

**APPENDIX B**

**GROWTH  
AND  
DEVELOPMENT TRENDS  
COMMUNITY INFORMATION**



# VISUALIZING THE FUTURE

TALIAFERRO COUNTY JOINT  
COMPREHENSIVE PLAN 2015-2025



# VISUALIZING THE FUTURE

## TALIAFERRO COUNTY JOINT COMPREHENSIVE PLAN 2015-2025

Prepared For:

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

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





# PREFACE 1



## INTRODUCTION

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





# PREFACE



Taliaferro County Courthouse



A.H. Stephens State Park

## THE COMPREHENSIVE PLAN PROCESS

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

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

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

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

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

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

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

## TALIAFERRO COUNTY IN CONTEXT

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

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

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

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

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



Map of Area Prior to Taliaferro County



William H. Crawford



# PREFACE



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

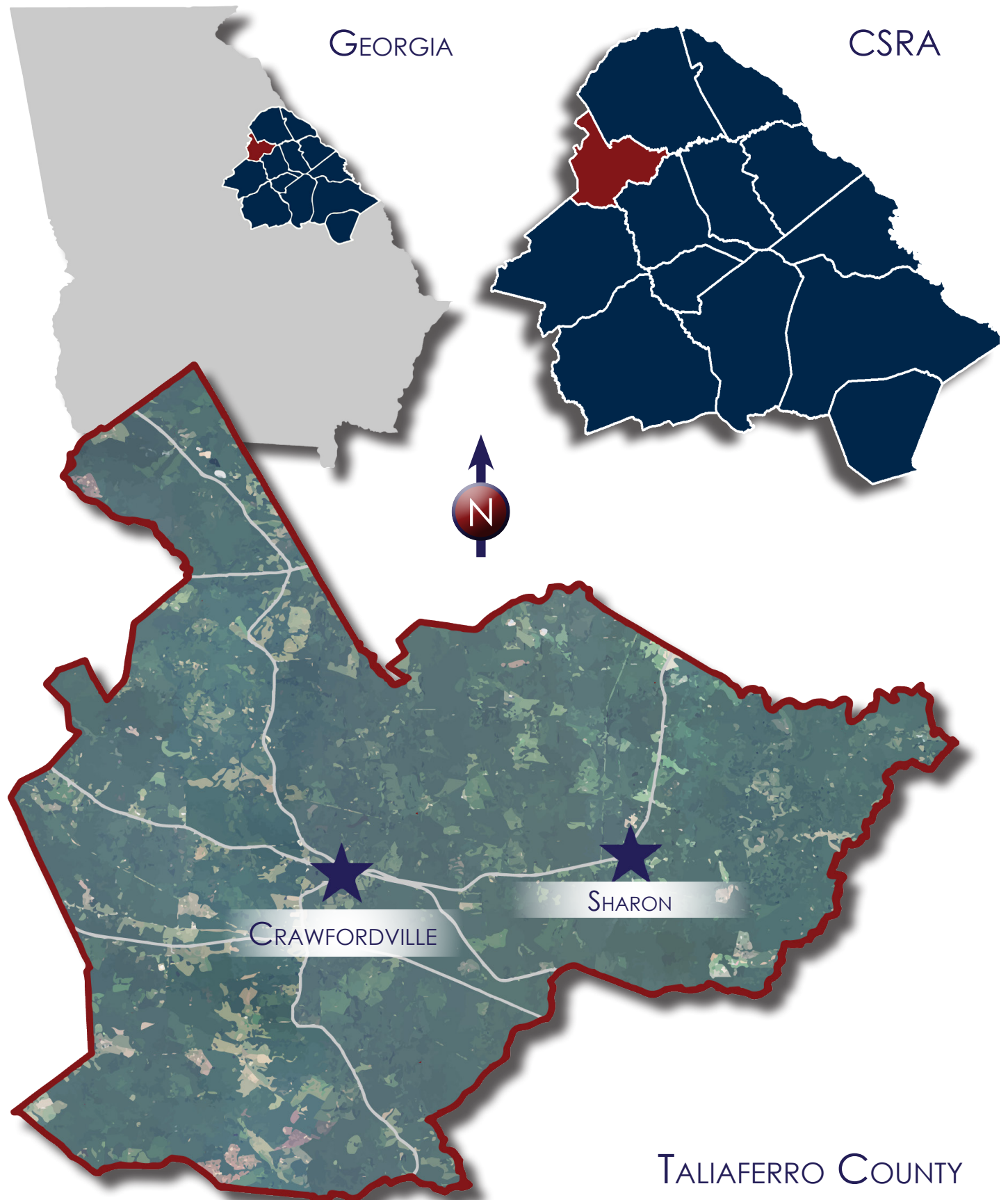
At the end of the 1920s, Taliaferro County experienced the agricultural disaster of the boll weevil traveling statewide and putting cotton production to a halt. This meant impoverished farmers from low prices, and few recovered before the general depression of the 1930s. Taliaferro's population dropped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



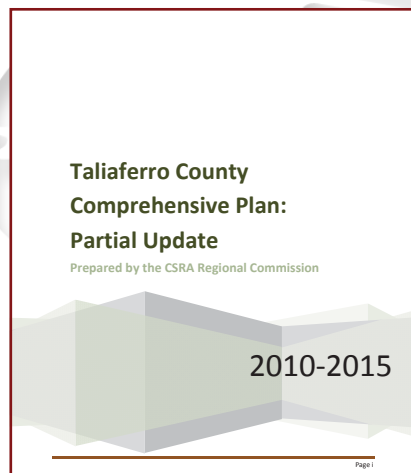
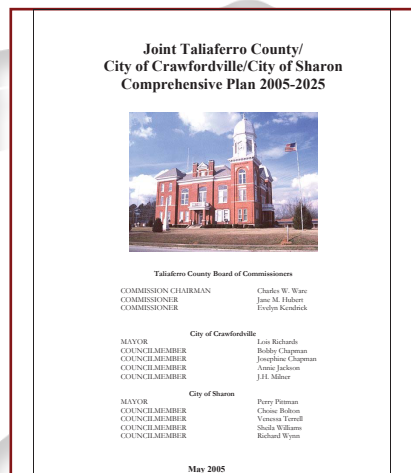
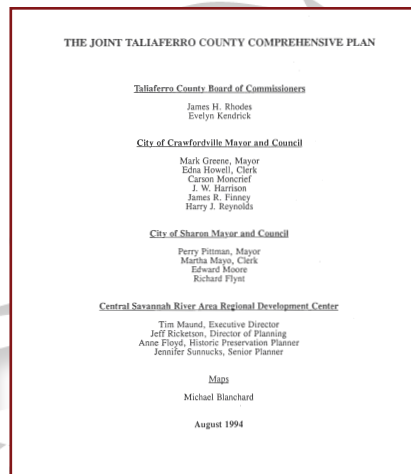
The Springfield School, an African-American resource, was built in the 1930s. It is constructed in an L-shape of logs. An historic structures report was developed by UGA graduate historic preservation students in the 1990s to assess the building and promote its preservation.

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





# PREFACE



## RECENT PLANNING INITIATIVES

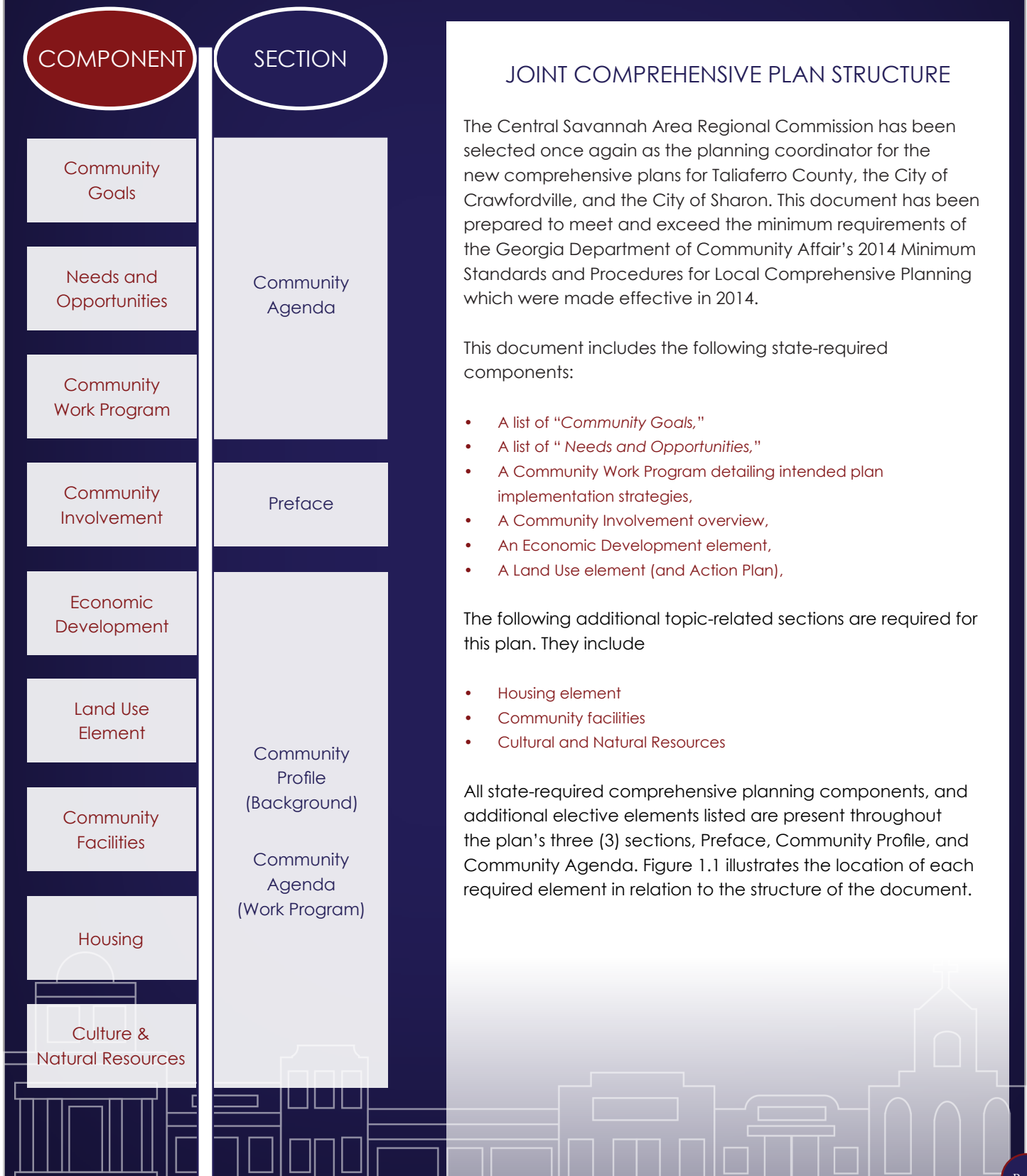
A comprehensive plan is a dynamic document which should be altered as community conditions change. Updates of these documents are required to ensure community needs are met. Prior versions of the Taliaferro Comprehensive Plan have diminished in relevance as implementation recommendations have been completed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

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

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

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

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



# PREFACE



## SERVICE DELIVERY STRATEGY

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

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

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

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

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

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

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

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

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

A description of how all services will be funded

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

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

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



## THE PLANNING PROCESS OVERVIEW

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

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

Consistent public input is necessary for the development and completion of this comprehensive plan document. In conjunction with a public hearing, a stakeholder committee was created to consult with the plan preparer at different points during the creation of the plan. This committee was comprised of municipal and county leaders with the primary purpose of assuring that CSRA-RC planners reflect the aforementioned shared vision, goals, and objectives of each community.

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

- September 9, 2014
- October 21, 2014

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





# ECONOMIC DEVELOPMENT DATA



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

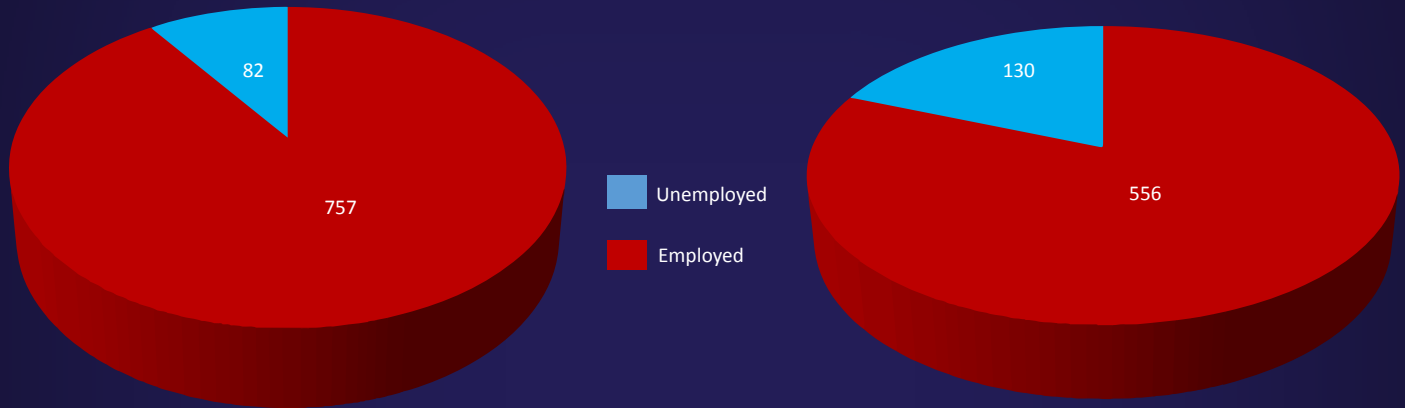
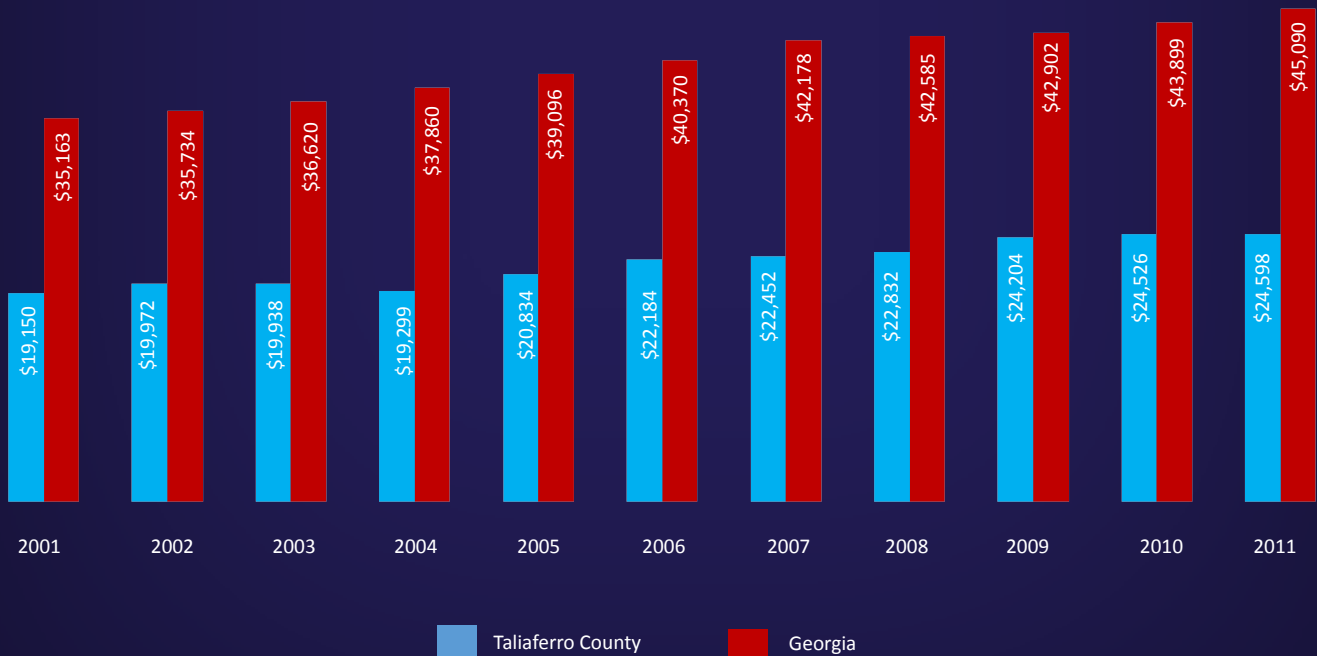


Figure 1.10 : Average Annual Income for Residents of Taliaferro County and the State of Georgia



# HOUSING DATA



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

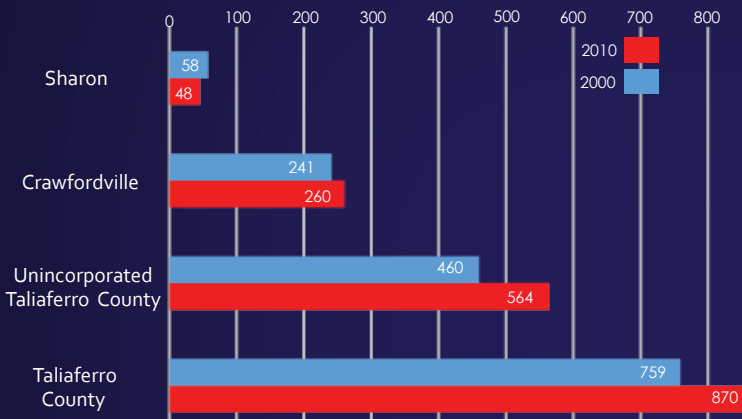


Figure 1.6: Number of Vacant Housing Units in Taliaferro County and Contained Municipalities

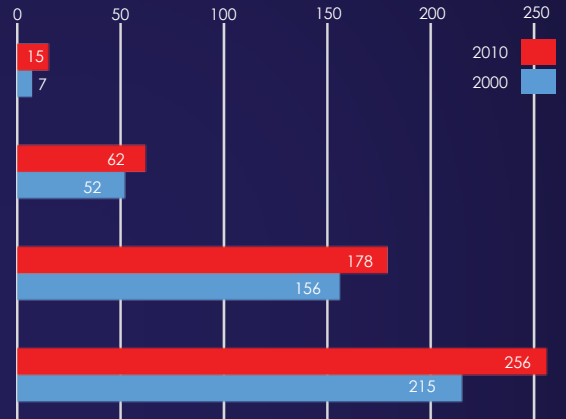


Figure 1.7: Housing by Age and Location

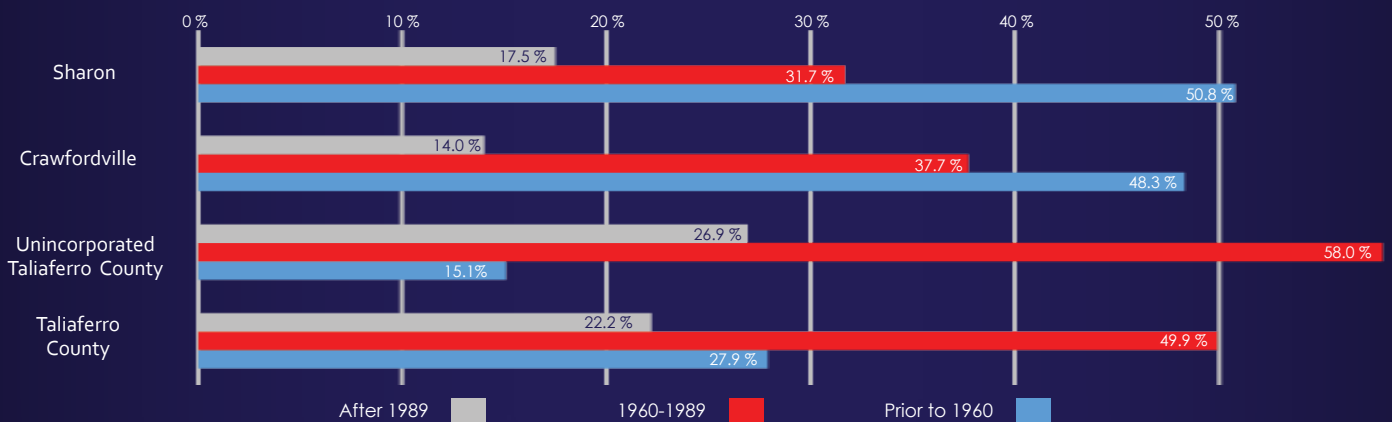
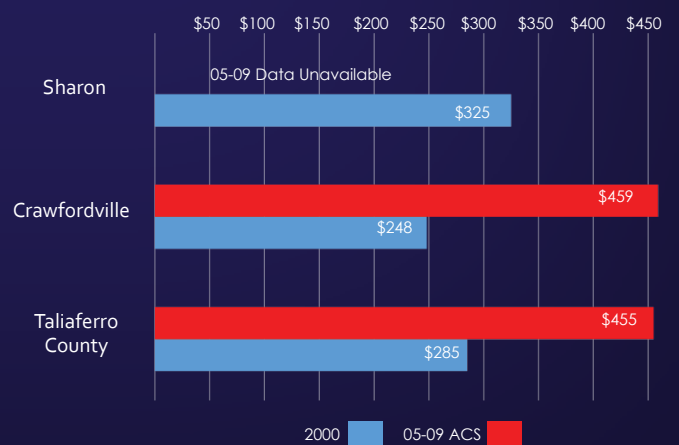


Figure 1.8: Cost of Housing - 2000 & 2008



Figure 1.9: Cost of Rent - 2000 & 2008



# GENERAL DEMOGRAPHIC DATA



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

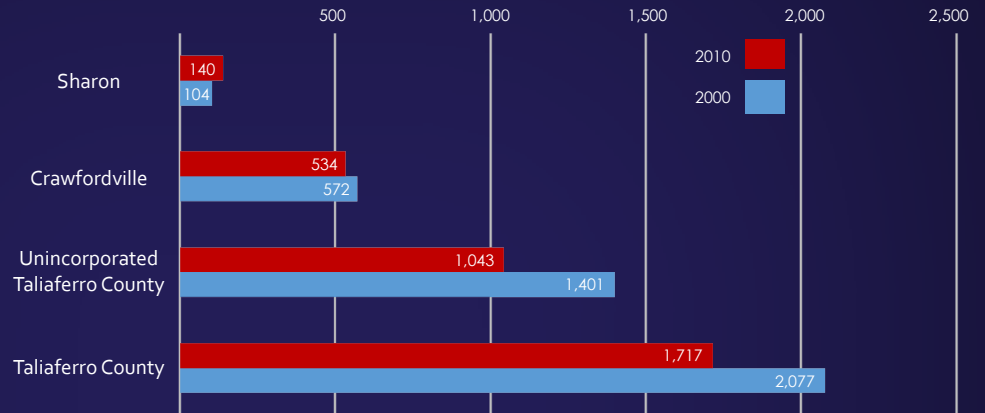


Figure 1.2: 2000 Racial Composition of Taliaferro County

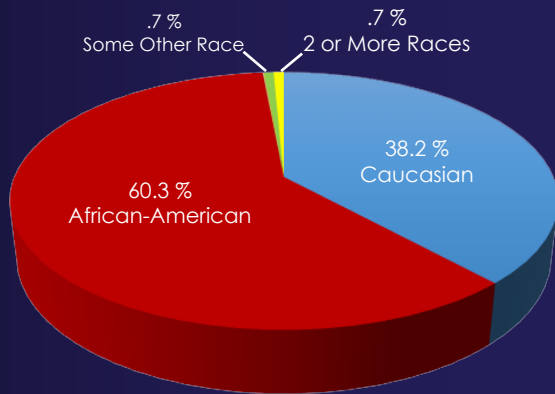


Figure 1.3: 2010 Racial Composition of Taliaferro County

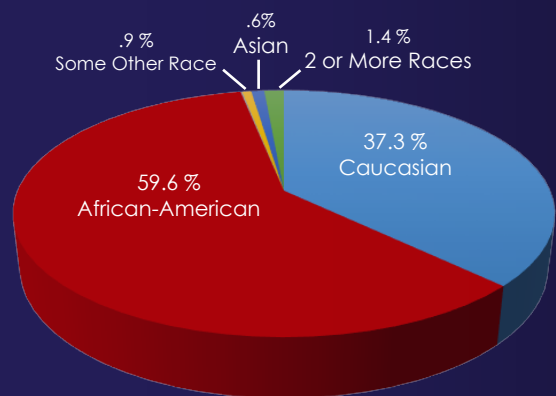
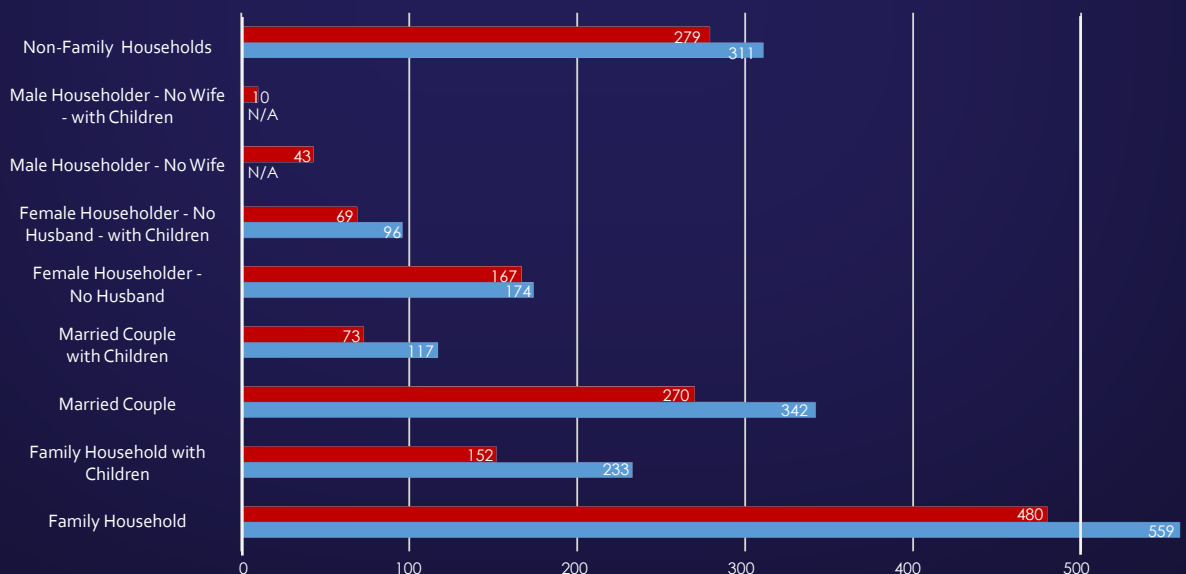
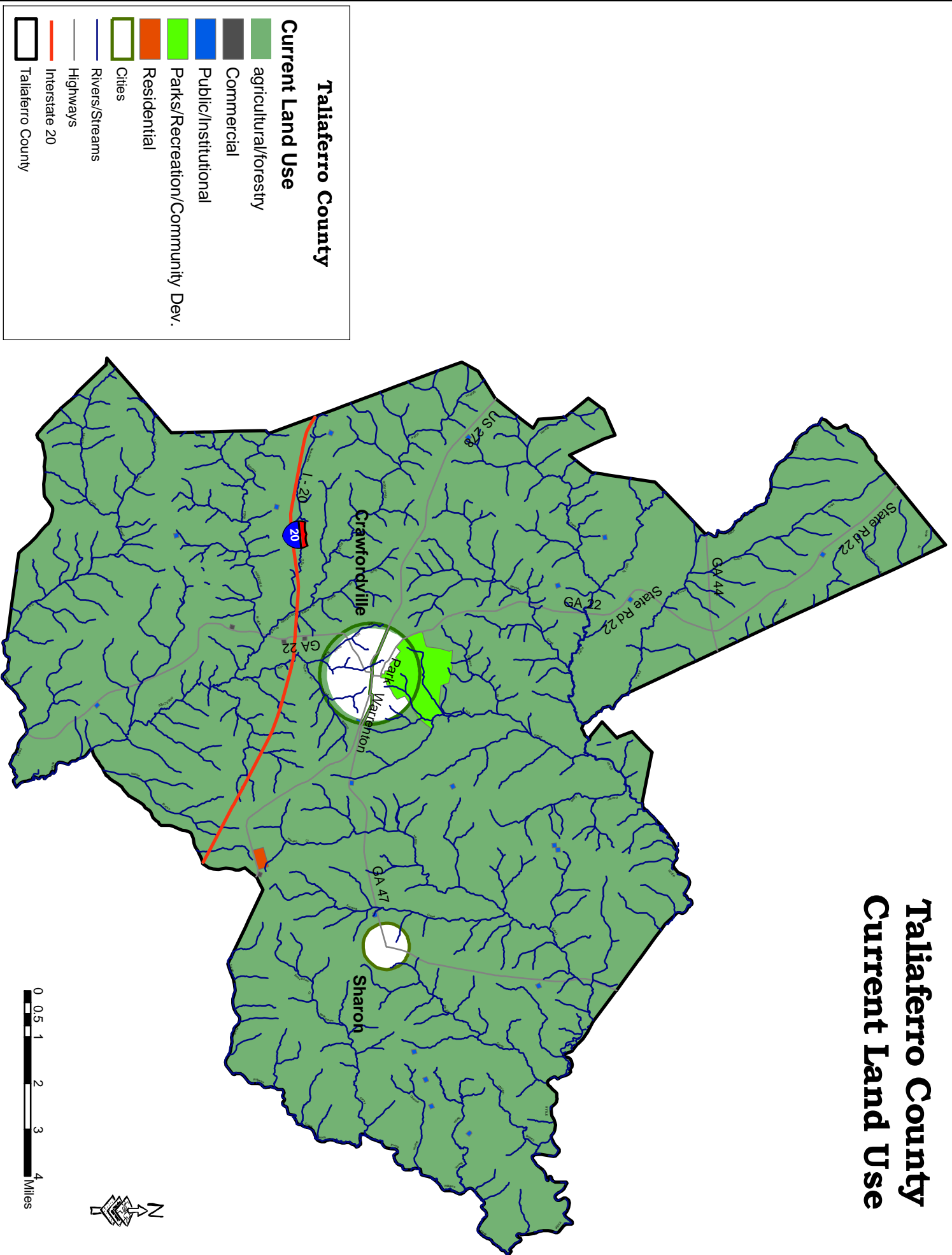
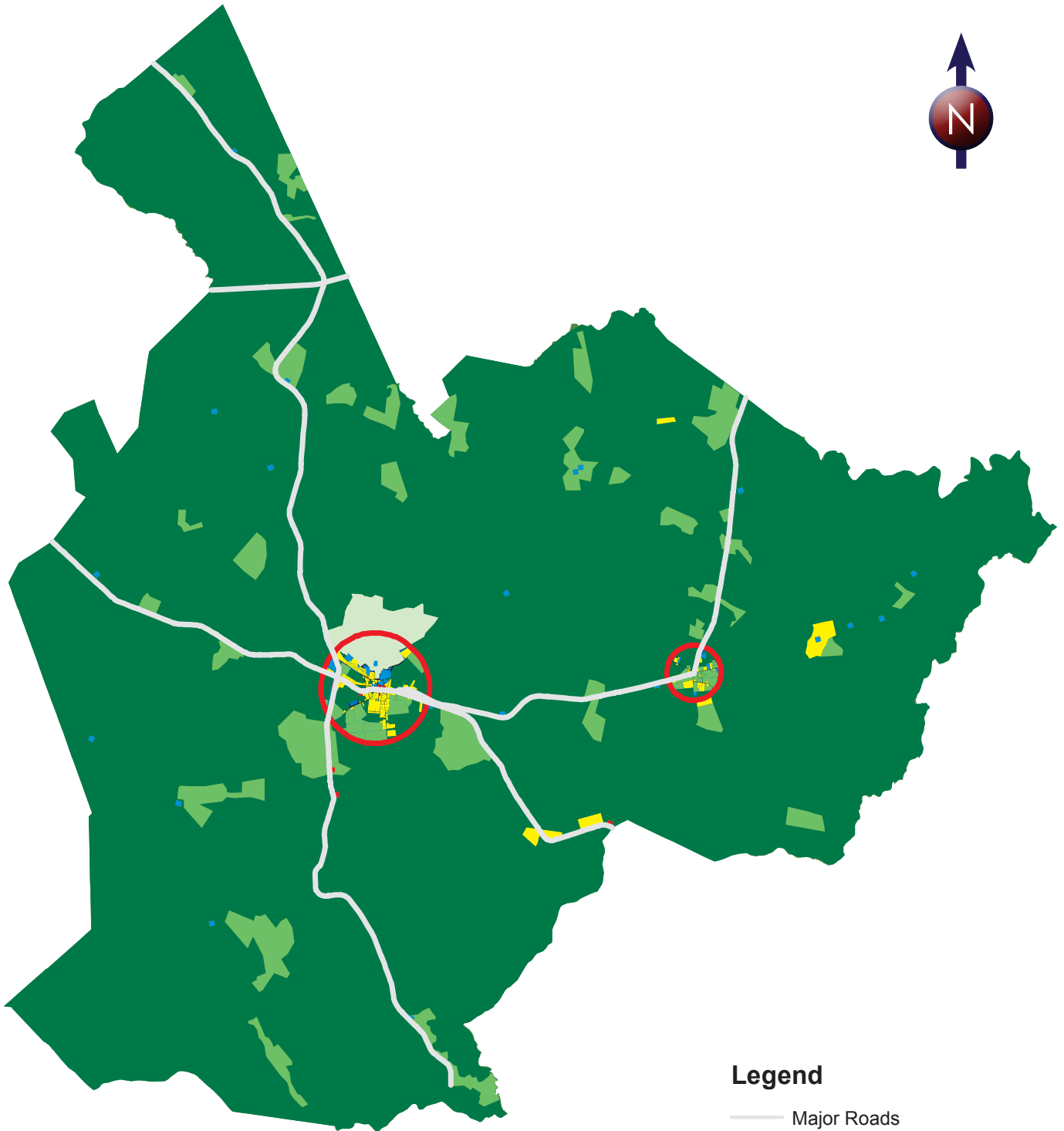


Figure 1.4: Types of Households in Taliaferro County



# Taliaferro County Current Land Use



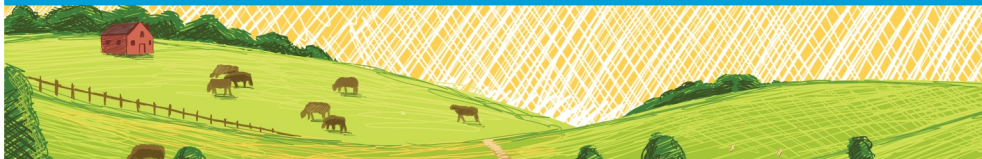


### Legend

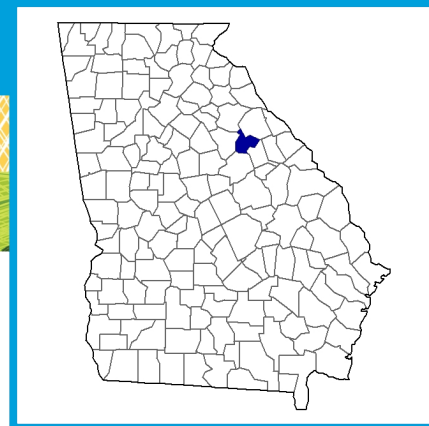
-  Major Roads
-  Agriculture
-  Commercial
-  Forestry
-  Public/Institutional
-  Residential
-  Park/Recreation/Conservation







## Taliaferro County Georgia



### Total and Per Farm Overview, 2017 and change since 2012

	2017	% change since 2012
Number of farms	48	-13
Land in farms (acres)	17,965	+30
Average size of farm (acres)	374	+49
<b>Total</b>	<b>(\$)</b>	
Market value of products sold	24,263,000	+187
Government payments	323,000	+331
Farm-related income	228,000	-3
Total farm production expenses	17,558,000	+174
Net cash farm income	7,256,000	+210
<b>Per farm average</b>	<b>(\$)</b>	
Market value of products sold	505,482	+229
Government payments (average per farm receiving)	17,023	+195
Farm-related income	18,993	+30
Total farm production expenses	365,800	+213
Net cash farm income	151,169	+255

### (Z) Percent of state agriculture sales

#### Share of Sales by Type (%)

Crops	1
Livestock, poultry, and products	99

#### Land in Farms by Use (%) <sup>a</sup>

Cropland	12
Pastureland	24
Woodland	57
Other	7

#### Acres irrigated: 85

(Z)% of land in farms

#### Land Use Practices (% of farms)

No till	4
Reduced till	4
Intensive till	8
Cover crop	4

### Farms by Value of Sales

	Number	Percent of Total <sup>a</sup>
Less than \$2,500	11	23
\$2,500 to \$4,999	7	15
\$5,000 to \$9,999	5	10
\$10,000 to \$24,999	5	10
\$25,000 to \$49,999	8	17
\$50,000 to \$99,999	1	2
\$100,000 or more	11	23

### Farms by Size

	Number	Percent of Total <sup>a</sup>
1 to 9 acres	-	-
10 to 49 acres	2	4
50 to 179 acres	15	31
180 to 499 acres	22	46
500 to 999 acres	7	15
1,000 + acres	2	4

### Market Value of Agricultural Products Sold

	Sales (\$1,000)	Rank in State <sup>b</sup>	Counties Producing Item	Rank in U.S. <sup>b</sup>	Counties Producing Item
<b>Total</b>	<b>24,263</b>	<b>94</b>	<b>159</b>	<b>2,269</b>	<b>3,077</b>
<b>Crops</b>	<b>219</b>	<b>153</b>	<b>159</b>	<b>2,972</b>	<b>3,073</b>
Grains, oilseeds, dry beans, dry peas	(D)	124	148	(D)	2,916
Tobacco	-	-	25	-	323
Cotton and cottonseed	-	-	90	-	647
Vegetables, melons, potatoes, sweet potatoes	28	106	157	1,899	2,821
Fruits, tree nuts, berries	(D)	139	158	(D)	2,748
Nursery, greenhouse, floriculture, sod	(D)	128	138	(D)	2,601
Cultivated Christmas trees, short rotation woody crops	-	-	64	-	1,384
Other crops and hay	170	140	155	2,627	3,040
<b>Livestock, poultry, and products</b>	<b>24,044</b>	<b>61</b>	<b>159</b>	<b>1,502</b>	<b>3,073</b>
Poultry and eggs	17,870	59	158	443	3,007
Cattle and calves	1,045	85	158	2,381	3,055
Milk from cows	5,083	13	64	597	1,892
Hogs and pigs	(D)	(D)	129	(D)	2,856
Sheep, goats, wool, mohair, milk	(D)	130	153	(D)	2,984
Horses, ponies, mules, burros, donkeys	(D)	(D)	145	(D)	2,970
Aquaculture	-	-	54	-	1,251
Other animals and animal products	(D)	89	141	(D)	2,878

<b>Total Producers <sup>c</sup></b>		<b>Percent of farms that:</b>		<b>Top Crops in Acres <sup>d</sup></b>	
<b>Sex</b>					
Male	50	Have internet access	<b>71</b>	Forage (hay/haylage), all	1,690
Female	24			Rye for grain	(D)
				Short-rotation woody crops	(D)
<b>Age</b>				Vegetables harvested, all	9
<35	-	Farm organically	<b>-</b>	Cultivated Christmas trees	(D)
35 – 64	39				
65 and older	35				
<b>Race</b>		Sell directly to consumers	<b>8</b>	<b>Livestock Inventory (Dec 31, 2017)</b>	
American Indian/Alaska Native	-			Broilers and other	
Asian	-			meat-type chickens	1,149,648
Black or African American	2	Hire farm labor	<b>40</b>	Cattle and calves	4,581
Native Hawaiian/Pacific Islander	-			Goats	(D)
White	70			Hogs and pigs	(D)
More than one race	2			Horses and ponies	73
<b>Other characteristics</b>		Are family farms	<b>96</b>	Layers	(D)
Hispanic, Latino, Spanish origin	-			Pullets	(D)
With military service	1			Sheep and lambs	-
New and beginning farmers	8			Turkeys	-

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

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

<sup>d</sup> Crop commodity names may be shortened; see full names at [www.nass.usda.gov/go/cropnames.pdf](http://www.nass.usda.gov/go/cropnames.pdf). <sup>e</sup> Position below the line does not indicate rank.

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