remains untouched by this pervasive medium. Unfortunately, however, access to the internet, is uneven across segments of society.

The 'digital divide' is the term coined to describe this uneven geographic and socioeconomic access to information and communications technologies many in our society now experience. Far beyond the inability to simply shop online, stream entertainment, or engage social media platforms, not being 'connected' has deeper implications for communities with specific regard to optimal economic, educational and health outcomes of their citizens. As the internet increasingly becomes the primary platform for the conduct of our daily affairs, a reliable means of connecting has become nearly as essential as basic utilities like water and electricity.

The Georgia Department of Community Affairs updated its minimum planning standards for local governments in 2018 to include the requirement that each jurisdiction prepare an action plan for the promotion and deployment of broadband internet services within its bounds. The Department suggests that local comprehensive plans should ultimately contemplate the implementation of broadband plans in a manner that recognizes the vital necessity of this now basic utility.

Vast regional and intra-regional disparities exist in the availability of broadband-speed internet services across the State. While several CSRA counties enjoy almost 100% broadband coverage, others are among those least covered statewide. Taliaferro County is among those with nearly complete broadband-speed coverage.

According to 2017 FCC data, only 7% of Taliaferro County households were not in range of broadband infrastructure.



Source: FCC, GA DCA

The Federal Communications Commission (FCC) defines ‘broadband’ as high-speed internet that is always on and faster than traditional dial-up access. The term includes several high-speed transmission technologies such as DSL (digital subscriber line), cable modem, fiber, wireless, and satellite. Regardless of its method of transmission, a connection is considered to be broadband only if its minimum download speed is 25 Mbps, and minimum upload speed is 3 Mbps.

Taliaferro County residents have access to the internet via multiple providers and

transmission methods. The number of providers operating within a particular jurisdiction has strong implications for the potential affordability of broadband services. Many different factors differentiate the price a customer ultimately pays: speed, reliability, limitations on throughput (data caps), and length of service agreement. If customers are able to acquire reliable access via a comparable connection method at a lower price, providers will be incentivized to reduce prices to remain competitive.

SUMMARY OF INTERNET PROVIDERS IN CRAWFORDVILLE			
Provider	Type	Coverage	Speed
<small>RESIDENTIAL</small> Relyant Communications	Fiber and DSL	92.8%+	100 Mbps
<small>RESIDENTIAL</small> Windstream	DSL	6.7%+	25 Mbps
<small>RESIDENTIAL</small> Flint River Communications	Cable	2.8%+	30 Mbps
<small>RESIDENTIAL</small> Viasat Internet (formerly Exede)	Satellite	100%	35 Mbps
<small>RESIDENTIAL</small> HughesNet	Satellite	100%	25 Mbps
<small>BUSINESS</small> Advanced Technology Group	Fixed Wireless	3.7%+	100 Mbps
<small>BUSINESS</small> Flint River Communications	Cable	0.2%+	30 Mbps
<small>BUSINESS</small> Georgia Public Web	Copper	0.2%+	50 Mbps

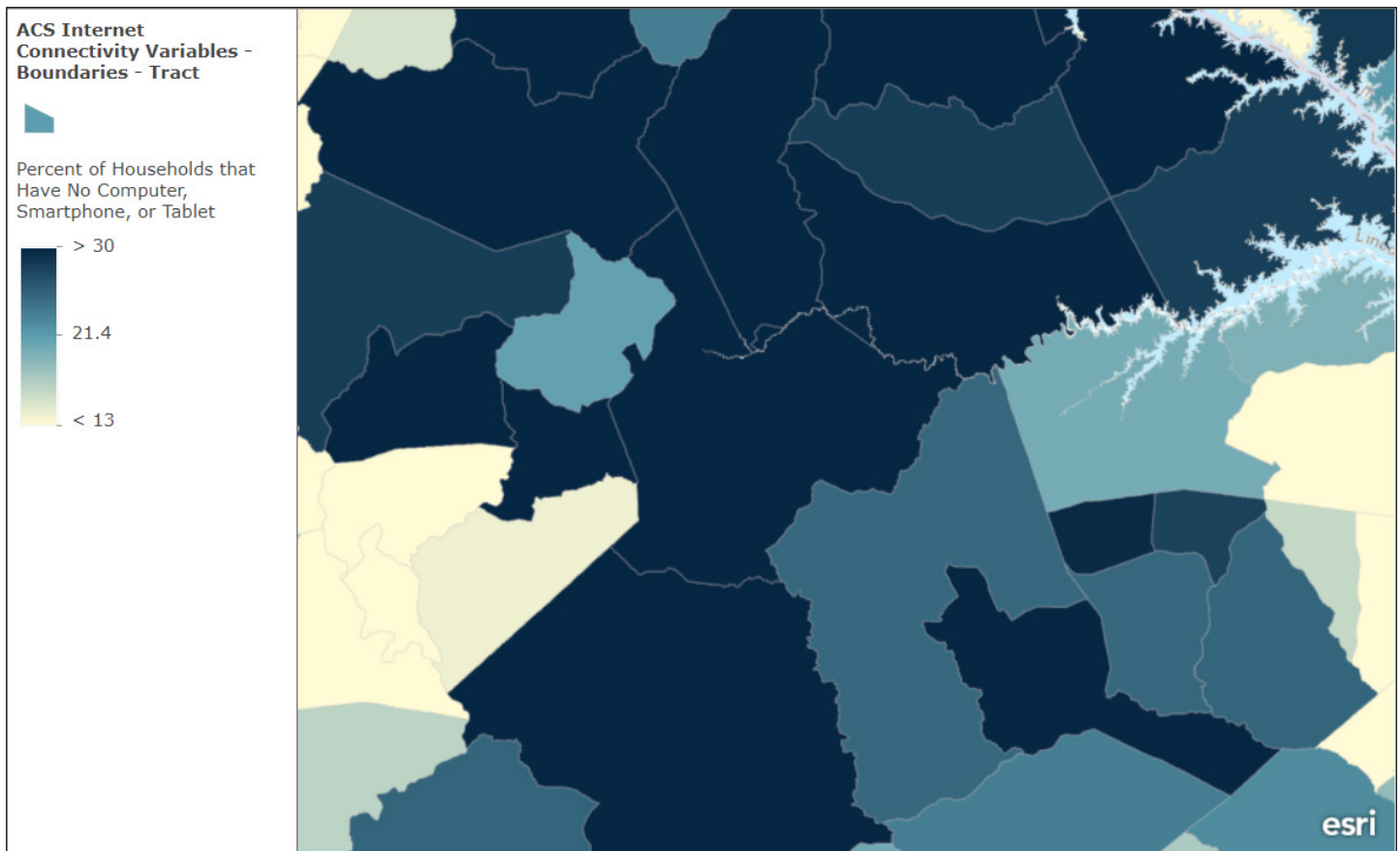
SUMMARY OF INTERNET PROVIDERS IN SHARON			
Provider	Type	Coverage	Speed
<small>RESIDENTIAL</small> Relyant Communications	DSL and Fiber	100%	100 Mbps
<small>RESIDENTIAL</small> Viasat Internet (formerly Exede)	Satellite	100%	35 Mbps
<small>RESIDENTIAL</small> HughesNet	Satellite	100%	25 Mbps

Source: Broadband Now

Rate of Broadband Adoption

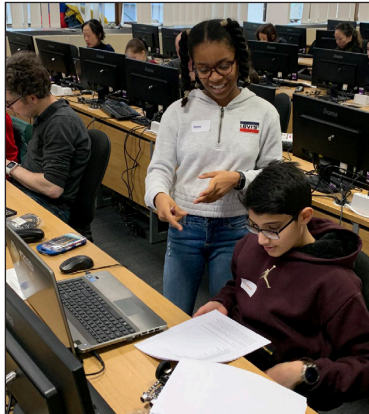
Much attention has been paid to the problem of sparse rural broadband infrastructure provision. However, relatively little has been said about how to activate the latent potential that broadband brings to exurban communities. Research on the outcomes of broadband expansion has revealed unexpected trends, among which is the revelation that provision of the infrastructure itself is not typically sufficient to realize the myriad benefits

touted. In fact, results suggest that policy makers must broaden their focus to include adoption and efficient use of the technology. More directly, once broadband is available, residents must be willing and able to pay for subscriptions and adequate hardware, and competent to employ the technology for their personal and professional benefit.



Percent of Households with no Internet-capable Devices by Census Tract

Source: American Community Survey, ESRI



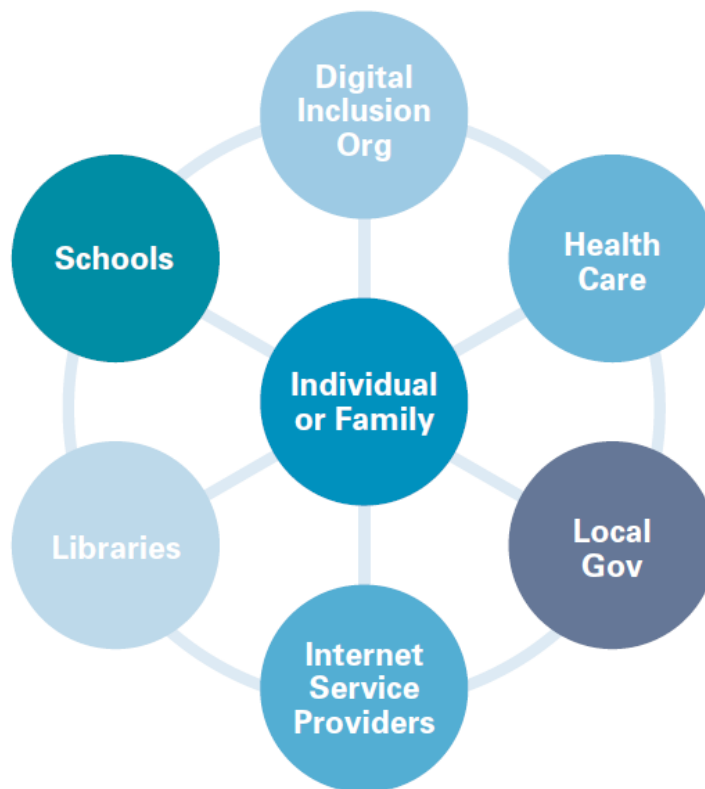


Figure 3. Networked Model of Meaningful Broadband Adoption

Source: Benton Institute for Broadband and Society
Digital Inclusion and Meaningful Broadband Adoption Initiatives

Research sponsored by the Benton Institute for Broadband and Society provides context for the issues surrounding broadband adoption, ultimately rebranding the solution as ‘Meaningful Broadband Adoption.’ Additionally, they offer a nuanced approach to increasing adoption termed ‘The Network Model.’ This model is framed by an ‘ecological’ perspective that situates the user in a broader context of supportive organizations. These organizations are the service-providing agencies with which users already interact, such as doctors offices, schools, libraries, and their local government. A digital inclusion organization is introduced to the network to ensure users acclimate smoothly to the new method of digital interaction. Viewed in this light, the value that digital technologies can add to citizens’ lives becomes much more apparent.



Digital inclusion organizations facilitate linkage of the local population with service providers in the community by easing the transition to a digital mode of interaction. They can be instrumental in helping older citizens or underexposed citizens acclimate to paying bills or scheduling appointments online; they may also help parents access textbooks and other support materials online to help their school-aged children.

Advancing Broadband Adoption

To maximize Taliaferro County's broadband infrastructure, the County and its contained jurisdictions must pursue broadband-related policies that:

- Promote digital literacy and the benefits of connectedness for residents, businesses and other stakeholders;
- Create opportunities for the early exposure of secondary school students to evolving workplace technologies.

The County's Broadband Action Plan will consist of the following activities:

Priority Projects

Project	Responsible Party
Establish a Broadband Adoption Task Force or designate a 'Digital Inclusion Liaison' to carry out the Broadband Action Plan.	TC3, TC DOE
Identify and maintain a list of establishments in the community offering free wi-fi.	Digital Inclusion Liaison
Assemble and make available digital curricula from Google, Mozilla, DigitalLiteracy.gov, and others to help local users gain the personal and professional benefits of broadband access and digital information technologies.	Digital Inclusion Liaison

Recommended Additional Actions

Project	Responsible Party
Pursue creation of a program to allow residents to 'check-out' a wi-fi hotspot from the public library.	Taliaferro Co., Library
Increase community access to available high-speed internet through establishment of public wi-fi hotspots and connected community centers.	Taliaferro County Coalition (TC3)
Identify service providers and establishments in the community that offer services via the internet, and support local users in engaging these organizations electronically.	Digital Inclusion Liaison

Small Town Rural Communities Lacking Broadband Also Lack Economic Growth

Small Cities Dive | Jul 13, 2018



Though Taliaferro County has access to broadband-speed internet, it has yet to claim the full benefits that other communities are harnessing to drive their assimilation into the 'new economy.'

Broadband = Economic Development

Today about 46 million Americans live in non-metropolitan counties, and about one in five households are listed as rural (about 60 million people). Of those, nearly 40% still don't have access to even the low-bar minimum broadband speed of 25/4 Mbps (25 Mbps download; 4 Mbps upload) set by the Federal Communications Commission (FCC). This means that even while cities and regional enterprise zones are flourishing in the gig economy, vast rural stretches of the country are still languishing with copper wire and turn-of-the-century-level broadband access.

This has only exacerbated the growing disparity — in skills, education and economic success — between smart, connected cities and rust-belt and rural America.

“ With their integral links to university and research centers, medical hubs and regional innovation districts, connected cities are benefiting from a virtuous circle of investment and innovation.



Co-working offices, coffee shops, and other similar social spaces offer entrepreneurs, artists and creatives the opportunity to network and casually discuss ideas and experiences that move the local innovation economy forward.

Housing



Weaknesses:

- Rundown/dilapidated properties
- Low-income housing poorly planned and designed

Opportunities:

- Demand for new housing generated by Harrison Poultry
- Valuable lifestyle amenity created by Healthy Taliaferro trails
- Reclamation of valuable in-town property for new housing development

When there's not enough affordable housing, it doesn't just hurt families—it affects local businesses too. If workers can't find a place to live nearby, it's harder for companies to hire and keep good employees. Affordable homes help people save money, plan for the future, and reduce the need for public assistance. And when those homes are built near jobs and town centers, everyone benefits.



Existing Housing Stock

Housing is becoming an increasingly contentious matter for the CSRA region as it navigates a season of growth and economic expansion. A quick glimpse at median gross rents across counties in the region reveals a varied housing market. This is both a strength and a weakness. Individuals who come to the region for (often well-paid) work, and have the means to do so, can have their choice of urban, suburban, rural or even waterfront lifestyle. On the other hand, varied rents also reflect deep gaps in housing availability and quality from one jurisdiction to the next. This ultimately has implications for those whose choices are more constrained. A key focus and goal of the local comprehensive planning process must be the creation of demographically “whole” communities that serve as the fertile ground for nurturing strong families and a competitive workforce. More directly, it is essential that communities offer housing options for residents a of all socioeconomic levels.


The CSRA’s housing stock generally lacks diversity, but it does include both owned and rented units and mix of housing types. The majority of the

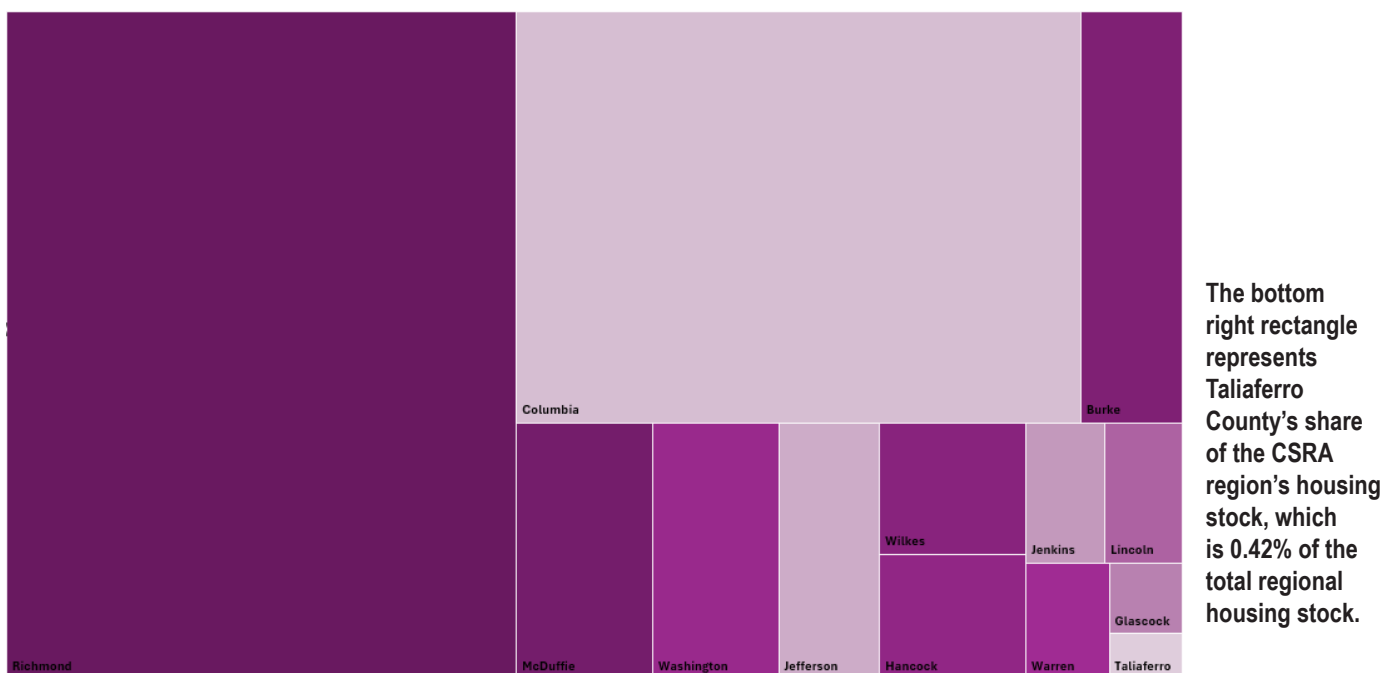
region’s housing stock is classified as single-family. Substandard housing, whether due to age or lack of maintenance, is also a concern across the region.

These regional trends hold true for Taliaferro County. According to the ACS, 95% of the County’s housing stock is single-family and detached. Duplexes are estimated to be the second most common housing type, accounting for only about 3 % of units.

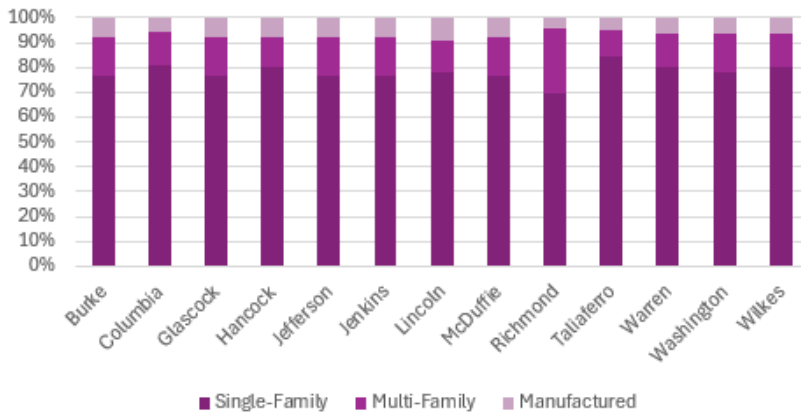
Housing Unit Type	#	%
Single-Family (detached)	436	68%
Mobile Home	175	27%
Single-Family (attached)	5	1%
Duplex	19	3%
3 or 4 units	2	0%
5 to 9 units	2	0%
10 to 19 units	4	1%
20 to 49 units	0	0%
50 or more	1	0%
Total	644	100%

US Census Bureau: ACS 5-Year Estimate 2023

Taliaferro County	2016	2017	2018	2019	2020	2021	2022	2023	Trend
Total Housing Units	748	710	612	593	662	605	643	644	



Proportion of Housing Unit Types by County



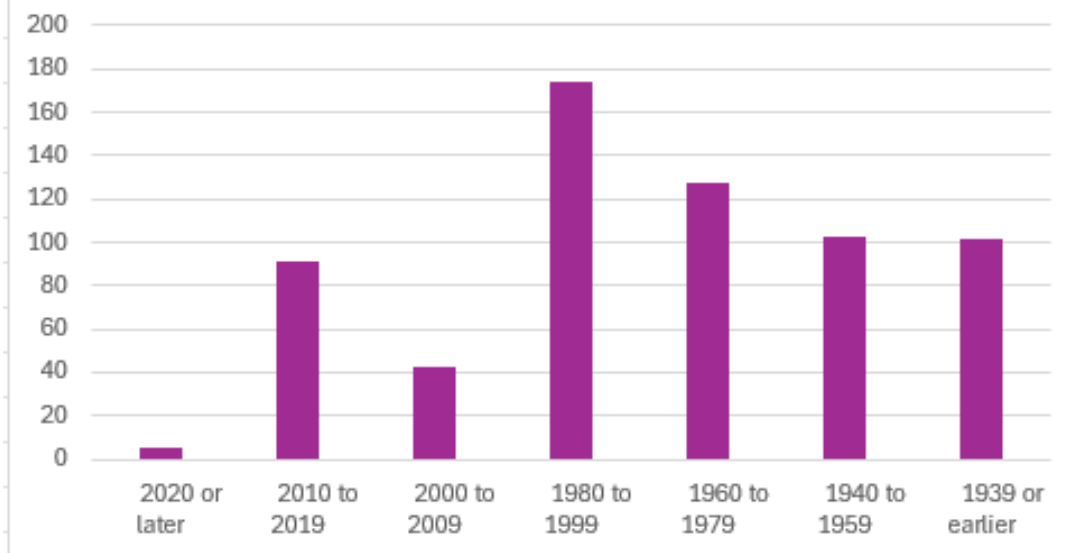
Consistent with concerns recorded in the SWOT Analysis, Taliaferro County has a smaller proportion of mobile homes compared to the number in 2017, however the prevalence of mobile homes underscores the need for greater variety and affordability in the housing supply.

US Census Bureau: ACS 5-Year Estimates, 2023



Taliaferro County contains 175 mobile homes - just under 30% of its total housing stock. Some units lack skirting and improvements while others have cinder block skirting and improvements like porches and decks.

Taliaferro County - Age of Housing Stock



Taliaferro County's most recent housing 'boom' occurred in the nine-year period from 1980 to 1999, during which time approximately 174 new homes were built. The County also saw significant building activity in the preceding 20 years (1960 - 1979). Building activity essentially ceased between 2019 and 2023.

The current median year built of a home in Taliaferro County is 1980.

US Census Bureau: ACS 5-Year Estimates, 2023

Tenure & Affordability

Housing Tenure

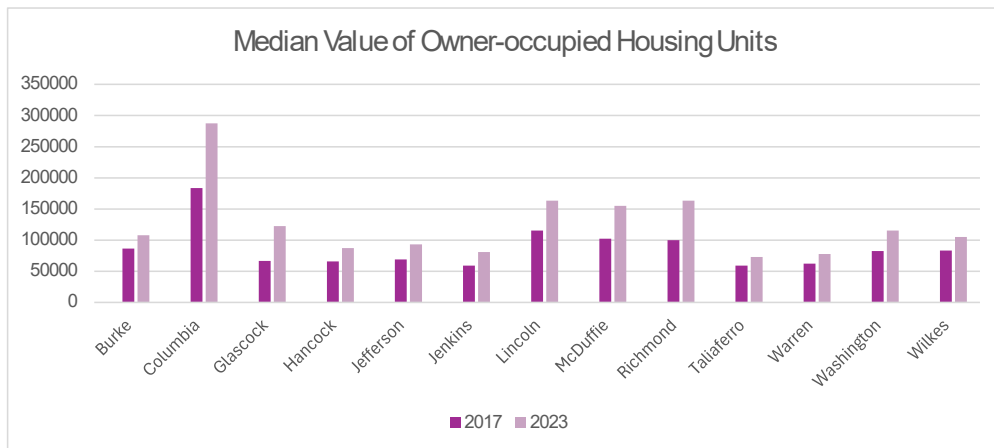
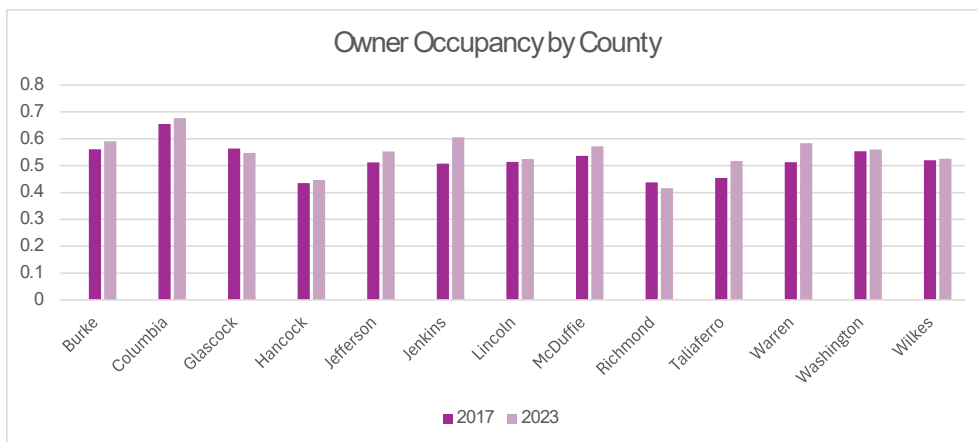
In the short term, housing vacancy within the county has decreased when viewed in the context of 2020, however, population exodus becomes more apparent. Between 2020 and 2015, the number of vacant housing units is estimated to have decreased by a little more than 50 units. Interestingly, over many of these units do not appear to be available for sale or rent. Overall the homes available for rent has decreased since 2020. Nonetheless, the distribution of owner versus renter occupancy has remained stable between 2020 and 2022, with a slight decrease in renters in 2023.

Housing Inventory by Tenure				
	2020 ACS	2021 ACS	2022 ACS	2023 ACS
Total housing units	1057	978	1013	984
Occupied	662	605	643	644
Owners	506	454	483	509
% Owners	76.4%	75.0%	75.1%	79.0%
Renters	156	151	160	135
% Renters	23.6%	25.0%	24.9%	21.0%
Total Vacant	395	373	370	340

US Census Bureau: ACS 5-Year Estimates, 2020-2023

In the CSRA Regional context, Taliaferro County's rate of owner occupancy has increased the most since 2017 with the exception of Warren County increasing by 1% more.

Unfortunately, when compared to home owners across the CSRA, Taliaferro County home owners tend to own less valuable property. The median value of an owner occupied property rose by \$14,000 between 2017 and 2023, but Taliaferro County still has the lowest median owner occupied home values at \$73,100.



US Census Bureau: ACS 5-Year Estimates, 2017 & 2023

Housing Affordability

County	Median Gross Rent (USD)	Gross Rent as a Percentage of Income
Burke	\$750	25%
Columbia	\$1,100	30%
Glascok	\$600	20%
Hancock	\$650	22%
Jefferson	\$700	23%
Jenkins	\$650	22%
Lincoln	\$700	23%
McDuffie	\$800	27%
Richmond	\$900	28%
Taliaferro	\$600	20%
Warren	\$650	22%
Washington	\$700	23%
Wilkes	\$700	23%

US Census Bureau: ACS 5-Year Estimates, 2023

For those able to acquire a rental unit, Taliaferro County is tied with Glascok County to offer the most affordable median gross rent among the CSRA counties. These lower rents offer an improvement from 2017 when ACS data suggested that many households may experience cost burden, or rent in excess of 30% of monthly income. The current ACS data suggests that the cost burden for rent in Taliaferro county has lowered to 20% of monthly income.

Location Inefficiency

How much people spend on housing and transportation here depends on their household type:

Median-Income Family:

83.2% of income

(housing: 26.3%, transportation: 56.9%)

Very Low-Income Individual:

115.2% of income

(housing: 31.1%, transportation: 84.1%)

Working Individual:

101.4% of income

(housing: 28.9%, transportation: 72.5%)

Single Professional:

49.6% of income

(housing: 19.2%, transportation: 30.4%)

Retired Couple:

72.4% of income

(housing: 34.2%, transportation: 38.2%)

Single-Parent Family:

118.3% of income

(housing: 38.0%, transportation: 80.3%)

Moderate-Income Family:

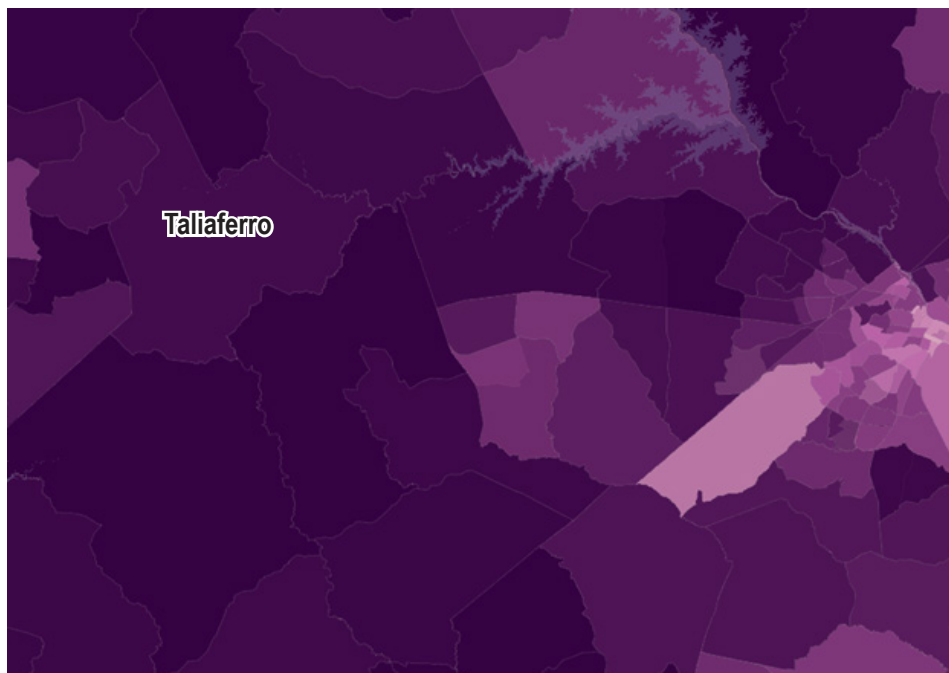
85.4% of income

(housing: 31.4%, transportation: 54.0%)

Dual-Professional Family:

61.1% of income

(housing: 22.3%, transportation: 38.8%)



Location inefficiency adds to rent the cost that a resident must pay to travel to their place of employment. The map above illustrates the added cost burden faced by residents of Taliaferro, Warren, Glascok and other rural counties in traveling to distant employment centers.

Improving Housing Quality

To improve the quality of housing in Taliaferro County, the County and its contained jurisdictions must pursue housing policies that:

- Eliminate or rehabilitate substandard or dilapidated housing throughout the County.
- Create affordable housing opportunities to ensure that all those who work in the community have a viable option to live in the community.
- Encourage development of housing opportunities that enable residents to live close to their place of employment.

Priority Projects

Project	Responsible Party
Conduct a local housing inventory.	Taliaferro County Coalition (TC3)
Pursue CHIP and CDBG funds to facilitate local home improvement efforts.	Taliaferro County Coalition (TC3)
Maintain and enforce zoning ordinance to establish foundation facia standards for manufactured homes.	Taliaferro Co., Crawfordville, Sharon

Financing Home and Neighborhood Redevelopment

Community Development Block Grant (CDBG) and Community HOME Investment Program (CHIP) funds have been a valuable tool in the improvement of housing and neighborhood infrastructure throughout the CSRA region. The images on the next page offer views of several properties within the region before and after redevelopment utilizing CDBG and CHIP grant funds.



Before

After





Natural & Cultural Resources

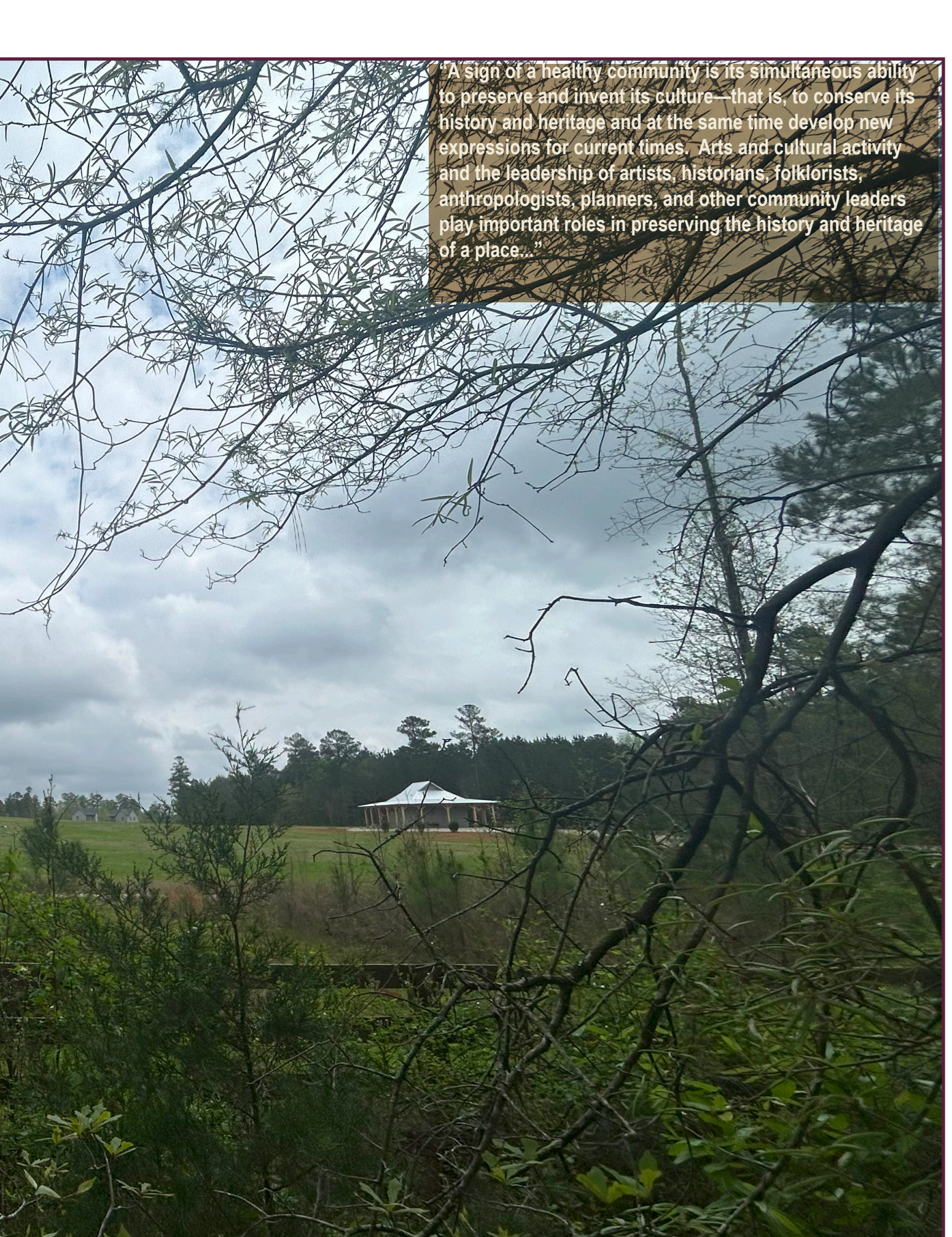
Weaknesses:

- Often not a shared vision
- Lack of understanding of exactly what, how and when we want to grow

Opportunities:

- Tourism at A.H. Stephens Park
- Tourism at Purification Heritage Center

"A sign of a healthy community is its simultaneous ability to preserve and invent its culture—that is, to conserve its history and heritage and at the same time develop new expressions for current times. Arts and cultural activity and the leadership of artists, historians, folklorists, anthropologists, planners, and other community leaders play important roles in preserving the history and heritage of a place..."



Water Supply

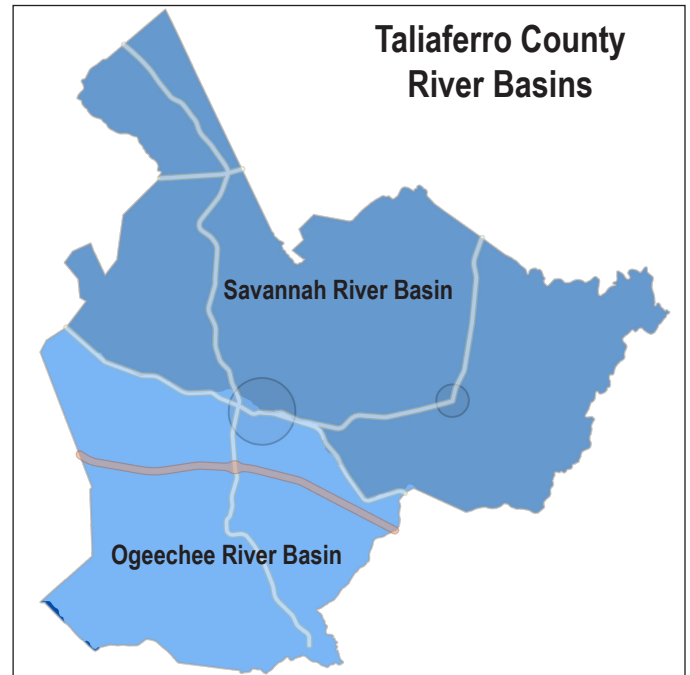
The State of Georgia's Environmental Planning Criteria recognize the inherent need of balancing human development activity with the protection of the natural environment. This recognition is represented by minimum planning criteria established by the state (and implemented by the Georgia Department of Natural Resources) for the protection of: water supply watersheds, groundwater

recharge areas, wetlands, and river corridors.

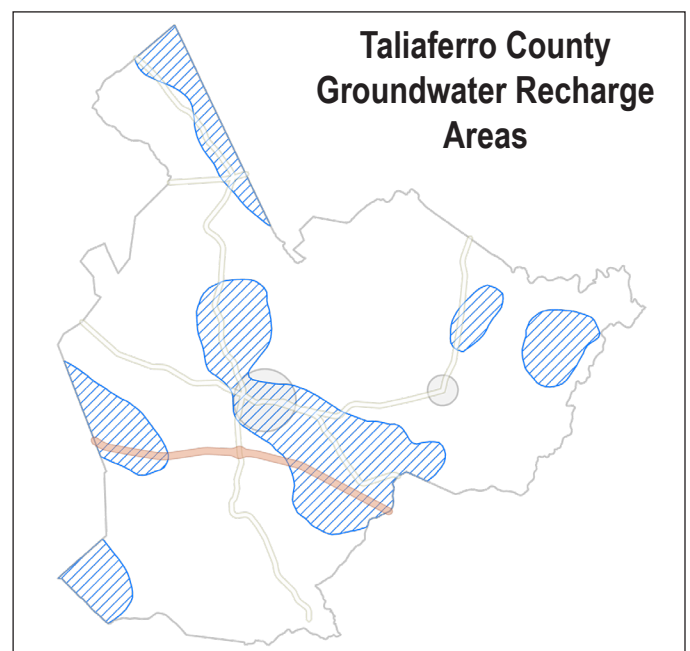
The locations of three (3) of these critical environmental areas in Taliaferro county are illustrated on the maps that follow.



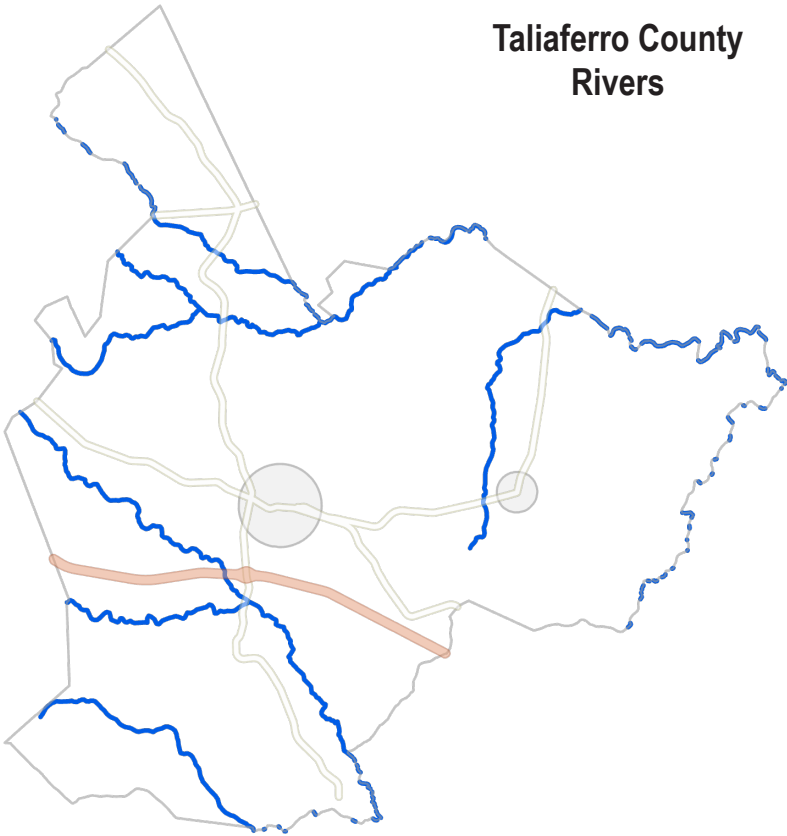
Source: 2023 Regional Water Plan



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



Taliaferro County Rivers



The Ogeechee River is a backwater stream and one of Georgia's few remaining free flowing rivers. The headwaters of the Ogeechee River are located in the southeastern edge of the state's 'Piedmont' region. In the headwaters, the North and South Fork Ogeechee Rivers join to form the Ogeechee River which runs 245 miles in a southeasterly direction to the Atlantic Ocean.

The Ogeechee River Basin provides drinking water for nearly 640,000 people in the state of Georgia by municipal or privately owned public water systems.

As of 2023, there are approximately 29 facilities, including industries and municipalities, authorized to discharge wastewater into the Ogeechee River Basin pursuant to NPDES permits.



GEORGIA
RIVER
NETWORK

South Fork of the Ogeechee River - Crawfordville, GA

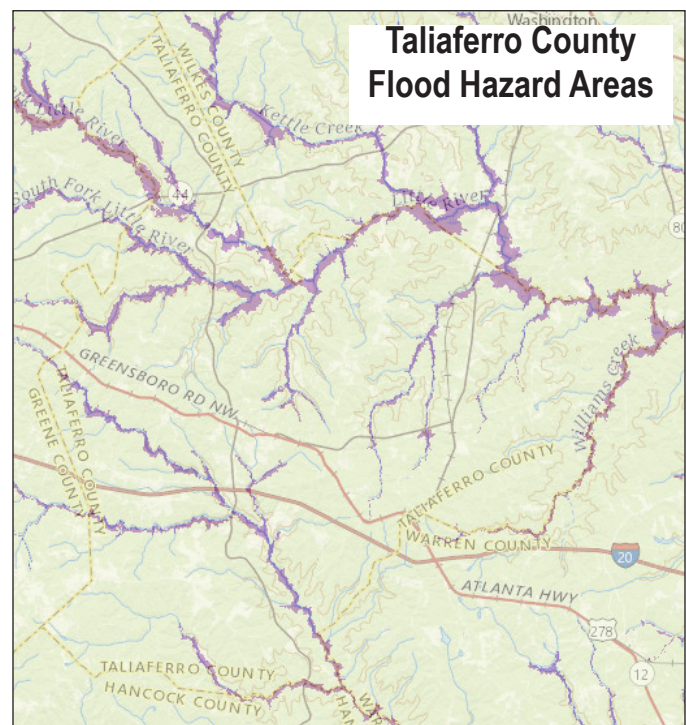
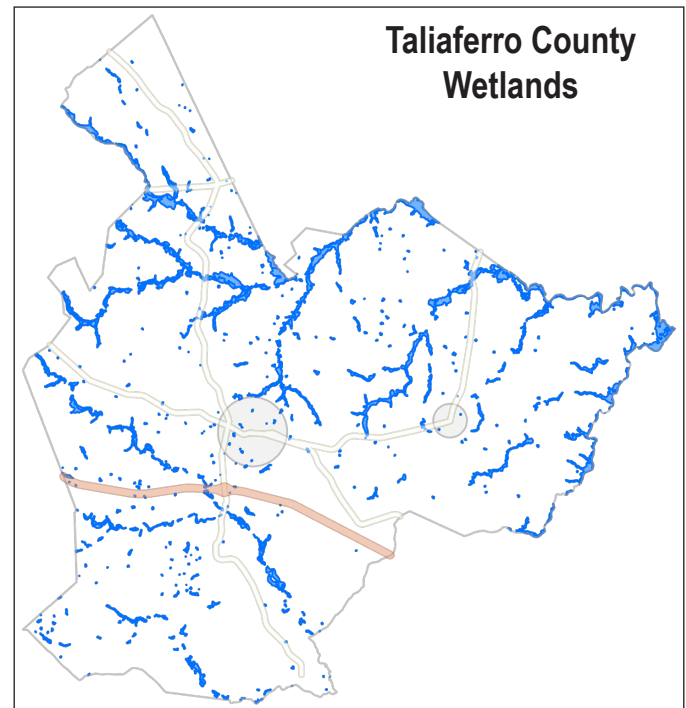
Wetlands & Floodplains

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

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

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

Flooding occurs when the volume of water exceeds the ability of a water body (stream, river, or lake) to contain it within its normal banks. Floodplains serve three major purposes: Natural water storage and conveyance, water quality maintenance, and groundwater recharge. These three purposes are greatly inhibited when floodplains are misused or abused through improper and unsuitable land development. Floodplain development is usually discouraged with the exception of recreational facilities.

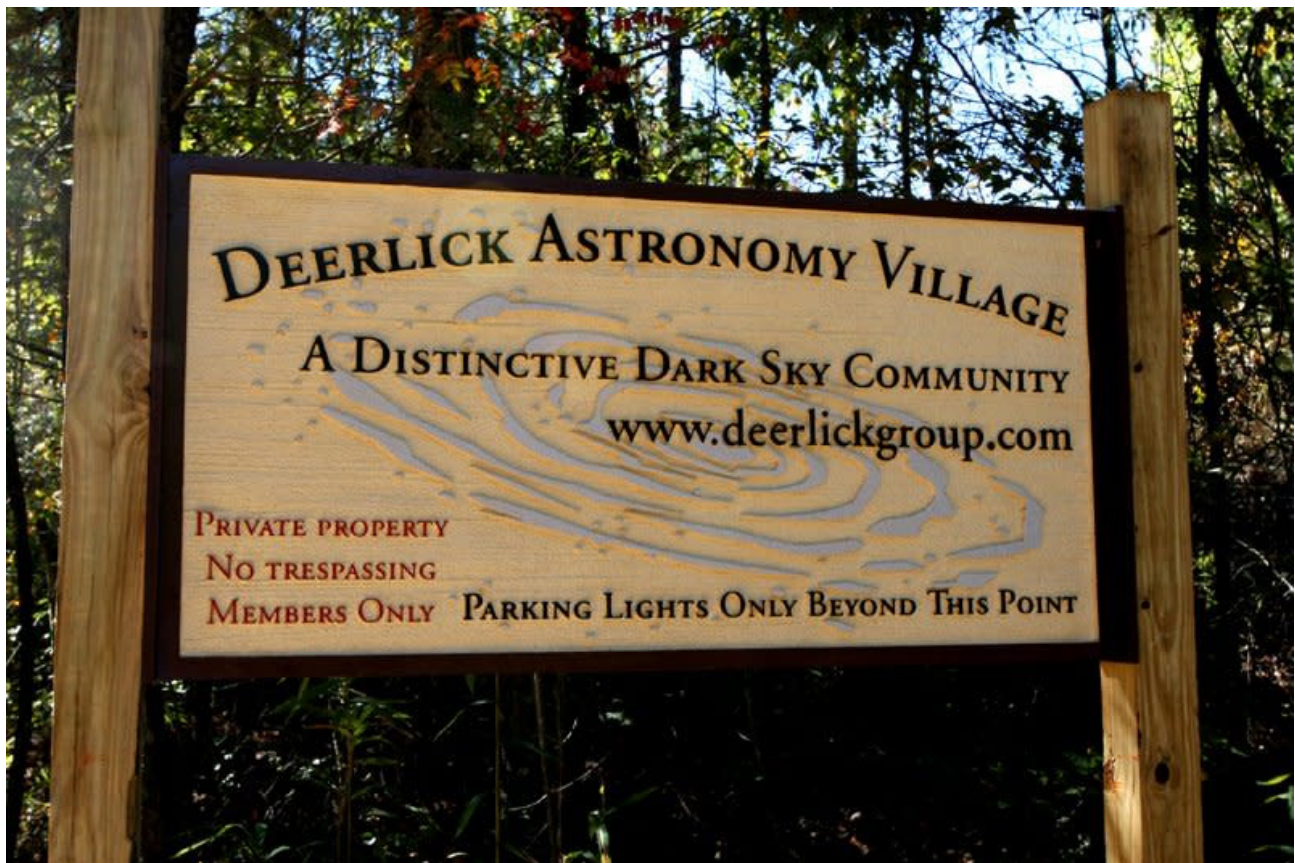


Trails and Passive Recreation

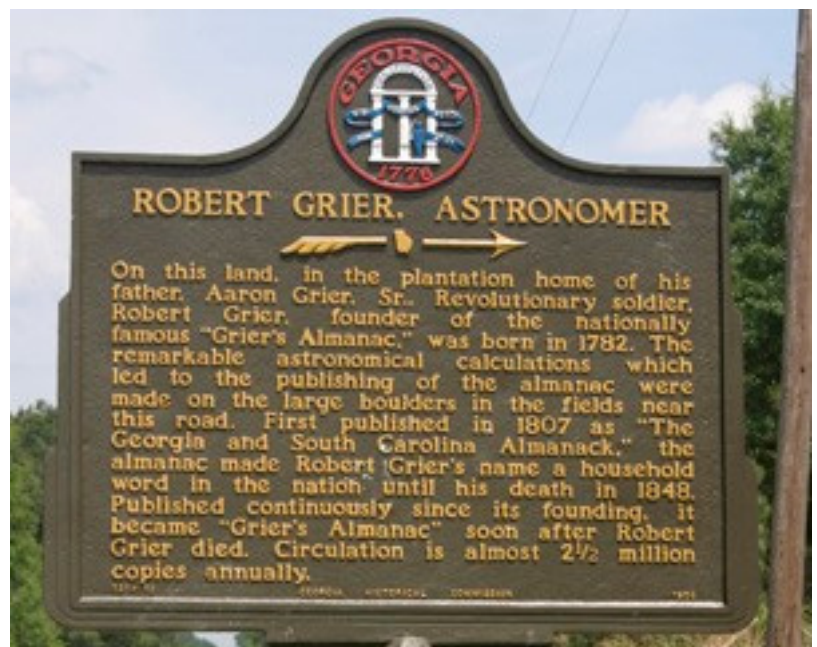
Parks and trails like this one utilize land that would otherwise be undevelopable due to environmental constraints or the need for natural resource protection.



'Dark Skies' over Deerlick



From the Atlanta Magazine *www.atlantamagazine.com), Deerlick Village is a dark-sky community established in 2006 by five members of the Atlanta Astronomy Club in Taliaferro County. "The group bought 90 acres there, developed 28 parcels to lease or sell, and cleared an 11-acre grassy area they named "Grier's Field," where visitors can set up tents or RVs. They named their new village "Deerlick," after a cluster of galaxies found in the constellation Pegasus." This area provides some of the darkest skies on the east coast, lending it as a prime spot for stargazing.

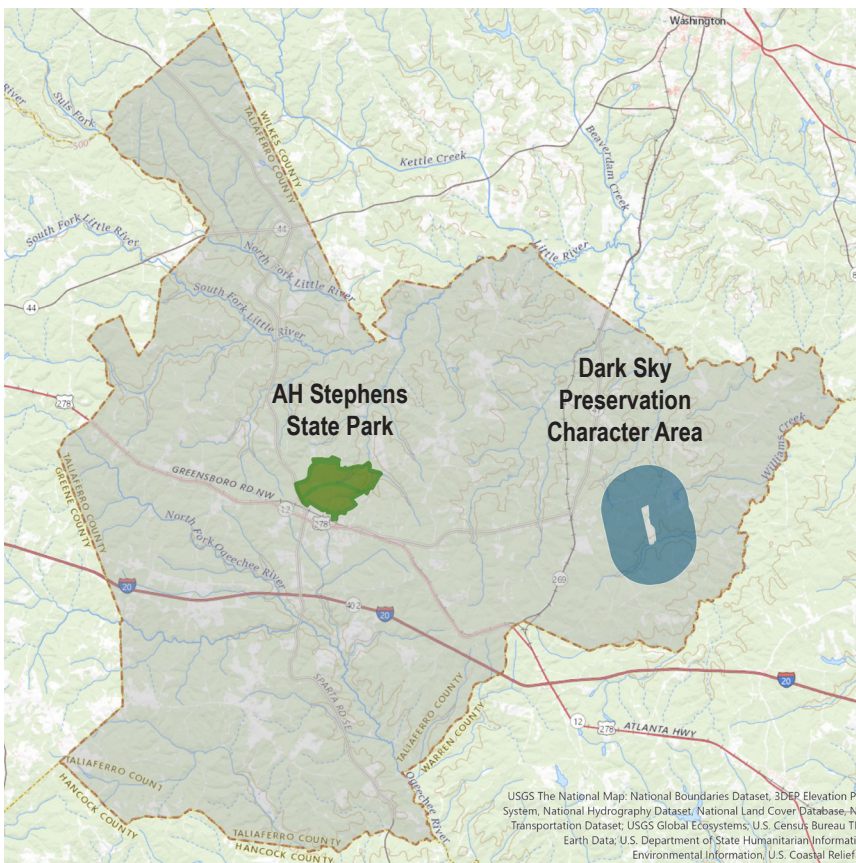


Achieving International Dark-Sky Recognition

A 'Dark Sky Park' is an area possessing exceptional or distinguished quality of starry nights and a nocturnal environment that is specifically protected for its scientific, natural, educational, cultural heritage or public enjoyment. Taliaferro County is home to the Deerlick Astronomy Village, a Dark Sky Park that aspires to achieve official recognition from the International Dark-Sky Association (IDA). Sites like Deerlick are prized for the local tourism they generate, undisturbed natural environment and scientific opportunities they afford.



The 'Dark Sky Preservation' Character Area (p. 38) is intended to protect Deerlick from light pollution by new adjoining development. The character area standards call for limitations on residential density as well as the adoption of development standards requiring downcast lighting. The intended preservation area is indicated as a blue buffer on the map below.

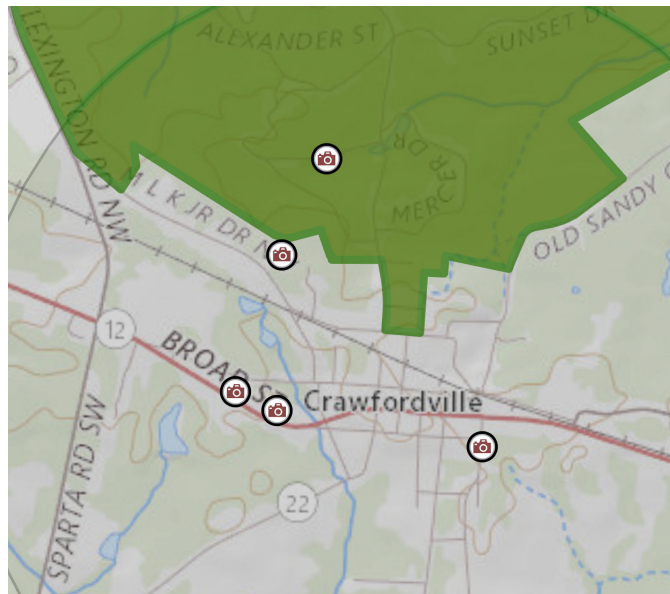


'Camera Ready' Taliaferro

"People are increasingly recognizing the connection between the activity of the arts and culture sector and the economic vitality in a neighborhood or community. High concentrations of creative enterprises and workers in a geographic area may provide a competitive edge by elevating a community's quality of life, improving its ability to attract economic activity, and creating a climate for innovation to flower."

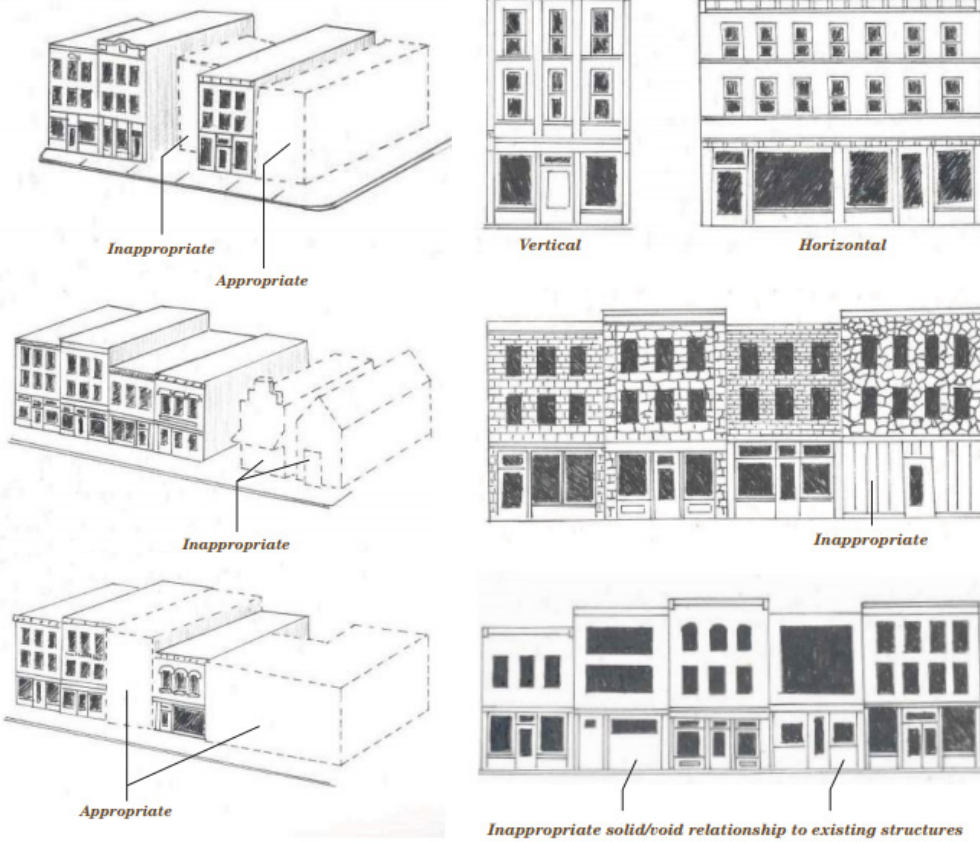


Crawfordville transformed into a film set.

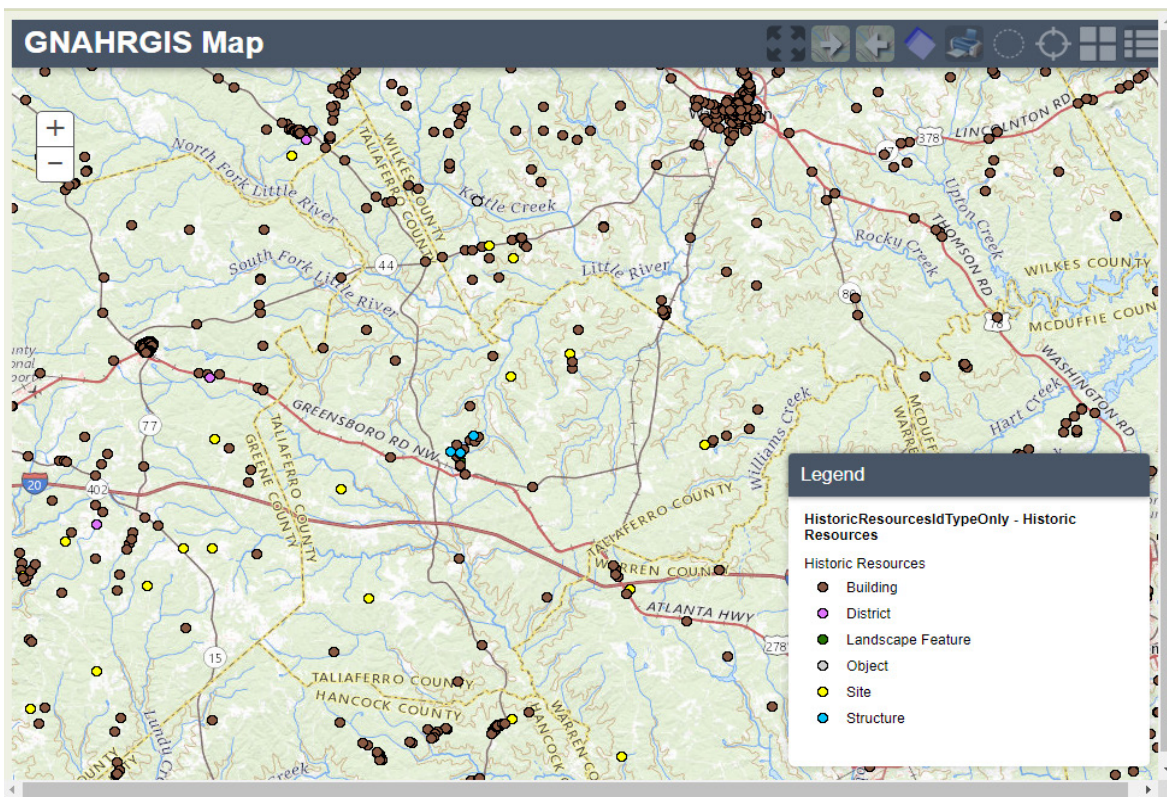


Crawfordville, GA National Register Sites

BUILDING PLACEMENT



The adoption of building massing, height and placement standards are critical in protecting the historic character of Downtown Crawfordville.



Taliaferro County points of historic interest recorded in GNAHRGIS.

Maximizing Local Resources

To maximize Taliaferro County's growth and development potential, the County and its contained jurisdictions must pursue land use policies that:

- Minimize inefficient land consumption and encourage compact development in order to preserve green open space and natural resource areas.
- Encourage development that is sensitive to the historic context, sense of place, and overall setting of Taliaferro County.

Priority Projects

Project	Responsible Party
Continue to pursue a grant to obtain an updated county-wide historic resources survey.	Taliaferro County Coalition (TC3)
Adopt a 'Historic Downtown' overlay district to establish development standards for the preservation of Historic Downtown Crawfordville.	Taliaferro County Coalition (TC3)
Maintain wayfinding signage to direct tourists to local historic resources.	Taliaferro County Coalition (TC3)
Assess the effectiveness of current environmental regulations in protecting groundwater recharge areas, wetlands, and river corridors from pollution or degradation by new development.	Taliaferro County Coalition (TC3)



One of the historic churches in Talferro County is the Church of the Purification of the Blessed Virgin Mary has deep roots in the community. Created by a group of English Catholic families from Maryland in 1790, this church settled in what is now known as Locust Grove where the oldest Catholic Cemetery in Georgia was established. This church opened the Heritage Preserve Retreat Center across the street from this cemetery in 2017, which is a public/private partnership that funds historic restoration, programming, sacred art, conservation, and clergy renewal. Above are pictures of the current church building and the main gate to the Purification Heritage Center, and below are the sign and an informational sign detailing some of the history of this historic site.



Community Work Program



REPORT OF ACCOMPLISHMENTS

The Report of Accomplishments reviews the current status of activities identified as priorities in the previous five-year work program. The status of each activity is indicated as one of the following four categories: completed, ongoing, postponed, not accomplished. Activities indicated as 'ongoing' are carried over to the upcoming five-year work program. For activities indicated as 'postponed' or 'not accomplished' a supporting rationale is also provided.



COMMUNITY WORK PROGRAM

The Work Program consists of the specific activities that Taliaferro County and each of its contained jurisdictions will undertake in the five year period from 2020 through 2025 to meet identified community needs and advance local goals. Although the plan was developed jointly, each jurisdiction has developed its own set of work program activities. Several activities will be completed as joint effort with participation by all local governments.

Report of Accomplishments

Economic Development Project	Status				Comments
	Completed	Ongoing	Postponed	Not Accomplished	
Establish a Local Business Support Team				X	Priorities changed and this item is not currently feasible.
Create an Economic Development Assistance Resource Guide.		X			TC Resource guide to be expanded to include Economic Development Assistance Resources.
Create an Early Childhood Educational Resource Assistance Guide.		X			Family Connection Plan updated annually.
Create a website to showcase available land and buildings, and provide other critical information to site selectors considering doing business in Taliaferro County.	X				Economic Development section on County website linking to relevant information.

Broadband Project	Status				Comments
	Completed	Ongoing	Postponed	Not Accomplished	
Identify and maintain a list of establishments in the community offering free wi-fi.	X				Accomplished as needed based on current event requirements.
Establish a broadband adoption task force or designate a 'Digital Inclusion Liaison' to carry out the Broadband Action Plan .				X	No longer required because broadband access is available throughout the jurisdiction.
Assemble and make available digital curricula from Google, Mozilla, DigitalLiteracy.gov, and others to help local users gain the personal and professional benefits of broadband access and digital information technologies.				X	No longer required because broadband access is available throughout the jurisdiction.

Taliaferro County

Housing Project	Status				Comments
	Completed	Ongoing	Postponed	Not Accomplished	
Conduct a local housing inventory.		X			Planning on conducting housing inventory starting in 2025.
Amend the zoning ordinance to establish foundation facia requirements for manufactured homes.		X			Ongoing pending new zoning requirements.
Pursue CHIP and CDBG funds to facilitate local home improvement efforts.		X			Funding for housing study received in late 2024, home improvements will follow as needed pending funding.

Community Facilities Project	Status				Comments
	Completed	Ongoing	Postponed	Not Accomplished	
Adopt a plan for the phased development of the 'Healthier Together' Sidewalk and Recreational Trail Plan.	X				
Apply for grant funds to implement the 'Healthier Together' Sidewalk and Recreational Trail Plan.	X				
Construct a new government services facility to house the Elections Department and other County services.				X	This activity is still desired; however the prioritization of this item has been delayed until funding can be resourced.
Construct attractive new signage at community gateways.				X	This activity is still desired; however the prioritization of this item has been delayed until funding can be resourced.
Apply for grant funds to conduct phased infrastructure (water, wastewater, stormwater) installation and upgrades in targeted areas where future development is desired.		X			Grant funding received for study of drinking water within the county.

Report of Accomplishments

Natural and Cultural Resources Project	Status				Comments
	Completed	Ongoing	Postponed	Not Accomplished	
Pursue a grant to obtain an updated county-wide historic resources survey.		X			Work has begun with publicizing historic churches in the area, work will continue with the Taliaferro Historical Society to include additional historic resources.
Construct wayfinding signage to direct tourists to local historic resources.		X			As historic resources survey progresses, additional need for wayfinding signage will be addressed.
Assess the effectiveness of current environmental regulations in protecting groundwater recharge areas, wetlands, and river corridors from pollution or degradation by new development.		X			Achieved as developments submit requests for permits.

Economic Development Project	Status				Comments
	Completed	Ongoing	Postponed	Not Accomplished	
Establish a Local Business Support Team				X	Priorities changed and this item is not currently feasible.
Create a website to showcase available land and buildings, and provide other critical information to site selectors considering doing business in Taliaferro County.	X				Economic Development section on County website linking to relevant information.
Create an Economic Development Assistance Resource Guide.		X			TC Resource guide to be expanded to include Economic Development Assistance Resources.
Create an Early Childhood Educational Resource Assistance Guide.		X			Family Connection Plan updated annually.

Taliaferro County

Land Use Project	Status				Comments
	Completed	Ongoing	Postponed	Not Accomplished	
Establish and convene a regular group of elected and appointed officials, staff, and citizens from each jurisdiction to implement the Comprehensive Plan and address issues of other local significance in a unified manner.		X			Achieved through regular County and City Council meetings.
Appoint a 'Plan Champion' to take accountability for pushing implementation of the policies and programs adopted in the Comprehensive Plan.				X	Decided to assign this responsibility to all County and City leaders as part of their role as County/City leadership.
Revise rezoning procedures to require consistency with adopted Comprehensive Plan policies and DCA's Quality Community Objectives.		X			Achieved through regular zoning updates.
Revise existing sign ordinance to achieve the design character desired for new signs and billboards.				X	Priorities changed and it was determined that the current sign ordinance is acceptable.
Adopt regulations to require visual screening of outdoor storage areas for commercial and industrial land uses.				X	Priorities changed and this requirement is no longer desired.
Identify and prioritize areas for phased installation of water, wastewater treatment, and other critical infrastructure to support future commercial and moderate-density residential development.		X			Pending results of the drinking water study within the county.

Broadband Project	Status				Comments
	Completed	Ongoing	Postponed	Not Accomplished	
Identify and maintain a list of establishments in the community offering free wi-fi.	X				Accomplished as needed based on current event requirements.
Establish a broadband adoption task force or designate a 'Digital Inclusion Liaison.'				X	No longer required because broadband access is available throughout the jurisdiction.

Report of Accomplishments

Housing Project	Status				Comments
	Completed	Ongoing	Postponed	Not Accomplished	
Conduct a local housing inventory.		X			Planning on conducting housing inventory starting in 2025.
Amend the zoning ordinance to establish foundation facia requirements for manufactured homes.		X			Ongoing pending new zoning requirements.
Pursue CHIP and CDBG funds to facilitate local home improvement efforts.		X			Funding for housing study received in late 2024, home improvements will follow as needed pending funding.
Acquire and clear vacant lots and dilapidated structures in Crawfordville.				X	Plan is pending requisite funding and resourcing.

Land Use Project	Status				Comments
	Completed	Ongoing	Postponed	Not Accomplished	
Establish and convene a regular group of elected and appointed officials, staff, and citizens from each jurisdiction to implement the Comprehensive Plan and address issues of other local significance in a unified manner.		X			Achieved through regular County and City Council meetings.
Appoint a 'Plan Champion' to take accountability for pushing implementation of the policies and programs adopted in the Comprehensive Plan.				X	Decided to assign this responsibility to all County and City leaders as part of their role as County/City leadership.
Revise rezoning procedures to require consistency with adopted Comprehensive Plan policies and DCA's Quality Community Objectives.		X			Achieved through regular zoning updates.
Revise existing sign ordinance to achieve the design character desired for new signs and billboards.				X	Priorities changed and it was determined that the current sign ordinance is acceptable.
Adopt regulations to require visual screening of outdoor storage areas for commercial and industrial land uses.				X	Priorities changed and this requirement is no longer desired.
Identify and prioritize areas for phased installation of water, wastewater treatment, and other critical infrastructure to support future commercial and moderate-density residential development		X			Pending results of the drinking water study within the county.

Crawfordville

Community Facilities Project	Status				Comments
	Completed	Ongoing	Postponed	Not Accomplished	
Adopt a plan for the phased development of the 'Healthier Together' Sidewalk and Recreational Trail Plan.	X				
Apply for grant funds to implement the 'Healthier Together' Sidewalk and Recreational Trail Plan.	X				
Construct attractive new signage at community gateways.				X	This activity is still desired; however the prioritization of this item has been delayed until funding can be resourced.
Apply for grant funds to conduct phased infrastructure (water, wastewater, stormwater) installation and upgrades in targeted areas where future development is desired.		X			Grant funding received for study of drinking water within the county.

Natural and Cultural Resources Project	Status				Comments
	Completed	Ongoing	Postponed	Not Accomplished	
Pursue a grant to obtain an updated county-wide historic resources survey.		X			Work has begun with publicizing historic churches in the area, work will continue with the Taliaferro Historical Society to include additional historic resources.
Construct wayfinding signage to direct tourists to local historic resources.		X			As historic resources survey progresses, additional need for wayfinding signage will be addressed.
Assess the effectiveness of current environmental regulations in protecting groundwater recharge areas, wetlands, and river corridors from pollution or degradation by new development.		X			Achieved as developments submit requests for permits.
Adopt a 'Historic Downtown' overlay district to establish development standards for the preservation of Historic Downtown Crawfordville.				X	Pending creation of a historical preservation regulatory body.

Report of Accomplishments

Economic Development Project	Status				Comments
	Completed	Ongoing	Postponed	Not Accomplished	
Establish a Local Business Support Team				X	Priorities changed and this item is not currently feasible.
Create an Economic Development Assistance Resource Guide.		X			TC Resource guide to be expanded to include Economic Development Assistance Resources.
Form an exploratory committee to consider assets and find ways to develop Taliaferro County as a heritage tourism destination.		X			

Broadband Project	Status				Comments
	Completed	Ongoing	Postponed	Not Accomplished	
Identify and maintain a list of establishments in the community offering free wi-fi.	X				Accomplished as needed based on current event requirements.
Establish a broadband adoption task force or designate a 'Digital Inclusion Liaison.'				X	No longer required because broadband access is available throughout the jurisdiction.

Housing Project	Status				Comments
	Completed	Ongoing	Postponed	Not Accomplished	
Conduct a local housing inventory.		X			Planning on conducting housing inventory starting in 2025.
Pursue CHIP and CDBG funds to facilitate local home improvement efforts.		X			Funding for housing study received in late 2024, home improvements will follow as needed pending funding.

Community Facilities Project	Status				Comments
	Completed	Ongoing	Postponed	Not Accomplished	
Adopt a plan for the phased development of the 'Healthier Together' Sidewalk and Recreational Trail Plan.	X				
Apply for grant funds to implement the 'Healthier Together' Sidewalk and Recreational Trail Plan.	X				
Inventory publicly owned properties for potential reuse		X			
Construct attractive new signage at community gateways.				X	This activity is still desired; however the prioritization of this item has been delayed until funding can be resourced.
Apply for grant funds to conduct phased infrastructure (water, wastewater, stormwater) installation and upgrades in targeted areas where future development is desired.		X			Grant funding received for study of drinking water within the county.

Natural and Cultural Resources Project	Status				Comments
	Completed	Ongoing	Postponed	Not Accomplished	
Pursue a grant to obtain an updated county-wide historic resources survey.		X			Work has begun with publicizing historic churches in the area, work will continue with the Taliaferro Historical Society to include additional historic resources.
Construct wayfinding signage to direct tourists to local historic resources.		X			As historic resources survey progresses, additional need for wayfinding signage will be addressed.
Assess the effectiveness of current environmental regulations in protecting groundwater recharge areas, wetlands, and river corridors from pollution or degradation by new development.		X			Achieved as developments submit requests for permits.

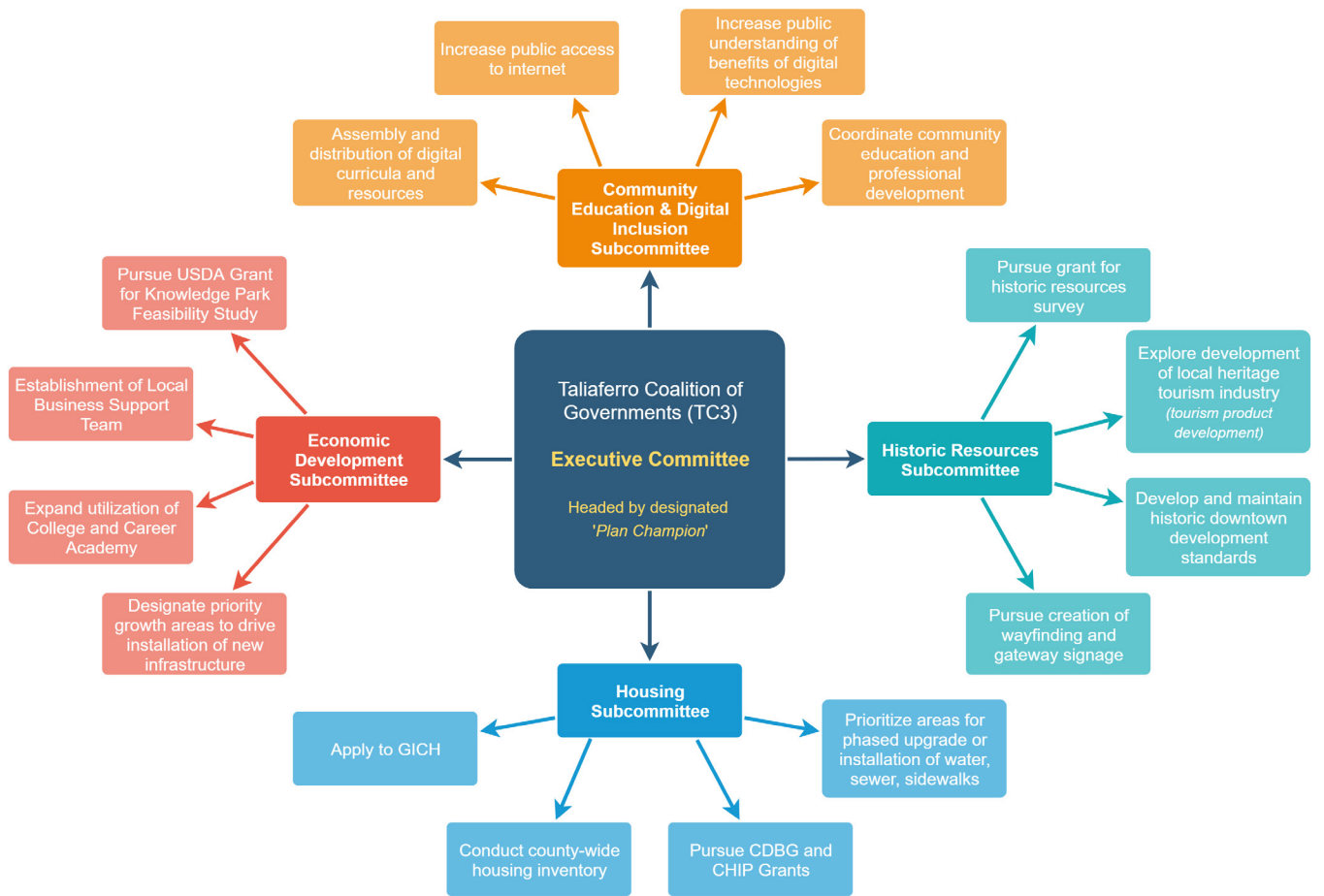
Report of Accomplishments

Sharon

Land Use Project	Status				Comments
	Completed	Ongoing	Postponed	Not Accomplished	
Establish and convene a regular group of elected and appointed officials, staff, and citizens from each jurisdiction to implement the Comprehensive Plan and address issues of other local significance in a unified manner.		X			Achieved through regular County and City Council meetings.
Appoint a 'Plan Champion' to take accountability for pushing implementation of the policies and programs adopted in the Comprehensive Plan.				X	Decided to assign this responsibility to all County and City leaders as part of their role as County/City leadership.
Identify and prioritize areas for phased installation of water, wastewater treatment, and other critical infrastructure to support future commercial and moderate-density residential development		X			Pending results of the drinking water study within the county.

Plan Implementation

The strategies and solutions in this plan take on a number of different forms. In some cases, the needed intervention may be a partnership for technical assistance, while in another it may be funding in the form of a grant or loan. Essentially, the Plan has been structured to encourage collaboration and mutual reliance among jurisdictions as they work to accomplish the selected work program activities.



Additional plan implementation guidance can be found in the Appendix.

What will it take to move your vision forward?

- Funding:** Encourage state and/or federal funds to build or create something the community has deemed important such as sidewalks, roads, parks, public buildings, water and sewer facilities, housing choices or economic development projects.
- Incentives:** Providing ways to encourage the private sector to invest and fill a need that is important to a community, but which it cannot complete with available means. Tax credits are in this category.
- Partnerships:** Fostering partnerships with a private for-profit or non-profit entity, quasi-governmental agency, or another government entity to achieve a goal. The Georgia Academy for Economic Development, which is delivered through a consortium of economic development agencies, is a good partnership example.
- Technical Assistance:** By employing experts in many different fields, including financing, planning, research, citizen engagement and governance, our staff can help local governments develop appropriate strategies to help meet local goals.

Georgia Community Affairs

What will it take to move your vision forward?

Ordinances & Development Regulations <ul style="list-style-type: none"> • Zoning Ordinance amendments • Zoning Ordinance (Ordinance or Park Act) • Zoning Ordinance (Ordinance or Park Act) 	Planning Processes <ul style="list-style-type: none"> • Urban Development Plan • Comprehensive Area Strategy • Public Education Campaign • Professional Development
Authorities & Organizations <ul style="list-style-type: none"> • Economic Development Authority • Local Bank Authority or Credit Union • Business Development District • Community Development Corporation 	Maps and Surveys <ul style="list-style-type: none"> • Historic Resource Survey • GIS Maps • GIS Data • GIS Analysis
Applications <ul style="list-style-type: none"> • Grant Applications & Administration • Rural Zone Designation • Historic Landmark Designation • Opportunity & Enterprise Zone Designations 	

Taliaferro County

What will it take to move your vision forward?

Technical College (University of Georgia)
GEORGIA MUNICIPAL ASSOCIATION
UNIVERSITY OF GEORGIA EXTENSION
GEFA
USDA Rural Development
Habitat for Humanity
Georgia Center for Spatial Planning Tech Analysis and Visualization
ALP GA
GEORGIA'S RURAL CENTER (University of Georgia Extension Regional Office)
ACCG
GEORGIA DEPARTMENT OF NATURAL RESOURCES

Community Work Program

Land Use Project	Year					Responsible Party	Cost Estimate	Funding Source
	2 0 2 5	2 0 2 6	2 0 2 7	2 0 2 8	2 0 2 9			
Establish and convene a regular group of elected and appointed officials, staff, and citizens from each jurisdiction to implement the Comprehensive Plan and address issues other of local significance in a unified manner.	X					Taliaferro Co., Crawfordville, Sharon, Dev. Auth., TC DOE, Chamber	Staff Time	Local Funds
Revise rezoning procedures to require consistency with adopted Comprehensive Plan policies and DCA's Quality Community Objectives.	X	X	X	X	X	Taliaferro County, Crawfordville	Staff Time	Local Funds
Revise existing sign ordinance to achieve the design character desired for new signs and billboards.	X	X	X			Taliaferro County, Crawfordville	Staff Time	Local Funds, Possible Grant Funds
Adopt regulations to require visual screening of outdoor storage areas for commercial and industrial land uses.	X	X	X	X	X	Taliaferro County, Crawfordville	Staff Time	Local Funds
Identify and prioritize areas for phased installation of water, wastewater treatment, and other critical infrastructure to support future commercial and moderate-density residential development.	X	X	X	X	X	Taliaferro County Coalition (TC3)	Staff Time	Local Funds

Taliaferro County

Economic Development Project	Year					Responsible Party	Cost Estimate	Funding Source
	2025	2026	2027	2028	2029			
Establish a Local Business Support Team	X	X	X	X	X	TC3, Chamber, SBDC	Staff Time	Local Funds
Create an Economic Development Assistance Resource Guide.	X	X	X	X	X	Dev. Auth., Chamber, CSRA RC	Staff Time	Local Funds
Maintain a website to showcase available land and buildings, and provide other critical information to site selectors considering doing business in Taliaferro County.	X	X	X	X	X	Dev. Auth., Chamber	TBD	Local Funds
Utilize existing committees to consider assets and find ways to develop Taliaferro County as a heritage tourism destination.		X	X			TC3, Historical Society	Staff Time	Local Funds

Community Facilities Project	Year					Responsible Party	Cost Estimate	Funding Source
	2025	2026	2027	2028	2029			
Maintain plan for the phased development of the 'Healthier Together' Sidewalk and Recreational Trail Plan.	X	X	X	X	X	TC3, UGA	Staff Time	Local Funds
Construct a new government services facility to house the Elections Department and other County services.		X	X	X		Taliaferro Co.	TBD	TBD
Maintenance of attractive new signage at community gateways.	X	X	X	X	X	TC3	TBD	TIA
Apply for grant funds to conduct phased infrastructure (water, wastewater, stormwater) installation and upgrades in targeted areas where future development is desired.	X	X	X	X	X	TC3, CSRA RC	TBD	CDBG, USDA, GEFA

Community Work Program

Broadband Project	Year					Responsible Party	Cost Estimate	Funding Source
	2 0 2 5	2 0 2 6	2 0 2 7	2 0 2 8	2 0 2 9			
Assemble, update, and make available digital curricula from Google, Mozilla, DigitalLiteracy.gov, and others to help local users gain the personal and professional benefits of broadband access and digital information technologies.	X	X	X	X	X	Digital Inclusion Liaison	Staff Time	Local Funds

Housing Project	Year					Responsible Party	Cost Estimate	Funding Source
	2 0 2 5	2 0 2 6	2 0 2 7	2 0 2 8	2 0 2 9			
Conduct a local housing inventory.	X	X				TC3	Staff Time	Local Funds
Maintain and enforce the zoning ordinance to establish foundation facia requirements for manufactured homes.	X	X	X	X	X	Taliaferro Co., Crawfordville	Staff Time	Local Funds
Pursue CHIP and CDBG funds to facilitate local home improvement efforts.	X	X	X	X	X	Taliaferro Co., CSRA RC	Staff Time	CHIP, CDBG
Hire part-time code enforcement officer	X	X	X	X	X	TC3	Staff Time	Local Funds

Taliaferro County

Natural and Cultural Resources Project	Year					Responsible Party	Cost Estimate	Funding Source
	2 0 2 5	2 0 2 6	2 0 2 7	2 0 2 8	2 0 2 9			
Continue to pursue a grant to obtain an updated county-wide historic resources survey.	X	X	X	X	X	TC3, CSRA RC	TBD	GA Trust
Maintain wayfinding signage to direct tourists to local historic resources.	X	X	X	X	X	TC3	TBD	TIA, Local Funds
Assess the effectiveness of current environmental regulations in protecting groundwater recharge areas, wetlands, and river corridors from pollution or degradation by new development.	X	X	X	X	X	TC3	Staff Time	Local Funds
Adopt a 'Historic Downtown' overlay district to establish development standards for the preservation of Historic Downtown Crawfordville.	X	X	X	X	X	TC3	Staff Time	Local Funds

Community Work Program

Land Use Project	Year					Responsible Party	Cost Estimate	Funding Source
	2 0 2 5	2 0 2 6	2 0 2 7	2 0 2 8	2 0 2 9			
Establish and convene a regular group of elected and appointed officials, staff, and citizens from each jurisdiction to implement the Comprehensive Plan and address issues other of local significance in a unified manner.	X					Taliaferro Co., Crawfordville, Sharon, Dev. Auth., TC DOE, Chamber	Staff Time	Local Funds
Revise rezoning procedures to require consistency with adopted Comprehensive Plan policies and DCA's Quality Community Objectives.	X	X	X	X	X	Taliaferro County, Crawfordville	Staff Time	Local Funds
Revise existing sign ordinance to achieve the design character desired for new signs and billboards.	X	X	X			Taliaferro County, Crawfordville	Staff Time	Local Funds, Possible Grant Funds
Adopt regulations to require visual screening of outdoor storage areas for commercial and industrial land uses.	X	X	X	X	X	Taliaferro County, Crawfordville	Staff Time	Local Funds
Identify and prioritize areas for phased installation of water, wastewater treatment, and other critical infrastructure to support future commercial and moderate-density residential development.	X	X	X	X	X	Taliaferro County Coalition (TC3)	Staff Time	Local Funds
Adopt ordinance establishing right of way along streets within the City limits.	X	X	X	X	X	Crawfordville	Staff Time	Local Funds

Crawfordville

Economic Development Project	Year					Responsible Party	Cost Estimate	Funding Source
	2025	2026	2027	2028	2029			
Establish a Local Business Support Team	X	X	X	X	X	TC3, Chamber, SBDC	Staff Time	Local Funds
Maintain website to showcase available land and buildings, and provide other critical information to site selectors considering doing business in Taliaferro County.	X	X	X	X	X	Dev. Auth., Chamber, TC3	TBD	Local Funds
Create an Economic Development Assistance Resource Guide.	X	X	X	X	X	Dev. Auth., Chamber, CSRA RC	Staff Time	Local Funds
Utilize existing committees to consider assets and find ways to develop Taliaferro County as a heritage tourism destination.		X	X			TC3, Historical Society	Staff Time	Local Funds

Community Facilities Project	Year					Responsible Party	Cost Estimate	Funding Source
	2025	2026	2027	2028	2029			
Maintain plan for the phased development of the 'Healthier Together' Sidewalk and Recreational Trail Plan.	X	X	X			TC3, UGA	Staff Time	Local Funds
Maintain attractive new signage at community gateways.	X	X	X	X	X	TC3	TBD	TIA
Apply for grant funds to conduct phased infrastructure (water, wastewater, stormwater) installation and upgrades in targeted areas where future development is desired.	X	X	X	X	X	TC3, CSRA RC	TBD	CDBG, USDA, GEFA
Explore options for renovating City Hall.	X	X	X	X	X	Crawfordville	Staff Time	Local Funds

Community Work Program

Broadband Project	Year					Responsible Party	Cost Estimate	Funding Source
	2 0 2 5	2 0 2 6	2 0 2 7	2 0 2 8	2 0 2 9			
Install free-standing, solar powered charging station with free wi-fi in Golucke Park adjacent to City Hall.	X	X				Crawfordville	Staff Time	Local Funds

Housing Project	Year					Responsible Party	Cost Estimate	Funding Source
	2 0 2 5	2 0 2 6	2 0 2 7	2 0 2 8	2 0 2 9			
Conduct a local housing inventory.	X	X	X	X	X	TC3	Staff Time	Local Funds
Maintain and enforce the zoning ordinance to establish foundation facia requirements for manufactured homes.		X	X	X		Taliaferro Co., Crawfordville	Staff Time	Local Funds
Pursue CHIP and CDBG funds to facilitate local home improvement efforts.	X	X	X	X	X	Crawfordville, CSRA RC	Staff Time	CHIP, CDBG
Acquire and clear vacant lots and dilapidated structures in Crawfordville.	X	X	X	X	X	Crawfordville, CSRA RC	Staff Time	CHIP, CDBG
Hire part-time code enforcement officer	X	X	X	X	X	TC3	Staff Time	Local Funds

Crawfordville

Natural and Cultural Resources Project	Year					Responsible Party	Cost Estimate	Funding Source
	2 0 2 5	2 0 2 6	2 0 2 7	2 0 2 8	2 0 2 9			
Continue to pursue a grant to obtain an updated county-wide historic resources survey.	X	X	X	X	X	TC3, CSRA RC	TBD	GA Trust
Maintain wayfinding signage to direct tourists to local historic resources.	X	X	X	X	X	TC3	TBD	TIA, Local Funds
Assess the effectiveness of current environmental regulations in protecting groundwater recharge areas, wetlands, and river corridors from pollution or degradation by new development.	X	X	X	X	X	TC3	Staff Time	Local Funds
Adopt a 'Historic Downtown' overlay district to establish development standards for the preservation of Historic Downtown Crawfordville.	X	X	X	X	X	TC3	Staff Time	Local Funds

Community Work Program

Land Use Project	Year					Responsible Party	Cost Estimate	Funding Source
	2 0 2 5	2 0 2 6	2 0 2 7	2 0 2 8	2 0 2 9			
Establish and convene a regular group of elected and appointed officials, staff, and citizens from each jurisdiction to implement the Comprehensive Plan and address issues other of local significance in a unified manner.	X					Taliaferro Co., Crawfordville, Sharon, Dev. Auth., TC DOE, Chamber	Staff Time	Local Funds
Identify and prioritize areas for phased installation of water, wastewater treatment, and other critical infrastructure to support future commercial and moderate-density residential development.	X	X	X	X	X	Taliaferro County Coalition (TC3)	Staff Time	Local Funds

Economic Development Project	Year					Responsible Party	Cost Estimate	Funding Source
	2 0 2 5	2 0 2 6	2 0 2 7	2 0 2 8	2 0 2 9			
Form an exploratory committee to consider assets and find ways to develop Taliaferro County as a heritage tourism destination.		X	X			TC3, Historical Society	Staff Time	Local Funds
Utilize existing committees to consider assets and find ways to develop Taliaferro County as a heritage tourism destination.		X	X			TC3, Historical Society	Staff Time	Local Funds

Sharon

Community Facilities Project	Year					Responsible Party	Cost Estimate	Funding Source
	2 0 2 5	2 0 2 6	2 0 2 7	2 0 2 8	2 0 2 9			
Maintain plan for the phased development of the 'Healthier Together' Sidewalk and Recreational Trail Plan.	X	X	X	X	X	TC3, UGA	Staff Time	Local Funds
Inventory publicly owned properties for potential reuse.	X	X	X	X	X	Sharon	Staff Time	Local Funds
Maintain attractive new signage at community gateways.	X	X	X	X	X	TC3	TBD	TIA

Broadband Project	Year					Responsible Party	Cost Estimate	Funding Source
	2 0 2 5	2 0 2 6	2 0 2 7	2 0 2 8	2 0 2 9			
Maintain free wi-fi around city hall and library.	X	X	X	X	X	Sharon	Staff Time	Local Funds

Community Work Program

Sharon

Housing Project	Year					Responsible Party	Cost Estimate	Funding Source
	2 0 2 5	2 0 2 6	2 0 2 7	2 0 2 8	2 0 2 9			
Conduct a local housing inventory.	X	X				TC3	Staff Time	Local Funds
Pursue CHIP and CDBG funds to facilitate local home improvement efforts.	X	X	X	X	X	Sharon, CSRA RC	Staff Time	CHIP, CDBG
Hire part-time code enforcement officer	X	X	X	X	X	TC3	Staff Time	Local Funds

Natural and Cultural Resources Project	Year					Responsible Party	Cost Estimate	Funding Source
	2 0 2 5	2 0 2 6	2 0 2 7	2 0 2 8	2 0 2 9			
Continue to pursue a grant to obtain an updated county-wide historic resources survey.	X	X	X	X	X	TC3, CSRA RC	TBD	GA Trust
Maintain wayfinding signage to direct tourists to local historic resources.	X	X	X	X	X	TC3	TBD	TIA, Local Funds
Assess the effectiveness of current environmental regulations in protecting groundwater recharge areas, wetlands, and river corridors from pollution or degradation by new development.	X	X	X	X	X	TC3	Staff Time	Local Funds
Adopt a 'Historic Downtown' overlay district to establish development standards for the preservation of Historic Downtown Crawfordville.	X	X	X	X	X	TC3	Staff Time	Local Funds



Appendix

INITIAL STAKEHOLDER MEETING & PUBLIC HEARING:

December 20th, 2024 @3:00 pm

December 20th, 2024 @ 5:00 pm

Joint Public Hearing Notice

Initiation of Taliaferro County Joint Comprehensive Plan Update

Taliaferro County, the City of Crawfordville, and the City of Sharon will hold a Joint Public Hearing on December 20, 2024 at 5:00 p.m. at the County Commission Meeting Building located at 116 Monument Street in Crawfordville, GA. The purpose of the joint public hearing will be to initiate the Taliaferro County Joint Comprehensive Plan by briefing members of the community on the process for plan development, pending opportunities for public participation, and to gather general input. The Taliaferro County Joint Comprehensive Plan is being prepared cooperatively by the jurisdictions of Taliaferro County, the City of Crawfordville, and the City of Sharon. Residents wishing to comment or make suggestions should be in attendance.

Persons with special needs relating to handicapped accessibility or foreign language should contact Ruby Randolph, Clerk of the Taliaferro County Board of Commissioners, at (706)-456-2229 by December 16, 2019. Ms. Randolph can be found at the Taliaferro County Courthouse, 113 Monument Street, Crawfordville, GA, Monday-Friday, 8:00 a.m. to 5:00 p.m. except holidays. Persons with hearing disabilities can contact the Georgia Relay Service, at (TDD) 1-800-255-0056 or (Voice) 1-800-255-0135.

Taliaferro County Joint Comprehensive Plan

Public Hearing #1

December 20th, 2024, 5:00 pm | 116 Monument Street, Crawfordville, GA



NAME	EMAIL	Affiliation (City Department Name, Organization Name, or Resident)
Charles Dixon	cdixon@CSRA-RC-GA.GOV	CSRA RC
Jane Kuehn	mjkuehn01@gmail.com	Sharon City Clerk
Vivian Stewart	mayor30631@nu-z.net	Mayor, City of Crawfordville
Ruby Randolph	taliaferro@nu-z.net	Clerk - Taliaferro BOC
Jackie Butts	Taliaferro Development Authority @gmail.com	Taliaferro Dev. Authority, Chair
John Hunt	jhunt356c@gmail.com	Resident



Taliaferro County Joint Comprehensive Plan
Stakeholder Meeting #1
December 20th, 2024, 3:00 pm | 116 Monument Street, Crawfordville, GA

NAME	EMAIL	Affiliation (Title, City Department Name, Organization Name, or Resident)
Charles Dixon	cdixon@CSRA-RC.GA.GOV	CSRA RC
Jackie Butts	Taliaferrodevelopmentauthority@gmail.com	Taliaferro Development Authority
Jane Kuehn	mjkuehn01@gmail.com	Sharon, City Clerk
Ruby Randolph	taliaferro@nu-2.net	Taliaferro Co. BOC
Vivian Stewart	Mayor30631@nu-2.net	City of Crawfordville, Mayor

SECOND STAKEHOLDER MEETING:
October 15, 2019 @ 6:30 pm

<p>Taliaferro County Joint Comprehensive Plan Stakeholder Meeting #2 April 3rd, 2025, 10:30 am 116 Monument Street, Crawfordville, GA</p> 		
NAME	EMAIL	Affiliation (Title, City Department Name, Organization Name, or Resident)
Vivian Stewart	mayor30631@nu-2.net	City of Crawfordville
Renee Brown	reneeptzenbrown@yahoo.com	City of Sharon (mayor)
Jane Kuehn	mjkuehn01@gmail.com	City of Sharon (clerk)
Charles Dixon	 cdixon@CSKARC@shawnee.ga.gov CSKA RC	CSKA RC

FINAL PUBLIC HEARING
July 14, 2025

Placeholder for final public hearing and sign in sheet.