

The Joint Montgomery County Comprehensive Plan Montgomery County, Ailey, Alston, Higgston, Mount Vernon, Tarrytown, and Uvalda 2025

A Joint Comprehensive Plan for Montgomery County, the City of Ailey, the City of Alston, the City of Higgston, the City of Mount Vernon, the City of Tarrytown, and the City of Uvalda, Georgia in accordance with the Georgia Planning Act of 1989

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Heart of Georgia Altamaha Regional Development Center

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INTRODUCTION

Purpose

The Joint Montgomery County Comprehensive Plan is a comprehensive plan prepared under the Minimum Planning Standards and Procedures of the Georgia Planning Act of 1989 in effect in 2004/2005. It is a joint plan for Montgomery County and its municipalities -- the cities of Ailey, Alston, Higgston, Mount Vernon, Tarrytown, and Uvalda. The plan was designed to meet the legislation's requirements for each local government to have a plan for its future growth and development in accordance with the state standards. It is a full update of the previous joint comprehensive plan first adopted in 1995, but is basically a new plan. Some information on the portion of the City of Vidalia in Montgomery County is included, but Vidalia plans with Toombs County, and therefore this is not a comprehensive plan for the City of Vidalia.

As a comprehensive plan, *The Joint Montgomery County Comprehensive Plan* is a critical self-examination of Montgomery County and its six cities in the areas of population, economic development, natural and cultural resources, community facilities and services, housing, land use, intergovernmental cooperation, solid waste, and service delivery; and a path for the community's future growth and development. The plan is truly a reflection of the community's concerns and desires for the future.

Montgomery County is a small, rural county in south Georgia. Its current population is only about 8,970 persons. The county was in a long period of decline from 1930 until the 1970s and still has not recovered to its 1930 population level peak. Instead of decline, the growth status of the county has changed to moderate growth in the last 10 years because of the spillover residential growth from Vidalia/Toombs County in eastern Montgomery County. Vidalia, which caused a dramatic decline and loss of commercial activity in Montgomery County, is now an engine for the county's growth. The county developed in its past because of the Oconee and Altamaha rivers, its fields and forests, an agrarian economy, and the arrival of the railroad. These abundant natural resources remain and to a large extent, Montgomery County's fields and

forests, and transportation and location are again keys to its future growth and development, although through different means. The county has much potential for continued bedroom community growth and other development because of its location and quality of life. This plan focuses on strategies to take advantage of these assets and opportunities to prepare for, attract, and encourage future growth and development compatible with the existing rural character and quality of life.

The Joint Montgomery County Comprehensive Plan was developed in the true spirit and intent of the Georgia Planning Act in that it was prepared by the community with the assistance of planners and not vice versa. The Montgomery County Local Plan Coordination Committee, which oversaw the plan's development, was comprised of elected and appointed officials and interested public and private citizen leaders appointed by all governments involved. The resulting plan delineates the goals, objectives, programs and projects the county government and the six municipalities wish to pursue to continue the progress, growth, and development of the county as an attractive community in which to live and work.

The Joint Montgomery County Comprehensive Plan has principal goals of guiding the county's growth and seeking continued residential growth and economic diversity, while maintaining its forestry and agricultural heritage, and protecting important natural and historic resources. The principal means to accomplish the desired community of the future include continued community unity and cooperation; further transportation, infrastructure, and community and recreational facilities development and enhancement; commitment to tourism promotion, broad-based economic development, and labor force improvement; resident attraction and bedroom community development; enhanced agricultural interests; protection, utilization, improvement and promotion of the Oconee and Altamaha rivers and other natural and cultural resources; construction of a recreational lake/public fishing area and a regional reservoir; and establishment of appropriate land use and environmental controls. All of these strategies have an underlying purpose of bringing sound compatible growth and development and more prosperity to the county while maintaining its rural character and protecting its natural and cultural resources. The six municipalities would similarly continue their growth and development, while encouraging continuing residential and supporting development. Intense commercial and industrial development is encouraged and expected to locate along U.S. 280, particularly in Higgston, Ailey, and Mount Vernon. Eastern Montgomery County, near Higgston and Alston, will continue to exhibit moderate to strong residential development.

The Joint Montgomery County Comprehensive Plan is in and of itself just a plan, a written document of community consensus and desires for its future. It is a general policy guide for community improvement and should be used to measure and shape local decision-making in each government and the private sector which affects the community's future growth and development. It is a call to action for the community. The plan cannot accomplish anything, but it can be used as a management framework for a committed, united, and involved community concerned about the quality of life in Montgomery County. The plan itself is testament to what can be accomplished when many people, local officials and their constituents alike, work together with a common purpose and much dedication and involvement to get the job done.

Format

The plan is organized by the elements required by the Georgia Planning Act and Minimum Planning Standards and Procedures: Population; Economic Development; Natural and Cultural Resources; Community Facilities and Services; Housing; Land Use; and Intergovernmental Coordination. Under each element of the plan, the three basic steps of the planning process required by the Minimum Planning Standards and Procedures were utilized to inventory, assess, and articulate goals and implementation strategies for Montgomery County, Ailey, Alston, Higgston, Mount Vernon, Tarrytown, and Uvalda, and develop the plan.

The final sections of *The Joint Montgomery County Comprehensive Plan* are "Short-Term Work Programs" for each local government -- Montgomery County, the City of Ailey, the City of Alston, the City of Higgston, the City of Mount Vernon, the City of Tarrytown, and the City of Uvalda. These are the required five-year work programs which detail specific actions, programs, and projects for each local government to undertake to implement this plan. These Short Term Work Programs are included as appendices. Other appendices include *The Joint Montgomery County Solid Waste Management Plan* which addresses the solid waste management activities of the five local governments. This plan could stand on its own, but was prepared concurrently with the comprehensive plan under the requirements of the Georgia Solid Waste Management Act of 1990 and its Minimum Planning Standards. A copy of the recertification form for the Montgomery County Service Delivery Strategy and the revised forms for services which changed either operationally or funding-wise are included as another appendix since it was revisited and recertified concurrently with the comprehensive plan preparation to reflect current status, ensure consistency, and meet state requirements.

Plan Development

As stated, *The Joint Montgomery County Comprehensive Plan* was developed in accordance with the guidelines of the Minimum Planning Standards and Procedures. It was prepared with community and public involvement. The Montgomery County Joint Comprehensive Plan Executive Committee was comprised of elected and appointed members appointed by the Montgomery County Board of Commissioners, the City of Ailey, the City of Alston, the City of Higgston, the City of Mount Vernon, the City of Tarrytown, and the City of Uvalda. This Executive Committee was responsible for policy direction and direct local government input and supervision. The Local Plan Coordination Committee was comprised of the Executive Committee members and other representatives from public and private agencies and entities important to the planning process. This process involved even more citizens. Representatives included those from the Development Authority, school system, Cooperative Extension, Montgomery State Prison, Brewton Parker College, and other business and community leaders. This allowed for better coordination and a wider range of community input, both public and private.

The public hearing required prior to plan preparation was held on a joint basis November 30, 2004 at the Montgomery County Adult Learning Center. A community survey was distributed beginning at this public hearing, but did not garner significant return. The Local Plan Coordination Committee met monthly on each element. A synopsis of the inventory and assessment of each element was presented both in printed and PowerPoint presentation format for more efficient draft review. The goal, objectives, and implementation policies/actions developed as a result of Committee input were presented at the following meeting for further review and comment. A final meeting to review the entire plan in draft was also held. The required public hearing on the draft plan prior to finalization and review was held June 29, 2005, again at the Montgomery County Adult Learning Center.

Staff from the Heart of Georgia Altamaha Regional Development Center provided general technical assistance, guidance, synthesis, analysis, mapping, writing, and editing assistance in development of this plan. However, *The Joint Montgomery County Comprehensive Plan* is a plan prepared by and for the people of Montgomery County and its municipalities of Ailey, Alston, Higgston, Mount Vernon, Tarrytown, and Uvalda, in the true spirit and intent of the Georgia Planning Act of 1989. Ownership of this plan rests with the citizens and governments of Montgomery County. The overriding concern throughout the plan's development was the idea,

“What can be done to make our community a better place to live and work in the future?” It is the local citizenry who will benefit from plan implementation, and whose actions are necessary to carry out the plan and bring about their desired future. A willingness to work diligently and cooperatively to implement designated actions will truly bring about plan implementation and help make Montgomery County, Ailey, Alston, Higgston, Mount Vernon, Tarrytown, and Uvalda better places to live and work.

Acknowledgements

Although *The Joint Montgomery County Comprehensive Plan* is the end product resulting from the countless contributions of time, efforts, and ideas from a truly large number of persons, special thanks are due to the following members of the Montgomery County Joint Comprehensive Local Plan Coordination Committee and staff.

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MONTGOMERY COUNTY COMMUNITY VISION

Montgomery County is a small rural county in south central Georgia located between the Oconee and Altamaha rivers whose initial heyday was related to railroads and an agrarian heritage. After the Great Depression and World War II, the County declined and much of its retail sector was lost to nearby rural growth centers of Vidalia and Dublin. The decline of textile manufacturing also hit the County hard. The Vidalia Onion and verdant pine forests have kept agriculture as an important component of the local economy, while the growth of Brewton-Parker College has also been crucial. For the last several years, population outflow has been reversed and residential growth is increasing at a faster pace. The abundant natural resources, well-maintained small towns, and Brewton-Parker have contributed to an excellent quality of life. Vidalia and Toombs County's growth, which caused commercial decline in Montgomery County, now provides an engine for residential growth. Eastern Montgomery County has become the preferred address for area workers to reside.

Montgomery County views itself as a slow-paced, but progressive rural community with appealing attractions for growth. The pastoral landscapes, scenic natural and cultural resources, well-maintained homes, historic buildings, and Brewton-Parker College combine to provide for a well-rounded quality of life and an excellent place to live and work, raise children, or enjoy retirement. Montgomery County wants to nurture these attributes and attractiveness for residential growth, to encourage additional high quality residential growth, and to foster compatible business and economic development. The community wants this growth to be planned and managed to enhance, not detract, from the existing quality of life, and to complement and protect, not denigrate, the scenic and abundant natural and cultural resources and environments of the County. The community also desires compatible commercial and job producing economic development which serves, complements, and further encourages residential growth while conserving and enhancing the existing rural character, scenic landscapes, and high quality of life.

Montgomery County is committed to making itself an even better place to live and work. It wants to continue to develop community facilities and amenities supportive of and conducive

to quality growth. It wants to employ a multi-faceted economic development strategy that increases the tax base and dollars spent in Montgomery County, while providing additional jobs and further contributes to the quality of life. Such development will not only include normal community infrastructure, but also high-speed telecommunications, a large community lake, and an even more developed, well-known, and educationally enhanced Brewton-Parker College. The agricultural base and forestry uses would be maintained and utilized for further economic development. The historic small-town downtowns would be revitalized, teeming commercial and specialty areas and their rehabilitated buildings, as well as other historic homes and landmarks, would be beautiful, eye-catching structures bursting with charm and character.

This community vision would be implemented through careful public investment and guided with land use regulation of a specific nature developed as needed to address particular development issues. Such regulation would prevent nuisance or other uses not compatible with this vision of protected natural and cultural resources and a quality rural character. This land use regulation will most certainly include evolving subdivision regulations, and will evolve into a more comprehensive land use management, detailed approach, and ordinance as appropriate.

POPULATION

Introduction

Population is the initial element identified in the Minimum Standards as required in a local comprehensive plan. Planning would be quite different for a rapidly expanding population than for a declining or stable one. Early identification of existing trends can stimulate and bring forward strategies to reverse directions and direct changes. The Population Element provides local governments with the framework to inventory the numbers and characteristics of their population, to determine trends, and to assess problems and opportunities. Such information serves as a foundation for decision-making in other elements of the plan to determine the community service and infrastructure needs, economic development strategies, and housing necessary to support the existing and future population. Determination of needed lands to accommodate expected population and growth are also made possible. Local desires, environmental, and other constraints, of course, further factor into this decision-making.

Data is presented in this section on population and demographics for Montgomery County and the cities of Ailey, Alston, Higgston, Mount Vernon, Tarrytown, and Uvalda, as well as the portion of the City of Vidalia located in Montgomery County. Although estimates of future populations are necessary and vital to the planning process, many demographers are reluctant to involve themselves in forecasts of small areas. This reluctance is the result of projection inaccuracies due to scale and the many variables involved. Considering the distance that many of today's workers commute, an increase in job opportunities would not necessarily result in a proportionate increase in the number of people residing in the county. Therefore, any projection technique utilized for small areas is at best an "educated guess" of what population levels might actually be in the future. This is especially true for information regarding the seven municipalities. When analyzing and assessing population data, it is more important to note general size, scale, and trends rather than get caught up in specific numbers and slight discrepancies.

Total Population

Table P-1 provides information on current and historic population levels for Montgomery County, Ailey, Alston, Higgston, Mount Vernon, Tarrytown, Uvalda, and that portion of Vidalia located in Montgomery County, as well as the percentage of population change for comparison purposes. Comparable information for Georgia and the United States is also shown on Table P-1. Table P-2 provides the current and historic population figures for Montgomery County and its surrounding counties, as well as the percentage change. Table P-3 highlights population projections for Montgomery County and Georgia through 2025. Table P-4 shows population projections for Montgomery County and its municipalities through 2025. Table P-5 provides a look at the daytime population of those living in Montgomery County, in order to gain a glimpse into the commuting patterns of county residents.

Table P-1 is included to demonstrate the historic and current population trends within Montgomery County and how county and city population changes compare at state and national levels. This table uses 1980, 1990, 2000, and 2003 (estimate) figures, as compiled by the U.S. Bureau of the Census for Montgomery County, Ailey, Alston, Higgston, Mount Vernon, Tarrytown, Uvalda, and that portion of Vidalia located in Montgomery County, as well as Georgia and the U.S. It also shows the percent change in population for each period. The information in this table for Montgomery County shows that from the period between 1980 and 2000, the County (18.0%) grew slightly less than three-fourths of the national growth average of 25.2 percent, while growing at a rate of slightly more than one-third that of the state, which was at 50.6 percent growth. The majority of the county's growth occurred from the period of 1990-2000, where County growth (15.5%) was slightly more than national growth (13.2 percent) but just greater than one-half that of state growth (27.0 percent). This was more than likely the result of strong residential growth in and near the City of Vidalia, with a sizable portion of that city's residential growth spilling over from neighboring Toombs County into the eastern portion of Montgomery County during the 1990s. The County experienced a minimal growth of total population of just 2.2 percent between 1980 and 1990, which was substantially behind both state (18.6 percent) and national (10.6 percent) growth. Over the last two decades, the County has experienced relatively modest growth numbers, which compare more favorably with the nation

TABLE P-1**HISTORIC POPULATION AND PERCENT CHANGE****Montgomery County, Ailey, Alston, Higgston, Mount Vernon, Tarrytown, Uvalda, Georgia, and U.S.
1980-2003**

	1980	1990	1980-1990 % Change	2000	1990-2000 % Change	2003	2000-2003 % Change	1980-2000 % Change
Montgomery County	7,011	7,163	2.2	8,270	15.5	8,691	5.1	18.0
Ailey	579	579	0.0	394	-32.0	534	35.5	-32.0
Alston	111	160	44.1	159	-0.6	164	3.1	43.2
Higgston	152	274	80.3	316	15.3	332	5.1	107.9
Mount Vernon	1,737	1,914	10.2	2,082	8.8	2,126	2.1	19.9
Tarrytown	145	130	-10.3	100	-23.1	103	3.0	31.0
Uvalda	646	561	-13.2	530	-5.5	546	3.0	-18.0
Vidalia (pt.)	2	111	5,450.0	160	44.1	170	6.25	7,900.0
Georgia	5,462,989	6,478,216	18.6	8,229,820	27.0	8,684,715	5.5	50.6
United States	224,810,192	248,709,873	10.6	281,421,906	13.2	290,809,777	3.3	25.2

Source: US Bureau of the Census, Census of Population, 1980, 1990, and 2000; www.census.gov, 2004.

TABLE P-2

CURRENT AND HISTORIC POPULATION AND PERCENT CHANGE
Montgomery County and Surrounding Counties
1980-2003

	1980	1990	1980-1990 % Change	2000	1990-2000 % Change	2003	2000-2003 % Change	1980-2000 % Change
Montgomery County	7,011	7,163	2.2	8,270	15.5	8,691	5.1	18.0
Jeff Davis County	11,473	12,032	4.9	12,684	5.4	12,888	1.6	10.6
Toombs County	22,592	24,072	6.6	26,067	8.3	26,469	1.5	15.4
Treutlen County	6,086	5,994	-1.5	6,837	14.4	6,952	1.7	12.6
Wheeler County	5,155	4,903	-4.9	6,179	26.0	6,593	6.7	19.9

Source: US Bureau of the Census, Census of Population, 1980, 1990, and 2000; www.census.gov, 2004.

TABLE P-3
POPULATION PROJECTIONS
Montgomery County and Georgia
2004-2025

	2004	2005	2006	2007	2008	2009	2010	2015	2020	2025
Montgomery County (Woods & Poole INC.)	8,352	8,390	8,406	8,422	8,443	8,478	8,510	8,649	8,819	9,000
Georgia (Woods & Poole INC.)	8,670,510	8,784,650	8,895,580	9,008,670	9,122,070	9,235,630	9,349,660	9,940,380	10,550,700	11,185,100
Montgomery County (Woods & Poole INC. Adjusted¹)	8,708	8,748	8,765	8,782	8,804	8,840	8,873	9,018	9,195	9,384
Georgia (Woods & Poole INC. Adjusted¹)	8,796,000	8,911,000	9,023,000	9,137,000	9,252,000	9,367,000	9,482,000	10,081,000	10,699,000	11,342,000
Montgomery County (HOGA RDC)	8,970	9,087	9,205	9,325	9,446	9,569	9,694	10,343	11,037	11,766
GA Office Planning and Budget							8,909			

Note: ¹Adjusted numbers are due to the Woods and Poole Inc. estimate of 2004 being lower than the 2003 US Bureau of the Census estimate. Adjusted by HOGARDC Staff proportionately to retain individual methodologies

Sources: U.S. Bureau of the Census, www.census.gov, 2005, www.georgiaplanning.com, 2004; Georgia Office of Planning and Budget, 2004; Heart of Georgia Altamaha RDC Staff, 2005.

TABLE P-4

POPULATION PROJECTIONS

**Montgomery County, Ailey, Alston, Higgston, Mount Vernon, Tarrytown, and Uvalda
2004-2025**

	2004	2005	2006	2007	2008	2009	2010	2015	2020	2025
Montgomery County	8,970	9,087	9,205	9,325	9,446	9,569	9,694	10,343	11,037	11,776
Ailey	542	548	556	563	571	578	586	641	696	751
Alston	168	171	174	178	181	184	188	208	233	258
Higgston	335	343	348	354	361	367	374	401	431	462
Mount Vernon	2,172	2,199	2,223	2,251	2,269	2,287	2,306	2,431	2,581	2,752
Tarrytown	105	106	107	108	109	110	111	114	117	120
Uvalda	554	563	570	576	583	588	594	624	654	686
Vidalia (pt.)	173	183	193	203	213	223	233	280	329	386

Note: ¹Adjusted numbers are due to the Woods and Poole Inc. estimate of 2004 being lower than the 2003 US Bureau of the Census estimate.
Adjusted by HOGARDC Staff proportionately to retain individual methodologies

Sources: www.census.gov, 2005; Heart of Georgia Altamaha RDC Staff; 2005.

TABLE P-5

COMMUTING PATTERNS

**Montgomery County
1990-2000**

Category	1990	2000
Daytime Population Inside County	5,857	6,480
Number of People Leaving the County During the Day to Work	1,936	2,346
Number of People Coming Into the County During the Day to Work	630	556
Total Number of Workers During the Day	1,736	1,665

Source: www.georgiaplanning.com, 2004.

as a whole than to Georgia. However, due to what can be presumed to be high metropolitan growth for Georgia, particularly within the metro Atlanta and North Georgia areas, the County fell well below state growth over the last two decades. The growth in North Georgia tends to skew the data somewhat for the state as a whole, which has experienced population growth at twice the rate of the U.S, particularly since 1990. Overall from 1980-2000, the County (18.0%) experienced growth at a rate that was less than all of the municipalities, with the exception of Ailey (-32.0%) and Uvalda(-18.0%), which experienced population declines.

Table P-2 lists historic and current populations for Montgomery County and its surrounding counties from 1980-2003. Between 1980 and 1990, Montgomery County (22%) ranked third among its surrounding counties, surpassing Treutlen (-1.5%) and Wheeler counties (-4.9%), but trailing Jeff Davis (4.9%) and Toombs (6.6%). Growth during this period ranged from a high of 6.6 percent in Toombs County, to a low of -4.9% in Wheeler County. Montgomery County improved its position over the next ten years, becoming the second fastest growing county in comparison to its surrounding counties, which was likely due to the significant residential growth in and around Vidalia during the 1990s as previously mentioned. The County grew by 15.5 percent over this period, surpassed only by Wheeler County (26.0%), although much of that county's growth was due to the opening of the Wheeler Correctional Facility during the mid 1990s. Overall, from the period of 1980-2000, Montgomery County ranked second among its surrounding counties with an 18.0 percent growth rate, exceeded only by Wheeler County (19.9%) and slightly surpassing the regional growth center of Toombs County (15.4%). One other encouraging sign is that Montgomery County's estimated growth of 5.1 percent since 2000 is the second highest of all of its surrounding counties in growth. Wheeler County (6.7 %) still ranks as the highest growing county, but again much of its growth can be attributed to the prison population whereas Montgomery County's growth is more the result of strong residential growth.

Table P-3 gives the population projections for Montgomery County and Georgia for the years of 2004-2010, 2015, 2020, and 2025. The projections are from Woods and Poole, Inc. as of 2004, and were adjusted by the HOGA RDC staff due to the fact Woods and Poole's 2004 estimate is lower than the 2003 Census estimate. Also, included in this table are the 2010 population projections from the Georgia Office of Planning and Budget for Montgomery County

to offer a different perspective. The HOGA RDC staff figures, using an exponential growth formula provided by Microsoft Excel adjusted to reflect the 2004 Census estimate, show that Montgomery County is expected to increase its population from 8,970 in 2004 to 11,766 in 2025, an increase of 2,796 or 31.3 percent. The State's adjusted numbers for the same period show a 28.9 percent increase, slightly less than the County during the same period. Again, these projections are simply an "educated guess" as to what the future population might look like so as to identify trends.

Table P-4 deals with population projections for Montgomery County, Ailey, Alston, Higgston, Mount Vernon, Tarrytown, Uvalda, and that portion of Vidalia that is located in Montgomery County. These projections are Heart of Georgia Altamaha RDC staff projections using ratios of the county projections adjusted to reflect their 2004 Census estimates. The data in this table is shown in the years 2004-2010, 2015, 2020, and 2025. Again, as noted in Table P-3, Montgomery County is projected to increase in population by almost one-third (31.3 percent) through 2025. A comparison between the county and its municipalities will be discussed shortly in the section on the municipalities.

There are no known spikes in seasonal population in Montgomery County, and therefore seasonal population is not applicable as a major factor in the county. There were only 130 seasonal units identified by the 2000 Census for Montgomery County, including 3 in Ailey, 3 in Alston, 0 in Higgston, 20 in Mount Vernon, 3 in Tarrytown, and 4 in Uvalda. This was only about 4 percent of total housing units and 23 percent of vacant units. These seasonal units are considered to be primarily hunting or fishing cabins, or family houses kept as old homeplaces for reunions or other occasional use. There could be a small spike in population during the fall hunting season, but it is not large enough for measurement or major impact.

Table P-5 shows the commuting patterns and daytime population for Montgomery County in the years of 1990 and 2000. The categories listed in this table are daytime population inside the County, the number of people leaving the County during the day to work, the number of people entering the County during the day to work, and the total number of workers during the day. Despite the increasing population within Montgomery County, only the numbers for two of the four categories increased from 1990 to 2000. In 2000, there was a population of 6,480 during

the daytime, which was up from 5,857, or 10.6 percent, in 1990. This is an absolute increase of 623 people in Montgomery County during the day. The number of people leaving the County during the day to go to work increased from 1,936 in 1990 to 2,346 in 2000, which was an increase of 21.2 percent. On the other hand, the number of people coming into the County to work during the day saw a decrease during the same period, declining from 630 in 1990 to 556 in 2000, which was a decrease of 11.7 percent. Prior to 2000, there were significantly more people leaving the county each day to work (1,936) than coming in to the county (630), which increased even more in 2000 (2,346 vs. 556). The total number of workers during the day saw a decrease of 71, or -4.1 percent. This is discussed in greater detail under “Commuting Patterns” in the Economic Development element, but it does seem to indicate the lack of abundant jobs in the county.

Montgomery County Municipalities. Tables P-1 and P-4 show the historic and current population figures and projected populations, respectively, for the seven cities of Montgomery County, which includes the portion of Vidalia within the county. The population growth of these cities can be described at best as fluctuating. From 1980 to 1990, Ailey experienced no change at all in its total population before declining by one-third (-32.0%) from 1990 to 2000, as shown in Table P-1. However, from 2000-03, Ailey rose by just over one-third (35.5%), which was the most of any of the local governments in Montgomery County and was nearly equal in absolute numbers to the population decline during the 1980s. Much of this change is likely the result of a statistical anomaly in the 2000 Census data which cannot be readily explained other than this result is likely a one-time phenomena not likely to be repeated. Overall, from 1980 to 2000, Ailey saw a decrease of -32.0%, which was substantially less than the county’s 18.0 percent growth. The future projections through 2025 for the City of Ailey in Table P-4 show that, although at a minimal rate in absolute numbers, the population will increase during each period from 2004-2010, 2015, 2020 and 2025. Ailey is projected to experience a growth of 38.6%, or about 209 people, from 2004-2025.

Alston saw a significant percentage growth from 1980-2000, with an increase of 43.2 percent of its total population. This was the third largest percentage increase among the municipalities, with the exception of Higgston and Vidalia. There was a 44.1% increase from 1980-1990, followed by a minimal decrease of -0.6% from 1990-2000, and a 3.1% increase from

2000-2003. Alston's population growth between 1980-2000 was more than twice the rate of the county, almost 90 percent of state growth, and was roughly three-fourths greater than national growth. Between 2000-2003, Alston experienced some growth during this period, and only the cities of Higgston and Vidalia grew more. Alston is projected to experience a 53.6% increase in population from 2004-2025, but an increase of only 90 people in terms of absolute numbers. Much of Alston's population change and projected growth is likely the result of some in-migration, coupled with a smaller beginning population base which tends to yield greater percentage changes.

Higgston experienced the largest population growth among the six municipalities whose borders are entirely within Montgomery County. Only Vidalia, whose western boundary crosses over Toombs County into Montgomery County, experienced larger growth within the county. From 1980-1990, Higgston experienced an increase in population of 80.3%, before increasing at a rate of an additional 15.3% during the 1990 to 2000 period. The city's population then is estimated to have increased again by 5.1% from 2000-2003 (matching the county's growth). Overall, from 1980 to 2000, at 107.9%, Higgston experienced population growth that was six times the rate of the county (18.0%), more than double that of the state (50.6%), and more than four times that of the nation (25.2%). Again, however, the smaller population base tends to produce larger percentage changes. From 2004 to 2025, Higgston is projected to see its population increase by 37.9%. Much of this change is likely the result of in-migration, particularly the residential growth in and near Vidalia as that growth continues to press westward into the eastern portion of Montgomery County. Higgston's close proximity to Vidalia puts the city in a prime position to attract a sizable portion of that residential growth.

Mount Vernon experienced an increase of 10.2% of its population from 1980-1990 and again from 1990-2000 (8.8%). Along with Higgston and Vidalia, Mount Vernon was the only other population to experience an increase in both the 1980s and 1990s in Montgomery County. The city still maintains the largest population by far among the county's municipalities. From 1980-2000 the city's population growth closely mirrored that of the county as a whole (19.9% vs. 18.0%). From 2000-2003, Mount Vernon (2.1%) is estimated to have experienced the smallest percentage growth among the municipalities. Much of the city's recent growth has been likely due to the combination of natural increase coupled with the continued enrollment growth of

Brewton-Parker College and its resident population. This historic trend of small, steady growth is projected to continue during the projected period of 2004-2025, when Mount Vernon is expected to see its population increase to 2,752 by 2025, an increase of 26.7% from 2004-2025.

Tarrytown saw a significant decline in its population from 1980-2000, with a decrease of -31.0 percent of its total population. This was by far the largest percentage decrease among the municipalities, with Uvalda being the only other municipality to lose population over the last two decades. There was a -10.3% decrease from 1980-1990, followed by a more substantial decrease of -23.1% from 1990-2000. The trend of a declining population somewhat reversed itself according to the most recent population estimates, as Tarrytown is estimated to have increased its population by 3% between 2000 and 2003. This indicates that perhaps the recent negative growth has flattened out and that population numbers will at least become more stable if not experience some modest growth. In any case, Tarrytown is now the smallest among the county's municipalities, including that portion of Vidalia that is located in the county. Tarrytown is projected to experience a 14.3% increase in population from 2004-2025, or an increase of just 15 people in terms of absolute numbers. This would be the smallest projected increase among any of the municipalities. Much of Tarrytown's population change and projected growth is likely the result of natural increase and some in-migration, coupled with a smaller beginning population base which tends to yield greater percentage changes in either direction.

As was the case with Tarrytown, Uvalda also experienced a significant decrease in its population from 1980-2000, with a decrease of -18.0 percent of its total population. Only Tarrytown experienced a greater loss percentage-wise in population over the last two decades, as mentioned earlier. There was a -13.2% decrease from 1980-1990, followed by a smaller decrease of -5.5% from 1990-2000. The trend of a declining population somewhat reversed itself according to the most recent population estimates, as Uvalda is estimated to have increased its population by 3% between 2000 and 2003. This indicates that perhaps the recent negative growth has flattened out and that population numbers will at least become more stable if not experience some modest growth. In any case, Uvalda remains the second largest among the county's municipalities, although Ailey follows close behind. Uvalda is projected to experience a 23.8% increase in population from 2004-2025, or an increase of just 132 people in terms of absolute numbers. This would be the smallest projected increase among any of the

municipalities, with the exception of Tarrytown. Much of Uvalda's population change and projected growth is likely the result of natural increase and some in-migration, coupled with a smaller beginning population base which tends to yield greater percentage changes in either direction.

The largest population growth by far among the county's municipalities over the last twenty years has taken place in the City of Vidalia, whose western boundary crosses over Toombs County into Montgomery County. In 1980, Census data showed only 2 people living in that part of Vidalia that is located in the county. By 1990, that number had increased significantly to 111, an increase in population of 5,450.0%. During the 1990s the city grew by an additional 44.1 percent. The city's population then is estimated to have slightly increased again by 6.25% from 2000-2003 (surpassing the county's growth). Overall, from 1980 to 2000, at 7,900.0%, the Montgomery County portion of Vidalia experienced population growth that greatly surpassed the rate of the county (18.0%), the next closest municipality (Higgston – 107.9%), the state (50.6%), and the nation (25.2%). Again, however, it must be noted that the smaller population base tends to produce such dramatic larger percentage changes. From 2004 to 2025, the county's portion of Vidalia is projected to see its population increase by 123.1%, more than double that of its current population and projected to be the largest percentage growth in the county. Much of this change is likely the result of in-migration, particularly the strong residential growth that is currently taking place in and near Vidalia as that growth continues to press westward into the eastern portion of Montgomery County.

Assessment

Montgomery County as a whole has experienced modest growth since 1980. Since 1990, however, that growth has been more significant and has outpaced the regional growth center of Toombs County. Of its surrounding counties, only Wheeler County experienced more growth over the last two decades. While the county's growth rate had a significant gap between itself and the U.S, the gap between the county and the rest of Georgia is even larger and continues to widen as the state grew at just over two and one-half times the rate of the county. Much of Montgomery County's growth has been likely due to the county's proximity to Vidalia/Toombs County and its growing residential and employment base, as well as the presence of Brewton-Parker College and its continued enrollment growth. The close proximity to Vidalia has been

particularly significant in the growth within Higgston, and is also contributing to residential growth just outside of the Alston area of the county. This growth is increasing during the 2000s. Projections call for relatively lesser growth in the cities (except Ailey, Alston, Higgston, and Vidalia) as a percentage than the unincorporated area through 2025. This would appear to be basically a continuation of current trends. Much of the growth locally should still be the result in large part of in-migration. Eastern Montgomery County has become the preferred location for Vidalia/Toombs County workers. Despite the solid growth projected, there does not appear to be any significant pressure on local land use patterns at the present time resulting from large population growth.

Households

Table P-6 details the historic number of total households for Montgomery County, Ailey, Alston, Higgston, Mount Vernon, Tarrytown, Uvalda, that portion of Vidalia located in Montgomery County, and Georgia from 1980 to 2000. Table P-7 shows the historic, current, and projected average household size for Montgomery County, Georgia, and the U.S. Table P-8 includes the current and projected number of households for Montgomery County and Georgia, while Table P-8A has the historic, current, and projected number of households for the county's municipalities.

As shown in Table P-6, the total number of households in Montgomery County increased by 705 households from 1980 to 2000, which is an increase of almost one-third (31.8%) during that time. This is compared to the 18.0% increase in total population during the same period. In comparison, the total number of households in Georgia increased by almost 61 (60.9) percent,

TABLE P-6
TOTAL NUMBER OF HOUSEHOLDS
Montgomery County, Ailey, Alston, Higgston, Mount Vernon,
Tarrytown, Uvalda, and Georgia
1980-2000

Total Households	1980	1990	2000
Montgomery County	2,214	2,493	2,919
Ailey	154	183	165
Alston	46	56	63
Higgston	56	123	134
Mount Vernon	520	654	704
Tarrytown	74	49	40
Uvalda	228	212	201
Vidalia (pt.)	1	41	60
Georgia	1,871,652	2,366,615	3,006,369

Source: U.S. Bureau of the Census, 1980, www.census.gov, 2004.

TABLE P-7
AVERAGE HOUSEHOLD SIZE
Montgomery County, Georgia, and the U.S.
1980-2025

Persons per Household	1980	1990	2000	2005	2010	2015	2020	2025
Montgomery County	3.170	2.690	2.570	2.530	2.500	2.490	2.500	2.530
Georgia	2.840	2.660	2.650	2.610	2.590	2.590	2.600	2.630
United States	2.740	2.630	2.590	2.560	2.540	2.540	2.550	2.580

Sources: U.S. Bureau of the Census, 1980, www.census.gov, 2004, Projections by Woods & Poole Economics, Inc., 2004.

TABLE P-8
CURRENT AND PROJECTED NUMBER OF HOUSEHOLDS
Montgomery County and Georgia
2000-2025

Total Households	2000	2005	2010	2015	2020	2025
Montgomery County						
Unadj. Households	2,930	2,995	3,056	3,111	3,144	3,151
Persons Per Household	2.570	2.530	2.500	2.490	2.500	2.530
Adj. Population	8,270	8,748	8,873	9,018	9,195	9,384
RDC Population	8,270	9,087	9,694	10,343	11,037	11,766
Adj. Households	2,930	3,244	3,481	3,721	3,935	4,124
Georgia						
Unadj. Households	3,022,410	3,265,030	3,501,380	3,727,580	3,929,140	4,108,410
Persons Per Household	2.650	2.610	2.590	2.590	2.600	2.630
Adj. Households	3,006,409	3,311,408	3,551,311	3,799,902	3,984,730	4,166,789

Source: Woods & Poole Economics, Inc., 2003 (adjusted by HOGARDC, 2004).

NOTE: The number of households and persons per household were adjusted proportionately according to RDC population projections.

TABLE P-8A
HISTORIC, CURRENT, AND PROJECTED NUMBER OF HOUSEHOLDS
AND AVERAGE HOUSEHOLD SIZE
Ailey, Alston, Higgston, Mount Vernon, Tarrytown, Uvalda, and Vidalia (pt.)
1980-2025

	1980	1990	2000	2005	2010	2015	2020	2025
<i>Ailey</i>								
Total Households	154	183	165	200	219	243	267	287
Persons Per Household	3.76	2.64	2.39	2.35	2.32	2.32	2.32	2.35
<i>Alston</i>								
Total Households	46	56	63	69	77	85	95	104
Persons Per Household	2.41	2.86	2.52	2.48	2.45	2.44	2.45	2.48
<i>Higgston</i>								
Total Households	56	123	134	142	156	168	180	192
Persons Per Household	2.71	2.23	2.36	2.41	2.40	2.39	2.40	2.41
<i>Mount Vernon</i>								
Total Households	520	654	704	762	814	867	924	981
Persons Per Household	3.34	2.69	2.56	2.52	2.49	2.48	2.49	2.52
<i>Tarrytown</i>								
Total Households	74	49	40	42	44	45	46	47
Persons Per Household	1.96	2.65	2.50	2.52	2.52	2.53	2.54	2.55
<i>Uvalda</i>								
Total Households	228	212	201	217	231	244	255	264
Persons Per Household	2.83	2.65	2.64	2.60	2.57	2.56	2.57	2.60
<i>Vidalia (pt.)</i>								
Total Households	1	41	60	70	91	109	128	148
Persons Per Household	2.00	2.71	2.67	2.60	2.57	2.56	2.57	2.60

Sources: U.S. Bureau of the Census, www.census.gov (STF-1), 2004; Heart of Georgia Altamaha RDC Staff projections, 2004.

largely due to the explosive growth around the metro Atlanta area. This was nearly twice the rate of the county's growth. A greater household than population increase is reflective of the national trend of declining household size. Montgomery County is no exception to this rule, which had its average household size decrease from 3.17 in 1980 to 2.69 in 1990 to 2.57 in 2000. As shown in Table P-7, the County had a significantly higher average household size than the state during the 1980s. By 1990, the county's average household size was still higher than that of Georgia as a whole, but the gap had narrowed noticeably to the point that the county's average household size was only slightly greater than the state as a whole. By 2000 Georgia's average household size remained fairly stable at 2.65, while Montgomery County declined further to 2.57. This trend is projected to continue through at least 2025 when Georgia is expected to have an average household size of 2.63 and Montgomery County's is projected to be 2.53. Also, Montgomery County maintained a higher average household size than did the U.S. during the last two decades. As was the case with the state as a whole, Montgomery County's average household size fell below that of the nation in 2000, and it is projected to remain so through 2025.

As shown in Table P-8, households are expected to increase about 41 percent in the County to a total of 4,124 in 2025 from the 2000 levels, based upon adjusted figures. This is slightly greater than the Georgia net increase of roughly 39 percent during the same period and is reflective of the solid residential growth that has been ongoing in the county in recent years. While the County continues to see an increase in the number of households and a decrease in average household size, which is expected to go from 2.57 persons per household in 2000 to 2.53 in 2025, it remains well below that of the state's 2025 estimate of 2.63. Since households are equivalent to occupied housing units, a moderate amount of net housing units will be needed in the County to accommodate the increased number of households that are expected. (See Housing Element for projected housing figures). The population growth may put a moderate, but likely not an overwhelming, amount of pressure on the local housing market to expand its available supply in the foreseeable future.

Montgomery County Municipalities. Total households increased during the period of 1980-2000 in each of the county's municipalities, with the exception of Tarrytown and Uvalda, as shown in Table P-6. Ailey experienced a net gain of 11 households, or 7.1 percent, between

1980 and 2000. However, all of this increase occurred during the 1980s, as the number of households in the city actually decreased from 183 to 165 between 1990 and 2000. Since 1990, Ailey's total households have increased by 18, or -9.8 percent. The City of Alston gained a net total of just 17 new households over the last two decades, or an increase of 37.0 percent. However, the small beginning number of households largely contributed to such a high percentage growth, given that the absolute growth in terms of total numbers was rather small. Higgston was second only to Vidalia in terms of percentage growth, as its total households more than doubled (139.3 percent) over the last two decades. This is consistent with and somewhat greater than the high percentage growth in the city's total population over this time. Mount Vernon added the highest absolute number of new households (184) between 1980-2000, a percentage growth of 35.4 percent. This percentage growth was slightly higher than the county as a whole. Tarrytown and Uvalda were the only county municipalities to experience an overall decrease in their respective total households between 1980 and 2000, consistent with the total population declines experienced in both locales. Tarrytown lost a total of 34 households, or -45.9 percent over the last twenty years, while Uvalda lost 27 households, or -11.8 percent. The portion of Vidalia located in Montgomery County had a total of just 1 household according to 1980 Census figures, and gained a total of 59 over the next two decades for an overall percentage gain of 5,900.0 percent, far and away the largest percentage gain among the municipalities. This is can be obviously explained due to such a low beginning figure. However, there is not much doubt that the strong residential growth currently ongoing in the Vidalia area is producing increasing numbers of new households, more so than in other parts of the county at this time.

Future projections in Table P-8A show that slow and steady increases in the number of households are anticipated to continue for each of the municipalities. Ailey is projected to add a net total of 122 new households by 2025, or a gain of 73.9 percent from 2000. Alston is forecast to experience a net gain of 41 additional households between 2000 and 2025, or 65.1 percent. Higgston is expected to add a net total of 58 new households, or 43.3 percent, from 2000 through 2025. This would continue the strong growth currently ongoing in that area, but not as strong as has occurred recently. Mount Vernon is projected to experience an increase of 277 additional households by 2025, or 39.3 percent. Tarrytown's total households are projected to remain fairly stable, adding a net total of just 7 new households, or 17.5 percent through 2025. Uvalda is expected to experience more significant growth, adding a net total of 63 new households, or 31.3

percent through 2025. The percentage gains for the cities of Ailey and Alston would be substantially higher than the 41 percent gain projected for the county, while Higgston's would be slightly higher than the county as a whole. Mount Vernon, Tarrytown, and Uvalda are the municipalities whose projected household growth is smaller than that of the county, although Mount Vernon's is projected to be just slightly lower than the county as a whole. It does bear noting, however, that these projections are also a matter of scale, since these are relatively small numbers to begin with and most growth should still occur primarily in the unincorporated areas of the county. Average household sizes are expected to continue to decline in all municipalities through 2015, when minimal increases are projected to occur through 2025.

Assessment

Because of the trend of population migrating more to the unincorporated areas of Montgomery County, the county was actually the recipient of the largest actual increase in the number of households in the county from 1980-2000. However, the cities of Higgston and Vidalia actually experienced a much larger percentage increase in the number of total households, mainly due to the solid residential growth in those areas in the 1990s, and their percentage growth is projected to remain larger than that of the county through 2025. The same also holds true for the projected growth of Ailey and Alston, with Mount Vernon's projected growth expected to be just below that of the county and Tarrytown and Uvalda expected to fall considerably short. From 1980 through 2000, Montgomery County had a larger average household size than that of the United States and Georgia. This trend began to reverse itself in 2000 with the county's average household size falling below that of the state and the nation. The increased numbers of households in Montgomery County can be attributed to smaller household sizes within the County, in addition to actual population growth. Slow but steady increases in the total number of households are anticipated for the county and all municipalities through 2025, with average household sizes expected to continue to decline until 2015. Together these projections do not reflect a significant increased demand for new housing. The population growth that is expected is not projected to be sufficient enough to warrant additional pressures on the local housing market.

Age Distribution

Table P-9 shows the historic population by age distribution for Montgomery County, Georgia, and the U.S. from 1980 to 2000, while Table P-10 shows more detailed age distribution information for the county, state, and nation for 2000. The historical age distribution for the population of Montgomery County and its municipalities is given in Table P-11. Tables P-12 through P-19 highlight the projected age distribution of the population for the county and its municipalities through 2025.

Montgomery County's population has been somewhat older than the state, as shown in Table P-9. As of 2000, the county's percentage of the population that was Age 65 and over (10.6 percent) was below the U.S. (12.4 percent) and slightly higher than Georgia (9.6 percent). This was down from a high of 12.3 percent in 1990, which was just below the nation (12.5 percent) and almost two percentage points higher than the state (10.5%). During the same time there was a larger number of people who were in the less than 25 age category in Montgomery County (37.8%) than in the state (36.7%) or the nation (35.3%). At the same time, the percentage of Montgomery County residents between the ages of 55-64 (9.1%) in 2000 was just above the U.S. (8.6%) and slightly higher than Georgia (8.1%). According to Table P-10, the county had a higher portion of its population in the 15-19 and 20-24 age groups than either Georgia or the U.S. Between 1980 and 2000, Montgomery County experienced a larger percentage increase in the 25-54 age group (9.9 percentage points) than Georgia (7.0 percentage points) or the U.S. (5.9 percentage points). The county along with the state and nation all experienced a decrease in the less than 25 age group, but the local percentage of the population in 2000 (37.8 percent) was still higher than Georgia (36.7 percent) and the U.S. (35.3 percent).

TABLE P-9

HISTORIC POPULATION AGE DISTRIBUTION
Montgomery County, Georgia, and U.S.
1980-2000

	United States			Georgia			Montgomery County					
	1980	1990	2000	1980	1990	2000	Percent			Number		
	1980	1990	2000	1980	1990	2000	1980	1990	2000	1980	1990	2000
Total	100	100	100	100	100	100	100	100	100	7,011	7,163	8,270
Less Than 25	41.4	36.5	35.3	43.5	39.7	36.7	46.7	39.9	37.8	3,275	2,855	3,128
Age 25-54	37.7	42.6	43.6	38.6	46.0	45.6	32.6	39.9	42.5	2,286	2,851	3,512
Age 55-64	9.6	8.4	8.6	8.5	3.8	8.1	8.6	8.1	9.1	605	579	753
Age 65 & Over	11.3	12.5	12.4	9.4	10.5	9.6	12.1	12.3	10.6	845	878	877

Source: US Bureau of the Census, Census of Population, 1983 (1980 data); www.census.gov, 2004 (1990 and 2000 data).

TABLE P-10
DETAILED AGE DISTRIBUTION
Montgomery County, Georgia, and U.S.
2000

	United States	Georgia	Montgomery County
Total	100	100	8,270 (100)
Age 0 to 4	6.8	7.2	563 (6.8)
Age 5 to 9	7.3	7.5	581 (7.0)
Age 10 to 14	7.3	7.5	570 (6.9)
Age 15 to 19	7.1	7.2	686 (8.3)
Age 20 to 24	6.8	7.2	728 (8.8)
Age 25 to 34	14.1	15.8	1,196 (14.5)
Age 35 to 44	16.3	16.8	1,301 (15.7)
Age 45 to 54	13.4	13.1	1,015 (12.3)
Age 55 to 59	4.8	4.5	373 (4.5)
Age 60 to 64	6.6	3.5	380 (4.6)
Age 65 & Over	12.4	9.6	877 (10.6)

Source: US Bureau of the Census, www.census.gov, 2004.

TABLE P-11

HISTORIC POPULATION BY AGE DISTRIBUTION
Montgomery County, Ailey, Alston, Higgston, Mount Vernon, Tarrytown, and Uvalda
1980-2000

	Montgomery County			Ailey			Alston			Higgston			Mount Vernon		
	1980	1990	2000	1980	1990	2000	1980	1990	2000	1980	1990	2000	1980	1990	2000
TOTAL Population	7,011	7,163	8,270	579	579	394	111	160	159	152	274	316	1,737	1,914	2,082
0 – 4 Years Old	540	473	563	43	27	26	6	14	8	8	13	29	152	52	152
5 – 13 Years Old	1,008	970	1,026	87	66	54	11	16	23	19	39	46	264	291	255
14 – 17 Years Old	511	387	482	50	22	21	7	8	9	16	13	13	138	135	142
18 – 20 Years Old	564	520	505	94	90	11	3	9	4	10	14	12	191	160	255
21 – 24 Years Old	652	509	552	30	54	19	5	6	6	8	20	18	159	150	203
25 – 34 Years Old	1,005	1,181	1,196	66	80	34	14	20	19	21	45	49	254	318	268
35 – 44 Years Old	704	978	1,301	52	69	55	7	27	26	15	48	55	164	36	271
45 – 54 Years Old	577	701	1,015	41	49	64	16	14	20	15	28	41	129	161	203
55 – 64 Years Old	605	566	753	46	47	42	18	16	20	21	21	24	123	118	148
65 Years and Over	845	878	877	70	75	68	24	30	24	19	33	29	163	193	185

Source: US Bureau of the Census, Census of Population, 1983 (1980 data), www.census.gov, 2004 (1990 and 2000 data).

TABLE P-11 (Continued)

HISTORIC POPULATION BY AGE DISTRIBUTION
Montgomery County, Ailey, Alston, Higgston, Mount Vernon, Tarrytown, and Uvalda
1980-2000

	Tarrytown			Uvalda		
	1980	1990	2000	1980	1990	2000
TOTAL Population	145	130	100	646	561	530
0 – 4 Years Old	7	7	11	43	36	39
5 – 13 Years Old	24	18	14	99	74	76
14 – 17 Years Old	15	8	7	48	44	38
18 – 20 Years Old	10	7	6	24	27	20
21 – 24 Years Old	2	7	5	28	31	18
25 – 34 Years Old	22	15	9	76	70	70
35 – 44 Years Old	18	19	11	85	75	76
45 – 54 Years Old	8	17	16	54	62	63
55 – 64 Years Old	10	10	9	82	49	60
65 Years and Over	29	22	12	107	92	70

Source: US Bureau of the
 Population, 1983 (1980 data), www.census.gov, 2004 (1990 and 2000 data).

Census, Census of

TABLE P-12
PROJECTED POPULATION BY AGE
Montgomery County
2000-2025

	2000	2005	2010	2015	2020	2025
Total	8,270	9,087	9,694	10,343	11,037	11,776
0 – 4 Years Old	563	594	610	618	629	668
5 – 13 Years Old	1,026	1,122	1,186	1,253	1,301	1,388
14 – 17 Years Old	482	518	545	568	589	629
18 – 20 Years Old	505	502	510	532	552	578
21 – 24 Years Old	552	535	528	550	560	592
25 – 34 Years Old	1,196	1,268	1,355	1,391	1,447	1,544
35 – 44 Years Old	1,301	1,557	1,765	1,939	2,177	2,268
45 – 54 Years Old	1,015	1,225	1,339	1,540	1,738	1,854
55 – 64 Years Old	753	841	909	987	1,070	1,194
65 Years and Over	877	925	947	965	974	1,061

Sources: U.S. Bureau of the Census, www.census.gov, 2005; Heart of Georgia Altamaha RDC Staff, 2005.

TABLE P-13
PROJECTED POPULATION BY AGE
Ailey
2000-2025

	2000	2005	2010	2015	2020	2025
Total	394	548	586	641	696	751
0 – 4 Years Old	26	37	42	48	53	58
5 – 13 Years Old	54	76	84	89	94	100
14 – 17 Years Old	21	36	39	45	54	63
18 – 20 Years Old	11	40	43	49	56	63
21 – 24 Years Old	19	27	30	32	36	40
25 – 34 Years Old	34	52	58	63	68	76
35 – 44 Years Old	55	67	67	70	79	86
45 – 54 Years Old	64	72	78	84	88	90
55 – 64 Years Old	42	54	57	71	78	84
65 Years and Over	68	87	88	90	90	91

Sources: U.S. Bureau of the Census, www.census.gov, 2005; Heart of Georgia Altamaha RDC Staff, 2005.

TABLE P-14
PROJECTED POPULATION BY AGE
Alston
2000-2025

	2000	2005	2010	2015	2020	2025
Total	159	171	188	208	233	258
0 – 4 Years Old	8	9	10	12	13	15
5 – 13 Years Old	23	25	29	32	36	39
14 – 17 Years Old	9	11	14	16	17	20
18 – 20 Years Old	4	5	6	7	9	10
21 – 24 Years Old	6	6	7	8	9	10
25 – 34 Years Old	19	20	22	23	25	27
35 – 44 Years Old	26	29	31	34	39	45
45 – 54 Years Old	20	21	23	26	31	34
55 – 64 Years Old	20	21	22	25	28	30
65 Years and Over	24	24	24	25	26	28

Sources: U.S. Bureau of the Census, www.census.gov, 2005; Heart of Georgia Altamaha RDC Staff, 2005.

TABLE P-15
PROJECTED POPULATION BY AGE
Higgston
2000-2025

	2000	2005	2010	2015	2020	2025
Total	316	343	374	401	431	462
0 – 4 Years Old	29	32	35	37	39	41
5 – 13 Years Old	46	51	56	60	63	66
14 – 17 Years Old	13	17	21	25	29	31
18 – 20 Years Old	12	13	14	16	20	23
21 – 24 Years Old	18	20	22	25	27	30
25 – 34 Years Old	49	53	56	59	63	67
35 – 44 Years Old	55	56	61	65	70	74
45 – 54 Years Old	41	45	48	49	53	57
55 – 64 Years Old	24	26	28	31	32	37
65 Years and Over	29	30	33	34	35	36

Sources: U.S. Bureau of the Census, www.census.gov, 2005; Heart of Georgia Altamaha RDC Staff, 2005.

TABLE P-16
PROJECTED POPULATION BY AGE
Mount Vernon
2000-2025

	2000	2005	2010	2015	2020	2025
Total	2,082	2,199	2,306	2,431	2,581	2,752
0 – 4 Years Old	152	156	159	165	173	180
5 – 13 Years Old	255	269	277	286	298	318
14 – 17 Years Old	142	150	158	167	185	201
18 – 20 Years Old	255	276	292	308	327	343
21 – 24 Years Old	203	216	227	238	250	267
25 – 34 Years Old	268	272	275	281	286	295
35 – 44 Years Old	271	293	321	347	378	407
45 – 54 Years Old	203	218	236	254	277	303
55 – 64 Years Old	148	156	163	181	197	223
65 Years and Over	185	193	198	204	210	215

Sources: U.S. Bureau of the Census, www.census.gov, 2005; Heart of Georgia Altamaha RDC Staff, 2005.

TABLE P-17
PROJECTED POPULATION BY AGE
Tarrytown
2000-2025

	2000	2005	2010	2015	2020	2025
Total	100	106	111	114	117	120
0 – 4 Years Old	11	11	10	10	10	9
5 – 13 Years Old	14	15	15	15	15	14
14 – 17 Years Old	7	8	9	10	10	11
18 – 20 Years Old	6	7	7	8	8	9
21 – 24 Years Old	5	5	4	4	5	5
25 – 34 Years Old	9	11	12	12	12	12
35 – 44 Years Old	11	12	13	13	14	15
45 – 54 Years Old	16	15	14	14	15	15
55 – 64 Years Old	9	9	11	12	12	13
65 Years and Over	12	13	16	16	16	17

Sources: U.S. Bureau of the Census, www.census.gov, 2005; Heart of Georgia Altamaha RDC Staff, 2005.

TABLE P-18
PROJECTED POPULATION BY AGE
Uvalda
2000-2025

	2000	2005	2010	2015	2020	2025
Total	530	563	594	624	654	686
0 – 4 Years Old	39	41	43	44	46	48
5 – 13 Years Old	76	80	82	84	86	90
14 – 17 Years Old	38	41	45	50	54	60
18 – 20 Years Old	20	22	23	25	29	33
21 – 24 Years Old	18	20	23	25	27	29
25 – 34 Years Old	70	73	78	8	84	87
35 – 44 Years Old	76	79	82	84	86	87
45 – 54 Years Old	63	64	68	72	76	80
55 – 64 Years Old	60	67	73	79	82	86
65 Years and Over	70	76	77	80	84	86

Sources: U.S. Bureau of the Census, www.census.gov, 2005; Heart of Georgia Altamaha RDC Staff, 2005.

TABLE P-19

PROJECTED POPULATION AGE DISTRIBUTION

**Montgomery County, Ailey, Alston, Higgston, Mount Vernon, Tarrytown, and Uvalda
2000-2025**

Montgomery County			
	2000	2025	% Change 2000-2025
Total	8,270	11,776	42.4
Less Than 25	3,128	3,855	23.2
Age 25-54	3,512	5,666	61.3
Age 55-64	753	1,194	58.6
Age 65 & Over	877	1,061	21.0
Ailey			
	2000	2025	% Change 2000-2025

Total	394	751	90.6
Less Than 25	131	324	147.3
Age 25-54	153	252	64.7
Age 55-64	42	84	100.0
Age 65 & Over	68	91	33.8
Alston			
	2000	2025	% Change 2000-2025
Total	159	258	62.3
Less Than 25	50	94	88.0
Age 25-54	65	106	63.1
Age 55-64	20	30	50.0
Age 65 & Over	24	28	16.7

TABLE P-19 (Continued)

PROJECTED POPULATION AGE DISTRIBUTION

**Montgomery County, Ailey, Alston, Higgston, Mount Vernon, Tarrytown, and Uvalda
2000-2025**

Higgston			
	2000	2025	% Change 2000-2025

Total	316	462	46.2
Less Than 25	118	191	61.9
Age 25-54	145	198	36.6
Age 55-64	24	37	54.2
Age 65 & Over	29	36	24.1
Mount Vernon			
	2000	2025	% Change 2000-2025
Total	2,082	2,752	32.2
Less Than 25	1,007	1,309	30.0
Age 25-54	742	1,005	35.4
Age 55-64	148	223	50.7
Age 65 & Over	185	215	16.2
Tarrytown			
	2000	2025	% Change 2000-2025
Total	100	120	20.0
Less Than 25	43	48	11.6
Age 25-54	36	42	16.7
Age 55-64	9	13	44.4
Age 65 & Over	12	17	41.7
Uvalda			
	2000	2025	% Change 2000-2025
Total	530	686	29.4
Less Than 25	191	260	36.1
Age 25-54	209	254	21.5
Age 55-64	60	86	43.3

Age 65 & Over	70	86	22.9
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Sources: US Bureau of the Census, www.census.gov, 2004; Heart of Georgia Altamaha RDC Staff, 2004.

Tables P-12 and P-19 give Montgomery County's projected population distribution by age. In terms of single age categories, the 25-54 group had the highest population in 2000 with 3,512, and this trend will continue through 2025, when the group will have a population of 5,666, slightly under half of the total population. From 2000 to 2025, the 25-54 category is projected to increase in size by 61.3 percent. The order of ranking for the projected period in Montgomery County is forecast to be the 25-54 age category (48.1%), the less than 25 age category (32.7%), the 55-64 age category (10.1 %), and the 65 and over age category (9.0%). Overall, the total population is projected to increase by 42.4 percent in the county as a whole from 2000 to 2025. As these projections demonstrate, the county's population is expected to continue to become increasingly older.

Ailey, Alston, Higgston, Mount Vernon, Tarrytown, and Uvalda. The cities of Montgomery County are represented in Tables P-11 and P-19 and individually in Tables P-13 through P-18. Like the County, Ailey, Alston, Higgston, and Uvalda's largest age category was 25-54. The cities of Mount Vernon and Tarrytown's largest age category was the less than 25 age category in 2000, as shown in Table P-19. Unlike the County, from 2000-2025, the cities are projected to see their biggest increase an age category other than 25-54. Ailey, Alston, and Higgston are expected to see their largest increase in the less than 25 age category. The cities of Mount Vernon, Tarrytown, and Uvalda are expected to see their largest increase in the 55-64 age category. This reflects the residential and population growth patterns discussed earlier.

Assessment

It is expected that the projected population of each age category in Montgomery County and its municipalities will increase from 2000 through 2025 (except Tarrytown in the 0-4 and 45-54 age categories). Montgomery County is currently a place with many young to middle aged residents, and it will likely see that same pattern in the future through 2025. This trend seems very promising for the future of Montgomery County due to the fact that historically Montgomery County's population has been somewhat older. Until the population increases significantly, this trend will likely continue. This will present some challenges, in that opportunities need to be developed to allow the County's younger citizens to remain at home to live and work as they leave their school age years, and more opportunities need to be developed to make the area a more attractive place for potential new residents.

Racial Composition

Tables P-20 and P-21 show the historic and current racial composition of the population for Montgomery County and its cities, Georgia, and the U.S. in terms of absolute numbers and percentages, respectively. Table P-22 details the projected percentage of the population by race for the county, state, and nation through 2025, while Table P-23 shows the projected percentage change for all three. Tables P-24 through P-30 gives the projected population by race for Montgomery County and its municipalities.

Table P-20 shows that Montgomery County did not followed the same pattern as Georgia and the U.S. over the last two decades. From 1980-2000, the smallest overall increase was Blacks (4.3%) in Montgomery County, while there was a decrease in the Asian or Pacific Islander and the Hispanic, Two or More Races categories. The percentage change in the county's White population (20.4%) was more than the county's population growth as a whole during the same period. The largest net increase in the County over the same period comes from the White category, which increased from 4,791 to 5,766. For the U.S., the Asian and Pacific Islander category (210.3 percent) had the largest percentage increase over the last two decades. Georgia's largest increase belonged to those of other races (956.9 percent). As of 2000, the largest reported minority in the U.S. were Blacks (12.3 percent of the population), as shown in Table P-19. Hispanics (12.5%) are a larger population as a percentage than Blacks (12.3 percent) nationally in terms of the percentage of the population as of the 2000 Census. For Montgomery County, the Black race remains the largest minority in 2000, with just over one-quarter of the total population. This is slightly lower than Georgia (28.7 percent) and more than doubles the U.S. (12.3 percent).

The future makeup of Georgia and the U.S. will tend to follow the same historic pattern as the 1980-2000 period, with Whites continuing to slowly decline as a percentage of the total population while the minority races increase. Montgomery County is projected to reverse its

TABLE P-20**POPULATION BY RACE****Montgomery County Local Governments, Georgia, and U.S.
1980**

Category	U.S.	Georgia	Montgomery County	Ailey	Alston	Higgston	Mount Vernon	Tarrytown	Uvalda
TOTAL Population	224,810,192	5,457,566	7,011	579	111	152	1,737	145	646
White	186,877,632	3,944,056	4,791	314	98	131	1,162	108	392
Black	26,338,700	1,462,670	2,161	262	13	21	554	37	254
American Indian or Alaska Native	1,378,993	7,400	4	0	0	0	1	0	0
Asian or Pacific Islander	3,429,179	22,911	24	3	0	0	18	0	0
Other	6,726,155	18,572	5	0	0	0	2	0	0
Hispanic Origin	14,538,182	61,223	87	6	2	0	35	3	2

Sources: US Bureau of the Census, www.census.gov, 2004.

TABLE P-20 (Continued)

POPULATION BY RACE

**Montgomery County Local Governments, Georgia, and U.S.
1990**

Category	U.S.	Georgia	Montgomery County	Ailey	Alston	Higgston	Mount Vernon	Tarrytown	Uvalda
TOTAL Population	248,709,873	6,478,216	7,163	579	160	274	1,914	130	561
White	199,686,070	4,600,148	4,998	317	136	233	1,188	92	355
Black	29,986,060	1,746,565	2,206	260	24	38	705	38	20
American Indian or Alaska Native	1,959,234	13,348	5	0	0	0	2	0	1
Asian or Pacific Islander	7,273,662	75,781	15	2	0	0	4	0	0
Other	9,804,847	42,374	120	0	0	3	15	0	5
Hispanic Origin	22,354,059	108,922	142	0	0	2	23	0	8

Sources: US Bureau of the Census, www.census.gov, 2004.

TABLE P-20 (Continued)**POPULATION BY RACE****Montgomery County Local Governments, Georgia, and U.S.
2000**

Category	U.S.	Georgia	Montgomery County	Ailey	Alston	Higgston	Mount Vernon	Tarrytown	Uvalda
TOTAL Population	281,421,906	8,186,453	8,270	394	159	316	2,082	100	530
White	211,460,626	5,327,281	5,766	239	138	250	1,173	76	319
Black	34,658,190	2,349,542	2,253	143	21	61	871	23	204
American Indian or Alaska Native	2,475,956	21,737	6	0	0	0	1	1	0
Asian or Pacific Islander	10,641,833	177,416	18	3	0	0	14	0	0
Other	15,359,073	196,289	176	7	0	2	17	0	0
Two or More Races	6,826,228	114,188	51	2	0	3	6	0	7

Sources: US Bureau of the Census, www.census.gov, 2004.**TABLE P-21****PERCENT OF POPULATION BY RACE****Montgomery County, Georgia, and U.S.
2000**

	United States	Georgia	Montgomery County
TOTAL Population	100	100	100
White	75.1	65.1	69.7
Black	12.3	28.7	27.2
American Indian or Alaska Native	0.9	0.3	0.07
Asian or Pacific Islander	3.8	2.2	0.2
Other	5.5	2.4	2.1
Two or More Races	2.4	1.4	0.6

Source: U.S. Bureau of the Census, www.census.gov, 2004.

TABLE P-22
PROJECTED PERCENT OF POPULATION BY RACE
Montgomery County, Georgia, and U.S.
2000-2025

	United States						Georgia						Montgomery County					
	2000	2005	2010	2015	2020	2025	2000	2005	2010	2015	2020	2025	2000	2005	2010	2015	2020	2025
Total	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
White Population	70.48	68.31	66.28	64.39	62.57	60.75	63.49	62.02	60.50	59.00	57.45	55.86	69.20	68.74	68.05	67.41	66.73	65.99
Black Population	12.31	12.38	12.48	12.56	12.60	12.62	28.82	29.06	29.40	29.70	29.89	29.99	27.24	26.96	26.86	26.70	26.47	26.23
Native American	0.76	0.77	0.78	0.78	0.78	0.78	0.22	0.21	0.21	0.20	0.19	0.18	0.07	0.07	0.06	0.06	0.05	0.04
Asian & Pacific Islander	3.90	4.42	4.97	5.50	6.03	6.59	2.17	2.64	3.19	3.77	4.37	5.05	0.22	0.26	0.28	0.30	0.31	0.53
Hispanic, any Race	12.56	14.12	15.49	16.76	18.02	19.27	5.31	6.07	6.70	7.34	8.10	8.91	3.27	3.97	4.75	5.54	6.45	7.20

Note: Percentages do not equal 100 because of races of two or more

Sources: U.S. Bureau of the Census, www.census.gov, 2004; www.georgiaplanning.com, 2004.

TABLE P-23

PROJECTED PERCENT CHANGE IN POPULATION BY RACE
Montgomery County, Georgia, and U.S.
2000-2025

	United States % Change	Georgia % Change	Montgomery County % Change
Total	27.0	35.9	8.8
White Population	9.5	19.6	3.7
Black Population	30.1	41.4	4.7
Native American	31.1	13.7	-33.3
Asian & Pacific Islander	114.6	217.0	166.7
Hispanic, any Race	94.9	127.9	139.1

Sources: U.S. Bureau of the Census, www.census.gov, 2004; www.georgiaplanning.com, 2004.

TABLE P-24
PROJECTED POPULATION BY RACE
Montgomery County
2000-2025

	2000	2005	2010	2015	2020	2025	% Change 2000-2025
Total	8,270	9,087	9,694	10,343	11,037	11,776	42.4
White Population	5,766	6,367	6,821	7,321	7,851	8,430	46.2
Black Population	2,253	2,375	2,436	2,463	2,503	2,498	10.9
Other	251	345	437	559	683	848	237.8
Hispanic, any Race	271	354	432	537	644	782	188.6

Sources: U.S. Bureau of the Census, www.census.gov, 2004; www.georgiaplanning.com, 2004 (as adjusted by HOGARDC Staff)

TABLE P-25
PROJECTED POPULATION BY RACE
Ailey
2000-2025

	2000	2005	2010	2015	2020	2025	% Change 2000-2025
Total	394	548	586	641	696	751	90.6
White Population	239	331	350	375	400	421	76.2
Black Population	143	204	222	250	279	312	118.2
Other	12	13	14	16	17	18	50.0

Hispanic	7	12	13	14	15	16	128.6
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Sources: U.S. Bureau of the Census, www.census.gov, 2004; www.georgiaplanning.com, 2004 (as adjusted by HOGARDC Staff proportionately).

TABLE P-26
PROJECTED POPULATION BY RACE
Alston
2000-2025

	2000	2005	2010	2015	2020	2025	% Change 2000-2025
Total	159	171	188	208	233	258	62.3
White Population	138	148	162	179	200	221	60.1
Black Population	21	23	26	29	33	37	76.2
Other	0	0	0	0	0	0	N/A
Hispanic	0	1	2	4	6	8	N/A

Sources: U.S. Bureau of the Census, www.census.gov, 2004; www.georgiaplanning.com, 2004 (as adjusted by HOGARDC Staff proportionately).

TABLE P-27

PROJECTED POPULATION BY RACE

**Higgston
2000-2025**

	2000	2005	2010	2015	2020	2025	% Change 2000-2025
Total	316	343	374	401	431	462	46.2
White Population	250	269	292	311	334	357	42.8
Black Population	61	68	75	82	88	95	55.7
Other	5	6	7	8	9	10	100.0
Hispanic	3	4	4	6	6	8	166.7

Sources: U.S. Bureau of the Census, www.census.gov, 2004; www.georgiaplanning.com, 2004 (as adjusted by HOGARDC Staff proportionately).

TABLE P-28

PROJECTED POPULATION BY RACE

**Mount Vernon
2000-2025**

	2000	2005	2010	2015	2020	2025	% Change 2000-2025
Total	2,082	2,199	2,306	2,431	2,581	2,752	32.2
White Population	1,173	1,193	1,205	1,266	1,326	1,382	17.8

Black Population	871	963	1,053	1,112	1,197	1,305	49.8
Other	38	43	48	53	58	65	71.1
Hispanic	33	34	35	36	37	39	18.2

Sources: U.S. Bureau of the Census, www.census.gov, 2004; www.georgiaplanning.com, 2004 (as adjusted by HOGARDC Staff)

TABLE P-29

PROJECTED POPULATION BY RACE

**Tarrytown
2000-2025**

	2000	2005	2010	2015	2020	2025	% Change 2000-2025
Total	100	106	111	114	117	120	20.0
White Population	76	80	83	86	88	90	18.4
Black Population	23	25	27	27	28	29	26.1
Other	1	1	1	1	1	1	0.0
Hispanic	0	0	0	1	1	1	N/A

Sources: U.S. Bureau of the Census, www.census.gov, 2004; www.georgiaplanning.com, 2004 (as adjusted by HOGARDC Staff)

TABLE P-30
PROJECTED POPULATION BY RACE
Uvalda
2000-2025

	2000	2005	2010	2015	2020	2025	% Change 2000-2025
Total	530	563	594	624	654	686	29.4
White Population	319	339	356	374	390	411	28.8
Black Population	204	217	230	242	255	266	30.4
Other	7	7	8	8	9	9	28.6
Hispanic	8	10	12	13	16	19	137.5

Sources: U.S. Bureau of the Census, www.census.gov, 2004; www.georgiaplanning.com, 2004 (as adjusted by HOGARDC Staff)

1980-2000 trend and also see Whites begin to decline. From 2000-2025, the Hispanic category is projected to see the biggest increase in Montgomery County with 139.1 percent, as shown in Table P-23. By 2025, Hispanics are projected to make up 7.20 percent of the county's population. This is unlike Georgia and the U.S., which will see the Asian and Pacific Islander race have the highest increase (217.0 percent and 114.6 percent, respectively). However, the U.S. will also continue to see the trend of Hispanics being the dominating minority, increasing its percentage of the population from 12.56 percent in 2000 to 19.27 percent in 2025. By contrast, Hispanics are projected to be only 8.91 percent of Georgia's population by 2025. Blacks are forecast to be over 26 percent (26.23) of Montgomery County's population, which would be less than Georgia (29.99 percent) and much greater than the U.S. (12.62 percent).

Ailey, Alston, Higgston, Mount Vernon, Tarrytown, and Uvalda. Table P-20 deals with the current and historic racial composition of the populations of the county's municipalities, while Tables P-25 through P-30 deal with the projected population by race individually for Ailey, Alston, Higgston, Mount Vernon, Tarrytown, and Uvalda. Unlike the county, Alston and Higgston's highest racial percentage growth was in the Black category (excludes categories beginning with zero in 1980). The Other category experienced the largest increase (750.0%) in Mount Vernon and the Hispanic category experienced the largest increase in Uvalda (250.0%); however but the numbers are skewed because of beginning with such a low number. Alston (40 persons) and Higgston's (119 persons) largest absolute increase was among Whites while Mount Vernon's (317 persons) was among Blacks between 1980 and 2000. The cities of Ailey, Tarrytown, and Uvalda experienced a decline in both their White and Black populations. In terms of the growing trend of Hispanics, Higgston and Uvalda had some gain in the presence of Hispanics within their respective 2000 populations, after reporting minimal figures in 1980. The cities of Alston and Tarrytown were the only municipalities not to have any Hispanics in its population. All of the municipalities are also expected to experience growth in the Hispanic population at a rate less than the county's projected Hispanic growth of 188.6 percent through 2025. At the same time, the smallest percentage growth in each municipality between 2000 and 2025 is projected to be among Whites, excluding race categories that began with zero in 2000 or experienced no change from 2000-2025.

Assessment

The racial composition of Montgomery County and its municipalities is projected to be somewhat more diverse by 2025. From 1980-2000 within the County, the Black race saw the smallest increase of any reported racial category at 4.3 percent. Although the White race is projected to slightly decrease in terms of its share of the total population in Montgomery County by 2025, it should continue to maintain a significantly higher percentage of the overall population than any other race in Montgomery County through 2025. The County should experience the same trend as the state and nation in terms of a rapidly expanding minority population. The Black population is expected to reverse its current trend and become a larger percentage of the total population at the local level by 2025. At the same time, Hispanics are starting to show a growing presence in the local population, though not in substantial numbers as of yet. The Hispanic population is growing exponentially and is forecast to continue to do so both locally and statewide, as many are finding work in agriculture, construction, and other fields. Despite the large gains, the unknown extent of illegal immigrants in the area means the Hispanic population could be much larger than believed. This might present some challenges in the future to the local governments in Montgomery County, particularly in terms of language and cultural barriers and other basic assimilation issues, in providing services such as education and health care, for example.

Educational Attainment

Tables P-31 through P-33 provide information on current and historic education levels of the adult population in Montgomery County, Ailey, Alston, Higgston, Mount Vernon, Tarrytown, and Uvalda. In Table P-31, Georgia is included for comparisons in educational attainment of the percentage of persons 25 and older. Table P-32 compares the educational attainment of persons 25 and older in Montgomery County to those in surrounding counties and the state of Georgia. Table P-33 again deals with Montgomery County, surrounding counties, and the state in discussing graduation statistics.

TABLE P-31
EDUCATIONAL ATTAINMENT
Percent of Persons Age 25 and Older
Montgomery County, Ailey, Alston, Higgston, Mount Vernon, Tarrytown, and Uvalda
1980-2000

Category	TOTAL Adult Population 25 & Over	Less Than 9 th Grade	9 th to 12 th Grade (No Diploma)	High School Graduate (Includes Equivalency)	Some College (No Degree)	Associate Degree	Bachelor's Degree	Graduate or Professional Degree
Montgomery County								
1980	3,736	33.0	25.1	28.2	6.6*	NA	7.1	NA
1990	4,304	19.1	23.5	32.0	11.4	3.9	6.5	3.6
2000	5,108	9.3	19.3	39.4	14.4	4.2	8.9	4.6
Ailey								
1980	262	19.5	17.6	23.3	11.5	NA	28.2	NA
1990	299	8.0	11.4	24.7	12.7	6.4	17.1	19.7
2000	263	9.1	12.5	29.7	14.4	4.9	18.3	11.0
Alston								
1980	86	32.6	18.6	25.6	10.5	NA	12.8	NA
1990	114	9.6	6.1	39.5	8.8	2.6	28.9	4.4
2000	113	8.8	10.6	40.7	16.8	1.8	17.7	3.5
Higgston								
1980	84	26.2	34.5	23.8	8.3	NA	7.1	NA
1990	164	19.5	26.2	37.8	4.9	4.3	3.7	3.7
2000	229	7.4	26.2	38.0	12.7	4.8	8.7	2.2
Mount Vernon								
1980	833	36.7	20.1	26.1	7.9	NA	9.2	NA
1990	1,026	20.7	23.1	30.8	11.3	4.0	6.3	3.8
2000	1,180	11.7	17.0	36.6	14.7	5.3	10.3	4.4

TABLE P-31 (Cont'd)
EDUCATIONAL ATTAINMENT
Percent of Persons Age 25 and Older
Montgomery County, Ailey, Alston, Higgston, Mount Vernon, Tarrytown, and Uvalda
1980-2000

Category	TOTAL Adult Population 25 & Over	Less Than 9 th Grade	9 th to 12 th Grade (No Diploma)	High School Graduate (Includes Equivalency)	Some College (No Degree)	Associate Degree	Bachelor's Degree	Graduate or Professional Degree
Tarrytown								
1980	99	31.3	28.3	20.2	8.1*	NA	12.1	NA
1990	89	31.5	20.2	20.2	9.0	5.6	10.1	3.4
2000	61	13.1	23.0	39.3	14.8	1.6	1.6	6.6
Uvalda								
1980	407	43.5	19.9	20.6	6.1*	NA	9.8	NA
1990	363	27.3	23.4	27.3	8.0	3.0	6.6	4.4
2000	338	11.2	20.4	42.0	14.5	2.4	4.4	5.0
Georgia								
1980	3,085,528	23.7	19.9	28.5	13.3*	NA	8.5	6.1
1990	4,023,420	12.0	17.1	29.6	17.0	5.0	12.9	6.4
2000	5,185,965	7.6	13.8	28.7	20.4	5.2	16.0	8.3

Source: U.S. Census Bureau, 1980, www.census.gov, 2004 (STF-3 data, 1990; SF-4 data, 2000). * - 1980 Census data did not differentiate between those with Some College (No Degree) and those with an Associate Degree.

TABLE P-32
EDUCATIONAL ATTAINMENT
Percent of Persons Age 25 and Older
Montgomery County, Surrounding Counties, and Georgia
1980-2000

County	TOTAL Adult Population 25 & Over	Less Than 9 th Grade	9 th to 12 th Grade (No Diploma)	High School Graduate (Includes Equivalency)	Some College (No Degree)	Associate Degree	Bachelor's Degree	Graduate or Professional Degree
Montgomery								
1980	3,736	33.0	25.1	28.2	6.6*	NA	7.1	NA
1990	4,304	19.1	23.5	32.0	11.4	3.9	6.5	3.6
2000	5,108	9.3	19.3	39.4	14.4	4.2	8.9	4.6
Jeff Davis								
1980	6,347	37.6	21.9	26.2	6.9*	NA	4.5	2.9
1990	7,309	20.6	24.2	32.5	11.4	3.2	6.1	2.2
2000	8,036	13.1	23.6	35.4	14.5	4.0	6.0	3.3
Toombs								
1980	12,577	31.0	25.0	24.8	9.9*	NA	6.3	2.9
1990	14,712	18.2	22.8	31.7	12.1	3.9	7.4	4.0
2000	16,212	11.4	21.3	35.0	15.5	4.1	8.4	4.2
Treutlen								
1980	3,436	45.1	21.9	20.5	6.3*	NA	3.6	2.6
1990	3,674	26.5	20.7	33.9	8.5	4.0	4.1	2.2
2000	4,292	14.9	23.3	39.7	10.6	3.1	5.2	3.3
Wheeler								
1980	2,963	41.1	22.1	21.2	8.1*	NA	4.3	3.2
1990	3,040	21.4	21.9	33.6	11.7	2.9	5.8	2.8
2000	4,144	15.4	16.7	41.8	15.5	3.4	4.4	2.8

TABLE P-32 (Cont'd)
EDUCATIONAL ATTAINMENT
Percent of Persons Age 25 and Older
Montgomery County, Surrounding Counties, and Georgia
1980-2000

County	TOTAL Adult Population 25 & Over	Less Than 9 th Grade	9 th to 12 th Grade (No Diploma)	High School Graduate (Includes Equivalency)	Some College (No Degree)	Associate Degree	Bachelor's Degree	Graduate or Professional Degree
Georgia								
1980	3,085,528	23.7	19.9	28.5	13.3*	NA	8.5	6.1
1990	4,023,420	12.0	17.1	29.6	17.0	5.0	12.9	6.4
2000	5,185,965	7.6	13.8	28.7	20.4	5.2	16.0	8.3

Source: U.S. Bureau of the Census, 1980, www.census.gov, 2004 (STF-3 data was used for 1990. SF-4 data was used for 2000.).

* - 1980 Census data did not separate those with Some College (No Degree) and those with an Associate Degree.

TABLE P-33
EDUCATIONAL GRADUATION STATISTICS
Montgomery County, Surrounding Counties, and Georgia
1995-2001

Education Graduation Statistics	H.S. Graduation Test Scores (All Components)	H.S. Dropout Rate	Percent of Grads Attending Georgia Public Colleges	Percent of Grads Attending Georgia Public Technical Colleges
Montgomery County				
1995	65%	9.9%	8.8%	12.3%
1996	72%	12.8%	16.2%	10.3%
1997	62%	6.4%	18.0%	14.0%
1998	45%	7.1%	21.3%	17.5%
1999	66%	7.6%	25.5%	8.5%
2000	62%	5.2%	NA	11.9%
2001	48%	6.7%	NA	NA
Jeff Davis County				
1995	89%	7.5%	16.4%	9.7%
1996	89%	8.8%	38.6%	15.7%
1997	66%	7.4%	30.5%	13.7%
1998	77%	7.5%	37.7%	13.8%
1999	65%	10.1%	35.1%	14.9%
2000	71%	6.5%	NA	19.4%
2001	57%	7.7%	NA	NA

TABLE P-33 (Cont'd)
EDUCATIONAL GRADUATION STATISTICS
Montgomery County, Surrounding Counties, and Georgia
1995-2001

Education Graduation Statistics	H.S. Graduation Test Scores (All Components)	H.S. Dropout Rate	Percent of Grads Attending Georgia Public Colleges	Percent of Grads Attending Georgia Public Technical Colleges
Toombs County				
1995	73%	13.1%	29.3%	8.1%
1996	79%	10.2%	31.9%	7.4%
1997	62%	13.1%	33.6%	12.8%
1998	63%	12.6%	30.4%	10.8%
1999	60%	6.9%	28.8%	8.5%
2000	59%	9.2%	NA	14.0%
2001	56%	7.3%	NA	NA
Treutlen County				
1995	62%	3.3%	35.7%	5.4%
1996	74%	9.5%	28.0%	14.7%
1997	63%	6.6%	32.4%	13.5%
1998	61%	4.1%	25.4%	12.7%
1999	58%	6.6%	26.8%	5.6%
2000	59%	7.2%	NA	10.1%
2001	55%	8.4%	NA	NA

TABLE P-33 (Cont'd)
EDUCATIONAL GRADUATION STATISTICS
Montgomery County, Surrounding Counties, and Georgia
1995-2001

Education Graduation Statistics	H.S. Graduation Test Scores (All Components)	H.S. Dropout Rate	Percent of Grads Attending Georgia Public Colleges	Percent of Grads Attending Georgia Public Technical Colleges
Wheeler County				
1995	84%	9.8%	15.9%	19.0%
1996	65%	3.8%	32.1%	13.2%
1997	58%	5.1%	22.1%	14.7%
1998	56%	3.0%	36.5%	7.9%
1999	68%	3.8%	31.7%	13.3%
2000	60%	7.4%	NA	13.6%
2001	46%	2.6%	NA	NA
Georgia				
1995	82%	9.26%	35.0%	5.4%
1996	76%	8.6%	30.0%	6.2%
1997	67%	7.3%	30.2%	7.1%
1998	68%	6.5%	38.8%	6.5%
1999	66%	6.5%	37.5%	6.4%
2000	68%	6.5%	37.3%	7.4%
2001	65%	6.4%	36.1%	8.8%

Source: Georgia Department of Education (2003). NA indicates that data was not available for that particular year.

Montgomery County has a less educated population in comparison to the state. In addition to being a predominantly rural area, where lower educational levels are common, the presence of a local prison population should also be considered as a contributing factor. In 2000, Montgomery County lagged behind the state in every category, except for the percentage of residents who have at least a high school education. However, the county has made improvements in each category since 1980. Over the last two decades, the percentage of county residents with less than a ninth grade education has declined by more than 70 percent (33.0 percent to 9.3 percent). However, this is still nearly two full percentage points above the rate of Georgia as a whole (7.6 percent). The county has seen noticeable increases in the percentage of residents with a college degree (particularly those with at least some college education but no degree, which more than doubled from 1980), but those percentages are still well below statewide figures. Almost as many county residents (28.6 percent) do not have at least a high school diploma as those who do (39.4 percent).

In terms of surrounding counties, Montgomery County consistently has had more college graduates in its population than most of its neighbors. In terms of residents with a graduate degree, Montgomery County at 4.6 percent ranks ahead of all counties in 2000, as shown in Table P-32, including the regional growth center of Toombs County. In 1990, the county trailed only Toombs County among its neighbors. Montgomery County and all its surrounding counties trail the Georgia rate of those with a graduate degree, 8.3 percent. Montgomery County also had a higher percentage of residents with a Bachelor's Degree (8.9 percent) and an Associate Degree (4.2 percent) than the other counties. This is largely attributable to the presence of a four-year institution of higher education (Brewton-Parker College) in the county, and, to some extent, the ongoing residential growth within the county. Conversely, Montgomery County had a lower percentage of those with less than a ninth grade education (9.3 percent), and only Wheeler County (16.7 percent) had a lower percentage of residents who attended high school but did not receive a diploma than Montgomery County (19.3 percent).

Table P-33 compares the county's education graduation statistics from 1995-2001 with the surrounding counties and the state. On a positive note, the county's dropout rate declined by more than 3 percentage points. The county's 2001 dropout rate of 6.7 percent was the lowest among the surrounding counties, with the exception of Wheeler County (2.6 percent), but it was

still slightly higher than Georgia (6.4 percent). The percentage of county high school graduates attending a public technical college in Georgia experienced a minimal decline overall from 1995 to 1999 (12.3 percent to 11.9 percent), although there was a noticeable amount of fluctuation among individual years. Only Treutlen County (10.1 percent) had a lower percentage; however, Montgomery County's percentage and those of its neighbors were higher than the state. On a more positive note, those county graduates going on to attend a public college in the state nearly tripled as a percentage from 1995-1999 (8.8 percent to 25.5 percent). However, the county's percentage was lower than any of its neighbors. The county's test scores were down by more than one-fourth in 2001 from their 65 percent in 1995. However, this was a smaller decline than any of the surrounding counties, with the exception of Treutlen County (7 percentage points). Although Montgomery County has made significant strides in comparison to its surrounding counties, it is evident that continued improvements are needed in educational attainment for the County to maintain stability in the future.

Ailey, Alston, Higgston, Mount Vernon, Tarrytown, and Uvalda. Tarrytown has the highest number of those without a high school education of any city in Montgomery County at a combined 36.1 percent, possibly attributable in part due to a significant elderly population. Ailey's 2000 percent of those without a high school diploma was 21.6, Alston's was 19.4 percent, Higgston's was 33.6 percent, Mount Vernon's was 28.7 percent, and Uvalda's was 31.6 percent. Ailey, Alston, and Mount Vernon had higher percentages of college-educated residents than the county, while Higgston, Tarrytown, and Uvalda had lower percentages than the county. Ailey had the highest percentage of its residents with a graduate or professional degree at 11.0 percent in 2000, which was more than twice as high as the county and about 40 percent higher than the next local government (Tarrytown at 6.6 percent). This is not all that surprising given the fact that Ailey tends to have more residents with higher incomes than the other municipalities, likely due to the presence of a significant number of residents either working or have worked at Brewton-Parker College. The same three municipalities whose percentage of college-educated residents was higher than the county as a whole also had a higher percentage of those with a Bachelor's Degree than the county, while Higgston's was almost equal to the county rate. Mount Vernon, Tarrytown, and Uvalda had a somewhat higher rate of those 25 years old and older with less than a 9th grade education in 2000 than the County, while Ailey, Alston, and Higgston were slightly below the county.

Assessment

Montgomery County continues to lag behind in efforts to have a more educated population than Georgia, although improvements are being slowly but steadily made. From 1980-2000, Montgomery County saw a decrease in the percentage of the population with no high school diploma, and an increase in those who had at least a high school diploma. However, these trends seem to be outdated at the State and national levels, which are both seeing its numbers of those with only a high school diploma decrease and those moving on to the college level increase more rapidly. For those in Montgomery County and its cities who are moving on to college-level education, there are increasing numbers of those receiving degrees of some type, if only slightly so. However, these numbers are considerably behind the state as a whole. Dropout rates are presently slightly higher than the state, and have been consistently higher than the state. These trends bear serious consequences in that they present barriers for the county to attract economic development. The overall relatively low skill levels of the local population must continue to be addressed for the county to attract the kind of growth it desires. Fortunately, there are some programs in place to address the skill levels of the labor force. These will be discussed in the Economic Development element.

Income

Per capita incomes for Montgomery County, Georgia, and the U.S. from 1980-2000, and projected through 2025, as shown in 1996 dollars, are shown in Table P-34. Table P-35 shows the per capita income for Montgomery County, Ailey, Alston, Higgston, Mount Vernon, Tarrytown, Uvalda, Georgia, and the U.S. in actual dollars from 1980 to 2000. Table P-36, again using actual dollars, shows the median household income for Montgomery County, Ailey, Alston, Higgston, Mount Vernon, Tarrytown, Uvalda, Georgia, and the U.S from 1980 to 2000. Table P-37 shows mean household income in current dollars for Montgomery County and Georgia from 1980 to projections through 2025. Table P-38 shows the household income distribution for Montgomery County and its municipalities from 1980-2000. Table P-39 shows

TABLE P-34
PER CAPITA INCOME
Montgomery County, Georgia, and the U.S.
1980-2025

Income per Capita (1996 \$)	1980	1990	2000	2005	2010	2015	2020	2025
Montgomery County	\$11,132	\$14,608	\$17,010	\$18,051	\$19,082	\$20,158	\$21,271	\$22,489
Georgia	\$15,353	\$20,715	\$25,433	\$26,975	\$28,549	\$30,141	\$31,767	\$33,413
United States	\$18,444	\$22,871	\$26,988	\$28,581	\$30,227	\$31,943	\$33,758	\$35,673

Source: Woods & Poole Economics, 2004.

TABLE P-35
PER CAPITA INCOME
Montgomery County Governments, Georgia, and the U.S.
1980-2000

Income per Capita(actual \$)	1980	1990	2000
Montgomery County	\$4,381	\$9,283	\$14,182
Ailey	\$4,538	\$10,805	\$21,926
Alston	\$5,463	\$12,627	\$18,110
Higgston	\$4,495	\$14,929	\$13,797
Mount Vernon	\$3,780	\$6,738	\$11,509
Tarrytown	\$5,439	\$8,679	\$8,637
Uvalda	\$4,873	\$8,802	\$15,217
Georgia	\$6,402	\$13,631	\$21,154
United States	\$7,298	\$14,420	\$21,587

Source: U.S. Bureau of the Census, 1980, www.census.gov, 2004 (STF 3 data was used for 1990. SF 3 data was used for 2000.).

TABLE P-36
MEDIAN HOUSEHOLD INCOME
Montgomery County Governments, Georgia, and the U.S.
1980-2000

Median Household Income (Actual \$)	1980	1990	2000
Montgomery County	\$10,156	\$20,054	\$30,240
Ailey	\$11,111	\$25,000	\$36,125
Alston	\$9,063	\$40,833	\$41,250
Higgston	\$11,667	\$16,250	\$28,854
Mount Vernon	\$10,521	\$13,883	\$26,466
Tarrytown	\$7,500	\$21,250	\$21,667
Uvalda	\$9,609	\$16,719	\$31,513
Georgia	\$15,033	\$29,021	\$42,433
United States	\$16,841	\$30,056	\$41,994

Source: U.S. Bureau of the Census, 1980, www.census.gov, 2004 (STF 3 data was used for 1990. SF 4 data was used for 2000.).

TABLE P-37
MEAN HOUSEHOLD INCOME
Montgomery County and Georgia
1980-2025

Mean Household Income (Current \$)	1980	1990	2000	2005	2010	2015	2020	2025
Montgomery County	NA	\$26,200	\$30,425	\$33,348	\$36,331	\$39,181	\$42,136	\$49,077
Georgia	NA	\$33,259	\$42,158	\$44,169	\$52,533	\$54,203	\$63,964	\$59,049

Source: Woods & Poole Economics, 2004.

TABLE P-38
HOUSEHOLD INCOME DISTRIBUTION
Montgomery County, Ailey, Alston, Higgston, Mount Vernon, Tarrytown, and Uvalda
1980-2000

Category	Montgomery County			Ailey			Alston			Higgston		
	1980	1990	2000	1980	1990	2000	1980	1990	2000	1980	1990	2000
TOTAL Households	2,218	2,507	2,947	NA	172	163	NA	58	70	NA	119	147
Income less than \$5000	498	328	NA	NA	21	NA	NA	3	NA	NA	13	NA
Income \$5,000 - \$9,999	596	403	505	NA	14	10	NA	7	6	NA	15	22
Income \$10,000 - \$14,999	419	291	242	NA	11	20	NA	2	5	NA	25	9
Income \$15,000 - \$19,999	281	229	210	NA	27	19	NA	6	2	NA	23	20
Income \$20,000 - \$29,999		420	505	NA	26	19	NA	6	9	NA	16	28
Income \$30,000 - \$34,999	301 ^{1L}	231	166	NA	15	9	NA	4	4	NA	2	16
Income \$35,000 - \$39,999		153	201	NA	9	15	NA	0	7	NA	9	19
Income \$40,000 - \$49,999	84 ^{2L}	183	355	NA	13	11	NA	9	15	NA	6	9
Income \$50,000 - \$59,999		114	266	NA	10	7	NA	12	11	NA	2	9
Income \$60,000 - \$74,999		71	173	NA	14	17	NA	7	4	NA	2	7
Income \$75,000 - \$99,999		40	152	NA	8	12	NA	2	5	NA	4	3
Income \$100,000 or more	39 ^{3L}	44	172	NA	4	24	NA	0	2	NA	2	5

TABLE P-38 (Cont'd)
HOUSEHOLD INCOME DISTRIBUTION
Montgomery County, Ailey, Alston, Higgeston, Mount Vernon, Tarrytown, and Uvalda
1980-2000

Category	Mount Vernon			Tarrytown			Uvalda		
	1980	1990	2000	1980	1990	2000	1980	1990	2000
TOTAL Households	NA	652	702	NA	50	40	NA	215	199
Income less than \$5000	NA	129	NA	NA	7	NA	NA	33	NA
Income \$5,000 - \$9,999	NA	123	161	NA	6	7	NA	38	31
Income \$10,000 - \$14,999	NA	95	71	NA	5	3	NA	31	12
Income \$15,000 - \$19,999	NA	48	51	NA	7	8	NA	15	11
Income \$20,000 - \$29,999	NA	119	106	NA	7	6	NA	33	34
Income \$30,000 - \$34,999	NA	44	39	NA	6	2	NA	18	21
Income \$35,000 - \$39,999	NA	27	33	NA	2	7	NA	8	18
Income \$40,000 - \$49,999	NA	28	103	NA	4	3	NA	17	28
Income \$50,000 - \$59,999	NA	23	50	NA	3	0	NA	3	17
Income \$60,000 - \$74,999	NA	8	34	NA	3	4	NA	10	3
Income \$75,000 - \$99,999	NA	8	27	NA	0	0	NA	6	8
Income \$100,000 or more	NA	0	27	NA	0	0	NA	3	16

^{1/} Includes the \$20,000-\$29,999 and \$30,000-\$34,999 income categories.

^{2/} Includes the \$35,000-\$39,999 and \$40,000-\$49,999 income categories.

^{3/} Includes the \$50,000-\$59,999, \$60,000-\$74,999, \$75,000-\$99,999, and \$100,000 or more income categories.

Sources: U.S. Bureau of the Census, 1980; www.georgiaplanning.com, 2004.

TABLE P-39
HOUSEHOLD INCOME DISTRIBUTION BY PERCENTAGE
Montgomery County and Georgia
1980-2000

Category	Montgomery County			Georgia		
	1980	1990	2000	1980	1990	2000
TOTAL Households	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Income less than \$5,000	22.45%	13.08%	NA	16.20%	7.90%	NA
Income \$5,000 - \$9,999	26.87%	16.07%	17.14%	17.10%	8.87%	10.13%
Income \$10,000 - \$14,999	18.89%	11.61%	8.21%	16.28%	8.62%	5.85%
Income \$15,000 - \$19,999	12.67%	9.13%	7.13%	14.19%	8.87%	5.91%
Income \$20,000 - \$29,999		16.75%	17.14%	11.53%	17.13%	12.74%
Income \$30,000 - \$34,999	13.57% ^{1/}	9.21%	5.63%	8.23%	7.90%	6.22%
Income \$35,000 - \$39,999		6.10%	6.82%	5.53%	6.77%	5.87%
Income \$40,000 - \$49,999	3.79% ^{2/}	7.30%	12.05%	3.36%	11.03%	10.85%
Income \$50,000 - \$59,999		4.55%	9.03%	2.04%	7.61%	9.24%
Income \$60,000 - \$74,999		2.83%	5.87%	1.47%	6.85%	10.48%
Income \$75,000 - \$99,999		1.60%	5.16%	2.57%	4.63%	10.36%
Income \$100,000 or more	1.76% ^{3/}	1.76%	5.84%	1.52%	3.81%	12.34%

^{1/} Includes the \$20,000-\$29,999 and \$30,000-\$34,999 income categories.

^{2/} Includes the \$35,000-\$39,999 and \$40,000-\$49,999 income categories.

^{3/} Includes the \$50,000-\$59,999, \$60,000-\$74,999, \$75,000-\$99,999, and \$100,000 or more income categories.

Source: U.S. Bureau of the Census, 1980; www.georgiaplanning.com, 2004.

the percentage of household income distribution for Montgomery County and makes a comparison with the state, while Table P-40 shows the percentage distribution of household income for the six municipalities.

From 1980 to 2000, Montgomery County's per capita income increased significantly less than Georgia and the U.S. in 1996 dollars in terms of absolute numbers, as shown in Table P-34. In absolute numbers, Montgomery County's per capita income increased by \$5,878, or 52.8 percent, to \$17,010 from 1980 to 2000. At the same time, Georgia's per capita income increased by \$10,080, or 65.7 percent, to \$25,433 between 1980 and 2000, and the U.S. per capita income increased by \$8,544, or 46.3 percent, to \$26,988. Montgomery County's 1980 per capita income of \$11,132 was 72.5 percent of the state's 1980 per capita income and 60.4 percent of the national per capita income. By 2000, however, the county's per capita income had decreased slightly to become 66.9 percent of Georgia's per capita income and 63.0 percent of the U.S. figure. Georgia's per capita income, which was 83.2 percent of U.S. per capita income in 1980, was 93.7 percent of the nation's per capita income by 2000, as the state's strong economy helped to generate healthy income growth for the state as a whole. Projections through 2025 indicate these trends will remain fairly stable. Montgomery County's projected 2025 per capita income is expected to be 67.3 percent of Georgia's and 63.0 percent that of the U.S. The state's per capita income is projected to remain stable as a percentage of the U.S. (93.7 percent) in 2025. The County's per capita income is expected to grow at a slightly faster rate through 2025 (32.2 percent) than Georgia (31.4 percent) and match the projected growth of the U.S. (32.2 percent).

Table P-35 gives another perspective on per capita income, utilizing actual dollars rather than controlling for inflation, as was the case in Table P-34. Montgomery County's 1980 per capita income of \$4,381 was approximately two-thirds of Georgia's (68.4 percent) and 60 percent of the nation's per capita income. In 2000, Montgomery County's per capita income had more than tripled (223.7 percent) to \$14,182, which was still some \$7,000 less than Georgia's per capita income of \$21,154 and roughly \$7,400 dollars below the U.S. per capita income of \$21,587. Based on actual dollars, the county's per capita income is failing to keep up with the growth of the state and nation as a whole, while the state continues to close the gap with the rest of the U.S.

TABLE P-40
HOUSEHOLD INCOME DISTRIBUTION BY PERCENTAGE
Ailey, Alston, Higgston, Mount Vernon, Tarrytown, and Uvalda
1980-2000

Category	Ailey			Alston			Higgston		
	1980	1990	2000	1980	1990	2000	1980	1990	2000
TOTAL Households	NA	100.00%	100.00%	NA	100.00%	100.00%	NA	100.00%	100.00%
Income less than \$5,000	NA	12.21%	NA	NA	5.17%	NA	NA	10.92%	NA
Income \$5,000 - \$9,999	NA	8.14%	6.13%	NA	12.07%	8.57%	NA	12.61%	14.97%
Income \$10,000 - \$14,999	NA	6.40%	12.27%	NA	3.45%	7.14%	NA	21.01%	6.12%
Income \$15,000 - \$19,999	NA	15.70%	11.66%	NA	10.34%	2.86%	NA	19.33%	13.61%
Income \$20,000 - \$29,999	NA	15.12%	11.66%	NA	10.34%	12.86%	NA	13.45%	19.05%
Income \$30,000 - \$34,999	NA	8.72%	5.52%	NA	6.90%	5.71%	NA	1.68%	10.88%
Income \$35,000 - \$39,999	NA	5.23%	9.20%	NA	0.00%	10.00%	NA	7.56%	12.93%
Income \$40,000 - \$49,999	NA	7.56%	6.75%	NA	15.52%	21.43%	NA	5.04%	6.12%
Income \$50,000 - \$59,999	NA	5.81%	4.29%	NA	20.69%	15.71%	NA	1.68%	6.12%
Income \$60,000 - \$74,999	NA	8.14%	10.43%	NA	12.07%	5.71%	NA	1.68%	4.76%
Income \$75,000 - \$99,999	NA	4.65%	7.36%	NA	3.45%	7.14%	NA	3.36%	2.04%
Income \$100,000 or more	NA	2.33%	14.72%	NA	0.00%	2.86%	NA	1.68%	3.40%

TABLE P-40 (Cont'd)
HOUSEHOLD INCOME DISTRIBUTION BY PERCENTAGE
Ailey, Alston, Higgston, Mount Vernon, Tarrytown, and Uvalda
1980-2000

Category	<i>Mount Vernon</i>			<i>Tarrytown</i>			<i>Uvalda</i>		
	1980	1990	2000	1980	1990	2000	1980	1990	2000
TOTAL Households	NA	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Income less than \$5,000	NA	19.79%	NA	NA	14.00%	NA	NA	15.35%	NA
Income \$5,000 - \$9,999	NA	18.87%	22.93%	NA	12.00%	17.50%	NA	17.67%	15.58%
Income \$10,000 - \$14,999	NA	14.57%	10.11%	NA	10.00%	7.50%	NA	14.42%	6.03%
Income \$15,000 - \$19,999	NA	7.36%	7.26%	NA	14.00%	20.00%	NA	6.98%	5.53%
Income \$20,000 - \$29,999	NA	18.25%	15.10%	NA	14.00%	15.00%	NA	15.35%	17.09%
Income \$30,000 - \$34,999	NA	6.75%	5.56%	NA	12.00%	5.00%	NA	8.37%	10.55%
Income \$35,000 - \$39,999	NA	4.14%	4.70%	NA	4.00%	17.50%	NA	3.72%	9.05%
Income \$40,000 - \$49,999	NA	4.29%	14.67%	NA	8.00%	7.50%	NA	7.91%	14.07%
Income \$50,000 - \$59,999	NA	3.53%	7.12%	NA	6.00%	0.00%	NA	1.40%	8.54%
Income \$60,000 - \$74,999	NA	1.23%	4.84%	NA	6.00%	10.00%	NA	4.65%	1.51%
Income \$75,000 - \$99,999	NA	1.23%	3.85%	NA	0.00%	0.00%	NA	2.79%	4.02%
Income \$100,000 or more	NA	0.00%	3.85%	NA	0.00%	0.00%	NA	1.40%	8.04%

Source: U.S. Bureau of the Census, 1983, www.georgiaplanning.com, 2004.

In terms of median household income and mean household income, as shown in Tables P-36 and P-37, respectively, Montgomery County significantly lags behind the U.S. and Georgia in both categories. For median household income, Montgomery County was \$4,877 behind the state in 1980, a number that rose to \$12,193 by 2000, as shown in Table P-36. Montgomery County's median household income trailed that of the U.S. by \$6,685 in 1980, and that gap increased to \$11,754 in 2000. Meanwhile, Georgia's median household income (\$42,433) surpassed that of the U.S. (\$41,994) for the first time in 2000. The county's percentage growth over the last two decades (197.8 percent), however, surpassed that of both Georgia (182.3 percent) and the U.S. (149.4 percent). Montgomery County's median household income was some 70 percent of both Georgia's and the U.S. in 2000. However, the county may be able to close the gap somewhat with the state in terms of mean household income, as shown in Table P-37. The county's 1990 mean household income of \$26,200 was roughly 79 percent of Georgia's \$33,259. By 2025, the county's figure of \$49,077 is projected to be nearly 83 percent of the state's total. The percentage change is even more significant. The county's growth in mean household income of 87.3 percent is projected to outpace the growth seen in the state as a whole (77.5 percent).

As shown in Table P-39, by 2000 Montgomery County had the highest percent of its household income distribution in both the \$5,000-\$9,999 and \$20,000-\$29,999 income categories, while Georgia's highest percentage of household income distribution was in the category of \$20,000-\$29,999. As might be expected from this result, the distribution of income by households is much more diverse at the state level than is the case locally. The apparent differences between the State and Montgomery County also lie in the higher income categories, those ranging from \$60,000 and upwards. Montgomery County has a combined 16.87 percent of households in this category in 2000, while the state has 33.18 percent of its households located within one of these three combined categories. Simultaneously, nearly one-half (49.62 percent) of the county's households had incomes of under \$30,000, compared to 34.63 percent at the state level. Some one-sixth (17.14 percent) of the county's households alone had incomes between \$5,000-\$9,999, indicating that poverty is a significant concern locally. This was down noticeably from 26.87 percent in 1980 but up slightly from 16.07 percent in 1990, and it is some 70 percent greater than that of the state in 2000 (10.13 percent).

Ailey, Alston, Higgston, Mount Vernon, Tarrytown, and Uvalda. By 2000 as shown in Table P-35, the cities of Ailey, Alston, and Uvalda had a higher per capita income than the county as a whole. Ailey's per capita income experienced by far the largest absolute and percentage increase, and was slightly the per capita income for both Georgia and the U.S. Tarrytown's per capita income in 2000 (\$8,637) still failed to surpass \$10,000. Higgston, Mount Vernon, and Tarrytown had somewhat lower median household incomes in 2000 than the county as a whole, as shown in Table P-36, with Ailey and Alston significantly surpassing the county. Alston had the highest median household income in the county in 2000 (\$41,250) and was nearly equal to that of Georgia and the U.S. Tarrytown's median household income in 2000 (\$21,667) was the lowest among the other local governments in the county and was only about one-half of the state and national figures, again likely attributable to a significant elderly population. Possible causes of such relatively low-income figures in the municipalities can be attributed to a lack of educational attainment, the increasing elderly population, and the high percentage of minority residents who tend to have lower incomes than the population as a whole. Table P-40 shows that in 2000, Ailey's highest household income distribution was those with incomes of \$100,000 or more, which was 14.72% of the city's households and again to the higher presence of professionals living within the area. Alston's highest household income distribution was those with incomes of \$40,000-\$49,999, which was 21.43% of the city's households. Conversely, household incomes in the other municipalities were largely distributed in the lowest income categories. In Higgston and Uvalda, some one-fifth of the households in both municipalities had incomes of between \$20,000-\$29,999, while roughly 15 percent in both locales had incomes of less than \$10,000. Slightly less than one-fourth of Mount Vernon's households (22.93 percent) and more than one-sixth of Tarrytown's households (17.5 percent) in 2000 had incomes of less than \$10,000, while another one-fifth (20 percent) of Tarrytown's households had incomes of between \$15,000-\$19,999. These figures indicate relatively high numbers of poverty and low-income households still exist within the municipalities and the county to a significant extent.

Assessment

Although Montgomery County's per capita income has increased and is projected to increase through 2025, the results continue to show incomes, both per capita as well as household, that are significantly behind that of the state and nation. The County fell well short of

the state median household income in both decades from 1980-2000 and is projected to fall well short of the mean household income through 2025. As can be predicted by the statements above, a majority of the income distribution for Montgomery County and its six cities falls in the \$0-\$29,999 range, with a substantial number in several municipalities falling below \$10,000. The higher income ranges experienced little growth from 1980-2000, with the exceptions of Ailey and Alston, whereas the same categories on the state level doubled in some instances over the same period. However, incomes remain relatively low in the county, indicating a sizable portion of households remain in poverty. This is to be expected given the relatively low educational attainment levels and significant elderly population. For local household incomes to catch up to the rest of the state and nation, much work will have to be done to raise the skill levels of the local labor force. Only through increased skill levels will the County be able to attract the kinds of good-paying jobs necessary to raise household incomes sufficiently.

ECONOMIC DEVELOPMENT

Introduction

Economic development is one of the major factors, if not the most important factor, that defines a community's overall health and vitality. A community undertakes comprehensive planning to make itself a better place to live and work, and improve its overall quality of life. Most often this requires economic prosperity, the enhancement of the tax base, wages, and available jobs. These enhancements provide the dollars required for community infrastructure and service improvements, better housing, and a higher standard of living.

It is necessary for a community to understand and address the factors driving its economic development to improve itself and make its desired future happen. Montgomery County's past development is an obvious example of commerce's influence on growth and development. With the abundance of available land leading to the development of the family farm as the area's principal livelihood, Montgomery County's growth periods prior to World War II have been associated with commerce and economic development. Similarly the changing face of economic development can cause decline. Much of the late twentieth century saw the decline of the railroad as a principle means of transportation and the advent of the automobile that allowed people greater mobility to search for better employment and higher wages. Further changes in technology led to the development of more mechanized farming that requires a lesser number of people needed to work the farm than in times past.

This plan element addresses the state of economic development of the Montgomery County community, including its incorporated cities of Ailey, Alston, Higgston, Mount Vernon, Tarrytown, and Uvalda. The economic base, labor force, and local economic resources of the community are examined through a three-step process of inventory and assessment, goal setting, and the development of implementation strategies. The inclusion of economic data, as required for ten years prior to the plan and for twenty years beyond plan preparation, has been satisfied to the best of the community's ability. Required data and analysis are provided in tabular and text format. Almost all economic data is presented at the county level, because such data for rural areas is generally only available at that level, and economic planning generally only makes sense at that level. Only limited data would be available for Ailey, Alston, Higgston, Mount Vernon,

Tarrytown, and Uvalda. The county as a whole is truly an inseparable economic entity, most significant economic activity centers on Ailey, Higgston, Mount Vernon, and a portion of Vidalia in neighboring Toombs County that crosses over into the east central portion of Montgomery County, and local economic resources and activities generally take place on a joint countywide basis.

The Minimum Standards require the inclusion of a multitude of numbers and data forecasts. Many of these numbers are provided from data obtained through national econometric models that are based on past occurrences, and known trends and influences. It should be remembered that data are numbers with inherent accuracy problems, no matter the source. Application of models which display accurate national results become less accurate when applied to smaller areas because of sheer size. The purpose for these numbers is to provide a snapshot of the community and to help understand ongoing trends. Those citizens and leaders involved in plan preparation often have intuitive knowledge and insight on both the conditions of the local economy and the reality behind the numbers. The recognition and acknowledgement of strengths and weaknesses revealed in such analysis provides the foundation to determine means, goals, and policies appropriate for local community economic development strategies.

This economic development element was developed through a community-based plan coordination committee with members appointed by all seven governments in the county to address economic development issues and concerns as a joint effort. It has been accepted for a long time in Montgomery County that the economic fate of all local governments is intertwined, and that the local economy could not be analyzed or developed except on a countywide basis. The result of this cooperative approach is a joint plan for the entire community which addresses priority needs and activities that require the attention of all concerned, while also addressing any specific needs in Ailey, Alston, Higgston, Mount Vernon, Tarrytown, Uvalda, or unincorporated Montgomery County.

The organization of this element of the plan is structured to comply with guidelines established by the Georgia Department of Community Affairs. The element continues with an analysis and assessment of the economic base, labor force, local economic development resources, and recent and unique economic activities of the countywide community. It concludes with a summary of needs and issues, before the goal, objectives, and planned implementation activities of the community regarding economic development are set forth.

Economic Base

Overall Description/Trends. Montgomery County is a rural county in southeast Georgia with a past and present intricately tied to transportation and agriculture. More than 80 percent of its land area is in timberlands. With the changes in agricultural technology over the last fifty years, almost one-sixth of the county's employment is still in agriculture or related activities. The county's early development can be traced to the Altamaha and Oconee rivers and their access to rich pine forests and abundant available land, and later development to railroads and U.S. 280. Montgomery County's future economic development may similarly be tied to these features. Its biggest assets include its agricultural and forestry land base and other natural resources, and its transportation access. In the past, the county has shown small, almost stagnant, growth, a rate much slower than that of the state or the U.S as a whole. However, in recent years this trend has reversed and eastern Montgomery County is experiencing strong population and residential growth, although commercial and industrial growth has been very limited.

Data from the private econometrics firm of Woods and Poole are shown in Tables ED-1 through ED-14 to illustrate the Montgomery County economic base and compare it to the Georgia economy. While one may take issue with specific numbers, especially in future projections, (this will be discussed again shortly) these data are important to denote recent trends and local economic influences and differences with the state. As might be expected, there are major differences between the local and state economic bases as well as widely divergent growth patterns.

In isolation, the Montgomery County economy has exhibited generally modest growth in the last twenty years. Employment has grown from 2,268 workers in 1980 to 2,523 in 1990 to 2,933 in 2000. Total earnings have increased (in constant 1996 dollars) from \$37.3 million in 1980 to \$48 million in 1990 to \$60 million in 2000. While this growth has remained positive (which may not be said of all rural areas), it pales in comparison to state or national growth. From 1980 to 2000, Montgomery County's total employment grew approximately 29.3 percent, while total earnings increased by 60.9 percent. This county employment growth was far less than that of the U.S. (45.5 percent) and less than one-half of Georgia's (76.9 percent). County total earnings increase for the period was about one-fourth less than that of the U.S. (75.9 percent) but was somewhat less than one-half that of Georgia's (141.2 percent). This is certainly evidence that while the county economy was not completely stagnant, it fell much behind that of the state and nation in terms of employment while performing similarly in terms of earnings.

There are some potential areas of the local economy with important assets for future growth. More detailed information to provide a clearer picture of what is currently represented in various components of the local economy and of their potential for expansion is discussed and analyzed below.

Employment By Sector. The detail of employment by sector shown for Montgomery County in Tables ED-1 and ED-2 and its comparison with Georgia in Table ED-3 and the U.S. in Table ED-4 reveal major differences in the three economies. The top five sectors of employment in Montgomery County in 2000 were, in order of most jobs first, Services, State and Local Government, Construction, Farming, and Manufacturing. Georgia's top five 2000 employment sectors were the same as those for the U.S. These were Services, Retail Trade, Manufacturing, State and Local Government, and Finance/Insurance/Real Estate. Prior to 2000, Manufacturing and Farming were the top employment sectors in Montgomery County in 1980, respectively, while Services was third. By 1990, Services had become the county's leading sector of employment followed by Farming, with Manufacturing falling to fifth. State and Local Government was fourth in 1980 and tied for third with Retail Trade in 1990. In 1990, Georgia began the switch from an economy that was led in employment by the manufacturing sector to an economy where the services sector employed the greatest number of people. Simultaneously, Montgomery County was beginning to transition away from an economy with agriculture and manufacturing as the primary employers. In the state as a whole, this change had occurred some decades ago.

In terms of percentages, farming jobs were more than nine times as prevalent in Montgomery County in 2000 as Georgia, and more than six times as prevalent as the U.S. Other sectors with a larger presence in Montgomery County in 2000 than in Georgia were agricultural services (more than twice above Georgia's percentage), construction (almost double that of Georgia), and state and local government (almost one-half greater than that of Georgia). On the other hand, manufacturing in Montgomery County in 2000 was one-third less than in Georgia, the services sector was almost one-fourth less than Georgia, and the local retail trade sector was about one-half less than the state.

The change that has taken place in the Montgomery County economy over the last 20 years has been quite significant. As of 2000, some 60 percent of the local economy's total employment can be found in just four sectors: Services, State and Local Government, Construction, and Farming. Between 1980 and 2000, employment in the Services sector increased by nearly one-third (15.78% to 21.14%), while Construction employment increased by

Table ED-1
Employment By Economic Sector
Montgomery County
1980-2025

Category	1980	1990	2000	2005	2010	2015	2020	2025
Total	2,268	2,523	2,933	3,022	3,101	3,184	3,280	3,388
Farm	486	386	376	358	343	330	319	310
Agricultural Services, Other	57	58	82	89	95	100	106	111
Mining	29	0	0	0	0	0	0	0
Construction	52	129	378	384	384	386	388	391
Manufacturing	564	377	260	255	253	252	252	253
Trans., Comm., & Public Utilities	61	65	129	137	143	149	154	159
Wholesale Trade	54	84	137	133	129	126	124	121
Retail Trade	150	384	241	245	251	258	265	274
Finance, Insurance, & Real Estate	92	104	220	229	240	251	264	278
Services	358	492	620	690	754	819	890	968
Federal Civilian Government	23	27	27	26	25	24	23	23
Federal Military Government	29	33	30	30	31	31	31	31
State & Local Government	313	384	433	446	453	458	464	469

Source: Woods and Poole Economics, Inc., 2003.

Table ED-2
Percentage Employment By Economic Sector
Montgomery County
1980-2025

Category	1980	1990	2000	2005
Total	100.00%	100.00%	100.00%	100.00%
Farm	21.43%	15.30%	12.82%	11.85%
Agricultural Services, Other	2.51%	2.30%	2.80%	2.95%
Mining	1.28%	0.00%	0.00%	0.00%
Construction	2.29%	5.11%	12.89%	12.71%
Manufacturing	24.87%	14.94%	8.86%	8.44%
Trans., Comm., & Public Utilities	2.69%	2.58%	4.40%	4.53%
Wholesale Trade	2.38%	3.33%	4.67%	4.40%
Retail Trade	6.61%	15.22%	8.22%	8.11%
Finance, Insurance, & Real Estate	4.06%	4.12%	7.50%	7.58%
Services	15.78%	19.50%	21.14%	22.83%
Federal Civilian Government	1.01%	1.07%	0.92%	0.86%
Federal Military Government	1.28%	1.31%	1.02%	0.99%
State & Local Government	13.80%	15.22%	14.76%	14.76%

Category	2010	2015	2020	2025
Total	100.00%	100.00%	100.00%	100.00%
Farm	11.06%	10.36%	9.73%	9.15%
Agricultural Services, Other	3.06%	3.14%	3.23%	3.28%
Mining	0.00%	0.00%	0.00%	0.00%
Construction	12.38%	12.12%	11.83%	11.54%
Manufacturing	8.16%	7.91%	7.68%	7.47%
Trans., Comm., & Public Utilities	4.61%	4.68%	4.70%	4.69%
Wholesale Trade	4.16%	3.96%	3.78%	3.57%
Retail Trade	8.09%	8.10%	8.08%	8.09%
Finance, Insurance, & Real Estate	7.74%	7.88%	8.05%	8.21%
Services	24.31%	25.72%	27.13%	28.57%
Federal Civilian Government	0.81%	0.75%	0.70%	0.68%
Federal Military Government	1.00%	0.97%	0.95%	0.91%
State & Local Government	14.61%	14.38%	14.15%	13.84%

Source: Woods and Poole Economics, Inc., 2003.

Table ED-3
Percentage Employment By Economic Sector
Georgia
1980-2025

Category	1980	1990	2000	2005	2010	2015	2020	2025
Total	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Farm	3.51%	2.01%	1.39%	1.24%	1.11%	1.00%	0.90%	0.82%
Agricultural Services, Other	0.60%	0.85%	1.13%	1.15%	1.16%	1.17%	1.17%	1.16%
Mining	0.32%	0.29%	0.20%	0.18%	0.17%	0.17%	0.16%	0.15%
Construction	5.07%	5.75%	6.10%	6.05%	5.94%	5.80%	5.66%	5.52%
Manufacturing	19.25%	15.51%	12.63%	12.07%	11.56%	11.03%	10.50%	9.97%
Trans., Comm., & Public Utilities	5.55%	5.86%	6.10%	6.17%	6.19%	6.16%	6.09%	5.97%
Wholesale Trade	6.34%	6.18%	5.69%	5.74%	5.73%	5.71%	5.69%	5.66%
Retail Trade	14.84%	16.44%	16.80%	17.08%	17.32%	17.51%	17.65%	17.76%
Finance, Insurance, & Real Estate	7.28%	6.64%	7.12%	7.05%	6.98%	6.91%	6.83%	6.76%
Services	18.30%	23.75%	28.63%	29.27%	30.10%	31.07%	32.16%	33.35%
Federal Civilian Government	3.08%	2.79%	1.90%	1.76%	1.63%	1.53%	1.43%	1.35%
Federal Military Government	3.36%	2.46%	1.93%	1.82%	1.71%	1.61%	1.51%	1.42%
State & Local Government	12.51%	11.46%	10.39%	10.44%	10.40%	10.33%	10.22%	10.10%

Source: Woods and Poole Economics, Inc., 2003.

Table ED-4
Percentage Employment By Economic Sector
United States
1980-2025

Category	1980	1990	2000	2005	2010	2015	2020	2025
Total	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Farm	3.32%	2.26%	1.91%	1.78%	1.65%	1.52%	1.40%	1.29%
Agricultural Services, Other	0.80%	1.04%	1.26%	1.26%	1.26%	1.25%	1.25%	1.24%
Mining	1.12%	0.75%	0.48%	0.47%	0.46%	0.46%	0.45%	0.44%
Construction	4.95%	5.21%	5.68%	5.67%	5.62%	5.55%	5.48%	5.40%
Manufacturing	18.19%	14.13%	11.61%	11.02%	10.49%	9.99%	9.51%	9.05%
Trans., Comm., & Public Utilities	4.97%	4.71%	4.88%	4.84%	4.78%	4.72%	4.65%	4.58%
Wholesale Trade	5.03%	4.81%	4.58%	4.61%	4.60%	4.58%	4.56%	4.52%
Retail Trade	15.66%	16.44%	16.37%	16.21%	16.08%	15.95%	15.80%	15.65%
Finance, Insurance, & Real Estate	7.67%	7.68%	7.94%	7.89%	7.83%	7.77%	7.70%	7.62%
Services	21.89%	27.76%	31.75%	32.77%	33.85%	34.95%	36.07%	37.21%
Federal Civilian Government	2.62%	2.32%	1.68%	1.60%	1.52%	1.45%	1.38%	1.31%
Federal Military Government	2.19%	1.95%	1.25%	1.19%	1.14%	1.08%	1.02%	0.97%
State & Local Government	11.61%	10.93%	10.62%	10.70%	10.72%	10.73%	10.73%	10.71%

Source: Woods and Poole Economics, Inc., 2003.

more than four and one-half times (2.29% vs. 12.89%), Wholesale Trade employment nearly doubled (2.38% vs. 4.67%) and Financial/Insurance/Real Estate employment increased by 85 percent (4.06% to 7.50%). On the other hand, substantial declines were found in the Farm (21.43% to 12.82%) and Manufacturing (24.87% vs. 8.86%) sectors, indicating a decreasing reliance on two historically important components of the local economy.

At the same time, both the state and national economies have experienced fundamental shifts as well. The largest increase in Georgia's employment between 1980 and 2000 was in the Services sector (18.3% vs. 28.63%), while the steepest decline was found in the Manufacturing sector (19.25% vs. 12.63%). This mirrors the change in the national economy over the same time period, as the economy at both the state and federal level shifts away from a manufacturing-based economy to one that is more service-based. Between 1980 and 2000 the Services sector increased in terms of total employment in the U.S. from 21.89 percent to 31.75 percent.

Simultaneously, the Manufacturing sector's share of total federal employment dropped from 18.19 percent to 11.61 percent, as that sector has experienced hard times over the last 20 years due to technological changes and an increasingly competitive global economy.

If future projections supplied by Woods & Poole are any indication, the ongoing trends taking place at the local, state, and national level should continue. Total employment in Montgomery County should increase by about one-sixth between 2000 and 2025, which again should be significantly less than that seen at the state (41.7 percent) or U.S. (about 35 percent) levels. By 2025, the three largest sectors of employment in Montgomery County are projected to be in the Services (28.57 percent), State & Local Government (13.84 percent), and Construction (11.54 percent) sectors. These three sectors combined are expected to comprise some 54 percent of Montgomery County's total employment. From 2000 to 2025, the Services sector is forecast to experience the largest increase in terms of its share of total employment in Montgomery County (21.14% vs. 28.57%), mirroring the current trend at the state and national levels of a more service-based economy and being the only local sector that is forecast to experience any substantial growth in terms of its percentage of total county employment. The Farm sector (12.82% vs. 9.15%) is projected to continue its steep decline from previous years as the economy continues to become less dependent on agriculture. The Manufacturing sector (8.86% vs. 7.47%) is expected to continue a slow but steady decline in terms of its share of total employment. However, projections actually call for the actual number of those employed in manufacturing to stabilize in Montgomery County beginning in 2010 and continuing through 2025, indicating that perhaps the deteriorating health of this sector over the last couple of decades may begin to level off as other sectors grow, thus leading to a lesser percentage of total employment belonging to manufacturing jobs.

The state of Georgia's economy over the next 25 years is projected to head in much the same direction as it has been. By 2025, the largest sectors of employment in Georgia are projected to be in the Services (33.35 percent), Retail Trade (17.76 percent), and State & Local Government (10.10 percent) sectors; comprising more than 60 percent of Georgia's total employment. The Services sector is projected to continue to see the biggest increase statewide between 2000 and 2025 (28.63% vs. 33.35%), with the Retail Trade sector being the only other one forecasted to see significant growth. Manufacturing is projected to decline the greatest among all sectors in terms of its share of total employment, although as in Montgomery County, Woods & Poole projects that things should begin to turn around in terms of actual numbers employed beginning in 2000. The same is true at the federal level, with the dip in the number employed in manufacturing leveling off in 2000 and slowly increasing thereafter through 2025.

As dependent as Georgia is becoming on services-oriented businesses, the U.S. economy is becoming even more so, with just under 40 percent of total employment nationwide projected to be in the Services sector by 2025.

Earnings By Sector. In terms of 2000 earnings, the same three highest employment sectors in Montgomery County also provide the most earnings, but in a different order. The State and Local Government sector is the highest sector in terms of total earnings while second in total employment. This is largely attributable to the presence of the Montgomery State Prison facility near Mount Vernon, with its large number of good-paying jobs. While first in total employment, the Services sector is second in total earnings, attributable to the lower wage jobs that are commonly found in this sector. The Construction sector has become more important to the local economy, particularly during the 1990s, being third in terms of total earnings while also being third in total employment. It is significant to note these top three sectors provided about 54 percent of Montgomery County 2000 earnings, compared to approximately 49 percent of total employment. State and Local Government alone provided nearly one-fifth of total earnings alone (19.41 percent), followed closely by Services (18.79 percent). Tables ED-5 and ED-6 denote the change in total earnings in Montgomery County over the last twenty years. Between 1980 and 2000, earnings in the Manufacturing sector declined by more than two-thirds as a percent of total earnings in Montgomery County (32.98% vs. 10.71%), accompanying the decline in total employment. Interestingly, State & Local Government earnings have also declined as a percentage of total earnings since 1990 (21.16% vs. 19.41%), despite the overall gain in earnings since 1980 (16.94% vs. 19.41%). Meanwhile, the biggest gains in terms of percentages were found in Construction (2.43% to 15.53%) and Services (13.37% to 18.79%). The percentage increase in Construction earnings slightly outpaced the percentage growth in that sector's employment, indicating jobs with relatively good pay.

Georgia's 2000 top three sectors in terms of earnings were Services, Manufacturing, and State & Local Government. However, Georgia's top three sectors provided nearly 50 percent of total earnings, and Services alone accounted for over one-fourth (26.77 percent) of total earnings. Between 1980 and 2000, earnings in the Manufacturing sector declined by nearly one-third at the state level in terms of its share of total earnings, according to Table ED-7. The Services sector's share increased by nearly 70 percent over that same time.

Table ED-8 shows the historical change over time in the U.S. In 2000, the top three sectors in terms of earnings at the national level were Services, Manufacturing, and State &

Local Government. These three sectors combined to make up some 55 percent of total earnings nationwide. Interestingly, while Retail Trade was one of the top employers in the U.S., it only

Table ED-5
Earnings By Economic Sector (In 1996 Dollars)
Montgomery County
1980-2025

Category	1980	1990	2000	2005
Total	\$37,346,000	\$47,992,000	\$60,082,000	\$64,880,000
Farm	\$3,258,000	\$7,322,000	\$5,242,000	\$5,534,000
Agricultural Services, Other	\$906,000	\$972,000	\$1,165,000	\$1,323,000
Mining	\$878,000	\$0	\$0	\$0
Construction	\$909,000	\$3,134,000	\$9,331,000	\$9,716,000
Manufacturing	\$12,315,000	\$7,501,000	\$6,432,000	\$6,718,000
Trans., Comm., & Public Utilities	\$1,657,000	\$1,382,000	\$3,355,000	\$3,688,000
Wholesale Trade	\$907,000	\$1,914,000	\$3,136,000	\$3,096,000
Retail Trade	\$2,720,000	\$4,216,000	\$3,063,000	\$3,196,000
Finance, Insurance, & Real Estate	\$1,447,000	\$2,033,000	\$4,014,000	\$4,438,000
Services	\$4,995,000	\$8,084,000	\$11,287,000	\$13,367,000
Federal Civilian Government	\$826,000	\$917,000	\$1,012,000	\$1,007,000
Federal Military Government	\$203,000	\$361,000	\$384,000	\$408,000
State & Local Government	\$6,325,000	\$10,156,000	\$11,661,000	\$12,389,000

Category	2010	2015	2020	2025
Total	\$69,556,000	\$74,597,000	\$80,121,000	\$86,284,000
Farm	\$5,842,000	\$6,186,000	\$6,566,000	\$6,986,000
Agricultural Services, Other	\$1,473,000	\$1,620,000	\$1,773,000	\$1,936,000
Mining	\$0	\$0	\$0	\$0
Construction	\$9,945,000	\$10,210,000	\$10,493,000	\$10,797,000
Manufacturing	\$7,053,000	\$7,424,000	\$7,832,000	\$8,283,000
Trans., Comm., & Public Utilities	\$4,006,000	\$4,314,000	\$4,624,000	\$4,950,000
Wholesale Trade	\$3,079,000	\$3,077,000	\$3,079,000	\$3,088,000
Retail Trade	\$3,350,000	\$3,519,000	\$3,707,000	\$3,919,000
Finance, Insurance, & Real Estate	\$4,900,000	\$5,412,000	\$5,976,000	\$6,597,000
Services	\$15,505,000	\$17,843,000	\$20,481,000	\$23,510,000
Federal Civilian Government	\$1,002,000	\$1,002,000	\$1,008,000	\$1,021,000
Federal Military Government	\$431,000	\$455,000	\$478,000	\$501,000
State & Local Government	\$12,970,000	\$13,535,000	\$14,104,000	\$14,696,000

Source: Woods and Poole Economics, Inc., 2003.

Table ED-6
Percentage Earnings By Economic Sector (In 1996 Dollars)
Montgomery County
1980-2025

Category	1980	1990	2000	2005	2010	2015	2020	2025
Total	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Farm	8.72%	15.26%	8.72%	8.53%	8.40%	8.29%	8.20%	8.10%
Agricultural Services, Other	2.43%	2.03%	1.94%	2.04%	2.12%	2.17%	2.21%	2.24%
Mining	2.35%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Construction	2.43%	6.53%	15.53%	14.98%	14.30%	13.69%	13.10%	12.51%
Manufacturing	32.98%	15.63%	10.71%	10.35%	10.14%	9.95%	9.78%	9.60%
Trans., Comm., & Public Utilities	4.44%	2.88%	5.58%	5.68%	5.76%	5.78%	5.77%	5.74%
Wholesale Trade	2.43%	3.99%	5.22%	4.77%	4.43%	4.12%	3.84%	3.58%
Retail Trade	7.28%	8.78%	5.10%	4.93%	4.82%	4.72%	4.63%	4.54%
Finance, Insurance, & Real Estate	3.87%	4.24%	6.68%	6.84%	7.04%	7.25%	7.46%	7.65%
Services	13.37%	16.84%	18.79%	20.60%	22.29%	23.92%	25.56%	27.25%
Federal Civilian Government	2.21%	1.91%	1.68%	1.55%	1.44%	1.34%	1.26%	1.18%
Federal Military Government	0.54%	0.75%	0.64%	0.63%	0.62%	0.61%	0.60%	0.58%
State & Local Government	16.94%	21.16%	19.41%	19.10%	18.65%	18.14%	17.60%	17.03%

Source: Woods and Poole Economics, Inc., 2003.

Table ED-7
Percentage Earnings By Economic Sector (In 1996 Dollars)
Georgia
1980-2025

Category	1980	1990	2000	2005	2010	2015	2020	2025
Total	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Farm	0.16%	1.36%	0.98%	0.93%	0.89%	0.85%	0.82%	0.79%
Agricultural Services, Other	0.37%	0.46%	0.59%	0.60%	0.61%	0.62%	0.62%	0.62%
Mining	0.65%	0.36%	0.27%	0.25%	0.22%	0.21%	0.19%	0.18%
Construction	5.66%	5.82%	6.00%	5.86%	5.67%	5.46%	5.26%	5.06%
Manufacturing	22.54%	17.51%	14.86%	14.45%	14.05%	13.59%	13.08%	12.53%
Trans., Comm., & Public Utilities	9.33%	8.75%	9.89%	9.99%	10.01%	9.96%	9.84%	9.63%
Wholesale Trade	8.87%	8.86%	8.44%	8.36%	8.21%	8.05%	7.88%	7.71%
Retail Trade	10.33%	9.17%	8.99%	8.97%	8.93%	8.87%	8.80%	8.71%
Finance, Insurance, & Real Estate	5.44%	6.43%	7.57%	7.66%	7.73%	7.78%	7.81%	7.82%
Services	15.63%	21.95%	26.77%	27.78%	29.02%	30.44%	32.02%	33.73%
Federal Civilian Government	5.64%	4.66%	3.39%	3.11%	2.87%	2.67%	2.49%	2.33%
Federal Military Government	3.72%	2.69%	2.06%	1.94%	1.83%	1.72%	1.62%	1.53%
State & Local Government	11.67%	11.97%	10.18%	10.10%	9.95%	9.78%	9.58%	9.37%

Source: Woods and Poole Economics, Inc., 2003.

Table ED-8
Percentage Earnings By Economic Sector (In 1996 Dollars)
United States
1980-2025

Category	1980	1990	2000	2005	2010	2015	2020	2025
Total	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Farm	1.23%	1.25%	0.79%	0.78%	0.76%	0.75%	0.72%	0.70%
Agricultural Services, Other	0.44%	0.63%	0.69%	0.69%	0.69%	0.68%	0.68%	0.67%
Mining	2.10%	1.04%	0.83%	0.79%	0.76%	0.73%	0.69%	0.66%
Construction	6.18%	5.90%	5.85%	5.75%	5.60%	5.44%	5.28%	5.11%
Manufacturing	24.21%	18.97%	15.93%	15.23%	14.59%	13.95%	13.32%	12.69%
Trans., Comm., & Public Utilities	7.43%	6.50%	6.75%	6.66%	6.54%	6.43%	6.30%	6.17%
Wholesale Trade	6.57%	6.30%	6.20%	6.11%	5.98%	5.84%	5.70%	5.55%
Retail Trade	9.78%	9.16%	8.87%	8.61%	8.37%	8.14%	7.92%	7.70%
Finance, Insurance, & Real Estate	5.83%	6.95%	9.18%	9.34%	9.47%	9.57%	9.64%	9.69%
Services	18.31%	25.34%	29.16%	30.59%	32.11%	33.67%	35.28%	36.92%
Federal Civilian Government	4.47%	3.91%	3.14%	2.96%	2.80%	2.65%	2.50%	2.37%
Federal Military Government	1.96%	1.94%	1.25%	1.20%	1.14%	1.09%	1.03%	0.97%
State & Local Government	11.47%	12.10%	11.35%	11.29%	11.18%	11.06%	10.93%	10.79%

Source: Woods and Poole Economics, Inc., 2003.

made up just fewer than 9 percent of total earnings. This is a reflection of the low-paying jobs that are often found in this particular sector. The changes in total earnings at the national level mirror closely those found in Georgia, with Manufacturing steeply declining in terms of its share of the total and Services sharply rising.

Tables ED-5 and ED-6 also highlight future projections for Montgomery County, as supplied by Woods & Poole. By 2025, it is projected that more than one-half (56.79 percent) of Montgomery County's total earnings will be found in just three sectors: Services, State & Local Government, and Construction. This is slightly greater than the projections for total employment. While only second in total earnings (17.03 percent), the State and Local Government sector's share of total county earnings is still expected to continue its decline. While the Montgomery State Prison facility should still be a stable source of employment, it is not likely to produce great numbers of new jobs unless expansions occur sometime in the future.

This trend is expected to continue in terms of total county earnings, although employment numbers in state and local government are projected to remain relatively stable with minimal increase, as Table ED-1 shows. While the county's economy is expected to become more service-oriented, it is interesting to note that earnings in that sector are projected to account for between one-fourth and one-third of the county's total earnings by 2025, which is the same projection for this sector's share of total county employment. This is reflective of the lower wages that are common in many services industries. Although still quite important to the local economy, earnings in Construction jobs are expected to slowly decline as employment numbers level off.

Table ED-7 also shows projections for Georgia's total earnings through 2025. Almost one-half (46.26 percent) of Georgia's total earnings by 2025 are projected to be in the Services and Manufacturing sectors, with service-oriented industries on the rise statewide and a large number of people still employed in manufacturing despite steady declines. The Services sector alone is expected to make up one-third (33.73 percent) of Georgia's total earnings, and it is the only sector expected to have any appreciable increase in terms of the percentage of the state's total earnings between 2000 and 2025. This seems to indicate that services will continue to increase its stronghold on the state's economy for the next couple of decades.

Table ED-8 shows projections for total earnings in the U.S. through 2025. National projections closely resemble those indicated for Georgia. As in Georgia, almost one-half (49.61 percent) of the U.S. total earnings by 2025 are forecast to be in the Services and Manufacturing sectors. These figures closely resemble the projected share of total employment for both sectors respectively. Other than services, the Financial/Insurance/Real Estate sector is the only other sector projected to show any increase in terms of its share of total earnings over the next twenty years.

These statistics point to a less diverse local economy in Montgomery County. This will be described in more detail below. The sectors of the local economy currently showing a greater share of employment and earnings than the state (farming, agricultural services, state and local government, and construction) are very cyclical and subject to slowdown/recessions.

The future of the Montgomery County economy as predicted by Tables ED-1, ED-2, ED-5, and ED-6 is not very rosy. These Woods and Poole projections show total employment continuing to grow, albeit slowly, through 2025, adding just more than 400 jobs. Earnings would continue to grow in the county at a rate far greater than employment, increasing by over

43 percent to over \$86 million in 2025. The existing chasm between the local and state economy would get larger. By 2025, Georgia's economy is expected to offer nearly 40 percent more jobs than it did in 2000 with almost 75 percent more earnings. Georgia's economy is expected to top that of the nation, but the national economy is still projected to provide about 35 percent more jobs in 2025 than in 2000, with two-thirds more earnings. The same four sectors of the Montgomery County economy with a larger presence than the state in 2000 (farming, agricultural services, state and local government, and construction) are projected by this econometrics firm to remain even more so in 2025. This projection holds true despite a predicted steady decline over the entire period in farming jobs. Significantly, other sectors already much weaker in the county in 2000 than in the state are expected to fall farther behind with many being 50 percent or more smaller than the state in 2025.

The dire nature of these projections at least warn the county not to become complacent, and that much room for improvement exists. As noted earlier, these data are projections, educated guesses at best, with inherent accuracy problems. They are, however, immense warning signs that the paths and trends of the local economy witnessed until 2000 are not healthy venues in the long term, and require changing to bring about a more prosperous future economy. Georgia Department of Labor data show that in 2003, 3,536 county residents were employed members of the labor force. This is just 60 persons, or about 2 percent more, than were employed than in 2000. Of course, all of the labor force is not employed in Montgomery, but likely a substantial percentage is. This is discussed further under "commuting patterns" later in this element.

Detailed Economic Sector Inventory and Analysis

Agriculture and Agribusiness. Agriculture and agribusiness, including forestry, has historically been the most important economic sector in Montgomery County, but it is steadily on the decline locally as is the case throughout Georgia and the U.S. As described earlier, Montgomery County's yellow pine forests played an important role in the development of the county, and more than 80 percent of its current land area is in timberlands, predominantly slash and loblolly pine plantations.

The face of agriculture continues to change in Montgomery County as elsewhere as it becomes more mechanized and concentrated in larger operations on fewer acres. The current state of agriculture provides a rather startling picture of the loss of farms, more than one-third,

since 1969. At the same time, however, lands dedicated to cropland and pasture have also decreased somewhat over roughly the last 30 years. According to the Georgia County Guide, from 1969 to 1997 Montgomery County lost 36 percent of its farms. Between 1992 and 2002 there was little change, according to the 2002 Census of Agriculture, indicating that perhaps the decline in the number of farms had stabilized. By 2002 there were just 252 farms in Montgomery County valued at \$1,400 per acre. The total acreage of harvested cropland decreased in recent years from 12,571 acres in 1997 to 9,710 in 2002, a decrease of 23 percent. Many small, family-owned farms have had to give way to larger, more corporate-owned operations due to higher production costs resulting from the changes in technology and increased competition from other countries.

Despite these trends, agriculture is very diversified in the county today and is the strongest it has ever been in terms of gross sales. Much of the acreage of cropland/pasture loss has been planted in pine trees. The Woods and Poole projections showed that farming in 2000 provided about 13 in 100 local jobs whereas it provided only about 1 in 100 for the state as a whole. The \$8.968 million in agricultural sales in 2002 was up slightly from \$8.897 million in 1992, reflecting that farm earnings remain stable although jobs are fewer than in previous years. Much of these earnings can be attributed to large amounts of land being in timber production.

Vegetable crops are becoming more important, although they were down considerably in the county in 2002 from 1997. Carrots are a particular crop that is increasingly gaining attention for potential growth. Georgia is in sixth place in vegetable production in the nation, according to the 2002 Census of Agriculture. There is much potential for increased vegetable production in the county given the mild climate and development pressures in Florida. The presence of a local Del Monte packaging facility in nearby Wheeler County gives local farmers access to a wide array of potential markets, both domestic and foreign. The forests and natural resources of the county offer opportunities for additional value-added enterprises and recreation-based hunting and fishing enterprises. As an example, Montgomery County has become one of the state's top pine straw producers. A successful agriculture enterprise in the county today is the Southern Vegetable Cooperative, which ships vegetables to various parts of the United States. The cooperative had its beginnings as a truck farm operation before evolving into a vegetable distribution enterprise and then establishing a cooperative in 1995. The cooperative has since developed further as a processor of three retail products: chopped and diced frozen Vidalia Onions, frozen onion/squash combination, and a squash casserole. Currently, the cooperative is seeking to expand its reach even more through the growing of hydroponic peppers and other vegetables. An arm of the Southern Vegetable Cooperative is the Oconee River Produce, which

is an important local outlet for fresh, locally-grown commodities. Agriculture will never provide the employment opportunities necessary to support large population numbers, but will remain a very important economic impact in the county, especially if nurtured and properly supported.

Manufacturing. The manufacturing sector remains an important part of the economy of Montgomery County, although its decline over the last two decades has been more severe than that seen at the state or national levels. Manufacturing provided nearly one-fourth (24.87 percent) of county jobs and one-third of earnings (32.98 percent) in 1980, although by 2000 the manufacturing sector provided less than one-tenth (8.86 percent) of county jobs and just over one-tenth (10.71 percent) of county earnings. This larger than normal reliance on one sector has suffered from a global economy that has made this particular sector to become far more competitive now than 10 or 20 years ago, with increasing competitiveness likely to continue.

Montgomery County had 5 small industries as of 2004, mostly located in that part of Vidalia that stretches into the county, which provide only about 200 jobs total. Only one of these industries, Best Line Sash and Door Company, complements the county's vast timberland with their timber-related operations. However, this industry is currently fragile due to the increased pressure of global competition upon the timber industry as a whole, including forest products. The forest products industry in the U.S. is facing increased competition from Canada, China, South America, and other parts of the world where lower wages are making their products cheaper to produce. Higher wages and stricter environmental regulations will present a stern challenge to local timber establishments and others in the forest products industry to keep pace with their global counterparts. With the county's vast timber resources, the continued success of the timber industry is vital to maintaining the health of the county's economy.

The garment industry had been a very important component of the local economy, although its influence has waned considerably in recent years as it has been decimated by foreign competition. The garment industry has declined locally to the point that there are very few establishments remaining. The garment industry as a whole in the U.S. is very unhealthy and is suffering greatly due to foreign competition with cheap labor costs. This manufacturing sector has virtually vacated the county at this time, with the prospects for luring any major employers in this sector back to the county almost non-existent. The low wages of this sector are somewhat of a handicap.

The transportation access, abundant water supply, and the vast forests and agricultural potential are among many assets for growth of manufacturing in the county. Value-added

industries utilizing forest or agricultural products and firms needing international shipping for export are potential manufacturing concerns that could flourish in Montgomery County.

Government. This sector was defined to include local, state, and federal offices and institutions such as the state prison and the local public school system. However, the Woods and Poole data shown in Tables ED-1, ED-2, ED-5 and ED-6, do show even with limitations, that state and local government alone was the second leading local economic employment sector and the leading earnings sector. State and local government alone was shown in 2000 to provide nearly 1 in 7 local jobs, and about 1 in 5 local dollars of earnings.

The Woods and Poole data may not reflect the full impact of individual establishments in this sector on the local economy. According to a Georgia Department of Labor Area Labor Profile for Montgomery County that was conducted in 2001, 20 separate offices with over 400 employees were operational in Montgomery County. This is almost one-seventh of local employment. The Georgia Department of Corrections (Montgomery State Prison) is currently the fourth largest employer in Montgomery County.

The Montgomery State Prison near Mount Vernon gives the county a significant presence of state government jobs. The Georgia Department of Corrections facility currently houses slightly less than 400 inmates (with an additional 96 in the state prison's boot camp) and is the county's fourth largest employer with 110 people. Growth in this sector since 1990 has been relatively steady as indicated by the Woods and Poole data, as there has been only moderate growth in terms of actual numbers while the sector's percentage of total local employment has actually declined slightly over the last decade. However, this sector has still managed to climb from fourth in total local employment in 1980 to second by 2000, as its stable numbers have outpaced other sectors (such as agriculture and manufacturing) that have undergone real declines in terms of actual numbers.

This sector provides much stability to the local economy. Growth projections for this sector look to be small but steady as reflected in the Woods and Poole data despite an expected slight continued decline as a percentage of total county employment, as there is positive potential for growth through population expansion, expansion of service, and the securing of new governmental functions.

Construction. The Construction sector is another economic sector with a larger percentage presence in the local economy in 2000 than in the state. However, the reason(s) for

such a larger presence locally than the state as a whole is hard to define. The only apparent explanation for this sector's greater local presence is the presence of a significant of individuals employed in construction work within the county's total population. The county's location near the regional growth center of Toombs County (Lyons/Vidalia), as well as other state and regional growth centers such as Dublin, Macon, Savannah, and Brunswick/St. Simon's Island, combined with the county's transportation access and proximity to the central portion of the state make the county an attractive place where persons employed in construction-related work can live and commute to other nearby locales where opportunities for employment are more numerous than is the case locally.

Services. The services sector in Montgomery County is an increasingly important presence in the local economy, much as it is at the state and national levels. However, growth at the local level has not been nearly as robust as that at the state and national levels over time. Actual employment in this sector increased by almost three-fourths in Montgomery County between 1980 and 2000. However, most of that growth took place in the 1980s, as growth between 1990 and 2000 was just 26 percent. As of 2000, it was first in employment and second in earnings countywide, but still somewhat below state figures. Services are an essential element of modern daily living, whether they are industrial, medical, physical, or social. Although services are expanding in the county, the lack of the extent of services locally, compared to the state or nation, could be the result of several factors. These may include the self-reliance of a rural population, the same lack of an outlying population that has plagued retail trade, the lack of population growth since 1980 when services have exploded nationally, and the lack of available training. The upward movement of this sector locally does provide opportunity and room for further growth and expansion. Professional services are limited, although in the area of financial services the Altamaha Bank and Trust Company and Montgomery Bank and Trust were among the county's top five individual employers as of the 2003 Area Labor Profile for the county. The presence of Brewton-Parker College offers a ready market for education and training services. The increase in technology and computer use provides a need for new types of services. The availability of Southeastern Technical College provides a source for training in specific service areas that may be identified by the community.

Other Sectors. The remaining sectors of the local economy have a significantly lower percentage presence than in the state. This includes the steadily growing and second largest sector of the Georgia and U.S. economy, the retail trade sector. Woods and Poole predicts this sector to grow in employment in the county, but not nearly as rapidly as has been the case in Georgia and the U.S. In fact, growth is expected to remain fairly stable from present numbers.

Montgomery County has never been considered a major retail area in southeast Georgia. The major retail trade destination for local residents historically has been and continues to be the regional growth center of Toombs (Vidalia) County, with other activity in Laurens County (Dublin), Emanuel County (Swainsboro), and Jeff Davis County (Hazlehurst). Additional retail opportunities abound in the relatively nearby major cities of Macon and Savannah. The general retail trade climate in Mount Vernon has been slow to develop with the lack of significant population growth that leads to the creation of more shopping opportunities. Currently there are no shopping centers in Mount Vernon. Geography plays an important part in limiting retail trade development in the Mount Vernon-Montgomery County area, with the area's lack of population making it difficult to compete with the more heavily populated and prosperous regional growth center of Vidalia mentioned earlier. The general stagnation of the local economy also precluded income levels in the county from keeping pace with other areas, lowering discretionary spending incomes. A final factor seen as contributing to the local marketplace decline is the increasing local use of mail order and electronic purchases via the Internet. Stagnating, low incomes and the Vidalia retail trade center growth are the principal reasons for local marketplace decline. This sector's future development will likely be dependent on the expansion of the other sectors generating population growth. The attraction of tourists and visitors would help. Renovation of the downtown area of Mount Vernon and a general community beautification will also help.

Transportation/communications/public utilities and wholesale trade are rather limited areas of the current local economy. The lack of population and jobs growth severely curtails opportunities for transportation, communications, or public utilities work, and the lack of close proximity to a major market limits the ability of wholesale establishments to develop.

Average Weekly Wages

Average weekly wages for all economic sectors in Montgomery County with comparisons to Georgia are shown in Tables ED-9 through ED-11. This data is shown for the years 1993 through 2003. These figures confirm an economy not keeping pace with that of the state. Averages for all sectors show overall wages in Montgomery County that were on average \$178 per week behind the state in 1993, falling to \$249 per week behind by 2003. However, growth in overall average weekly wages was slightly higher as a percentage in Montgomery County (50.7 percent) than in Georgia (45.86 percent) between 1993 and 2003. Average overall wages in 2003 in Montgomery County were slightly less than 65 percent of Georgia's, with only the Agriculture, Forestry, and Fishing sector in Montgomery County being higher than the state's

total for that respective sector. In 2003, the highest wages in Montgomery County were in the Finance and Insurance (\$714) and Federal Government (\$675) sectors. The next closest sector was State Government (\$615). It should be noted that the services sector was the third highest local sector in terms of wages as recently as 1999. However, this sector did not report its wages for the years prior to 1999, thus making it impossible to determine where it stood locally prior to that point. Since 1999, average weekly wages in the services sector have steadily declined by a total of more than \$100 dollars, or by more than one-fifth, despite this sector's status as the leader in terms of total employment and earnings in the county as of 2000. While service jobs appear to be more plentiful locally, these jobs tend to be of the lower paying variety. Georgia's highest average weekly wages in 2003 were in the following sectors: Utilities (\$1,312), Communications (\$1,148), Financial and Insurance (\$1,117), and Federal Government (\$1,036).

Agriculture, forestry, and fishing wages are the only ones in Montgomery County to be above the state level for any individual sector, with wages in this sector being some \$60 dollars above the state's average, or 114 percent of the state's average. This is likely the influence of more demand for forestry jobs in the county than most other sectors. Local government wages in the county are about 83 percent that of the state. This is reflective of lower overall wages and less skilled jobs of a rural government. State and federal government wages locally are about 96 percent that of the state. It is interesting to note that these areas with higher local wages are all sectors with greater local presence than in the state, thus they are function in part, of supply and demand. Although the presence of retail jobs in the county is only about one-half that seen at the state level, retail wages locally are about 92 percent that of the state. While this sector is not as developed locally compared to the state as a whole, many retail jobs are typically of the minimum wage variety, which would help to explain the similarity in wages between the local and state levels. Construction wages locally are only approximately 60 percent that of the state as a whole, despite local jobs being twice as high as a percentage than the state. While job opportunities in this sector have been growing locally, the necessary labor can still be hired more cheaply in a rural area as compared to more urbanized areas, thus leading to lower local wages than in some other parts of the state.

The remaining sectors of the local economy have significantly lower (most 50 to 60 percent less) wages than the state. These same sectors had much lower employment and earnings presence locally than in the state as a whole. Thus, there are few jobs locally and supply of workers exceeds demand providing no pressure for higher wages. General economic development and the creation of more job opportunities will lessen this situation and tend to put higher pressure on wages through efforts to attract workers.

Table ED-9
Average Weekly Wages
Montgomery County
1993-2003

Category	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003
All Industries	\$302	\$318	\$350	\$371	\$382	\$396	\$439	\$449	\$467	\$454	\$455
Agriculture, Forestry, Fishing	\$219	\$231	\$232	\$266	\$248	\$276	\$318	\$299	\$475	\$520	\$480
Mining	NA										
Construction	NA	\$395	NA	\$449	\$483	\$505	\$469	\$528	\$540	\$445	\$439
Manufacturing	\$282	\$291	\$375	\$492	\$506	\$517	\$543	\$546	\$484	\$513	\$531
Transportation, Comm., Utilities	\$304	\$296	\$307	\$321	\$324	\$302	\$318	\$342	NA	NA	
Transportation											\$430*
Communication											
Utilities											
Wholesale	\$345	\$356	\$367	\$376	\$410	\$417	\$448	\$405	NA	NA	NA
Retail	\$183	\$188	\$196	\$194	\$214	\$235	\$205	\$237	\$379	\$413	\$418
Financial, Insurance, Real Estate	\$414	\$442	\$431	\$445	\$452	\$453	\$469	\$507			
Finance and Insurance									\$573**	\$605**	\$714**
Real Estate									\$87**	\$94**	\$122**
Services	NA	NA	NA	NA	NA	NA	\$519	\$462	\$446	\$429	\$403
Federal Government	\$447	\$504	\$476	\$498	\$461	\$491	\$501	\$457	\$475	\$518	\$675
State Government	\$463	\$481	\$506	\$545	\$554	\$556	\$576	\$557	\$553	\$474	\$615
Local Government	\$288	\$291	\$314	\$331	\$351	\$370	\$372	\$385	\$421	\$450	\$504

* - Average Weekly Wages in 2003 were only reported for Transportation.

** - Beginning in 2001, Average Weekly Wages were reported separately for the sectors of Financial and Insurance and Real Estate.

Source: Georgia Dept. of Labor, Covered Employment and Wages Series, 2004; U.S. Bureau of Labor Statistics, 2004.

Table ED-10
Average Weekly Wages
Georgia
1993-2003

Category	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003
All Industries	\$480	\$488	\$509	\$531	\$558	\$592	\$622	\$658	\$676	\$687	\$704
Agriculture, Forestry, Fishing	\$304	\$312	\$322	\$336	\$347	\$373	\$390	\$403	\$417	\$410	\$421
Mining	NA	\$698	\$734	\$741	\$781	\$832	\$866	\$879	\$876	\$915	\$952
Construction	\$461	\$479	\$508	\$534	\$556	\$590	\$621	\$655	\$687	\$693	\$710
Manufacturing	\$511	\$531	\$555	\$588	\$617	\$653	\$684	\$721	\$711	\$728	\$761
Transportation, Comm., Utilities	\$709	\$720	\$737	\$769	\$805	\$834	\$895	\$949			
Transportation									\$808*	\$828*	\$838*
Communication									\$1,102*	\$1,098*	\$1,148*
Utilities									\$1,235*	\$1,292*	\$1,312*
Wholesale	\$695	\$711	\$729	\$762	\$809	\$870	\$932	\$988	\$1,022	\$1,018	\$1,032
Retail	\$260	\$267	\$275	\$286	\$299	\$318	\$335	\$350	\$433	\$440	\$454
Financial, Insurance, Real Estate	\$648	\$648	\$693	\$741	\$801	\$867	\$907	\$967			
Financial and Insurance									\$1,051**	\$1,082**	\$1,117**
Real Estate									\$670**	\$697**	\$715**
Services	\$471	\$475	\$501	\$519	\$551	\$582	\$611	\$657	\$680	\$688	\$702
Federal Government	\$651	\$667	\$666	\$701	\$772	\$797	\$808	\$847	\$893	\$969	\$1,036
State Government	\$471	\$477	\$493	\$517	\$533	\$561	\$576	\$588	\$605	\$631	\$640
Local Government	\$410	\$420	\$440	\$461	\$480	\$506	\$523	\$549	\$571	\$593	\$610

* - Beginning in 2001, the Average Weekly Wages for the Transportation, Communications, and Utilities sectors

were reported separately. Prior to 2001, the Average Weekly Wages for these sectors were combined.

** - Beginning in 2001, the Average Weekly Wages for the Financial, Insurance, and Real Estate sectors were

reported separately. Prior to 2001, the Average Weekly Wages for these sectors were combined.

Sources: Georgia Dept. of Labor, Covered Employment and Wages Series, 2004; U.S. Bureau of Labor Statistics,

2004.

Table ED-11
Montgomery County Average Weekly Wages
as a Percentage of Georgia Average Weekly Wages
1993-2003

Category	1993	1994	1995	1996	1997
All Industries	62.92%	65.16%	68.76%	69.87%	68.46%
Agriculture, Forestry, Fishing	72.04%	74.04%	72.05%	79.17%	71.47%
Mining	NA	NA	NA	NA	NA
Construction	NA	82.46%	NA	84.08%	86.87%
Manufacturing	55.19%	54.80%	67.57%	83.67%	82.01%
Transportation, Comm., Utilities	42.88%	41.11%	41.66%	41.74%	40.25%
Transportation					
Communication					
Utilities					
Wholesale	49.64%	50.07%	50.34%	49.34%	50.68%
Retail	70.38%	70.41%	71.27%	67.83%	71.57%
Financial, Insurance, Real Estate	63.89%	68.21%	62.19%	60.05%	56.43%
Finance and Insurance					
Real Estate					
Services	NA	NA	NA	NA	NA
Federal Government	68.66%	75.56%	71.47%	71.04%	59.72%
State Government	98.30%	100.84%	102.64%	105.42%	103.94%
Local Government	70.24%	69.29%	71.36%	71.80%	73.13%

Table ED-11 (Cont'd)
Montgomery County Average Weekly Wages
as a Percentage of Georgia Average Weekly Wages
1993-2003

Category	1998	1999	2000	2001	2002	2003
All Industries	66.89%	70.58%	68.24%	69.08%	66.08%	64.63%
Agriculture, Forestry, Fishing	73.99%	81.54%	74.19%	113.91%	126.83%	114.01%
Mining	NA	NA	NA	NA	NA	NA
Construction	85.59%	75.52%	80.61%	78.60%	64.21%	61.83%
Manufacturing	79.17%	79.39%	75.73%	68.07%	70.47%	69.78%
Transportation, Comm., Utilities	36.21%	35.53%	36.04%	NA	NA	
Transportation						51.31%*
Communication						
Utilities						
Wholesale	47.93%	48.07%	40.99%	NA	NA	NA
Retail	73.90%	61.19%	67.71%	87.53%	93.86%	92.07%
Financial, Insurance, Real Estate	52.25%	51.71%	52.43%			
Finance and Insurance				54.52%**	55.91%**	63.92%**
Real Estate				12.99%**	13.49%**	17.06%**
Services	NA	84.94%	70.32%	65.59%	62.35%	57.41%
Federal Government	61.61%	62.00%	53.96%	53.19%	53.46%	65.15%
State Government	99.11%	100.00%	94.73%	91.40%	75.12%	96.09%
Local Government	73.12%	71.13%	70.13%	73.73%	75.89%	82.62%

* - Beginning in 2001, the Average Weekly Wages for Transportation and Communications were reported separately, while Average Weekly Wages for Utilities were not reported from this point forward.

** - Beginning in 2001, Average Weekly Wages were reported separately for the sectors of Financial and Insurance and Real Estate. 2003 Average Weekly Wages for Real Estate were not reported.

Sources: Georgia Dept. of Labor, Covered Employment and Wages Series, 2004; U.S. Bureau of Labor Statistics, 2004.

Sources of Personal Income

Table ED-12 shows personal income by type for Montgomery County from 1980 projected through 2025, as supplied by Woods and Poole. Table ED-13 provides the percentage of personal income by type for the same period for Montgomery County, while Table ED-14 does the same for Georgia. These projections for total personal income show a steady increase for the county between 1980 and 2000 with smaller increases through 2025. The two sources of personal income with major differences between the county and state are wage and salary income and transfer payments. There is somewhat less "Other Labor," "Proprietor's," and "Dividends, Interest, & Rent" income in the county than in the state.

Wage and salary county income are currently less than one-half that of the state in terms of percentages, with a decrease from 32.59 percent of the county's total personal income in 1980 to 30.42 percent in 2000. The 2000 figure is only a slight increase from 29.45 percent in 1990. This decline is forecast to reverse somewhat, according to Woods & Poole, slowly rebounding to 30.85 percent by 2025 but basically remaining stagnant. Without a growth in the demand for jobs, there is no pressure being placed on wages and salaries to increase. Between 1980 and 2000, meanwhile, Georgia's total personal income more than doubled (148.58%) as Montgomery County's increased by slightly more than 80 percent. From 2000 to 2025, Montgomery County's total personal income is projected to grow at a rate of just over one-half that of the state as a whole (43.79% vs. 78.55%). This is consistent with the less developed county economy. Transfer payments were the source of more than 1 out of every 5 dollars of county personal income in 2000, compared to only about 1 out of every 8 dollars of personal income in the state in 2000. This indicates greater county reliance on social security, unemployment insurance, food stamps, and other sources of governmental assistance as might be expected in a low wage, generally poor economy. While this is a stable source of income, it is not the type conducive to produce substantive economic growth and job creation. Transfer payments are expected to be the source of 1 in every 4 dollars of personal income in the county through 2025, but the state is expected to remain steady with 1 of every 8 dollars in state 2025 personal income coming from this source. However, it should be noted that Georgia's total personal income is forecast to slightly decline over the next twenty years by about a percentage point or so. This would allow transfer payments to take on a larger share of total personal income in Georgia.

Table ED-12
Personal Income By Type (In 1996 Dollars)
Montgomery County
1980-2025

Category	1980	1990	2000	2005
Total	\$78,036,000	\$108,010,000	\$140,759,000	\$151,447,000
Wages & Salaries	\$25,432,000	\$31,811,000	\$42,817,000	\$46,434,000
Other Labor Income	\$2,775,000	\$4,676,000	\$4,099,000	\$4,375,000
Proprietors Income	\$9,139,000	\$11,505,000	\$13,166,000	\$14,071,000
Dividends, Interest, & Rent	\$12,298,000	\$17,426,000	\$20,628,000	\$22,087,000
Transfer Payments to Persons	\$15,752,000	\$20,016,000	\$31,521,000	\$34,460,000
Less: Social Ins. Contributions	\$1,569,000	\$2,348,000	\$3,407,000	\$3,843,000
Residence Adjustment	\$14,209,000	\$24,924,000	\$31,935,000	\$33,863,000

Category	2010	2015	2020	2025
Total	\$162,384,000	\$174,350,000	\$187,588,000	\$202,400,000
Wages & Salaries	\$49,935,000	\$53,705,000	\$57,833,000	\$62,436,000
Other Labor Income	\$4,630,000	\$4,899,000	\$5,191,000	\$5,514,000
Proprietors Income	\$14,991,000	\$15,993,000	\$17,097,000	\$18,334,000
Dividends, Interest, & Rent	\$23,603,000	\$25,172,000	\$26,786,000	\$28,434,000
Transfer Payments to Persons	\$37,809,000	\$41,604,000	\$45,906,000	\$50,788,000
Less: Social Ins. Contributions	\$4,302,000	\$4,794,000	\$5,324,000	\$5,898,000
Residence Adjustment	\$35,718,000	\$37,771,000	\$40,099,000	\$42,792,000

Source: Woods and Poole Economics, Inc., 2003.

Table ED-13
Percent Personal Income By Type (In 1996 Dollars)
Montgomery County
1980-2025

Category	1980	1990	2000	2005	2010	2015	2020	2025
Total	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Wages & Salaries	32.59%	29.45%	30.42%	30.66%	30.75%	30.80%	30.83%	30.85%
Other Labor Income	3.56%	4.33%	2.91%	2.89%	2.85%	2.81%	2.77%	2.72%
Proprietors Income	11.71%	10.65%	9.35%	9.29%	9.23%	9.17%	9.11%	9.06%
Dividends, Interest, & Rent	15.76%	16.13%	14.65%	14.58%	14.54%	14.44%	14.28%	14.05%
Transfer Payments to Persons	20.19%	18.53%	22.39%	22.75%	23.28%	23.86%	24.47%	25.09%
Less: Social Ins. Contributions	2.01%	2.17%	2.42%	2.54%	2.65%	2.75%	2.84%	2.91%
Residence Adjustment	18.21%	23.08%	22.69%	22.36%	22.00%	21.66%	21.38%	21.14%

Source: Woods and Poole Economics, Inc., 2003.

Table ED-14
Percent Personal Income By Type (In 1996 Dollars)
Georgia
1980-2025

Category	1980	1990	2000	2005	2010	2015	2020	2025
Total	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Wages & Salaries	64.10%	60.36%	61.18%	61.09%	61.00%	60.94%	60.92%	60.92%
Other Labor Income	8.41%	8.68%	6.84%	6.71%	6.60%	6.48%	6.38%	6.28%
Proprietors Income	6.51%	7.11%	8.65%	8.52%	8.43%	8.34%	8.26%	8.19%
Dividends, Interest, & Rent	13.05%	17.34%	16.80%	16.76%	16.70%	16.61%	16.49%	16.34%
Transfer Payments to Persons	11.72%	10.94%	11.13%	11.25%	11.43%	11.66%	11.93%	12.25%
Less: Social Ins. Contributions	3.54%	4.33%	4.49%	4.67%	4.86%	5.04%	5.19%	5.33%
Residence Adjustment	-0.25%	-0.10%	-0.11%	0.33%	0.70%	1.00%	1.21%	1.35%

Source: Woods and Poole Economics, Inc., 2003.

Residence adjustment reflects net income from residents working elsewhere less that of those living elsewhere, but working in Montgomery County. Residence adjustment accounted for slightly less than 1 in every 5 dollars of total personal income locally in 1980, and increased to slightly more than 1 in every 5 dollars in 1990 with a very minimal decline by 2000. Those persons living in Montgomery County and working elsewhere are bringing in more money than those working in the county, but living elsewhere, are taking out. Again, this is indicative of the lack of available jobs in Montgomery County, forcing locals to seek work elsewhere. A slow, decline in the residence adjustment share of total personal income is expected to continue with minimal change, accounting for still slightly more than 1 in every 5 dollars of income by 2025. While the residence adjustment percentage has been negative for Georgia through 2000, it is expected to become positive in 2005 and remain so through 2025, though only a minimal percentage of overall income as jobs remain plentiful throughout the state as a whole.

Recent Major Economic Activities

Various changes in local employment have been minimal in the last few years or so. Southern Drainage Products, a manufacturer of concrete pipes for the Georgia Department of Transportation, among others, located in Higgston in the late 1990s and has become a successful local operation. Sullivan Environmental Services, a regional leader in solid waste collection and disposal services providing services to several area counties and cities, also established its headquarters in Higgston. The Gate Corporation, another light manufacturing operation specializing in making monster ATVs, opened in Uvalda in the late 1990s and has become fairly successful as well. Uvalda has also witnessed the opening of a Dollar General store, helping to boost area retail employment, and a grocery store is also being proposed to open in the city in the near future along with a proposed low-income housing development. The Vidalia Naval Stores, a long-time successful wholesale operation in Toombs County, moved its corporate headquarters to Ailey in the late 1990s and also opened its Best Line Sash & Door manufacturing facility in Ailey with 60 employees. With these and other developments, all of the county's former textile buildings are now currently being utilized, helping the county to recover from the earlier job losses associated with the general decline of the local manufacturing sector. On the agricultural front, there is also the Southern Vegetable Cooperative mentioned earlier, which transports vegetables all across the United States, and the Oconee River Produce, which is a major area retailer of locally grown commodities. The Montgomery County Development Authority also recently acquired a 56-acre rail site along U.S. 280 just east of Ailey for a new industrial park. This would provide available space for much needed industrial expansion in that city and within the county in general. The Development Authority is currently pursuing potentially interested

tenants to locate within the park, and the City of Ailey would assist in extending the necessary infrastructure to serve the park. A 21-acre site is also available in Higgston for use as a small business park. The park features several three-acre sites for use by individual small businesses. An excellent potential future prospect for development lies within a 1,000-acre tract along the Altamaha River. Although currently privately owned, the site is considered to be one of the best river sites in the state, and it has been speculated that the site has the potential to possibly be developed as a pulp recycling facility, which would help to take advantage of the county's natural resources along the river. Another recent development is the Southeastern Technical College's Adult Learning Center in Mount Vernon. This activity will be discussed further under the Training Opportunities section, but the center is an important component in the efforts to upgrade the educational and skill levels of the local population, a development that is critical to future local economic development efforts.

Perhaps the largest single development in the county in recent years has been the increased cooperation among the local governments in the county and Brewton-Parker College, located in Mount Vernon. BPC is the largest employer in the county currently, and the local governments recognize that its continued growth and development is vital to the county's economic future. Along with some 1,300 students on its main campus, BPC is expanding its education and outreach services into other parts of the state with its satellite facilities located in Baxley, Glennville, Hinesville, Newnan, Norman Park, and Savannah. Its new Hugh M. Gillis Student Activities Center, which opened in 2002, is becoming a major draw for local and regional activities. The 45,000-square foot facility includes a gymnasium that can seat 1,800 for basketball and volleyball games and can be expanded to seat 2,300 for conferences and concerts. The center has already been utilized for college and high school basketball tournaments, high school wrestling tournaments, and several gospel music concerts. These events help to bring in people from outside of the county to the area, which in turn could lead to greater retail and other possibilities.

The most important trend shaping the county's current and future economy is its increasing presence as a bedroom community for nearby Vidalia. In just the last two years alone, some 100 new houses have been constructed in the county, predominantly in the Vidalia/Higgston area in the eastern part of the county. The western portion of the city of Vidalia crosses over the border with Toombs County into Montgomery County, and much of Vidalia's recent residential growth has occurred on the Montgomery County side with its available land. Much of the county's and surrounding area's economic future is tied to the continued growth of Vidalia with its more abundant commercial and industrial development.

The city serves as the major center of employment in the area, with many residents now looking for residential opportunities outside of the city and choosing to commute to work (This will be discussed further shortly under Commuting Patterns.). These developments, the low wages of the county, and other indicators as previously discussed point to a priority need to further increase and diversify the local economic base.

Special Economic Activities

The most unique or special economic activity in Montgomery County is tourism. While still a fledgling activity to some extent, its current impact is beginning to be realized, and there is plenty of room for continued growth. Tourism is often misunderstood because of recent developments and narrowly construed as amusement attractions. Montgomery County will likely never be a major tourist destination, and should not be, given its unique rural character and important natural resources. But defining tourism as simply visitor attraction, Montgomery County does now enjoy limited tourism benefits, and has some potential.

The Georgia Department of Economic Development's Tourism Division indicates that tourism expenditures in Montgomery County at present reached almost \$8 million in 2003. These tourism expenditures result from pass through travelers (primarily U.S. 280 headed either west to Savannah or east to Columbus) and sportsmen. The Yamassee Trail and the Altamaha and Oconee rivers are the area's major tourist draws. The Yamassee Trail is a 27-mile marked bicycle route that begins and ends at the Montgomery County Courthouse in Mount Vernon. The trail runs parallel to the Oconee River through the county and passes through the cities of Mount Vernon, Alston, and Uvalda, as well as the historic Long Pond community. The trail is billboard-free and offers riders a unique view of the county's vast countryside. The Altamaha and Oconee rivers and their vast timberlands offer a prime locale for boating, fishing, hunting, and other recreational activities. There is one boat landing on the Montgomery County side of the Altamaha River located off of GA Highway 135 south of Uvalda. There is also one boat landing on the Oconee River, Bell's Ferry Landing, located south of Mount Vernon. Bird watching is becoming a more popular form of recreational activity in the county, and the county is home to two quail hunting preserves that offer guided hunts. The county also participates in the Quality Deer Management Program through the Georgia Department of Natural Resources. There currently are two community-wide festivals taking place in the county each year. The cities of Ailey and Mount Vernon combine resources to hold an annual Heritage Festival in November, and the City of Uvalda holds its annual Ol' Time Farm Festival each November as well. These weekend events attract people from within the county and the surrounding area each

year. In addition, the City of Alston has expressed an interest into the possibility of establishing a community festival of its own. At this time, the City has no facility that could be utilized as a central location to host such an event. However, the City is pursuing renovations to its former school (Opry House) for future use as a community center, with the possibility that such a community center could be used as the focal point for a community festival. The creation of such festivals or other daylong gatherings on an annual basis or otherwise would help to draw greater numbers of people to the area, particularly drawing from those from surrounding communities. This would be a ready source of increased tourism expenditures locally.

Hunting and fishing recreation in the county will likely grow, especially with declining opportunities in Florida because of population and development. Some 80 percent of Montgomery County's total land area consisted of forestland as of 1997, offering an abundant area for hunting opportunities. Excellent fishing opportunities abound in the Altamaha River near Uvalda and in the Oconee River near Mount Vernon. It has been estimated that 250,000 people utilize the Altamaha River for recreation each year. The "1970 National Survey of Fishing and Hunting" documented benefits in excess of \$2 million annually more than 30 years ago from sport fishing along the Altamaha. Although no specific figures were available to make a comparison, the increasing popularity of sport fishing compared to 30 years ago means that the economic benefits are likely to be significantly higher today. Alternative hunting and fishing enterprises could flourish, and could provide secondary income for farmers and landowners. The county has the potential to develop into a local agri-tourism hub, given the natural resources available. With the success of the local farming industry, farm tours could be developed providing another secondary source of income for farmers. There are two farms in the county that already sponsor farm tours at various times of the year. The Robison Farms near Ailey offer scheduled tours of their Vidalia Onion fields and packing sheds during the growing season of late April through mid-June. The Pecan Orchard Plantation, located between Alston and the Long Pond community, allows fieldtrips during the spring, summer, and fall and serves as a sort of "outdoor classroom" by offering a petting zoo, hay rides, and plenty of open space, among other scheduled activities throughout the year. Enough farming is available to use the local agri-tourism industry as a sort of "niche" market to attract nature enthusiasts to the area.

Tourism seeking a "natural experience" is a growing phenomenon and has coined a term "nature-based tourism." The Altamaha River Basin is one of the most unique and important natural resources on the east coast of the U.S.: relatively undeveloped, Georgia's largest river-swamp system and largest free-flowing river and second largest watershed on the eastern U.S. coast. The Nature Conservancy, upon completing a two-year ecological inventory, recently

named it as its first bioserve in Georgia in recognition of its state, regional, and national ecological significance. It contains over 50 natural community types, including nearly 100 rare species of flora and fauna. In addition the Altamaha Basin contains a number of historic and archaeological sites, all undeveloped, of extreme importance to the early settlement and development of Georgia. The potential development of a recreational/residential lake/public fishing area offers potential for Montgomery County to take advantage of this current “nature-based tourism” phenomenon by utilizing its abundant natural resources for economic gain. A committee within the Toombs-Montgomery Chamber of Commerce was formed to look into the potential of, among other things, developing a regional reservoir within the area of Montgomery, Tattall, Toombs, and Treutlen counties. If the reservoir were to be developed, Mount Vernon in particular, and Alston and Uvalda to an extent, could see an increase in the number of visitors to the area. Mount Vernon could become a logical overnight lodging point, especially for visitors wishing to engage in hunting or fishing excursions.

Brewton-Parker College, as an outgrowth of its use as a meeting location for surrounding counties, opened a 45,000 square foot student activities center in 2002. One of the main features of the facility is a large gymnasium that normally seats 1,800 but can be expanded to seat as many as 2,300 people for regional sporting and other events. In its short existence, the center has already been utilized for several sporting events and concerts. The new student activities center will add a new dimension to helping the college to foster a positive return in area meetings, conventions, and other activities attracting a wide range of visitors.

There are current limitations in hospitality accommodations, particularly lodging and restaurant facilities, in Mount Vernon. If agri-tourism and the proposed recreational/residential lake/public fishing area are developed, this could help provide the impetus needed in the private sector to help Mount Vernon to develop the necessary accommodations to be a lodging point for visitors to the area. In the interim, small natural and historic resource attractors currently are available and can continue to be developed and nurtured.

Montgomery County has already provided a mechanism for marshalling local efforts toward tourism growth. The Vidalia Area Convention and Visitors Bureau was established in 2002 as a joint effort among Toombs and Montgomery counties and their municipalities to pool their resources together in the pursuit of promoting and attracting tourism opportunities to the area.

Labor Force

According to the latest figures from the Georgia Department of Labor, Montgomery County has a resident labor force of about 3,886 workers. February 2005 annual averages showed 3,644 employed workers and 242 unemployed persons, or an unemployment rate of 6.2 percent. This is somewhat higher than Georgia's February 2005 unemployment rate of 5.2% and the U.S. average of 5.8 percent. This could be more the result of people no longer in the work force and actively seeking employment due to the recent downturn in the state and national economy rather than significant job growth. More detailed information on the local labor force, its past history, current trends, and implications for economic development are presented and analyzed in this section.

Employment by Occupation

Current and historic employment of the local labor force by occupation (or types of job held) is shown in Tables ED-15 and ED-16, with information at the state level provided in Table ED-17 and at the U.S. level in Table ED-18. The minimal growth in the availability of local jobs is seen here once again. From 1990 to 2000, total employment by occupation increased only slightly in Montgomery County (14.2 percent), while growing statewide at a rate of 24.18 percent. The county's municipalities of Ailey, Alston, Tarrytown, and Uvalda experienced noticeable declines, with the City of Ailey declining by 85 jobs over the last decade (-33.2 percent), the City of Alston declining by 16 jobs (-17.58 percent), the City of Tarrytown declining by 18 jobs (-34.62 percent), and the City of Uvalda declining by 7 jobs (-3.02 percent). On the other hand, the City of Higgston added a total of 56 jobs (48.7 percent) during the 1990s, and Mount Vernon increased by 247 jobs (32.76 percent). As of 2000, the top four occupations of Montgomery Countians are: Professional and Technical; Clerical and Administrative; Machine Operators, Assemblers, and Inspectors; and Service (not Protective & Household). These differ somewhat from Georgia where the top four 2000 occupations are: Professional and Technical; Clerical and Administrative; Executive and Managerial; and Sales. The top U.S. occupations of 2000 were similar to Georgia except that Service occupations replaced Sales as fourth. This finding confirms that workers in Montgomery County are somewhat more "blue collar" oriented than other more "white collar" workers in Georgia and the U.S., although the presence of "white collar" jobs is slowly on the rise locally. There again is a reflection of the influence of manufacturing and the agribusiness industry in the local economy, and the local economy's less

Table ED-15
Employment By Occupation
Montgomery County, Ailey, Alston, Higgston,
Mount Vernon, Tarrytown, and Uvalda
1990 and 2000

1990

Category	Montgomery County	Ailey	Alston	Higgston
TOTAL All Occupations	3,113	256	91	115
Executive, Administrative and Managerial (not Farm)	158	20	7	10
Professional and Technical Specialty	345	62	18	4
Technicians & Related Support	77	11	2	0
Sales	297	23	4	15
Clerical and Administrative Support	431	43	9	18
Private Household Services	32	0	0	0
Protective Services	84	7	0	0
Service Occupations (not Protective & Household)	241	21	2	14
Farming, Fishing and Forestry	237	13	9	0
Precision Production, Craft, and Repair	431	9	16	30
Machine Operators, Assemblers & Inspectors	463	26	6	15
Transportation & Material Moving	206	8	12	7
Handlers, Equipment Cleaners, Helpers & Laborers	111	13	6	2

Category	Mount Vernon	Tarrytown	Uvalda
TOTAL All Occupations	754	52	232
Executive, Administrative and Managerial (not Farm)	41	3	12
Professional and Technical Specialty	80	8	22
Technicians & Related Support	13	2	9
Sales	55	2	16
Clerical and Administrative Support	81	4	33
Private Household Services	13	3	10
Protective Services	15	0	6
Service Occupations (not Protective & Household)	94	9	11
Farming, Fishing and Forestry	44	5	14
Precision Production, Craft, and Repair	95	9	23
Machine Operators, Assemblers & Inspectors	113	4	46
Transportation & Material Moving	71	1	22
Handlers, Equipment Cleaners, Helpers & Laborers	39	2	8

Table ED-15 (Cont'd)
Employment By Occupation
Montgomery County, Ailey, Alston, Higgston,
Mount Vernon, Tarrytown, and Uvalda
1990 and 2000

2000

Category	Montgomery County	Ailey	Alston	Higgston
TOTAL All Occupations	3,554	171	75	171
Executive, Administrative and Managerial (not Farm)	381	23	5	13
Professional and Technical Specialty	568	40	15	15
Technicians & Related Support	NA	NA	NA	NA
Sales	295	10	10	23
Clerical and Administrative Support	509	28	9	25
Private Household Services	NA	NA	NA	NA
Protective Services	185	4	2	3
Service Occupations (not Protective & Household)	426	15	3	27
Farming, Fishing and Forestry	66	6	3	0
Precision Production, Craft, and Repair	385	23	16	25
Machine Operators, Assemblers & Inspectors	480	12	6	21
Transportation & Material Moving	259	10	6	19
Handlers, Equipment Cleaners, Helpers & Laborers	NA	NA	NA	NA

Category	Mount Vernon	Tarrytown	Uvalda
TOTAL All Occupations	1,001	34	225
Executive, Administrative and Managerial (not Farm)	102	3	17
Professional and Technical Specialty	194	10	17
Technicians & Related Support	NA	NA	NA
Sales	55	1	21
Clerical and Administrative Support	150	4	29
Private Household Services	NA	NA	NA
Protective Services	52	0	13
Service Occupations (not Protective & Household)	172	5	19
Farming, Fishing and Forestry	3	0	14
Precision Production, Craft, and Repair	77	0	46
Machine Operators, Assemblers & Inspectors	112	11	25
Transportation & Material Moving	84	0	24
Handlers, Equipment Cleaners, Helpers & Laborers	NA	NA	NA

Source: U.S. Census Bureau, www.census.gov; 2004.

Table ED-16
Percentage Employment By Occupation
Montgomery County, Ailey, Alston, Higgston,
Mount Vernon, Tarrytown, and Uvalda
1990 and 2000

1990

Category	Montgomery County	Ailey	Alston	Higgston
TOTAL All Occupations	100.00%	100.00%	100.00%	100.00%
Executive, Administrative and Managerial (not Farm)	5.08%	7.81%	7.69%	8.70%
Professional and Technical Specialty	11.08%	24.22%	19.78%	3.48%
Technicians & Related Support	2.47%	4.30%	2.20%	0.00%
Sales	9.54%	8.98%	4.40%	13.04%
Clerical and Administrative Support	13.85%	16.80%	9.89%	15.65%
Private Household Services	1.03%	0.00%	0.00%	0.00%
Protective Services	2.70%	2.73%	0.00%	0.00%
Service Occupations (not Protective & Household)	7.74%	8.20%	2.20%	12.17%
Farming, Fishing and Forestry	7.61%	5.08%	9.89%	0.00%
Precision Production, Craft, and Repair	13.85%	3.52%	17.58%	26.09%
Machine Operators, Assemblers & Inspectors	14.87%	10.16%	6.59%	13.04%
Transportation & Material Moving	6.62%	3.13%	13.19%	6.09%
Handlers, Equipment Cleaners, Helpers & Laborers	3.57%	5.08%	6.59%	1.74%

Category	Mount Vernon	Tarrytown	Uvalda
TOTAL All Occupations	100.00%	100.00%	100.00%
Executive, Administrative and Managerial (not Farm)	5.44%	5.77%	5.17%
Professional and Technical Specialty	10.61%	15.38%	9.48%
Technicians & Related Support	1.72%	3.85%	3.88%
Sales	7.29%	3.85%	6.90%
Clerical and Administrative Support	10.74%	7.69%	14.22%
Private Household Services	1.72%	5.77%	4.31%
Protective Services	1.99%	0.00%	2.59%
Service Occupations (not Protective & Household)	12.47%	17.31%	4.74%
Farming, Fishing and Forestry	5.84%	9.62%	6.03%
Precision Production, Craft, and Repair	12.60%	17.31%	9.91%
Machine Operators, Assemblers & Inspectors	14.99%	7.69%	19.83%
Transportation & Material Moving	9.42%	1.92%	9.48%
Handlers, Equipment Cleaners, Helpers & Laborers	5.17%	3.85%	3.45%

Table ED-16 (Cont'd)
Percentage Employment By Occupation
Montgomery County, Ailey, Alston, Higgston,
Mount Vernon, Tarrytown, and Uvalda
1990 and 2000

2000

Category	Montgomery County	Ailey	Alston	Higgston
TOTAL All Occupations	100.00%	100.00%	100.00%	100.00%
Executive, Administrative and Managerial (not Farm)	10.72%	13.45%	6.67%	7.60%
Professional and Technical Specialty	15.98%	23.39%	20.00%	8.77%
Technicians & Related Support	NA	NA	NA	NA
Sales	8.30%	5.85%	13.33%	13.45%
Clerical and Administrative Support	14.32%	16.37%	12.00%	14.62%
Private Household Services	NA	NA	NA	NA
Protective Services	5.21%	2.34%	2.67%	1.75%
Service Occupations (not Protective & Household)	11.99%	8.77%	4.00%	15.79%
Farming, Fishing and Forestry	1.86%	3.51%	4.00%	0.00%
Precision Production, Craft, and Repair	10.83%	13.45%	21.33%	14.62%
Machine Operators, Assemblers & Inspectors	13.51%	7.02%	8.00%	12.28%
Transportation & Material Moving	7.29%	5.85%	8.00%	11.11%
Handlers, Equipment Cleaners, Helpers & Laborers	NA	NA	NA	NA

Category	Mount Vernon	Tarrytown	Uvalda
TOTAL All Occupations	100.00%	100.00%	100.00%
Executive, Administrative and Managerial (not Farm)	10.19%	8.82%	7.56%
Professional and Technical Specialty	19.38%	29.41%	7.56%
Technicians & Related Support	NA	NA	NA
Sales	5.49%	2.94%	9.33%
Clerical and Administrative Support	14.99%	11.76%	12.89%
Private Household Services	NA	NA	NA
Protective Services	5.19%	0.00%	5.78%
Service Occupations (not Protective & Household)	17.18%	14.71%	8.44%
Farming, Fishing and Forestry	0.30%	0.00%	6.22%
Precision Production, Craft, and Repair	7.69%	0.00%	20.44%
Machine Operators, Assemblers & Inspectors	11.19%	32.35%	11.11%
Transportation & Material Moving	8.39%	0.00%	10.67%
Handlers, Equipment Cleaners, Helpers & Laborers	NA	NA	NA

Source: U.S. Bureau of the Census, www.census.gov; 2004.

Table ED-17
Percentage Employment By Occupation
Georgia
1990 and 2000

Category	1990	2000
TOTAL All Occupations	100.00%	100.00%
Executive, Administrative and Managerial (not Farm)	12.26%	14.03%
Professional and Technical Specialty	12.39%	18.68%
Technicians & Related Support	3.58%	NA
Sales	12.28%	11.64%
Clerical and Administrative Support	16.00%	15.14%
Private Household Services	0.51%	NA
Protective Services	1.70%	1.95%
Service Occupations (not Protective & Household)	9.77%	11.44%
Farming, Fishing and Forestry	2.20%	0.64%
Precision Production, Craft, and Repair	11.86%	9.02%
Machine Operators, Assemblers & Inspectors	8.50%	10.83%
Transportation & Material Moving	4.60%	6.63%
Handlers, Equipment Cleaners, Helpers & Laborers	4.34%	NA

Source: U.S. Bureau of the Census, www.census.gov; 2004.

Table ED-18
Percentage Employment By Occupation
United States
1990 and 2000

Category	1990	2000
TOTAL All Occupations	100.00%	100.00%
Executive, Administrative and Managerial (not Farm)	12.32%	13.45%
Professional and Technical Specialty	14.11%	20.20%
Technicians & Related Support	3.68%	NA
Sales	11.79%	11.25%
Clerical and Administrative Support	16.26%	15.44%
Private Household Services	0.45%	NA
Protective Services	1.72%	1.97%
Service Occupations (not Protective & Household)	11.04%	12.89%
Farming, Fishing and Forestry	2.46%	0.73%
Precision Production, Craft, and Repair	11.33%	8.49%
Machine Operators, Assemblers & Inspectors	6.83%	9.45%
Transportation & Material Moving	4.08%	6.14%
Handlers, Equipment Cleaners, Helpers & Laborers	3.94%	NA

Source: U.S. Bureau of the Census, www.census.gov; 2004.

developed state. It also is an indicator of less educated, though not necessarily less skilled, local workers. However, local work force skills are not the technological skills of an information age either.

This assessment of a growth in local "white-collar" workers is also seen in analysis of 1990 to 2000 change. While "farming, forestry, and fishing" and "precision production, craft, and repair," were the only occupations to experience significant declines locally in real numbers, the third leading state and national labor force occupation (executive, administrative, and managerial) increased more as a percentage locally, more than double that in the state and nation. Executive and managerial jobs increased more as a percentage locally than any other occupation over the last decade, followed by professional and technical jobs. Montgomery Countians also held roughly the same number of sales jobs in 2000 as in 1990 (a decline of just two jobs), while these jobs experienced a somewhat larger decline at the state and national levels in terms of real numbers. However, their percentage of the local labor force was still only about three-fourths

that of the state and nation. On the other hand “farming, fishing, and forestry,” “precision production, craft, and repair” “machine operators, assemblers, & inspectors,” and “transportation and material movers,” all “blue collar” occupations, remained higher as a percentage locally compared to Georgia and U.S. percentages. Growth in these jobs either expanded at a much larger rate statewide and nationally than in the county (as was the case with machine operator and transportation jobs), or declined at a lesser rate (as was the case with farming, fishing, and forestry and precision production, craft, and repair jobs). However, transportation jobs in the county more than doubled locally in terms of actual numbers over the last decade. This shift in the number of “blue collar” occupations is a testament to the general decline of both agriculture and manufacturing within the local economy.

While the technical, “blue collar” skills of the local work force serve the current manufacturing economic base of the county well, it points to a need for more education and retraining of the labor force to attract information age jobs. Technology is pervasively invading even traditional manufacturing arenas. Greater educational efforts are currently ongoing thanks to the availability of Southeastern Technical College’s Adult Learning Center in Mount Vernon and other nearby post-secondary facilities. While these efforts are helping Montgomery County to develop a greater presence of “white-collar” jobs, more still needs to be done to allow Montgomery County to catch up to the information age that has propelled the economies of the state and the nation.

Employment Status and Labor Force Characteristics

Current and historic data on employment status and labor force characteristics are shown in Tables ED-19 and ED-20 for Montgomery County, Table ED-21 for Georgia, and Table ED-22 for the United States. The total labor force in Montgomery County grew by 870 workers in the ten years from 1990 to 2000, an increase of almost 16 percent. During the same period the state labor force grew by more than 26.5 percent, while the U.S. labor force expanded at a rate that was slightly less than Montgomery County at 13.5 percent. Much of this growth can be attributed to the spillover growth from the City of Vidalia, primarily residential growth, which has helped to increase the county’s total population. Those not in the labor force increased in total numbers by slightly greater than the rate of the labor force as a whole (2,267 persons in 1990 vs. 2,714 persons in 2000, a gain of 447 persons, or 19.72 percent). While some of this change could be the result of people dropping out of the labor force, it is likely that most of this change is the result of the prison population.

Table ED-19
Labor Force Participation
Montgomery County, Ailey, Alston, Higgston,
Mount Vernon, Tarrytown, and Uvalda
1990 and 2000

1990

Category	Montgomery County	Ailey	Alston	Higgston
TOTAL Males and Females	5,545	451	131	199
In Labor Force	3,278	281	91	128
Civilian Labor Force	3,276	279	91	128
Civilian Employed	3,113	256	91	115
Civilian Unemployed	163	23	0	13
In Armed Forces	2	2	0	0
Not in Labor Force	2,267	170	40	71
TOTAL Males	2,723	156	70	97
Male in Labor Force	1,767	124	57	75
Male Civilian Labor Force	1,765	122	57	75
Male Civilian Employed	1,693	118	57	69
Male Civilian Unemployed	72	4	0	6
Male in Armed Forces	2	2	0	0
Male Not in Labor Force	956	32	13	22
TOTAL Females	2,822	295	61	102
Female in Labor Force	1,511	157	34	53
Female Civilian Labor Force	1,511	157	34	53
Female Civilian Employed	1,420	138	34	46
Female Civilian Unemployed	91	19	0	7
Female in Armed Forces	0	0	0	0
Female Not in Labor Force	1,311	138	27	49

Table ED-19 (Cont'd)
Labor Force Participation
Montgomery County, Ailey, Alston, Higgston,
Mount Vernon, Tarrytown, and Uvalda
1990 and 2000

1990

Category	Mount Vernon	Tarrytown	Uvalda
TOTAL Males and Females	1,421	110	442
In Labor Force	809	56	251
Civilian Labor Force	809	56	251
Civilian Employed	754	52	232
Civilian Unemployed	55	4	19
In Armed Forces	0	0	0
Not in Labor Force	612	54	191
TOTAL Males	684	51	199
Male in Labor Force	427	36	124
Male Civilian Labor Force	427	36	124
Male Civilian Employed	400	32	119
Male Civilian Unemployed	27	4	5
Male in Armed Forces	0	0	0
Male Not in Labor Force	257	15	75
TOTAL Females	737	59	243
Female in Labor Force	382	20	127
Female Civilian Labor Force	382	20	127
Female Civilian Employed	354	20	113
Female Civilian Unemployed	28	0	14
Female in Armed Forces	0	0	0
Female Not in Labor Force	355	39	116

Table ED-19 (Cont'd)
Labor Force Participation
Montgomery County, Ailey, Alston, Higgston, Mount Vernon, Tarrytown, and Uvalda
1990 and 2000

2000

Category	Montgomery County	Ailey	Alston	Higgston
TOTAL Males and Females	6,415	296	123	263
In Labor Force	3,701	175	75	178
Civilian Labor Force	3,698	175	75	178
Civilian Employed	3,554	171	75	171
Civilian Unemployed	144	4	0	7
In Armed Forces	3	0	0	0
Not in Labor Force	2,714	121	48	85
TOTAL Males	3,255	142	59	131
Male in Labor Force	2,028	98	40	103
Male Civilian Labor Force	2,028	98	40	103
Male Civilian Employed	1,978	98	40	100
Male Civilian Unemployed	50	0	0	3
Male in Armed Forces	0	0	0	0
Male Not in Labor Force	1,227	44	19	28
TOTAL Females	3,160	154	64	132
Female in Labor Force	1,673	77	35	75
Female Civilian Labor Force	1,670	77	35	75
Female Civilian Employed	1,576	73	35	71
Female Civilian Unemployed	94	4	0	4
Female in Armed Forces	3	0	0	0
Female Not in Labor Force	1,487	77	29	57

Table ED-19 (Cont'd)
Labor Force Participation
Montgomery County, Ailey, Alston, Higgston, Mount Vernon, Tarrytown, and Uvalda
1990 and 2000

2000

Category	Mount Vernon	Tarrytown	Uvalda
TOTAL Males and Females	1,869	76	384
In Labor Force	1,052	49	247
Civilian Labor Force	1,052	49	247
Civilian Employed	1,001	34	225
Civilian Unemployed	51	15	22
In Armed Forces	0	0	0
Not in Labor Force	817	27	137
TOTAL Males	943	36	169
Male in Labor Force	584	26	119
Male Civilian Labor Force	584	26	119
Male Civilian Employed	562	19	108
Male Civilian Unemployed	22	7	11
Male in Armed Forces	0	0	0
Male Not in Labor Force	359	10	50
TOTAL Females	926	40	215
Female in Labor Force	468	23	128
Female Civilian Labor Force	468	23	128
Female Civilian Employed	439	15	117
Female Civilian Unemployed	29	8	11
Female in Armed Forces	0	0	0
Female Not in Labor Force	458	17	87

Source: U.S. Bureau of the Census, www.census.gov; 2004.

Table ED-20
Labor Force Participation (By Percentage)
Montgomery County, Ailey, Alston, Higgston,
Mount Vernon, Tarrytown, and Uvalda
1990 and 2000

1990

Category	Montgomery County	Ailey	Alston	Higgston
TOTAL Males and Females	100.00%	100.00%	100.00%	100.00%
In Labor Force	59.12%	62.31%	69.47%	64.32%
Civilian Labor Force	59.08%	61.86%	69.47%	64.32%
Civilian Employed	56.14%	56.76%	69.47%	57.79%
Civilian Unemployed	2.94%	5.10%	0.00%	6.53%
In Armed Forces	0.04%	0.44%	0.00%	0.00%
Not in Labor Force	40.88%	37.69%	30.53%	35.68%
TOTAL Males	100.00%	100.00%	100.00%	100.00%
Male in Labor Force	64.89%	79.49%	81.43%	77.32%
Male Civilian Labor Force	64.82%	78.21%	81.43%	77.32%
Male Civilian Employed	62.17%	75.64%	81.43%	71.13%
Male Civilian Unemployed	2.64%	2.56%	0.00%	6.19%
Male in Armed Forces	0.07%	1.28%	0.00%	0.00%
Male Not in Labor Force	35.11%	20.51%	18.57%	22.68%
TOTAL Females	100.00%	100.00%	100.00%	100.00%
Female in Labor Force	53.54%	53.22%	55.74%	51.96%
Female Civilian Labor Force	53.54%	53.22%	55.74%	51.96%
Female Civilian Employed	50.32%	46.78%	55.74%	45.10%
Female Civilian Unemployed	3.22%	6.44%	0.00%	6.86%
Female in Armed Forces	0.00%	0.00%	0.00%	0.00%
Female Not in Labor Force	46.46%	46.78%	44.26%	48.04%

Table ED-20 (Cont'd)
Labor Force Participation (By Percentage)
Montgomery County, Ailey, Alston, Higgston,
Mount Vernon, Tarrytown, and Uvalda
1990 and 2000

1990			
Category	Mount Vernon	Tarrytown	Uvalda
TOTAL Males and Females	100.00%	100.00%	100.00%
In Labor Force	56.93%	50.91%	56.79%
Civilian Labor Force	56.93%	50.91%	56.79%
Civilian Employed	53.06%	47.27%	52.49%
Civilian Unemployed	3.87%	3.64%	4.30%
In Armed Forces	0.00%	0.00%	0.00%
Not in Labor Force	43.07%	49.09%	43.21%
TOTAL Males	100.00%	100.00%	100.00%
Male in Labor Force	62.43%	70.59%	62.31%
Male Civilian Labor Force	62.43%	70.59%	62.31%
Male Civilian Employed	58.48%	62.75%	59.80%
Male Civilian Unemployed	3.95%	7.84%	2.51%
Male in Armed Forces	0.00%	0.00%	0.00%
Male Not in Labor Force	37.57%	29.41%	37.69%
TOTAL Females	100.00%	100.00%	100.00%
Female in Labor Force	51.83%	33.90%	52.26%
Female Civilian Labor Force	51.83%	33.90%	52.26%
Female Civilian Employed	48.03%	33.90%	46.50%
Female Civilian Unemployed	3.80%	0.00%	5.76%
Female in Armed Forces	0.00%	0.00%	0.00%
Female Not in Labor Force	48.17%	66.10%	47.74%

Table ED-20 (Cont'd)
Labor Force Participation (By Percentage)
Montgomery County, Ailey, Alston, Higgston,
Mount Vernon, Tarrytown, and Uvalda
1990 and 2000

2000

Category	Montgomery County	Ailey	Alston	Higgston
TOTAL Males and Females	100.00%	100.00%	100.00%	100.00%
In Labor Force	57.69%	59.12%	60.98%	67.68%
Civilian Labor Force	57.65%	59.12%	60.98%	67.68%
Civilian Employed	55.40%	57.77%	60.98%	65.02%
Civilian Unemployed	2.24%	1.35%	0.00%	2.66%
In Armed Forces	0.05%	0.00%	0.00%	0.00%
Not in Labor Force	42.31%	40.88%	39.02%	32.32%
TOTAL Males	100.00%	100.00%	100.00%	100.00%
Male in Labor Force	62.30%	69.01%	67.80%	78.63%
Male Civilian Labor Force	62.30%	69.01%	67.80%	78.63%
Male Civilian Employed	60.77%	69.01%	67.80%	76.34%
Male Civilian Unemployed	1.54%	0.00%	0.00%	2.29%
Male in Armed Forces	0.00%	0.00%	0.00%	0.00%
Male Not in Labor Force	37.70%	30.99%	32.20%	21.37%
TOTAL Females	100.00%	100.00%	100.00%	100.00%
Female in Labor Force	52.94%	50.00%	54.69%	56.82%
Female Civilian Labor Force	52.85%	50.00%	54.69%	56.82%
Female Civilian Employed	49.87%	47.40%	54.69%	53.79%
Female Civilian Unemployed	2.97%	2.60%	0.00%	3.03%
Female in Armed Forces	0.09%	0.00%	0.00%	0.00%
Female Not in Labor Force	47.06%	50.00%	45.31%	43.18%

Table ED-20 (Cont'd)
Labor Force Participation (By Percentage)
Montgomery County, Ailey, Alston, Higgston,
Mount Vernon, Tarrytown, and Uvalda
1990 and 2000

2000			
Category	Mount Vernon	Tarrytown	Uvalda
TOTAL Males and Females	100.00%	100.00%	100.00%
In Labor Force	56.29%	64.47%	64.32%
Civilian Labor Force	56.29%	64.47%	64.32%
Civilian Employed	53.56%	44.74%	58.59%
Civilian Unemployed	2.73%	19.74%	5.73%
In Armed Forces	0.00%	0.00%	0.00%
Not in Labor Force	43.71%	35.53%	35.68%
TOTAL Males	100.00%	100.00%	100.00%
Male in Labor Force	61.93%	72.22%	70.41%
Male Civilian Labor Force	61.93%	72.22%	70.41%
Male Civilian Employed	59.60%	52.78%	63.91%
Male Civilian Unemployed	2.33%	19.44%	6.51%
Male in Armed Forces	0.00%	0.00%	0.00%
Male Not in Labor Force	38.07%	27.78%	29.59%
TOTAL Females	100.00%	100.00%	100.00%
Female in Labor Force	50.54%	57.50%	59.53%
Female Civilian Labor Force	50.54%	57.50%	59.53%
Female Civilian Employed	47.41%	37.50%	54.42%
Female Civilian Unemployed	3.13%	20.00%	5.12%
Female in Armed Forces	0.00%	0.00%	0.00%
Female Not in Labor Force	49.46%	42.50%	40.47%

Source: U.S. Bureau of the Census, www.census.gov; 2004.

Table ED-21
Georgia Labor Force Participation (By Percentage)
1990 and 2000

Category	1990	2000
TOTAL Males and Females	100.00%	100.00%
In Labor Force	67.89%	66.07%
Civilian Labor Force	66.41%	65.00%
Civilian Employed	62.60%	61.43%
Civilian Unemployed	3.80%	3.57%
In Armed Forces	1.48%	1.07%
Not in Labor Force	32.11%	33.93%
TOTAL Males	100.00%	100.00%
Male in Labor Force	76.65%	73.11%
Male Civilian Labor Force	73.87%	71.20%
Male Civilian Employed	70.07%	67.65%
Male Civilian Unemployed	3.80%	3.55%
Male in Armed Forces	2.78%	1.91%
Male Not in Labor Force	23.35%	26.89%
TOTAL Females	100.00%	100.00%
Female in Labor Force	59.88%	59.43%
Female Civilian Labor Force	59.59%	59.15%
Female Civilian Employed	55.78%	55.57%
Female Civilian Unemployed	3.81%	3.59%
Female in Armed Forces	0.29%	0.28%
Female Not in Labor Force	40.12%	40.57%

Source: U.S. Bureau of the Census, www.census.gov; 2004.

Table ED-22
U.S. Labor Force Participation (By Percentage)
1990 and 2000

Category	1990	2000
TOTAL Males and Females	100.00%	100.00%
In Labor Force	65.28%	63.92%
Civilian Labor Force	64.39%	63.39%
Civilian Employed	60.34%	59.73%
Civilian Unemployed	4.05%	3.66%
In Armed Forces	0.89%	0.53%
Not in Labor Force	34.72%	36.08%
TOTAL Males	100.00%	100.00%
Male in Labor Force	74.48%	70.75%
Male Civilian Labor Force	72.82%	69.81%
Male Civilian Employed	68.18%	65.81%
Male Civilian Unemployed	4.63%	3.99%
Male in Armed Forces	1.66%	0.94%
Male Not in Labor Force	25.52%	29.25%
TOTAL Females	100.00%	100.00%
Female in Labor Force	56.79%	57.54%
Female Civilian Labor Force	56.60%	57.39%
Female Civilian Employed	53.10%	54.04%
Female Civilian Unemployed	3.51%	3.35%
Female in Armed Forces	0.19%	0.15%
Female Not in Labor Force	43.21%	42.46%

Source: U.S. Bureau of the Census, www.census.gov; 2004.

County employment in the civilian labor force fell well short of Georgia growth, and throughout the 1990s was only slightly higher than that of the U.S. also. County civilian employment grew by 422 persons during the 1990s, about 12.88 percent, compared to 11.8 percent for the U.S. and 23.8 percent for the state (almost double that of the county). Much of the slow growth locally again can be attributed to the presence of the Montgomery State Prison in Mount Vernon. The facility housing state inmates takes a sizable number of individuals out of the local labor force, as evidenced by the aforementioned significant rise in those not in the labor force between 1990 and 2000 of almost 20 percent. A lesser factor affecting those in the labor force is the significant portion of the county's population that is elderly. As of 2000, some 10.6 percent of the county's population is age 65 and older. This percentage is somewhat higher than the state (9.6 percent) but slightly lower than the nation (12.4 percent). As more young people

leave the area in search of good paying jobs elsewhere, the remaining population is aging and, thus, slowly leaving the labor force. While the local economy has showed some signs of growth over the last decade, the high prison and elderly populations serve to stunt that growth from becoming more significant.

Of the 870 new workers added to Montgomery County's total labor force between 1990 and 2000, 532, or 61.1 percent were males. This compares to Georgia where 28.6 percent of new workers were males and the U.S. where about 14.3 percent of new workers were males. However, in 2000 males constituted 50.7 percent of the local labor force compared to 48.5 percent in Georgia and 48 percent in the U.S. Despite this slightly higher percentage of local male workers, the male participation rate in the county labor force in 2000 was about 62 percent, down slightly from 65 percent in 1990 and somewhat less than Georgia's 73 percent male participation rate and the U.S. rate of almost 71 percent. The number of males not in the local labor force increased by nearly one-third over the last decade. Again, this is attributable to the growth in the prison population locally. The female participation rate in the local labor force is also somewhat below that of the state and nation (just under 53 percent in Montgomery County, over 59 percent in Georgia, and 57.5 percent in the U.S.). Overall, the county had only 57.69 percent of persons aged 16 or older in the work force in 2000 compared to Georgia's 66 percent and the U.S.'s 64 percent.

These statistics indicate less than healthy growth in the local labor force, especially when compared to Georgia or the U.S. However, it also means that there are likely other available workers in the population not currently counted in the labor force. The county population may have larger numbers of elderly and those with transfer payments, but the gap between the local labor force and that of the state and nation is somewhat larger than might be expected. There may be some indication that welfare and benefits programs are still more attractive than current low wage jobs, in spite of the welfare reforms that have transpired at the state and national levels. Recall from the previous discussion in the section on the Economic Base that transfer payments have become a greater percentage of total personal income countywide as compared to a decade ago. Despite the growth that has taken place in the local economy over the last ten years or so, the labor force participation rates clearly show that the prison located in the county has had a noticeable effect on the local economy that cannot be understated. This is more evidence of an increased need for labor force education and training to increase participation rates, and greater diversification of the economy.

Unemployment Rates

Tables ED-23 through ED-26 detail annual average unemployment rates in Montgomery County, its surrounding labor market area counties, Georgia, and the U.S. from 1990 through 2003. While there is obvious discrepancy with these figures with those of the previous table which showed more unemployment in the county in 1990 than 2000, they are different data sources (U.S. Census Bureau vs. Georgia Labor Department) and point again to caution with reliance on specific numbers. The data in Table ED-24, at least, are all from the same source, and thus offer relatively accurate internal comparisons since any errors would be relative and affect included areas in a similar manner.

Unemployment in the Montgomery County labor force has been consistently above that of Georgia and the U.S. since 1990. In 1991, local unemployment did fall below that of the U.S. while remaining above the state's, but for all other years it was significantly above both as the economic boom seen throughout much of Georgia and the U.S. during the latter half of the 1990s failed to have much positive impact at the local level. Montgomery County could still not keep pace with the rapid growth throughout Georgia as a whole but did outperform the nation, as evidenced by an increase of 525 persons to the local labor force between 1990 and 2000 (15.89 percent compared to the state's growth rate of 28.88 percent and the national growth rate of 13.82 percent). Table ED-24 shows that unemployment rates in Montgomery County are normally above all surrounding counties, except Treutlen and Wheeler and, more recently, Toombs. Montgomery County unemployment is usually either equal to or 1 percentage point below the economic center and much larger Toombs County. Prior to the mid 1990s, local unemployment was generally about 1 to 3 percentage points higher than the state rate and 1 to 2 percentage points above the national rate. Between 1996 and 2000, however, the county's unemployment rate was anywhere from 4 to 6 percentage points higher than both the state and national rates before falling back to 1 to 2 percentage points above the rates for Georgia and the U.S. as of 2003. This is indication of an economy whose job additions are not keeping pace with its labor force growth.

Table ED-23
Montgomery County Labor Statistics
1990-2003

Category	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2003
Labor Force	3,305	3,218	3,308	3,415	3,466	3,653	3,707	3,813	3,786	3,915	3,830	3,784
Employed	3,098	3,028	3,014	3,157	3,193	3,382	3,391	3,486	3,457	3,522	3,476	3,536
Unemployed	207	190	294	258	273	271	316	327	329	393	354	248
Unemployment Rate	6.3%	5.9%	8.9%	7.6%	7.9%	7.4%	8.5%	8.6%	8.7%	10.0%	9.2%	6.6%

Sources: Georgia County Guide, 2002; Georgia Department of Labor, 2005.

Table ED-24
Unemployment Rates
Montgomery County, Surrounding Counties, Georgia, and the U.S.
1990-2003

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2003
Montgomery County	6.3%	5.9%	8.9%	7.6%	7.9%	7.4%	8.5%	8.6%	8.7%	10.0%	9.2%	6.6%
Jeff Davis County	6.3%	6.9%	8.9%	8.0%	7.0%	6.1%	8.0%	6.7%	8.0%	7.0%	6.1%	9.5%
Toombs County	6.3%	6.3%	9.7%	8.6%	7.9%	6.7%	8.6%	9.7%	9.1%	10.0%	10.4%	6.8%
Treutlen County	6.9%	6.8%	12.3%	8.8%	8.6%	11.5%	8.5%	9.4%	8.8%	12.8%	9.8%	6.3%
Wheeler County	6.0%	5.6%	8.9%	6.4%	9.1%	9.8%	12.8%	9.8%	9.7%	11.6%	9.4%	6.9%
Georgia	5.5%	5.0%	6.9%	5.8%	5.2%	4.9%	4.6%	4.5%	4.2%	4.0%	3.7%	4.7%
U.S.	5.6%	6.8%	7.5%	6.9%	6.1%	5.6%	5.4%	4.9%	4.5%	4.2%	4.0%	6.0%

Sources: Georgia County Guide, 2002; Georgia Department of Labor, 2005.

Table ED-25
Georgia Labor Statistics
1990-2003

Category	1990	1991	1992	1993	1994	1995
Labor Force	3,300,380	3,263,876	3,353,566	3,467,191	3,577,505	3,617,165
Employed	3,118,253	3,099,103	3,119,071	3,265,259	3,391,782	3,440,859
Unemployed	182,127	164,772	234,495	201,932	185,722	176,306
Unemployment Rate	5.5%	5.0%	6.9%	5.8%	5.2%	4.9%

Category	1996	1997	1998	1999	2000	2003
Labor Force	3,738,850	3,904,474	4,014,526	4,078,263	4,173,274	4,414,014
Employed	3,566,542	3,727,295	3,845,702	3,916,080	4,018,876	4,206,823
Unemployed	172,308	177,179	168,824	162,183	154,398	207,191
Unemployment Rate	4.6%	4.5%	4.2%	4.0%	3.7%	4.7%

Sources: Georgia County Guide, 2002; Georgia Department of Labor, 2005.

Table ED-26
U.S. Labor Statistics
1990-2003

Category	1990	1991	1992	1993	1994	1995
Labor Force (thousands)	125,840	126,346	128,105	129,200	196,814	132,304
Employed (thousands)	118,793	117,718	118,492	120,259	123,060	124,900
Unemployed (thousands)	7,047	8,628	9,613	8,940	7,996	7,404
Unemployment Rate	5.6%	6.8%	7.5%	6.9%	6.1%	5.6%

Category	1996	1997	1998	1999	2000	2001	2003
Labor Force (thousands)	133,943	136,297	137,673	139,368	140,863	141,815	146,510,000
Employed (thousands)	126,708	129,558	131,463	133,488	135,208	135,073	137,736,000
Unemployed (thousands)	7,236	6,739	6,210	5,880	5,655	6,742	8,774,000
Unemployment Rate	5.4%	4.9%	4.5%	4.2%	4.0%	4.8%	6.0%

Source: U.S. Bureau of Labor Statistics, various years.

Commuting Patterns

Tables ED-27 through ED-29 depict commuting patterns and trends of the local labor force and details by county where the local resident labor force is working, and where the people working in Montgomery County live. The tables document that an increasing number of residents have to commute outside the county to find work. Almost 68 percent of the local resident labor force traveled elsewhere for jobs in 2000 compared to 64 percent in 1990. Just three additional residents were working in the county in 2000 than 1990, but 74 fewer residents were working outside of the county. Another way of saying it is that the local economy gained 423 jobs in the 1990s, but there were also 71 fewer people in the local workforce. With the apparent decline in the county's labor force, many of these 423 new jobs were likely filled by residents who live outside of Montgomery County. As discussed previously, the minimal growth of the labor force in the county is not leading to a high demand for job creation. However, local residents to a large extent are not filling those jobs that are being created. Hence, a need exists to attract those that are commuting into the county to find work to make their home in the county so that future jobs can increasingly be filled more by county residents.

The detailed tables showing what counties workers worked in and what counties local workers lived in document that while 554 Montgomery Countians traveled outside the county for work in 2000, 2,374 workers from outside the county had jobs in Montgomery County. Montgomery Countians not working in their home county usually work predominantly in Toombs County (Lyons/Vidalia), with Treutlen County (Soperton) being a secondary destination. The numbers commuting to Toombs County increased by almost 38 percent between 1990 and 2000, while decreasing for all other counties. The largest decrease occurred in the number of those in Montgomery County who commuted to Wheeler County (Alamo/Glenwood), with a decline of more than one-half. Most of those Montgomery Countians commuting to Toombs County are most likely finding employment with the more vibrant manufacturing and retail base in that area and their better-paying jobs. People commuting from outside the county to jobs in Montgomery County are more likely to come from Toombs County (Lyons/ Vidalia), most likely finding employment with the Montgomery State Prison or Brewton-Parker College. Somewhat surprisingly, more Toombs Countians commute to Montgomery County jobs than Montgomery Countians commute to Toombs County jobs. (More people coming from the regional economic center than traveling to it for work.) The lack of an abundant labor force within the county is causing those jobs that are created in the county to be filled increasingly by out-of-county residents.

Table ED-27
Place of Residence of Workforce By County
Montgomery County
1990 and 2000

	1990		2000
Montgomery County	1,106	Montgomery County	1,109
Toombs County	1,289	Toombs County	1,423
Appling County	98	Appling County	174
Telfair County	83	Telfair County	110
Laurens County	78	Jeff Davis County	90
Jeff Davis County	70	Laurens County	89
Elsewhere	336	Elsewhere	488
Total	3,060	Total	3,483

Source: U.S. Bureau of the Census, www.census.gov; 2004.

Table ED-28
Place of Work Of County Residents
Montgomery County
1990 and 2000

	1990		2000
Montgomery County	1,106	Montgomery County	1,109
Toombs County	252	Toombs County	347
Wheeler County	169	Treutlen County	75
Treutlen County	80	Wheeler County	69
Tattnall County	34	DeKalb County	21
Emanuel County	13	Emanuel County	9
Elsewhere	82	Elsewhere	35
Total	1,736	Total	1,665

Source: U.S. Bureau of the Census, www.census.gov; 2004.

Table ED-29
Montgomery County Commuting Patterns
1990 and 2000

	1990	2000
Employed Residents of County		
Worked in County	36.1	31.8
Commuted in Region	58.9	61.5
Commuted to Elsewhere	5.0	6.6
Persons Working in County		
Lived in County	63.7	66.6
Commuted from Region	34.9	30.5
Commuted from Elsewhere	1.4	2.9
Employed Residents as Percentage of County Workers	176.3	209.2

Source: U.S. Bureau of the Census, www.census.gov; 2004.

Municipalities. The labor force of Montgomery County’s municipalities is assumed to mirror that of the county because their residents are included in county figures, and there truly is only one local economy. This is especially true for Ailey, Higgston, and Mount Vernon, which are the locations for the vast majority of county employment and home for one-third of the county’s population. Mount Vernon alone is home to one-fourth of total county population, as well as the county’s largest employers. Each of the municipalities do have some farming, manufacturing, government, retail trade and service jobs and occupations, even if in limited numbers. Mount Vernon, with four times the population of the next closest municipality largely due to the prison and college located there, would possibly have more and more varied workers. All of the public community schools in Montgomery County are located in Mount Vernon, and the city shares the location of Brewton-Parker College with the City of Ailey. Education levels are somewhat higher in these towns, more so in Ailey, primarily because of the presence of the college in Ailey and Mount Vernon. The high percentage of elderly residents in the cities (especially Ailey, Alston, and Uvalda) would tend to lower the participation rates of those municipalities’ labor forces. Measures designed to increase overall county employment and improve the skills of the local work force will also benefit the towns in due measure.

Local Economic Development Resources

Economic Development Agencies

Montgomery County has a number of important organizations that focus attention on, direct and assist economic development efforts of the community. Most of these organizations are countywide in concern and work to the benefit of all citizens and governments. The following analysis highlights key local economic development resources.

Toombs-Montgomery County Chamber of Commerce
2805 East First Street
Vidalia, GA 30474
(912) 537-4466 Fax: (912) 537-1805

The Toombs-Montgomery County Chamber of Commerce is the first contact for newcomers, both labor and industry, to the community, providing assistance and information of all types related to the area.

The Toombs-Montgomery Chamber of Commerce has a brief history, having been constituted in 2002 as a merger between the chambers of commerce of Toombs and Montgomery counties, and is led by local citizens who are experienced in all fields of community activities. The "Chamber" has a segment devoted to industry, both old and new, and provides help in areas of labor education, business retention and industry recruitment. The "Chamber" is also home to the Tri-County Regional Entrepreneur Support Team, which is a collaborative of the development authorities in Montgomery, Tattnall, and Toombs counties to provide assistance to those individuals wishing to pursue the establishment of their own business. This program will be discussed further under the "Programs" section of this element. The "Chamber" is funded by dues paid by the local members and receives no public funds. The Toombs-Montgomery Chamber is increasing its reputation as being an active and effective force for business development in the area. It is a rallying point, and should take a lead role, when the community needs to band together. It was instrumental in the community locating Southeastern Technical College's Adult Learning Center in Mount Vernon and other recent economic development activities.

Montgomery County Development Authority
P.O. Box 654
Mount Vernon, Georgia 30445
(912) 583-4676 Fax: (912) 583-2026

The Montgomery County Development Authority was constituted in 1985, and is a public authority founded by Georgia public law. This act set up an authority with seven board members appointed by the Montgomery County Commissioners who serve staggered six-year terms. Officers are elected from the members of the board. As of 2004, the "Authority" is funded by a dedicated 1/2 mill of property tax per year. This funding is to finance "Authority" activities, recruit new industry, and assist present industry. The Development Authority, along with the Chamber, has been seeking to build upon its reputation as being an active player in local economic development efforts and is striving to be effective. Thus far, the County's Development Authority has been most active in seeking to develop a 21-acre county-owned site in Higgston for use as a small business park. The Development Authority is currently working with the City of Ailey to develop a 56-acre site just east of Ailey on U.S. 280 for use as another industrial park. However, new developments have been limited in recent years due to the lack of significant population growth and demand for increased jobs.

Vidalia Area Convention and Visitors Bureau
100 Vidalia Sweet Onion Drive, Suite A
Vidalia, Georgia 30474
(912) 538-8687 Fax: (912) 538-1466

The Vidalia Area Convention and Visitors Bureau (CVB) also has a brief history, having been constituted in 2002 as a merger between the previous tourism boards in Toombs (primarily the City of Vidalia) and Montgomery counties, and is led by a Board of Directors with several ex-officio members who represent the local governments of both counties. The CVB has a website devoted to promoting tourism opportunities in the area, and has also developed promotional brochures to help visitors learn more about the two-county area. Though only in existence for a short time, the CVB is working to establish itself as an effective tool in promoting the tourism assets of Montgomery County and the surrounding area, and thus attract additional visitors to the area.

Middle Coastal Unified Development Authority
c/o Statesboro-Bulloch Chamber of Commerce
102 South Main Street
P.O. Box 303
Statesboro, Georgia 30459
(912) 489-9116 Fax: (912) 489-3108

The Middle Coastal Unified Development Authority (MCUDA), created in 1994, has the distinction of being designated as the first multi-county joint development authority in Georgia. Consisting of 13 counties in Southeast Georgia (including Montgomery), MCUDA seeks to promote economic and industrial recruitment on a regional scale. Its most successful promotional activity is its sponsorship of the annual Green Diamond Tour, which began in 1999. The tour invites industrial prospects from throughout the U.S. to spend several days meeting with economic developers from all 13 counties, and provides an informal setting including hunting excursions, dinner, and other forms of hospitality. By building relationships between economic developers and potential industrial prospects, the hope is that the foundation can be laid to attract these companies to consider locating new facilities to the area in the future. The MCUDA also allows the participating counties to be available for various state job tax credits.

Southeastern Technical College
3001 East First Street
Vidalia, Georgia 30474
(912) 538-3100

Montgomery County Adult Learning Center
251 Richardson Street
Mount Vernon, Georgia 30445
(912) 583-2535

Southeastern Technical College's main campus is located 12 miles east of Mount Vernon on U.S. 280 in Vidalia. STC is a state funded school and guarantees the ongoing availability of state-of-the-art trained employees whose skills match those required in today's competitive work place. In 2003, STC opened its Montgomery County Adult Learning Center in downtown Mount Vernon to provide adult literacy and continuing education services to residents of Montgomery County. Georgia's Quick Start Training program is offered at STC through its Economic Development Center, which serves to identify the needs of STC's three-county service area and ways to address those needs. The Quick Start program enables new industry to train their work force while their facility is under construction or allow an expanding existing industry to train additional workers in new technologies. The Quick Start Program also offers an Existing Industries Program to aid retention and expansion efforts. Individual referrals which match client needs for specific training is available through STC. All graduates of STC are covered by

the Department of Technical and Adult Education "Technical Education Guarantee" which assures industry that graduates can either perform as advertised in their trained field, or the graduate will be retrained at the school's expense. Further discussion about STC's programs will be included under the Training Opportunities section.

Programs

There currently are several established industrial parks in Montgomery County. The Montgomery County Development Authority has among its economic development assets a 56-acre site for future development located in Ailey. The City of Ailey has the ability to extend the necessary infrastructure to the site, thus making it more marketable to potential industries. The Development Authority also has another 21-acre site in Higgston for utilization as a small business park. The City of Mount Vernon presently has a 50-acre industrial park that has room for potential new prospects. There is also a 35-acre site near Alston that the City has an interest in pursuing for possible industrial development in that municipality in the future. In addition to these sites, there are other potential sites in the county that could be utilized for industrial development purposes. The following table from the Toombs-Montgomery Chamber of Commerce website (www.toombsmontgomerychamber.com) lists those buildings/sites that are available in Montgomery County.

Area/Acreage	Building/Site Name	City
240 acres	Altabluff Farms	Uvalda
20,000 square feet	Hamilton Building	Vidalia
790 acres	International Paper Site	Uvalda
1,022 acres	McNatt Site	Uvalda
56 acres	Rail Site	Ailey
48 acres	Rail Site	Mount Vernon
22 acres	Small Business Site	Higgston
1,250 acres	Uvalda Site	Uvalda
368 acres	Wilson Site	Higgston

Source: www.toombsmontgomerychamber.com, 2005.

Limited resources have prevented Montgomery County and its municipalities from developing the infrastructure necessary to be able to retract and retain industrial development. However, locals do realize the importance of being able to provide jobs and a stable economic base that

will allow its citizens to work and keep their wages at home, and there does appear to be renewed efforts to make it possible for the area to be more marketable to potential businesses and industries than in times past.

One potential bright spot locally is the Tri-County Regional Entrepreneur Support Team (REST) program, which is housed at Southeastern Technical College. The local program is a collaboration of the Toombs-Montgomery Chamber of Commerce and the development authorities of Montgomery, Tattnall, and Toombs counties, and was created in 2003 to encourage and promote the development of local entrepreneurs in all three communities. The Tri-County Regional Entrepreneur Support Team has the distinction of being the first program of its kind in the state of Georgia to coordinate all entrepreneur and small business development activities in the tri-county area. The program is headed by a board of directors appointed by all three communities, and funding is received through annual appropriations from each community's general fund budget. The funds are used for operation of the program and to assist and promote downtown development in both municipalities. The program is a non-profit entity that provides local would-be entrepreneurs technical assistance with such start-up activities as writing a business plan, site location, financial management, and mentoring. The program has links to a variety of resources and contacts to help an entrepreneur get started in creating his/her own establishment. The success of the program has helped to lead to the designation of the regional team as "entrepreneur friendly" by the Georgia Department of Economic Development's Entrepreneur and Small Business Office and Georgia Tech's Economic Development Institute in June 2005. The Tri-County Regional Entrepreneur Support Team is the first regional team in Georgia to achieve such a designation.

Montgomery County and its municipalities currently have in place a local 100 percent "Freeport" exemption on industrial inventories. Freeport exemption is a useful tool in recruiting new industries and assisting them in their location to the area by allowing them to save property tax on certain classes of business inventory. Montgomery County is also classified as a Tier One county by the OneGeorgia Authority, making qualifying industries locating to Montgomery County eligible to receive up to \$3,500 per job created. The Development Authority and Chamber also are working closely together to assist existing industry. The Development Authority is included within the Chamber's website, and the Vidalia Area Convention and Visitors Bureau now has a website as well. All three agencies have their own brochures, and there are also brochures available detailing the Yamassee Trail as well as the Altamaha River Partnership's efforts within the area. There is also a Toombs/Montgomery Magazine, which promotes noteworthy features and happenings within the area on a monthly basis. While the

programs and resources of these agencies have had only limited effectiveness, they are not remaining static. There are ongoing plans for improvement.

Training Opportunities

Brewton-Parker College
U.S. Highway 280
Mount Vernon, Georgia 30445
(912) 583-2241

Brewton-Parker College (BPC) is located in Montgomery County in the city of Mount Vernon. Having an institution of higher education right here at home allows Montgomery County students the opportunity to pursue a four-year college education without having to travel away from home. With an enrollment of approximately 1,300 students, this private school affiliated with the Georgia Baptist Convention provides a more intimate learning environment through smaller class sizes than the roughly 15,000-student population of GSU, which appeals to a number of Montgomery County students. Many Montgomery County students seeking the opportunity to return home upon graduation can have the chance to do so. According to a recently released study prepared by the Georgia Foundation of Independent Colleges, BPC contributed approximately \$29.2 million into the local economy during Fiscal Year 2003 and produced an economic impact of some 717 jobs. As the county's leading employer, the college's role in the local economy cannot be understated. Local officials now recognize that the future economic health of the county is tied in part directly to the continued growth and vitality of the college.

Southeastern Technical College
3001 East First Street
Vidalia, Georgia 30474
(912) 538-3100

Montgomery County Adult Learning Center
251 Richardson Street
Mount Vernon, Georgia 30445
(912) 583-2535

Through its educational programs and services, Southeastern Technical College seeks to assist students in the development of their individual potential and meet identified needs of local businesses. STC also holds high standards for their students, not only in academic performance, but also in the area of work ethics. It is accredited by the Accrediting Commission of the Council on Occupational Education. The presence of STC is an excellent economic development attractor and provides a flexible means to meet needed educational improvement skills level

training of the local labor force, particularly on a local level through its Montgomery County Adult Learning Center. STC's programs can be easily coordinated and adapted to meet newly identified, special, or changing training needs. Among the economic development programs and services offered through STC are: computer training both on campus and on-site, custom training and credit courses for existing businesses, job placement and referral services for STC's graduates, basic skills training in manufacturing, customer service, commercial truck driving, warehousing and distribution, health education, and construction, as well as Quick Start training to new and expanding industries.

Southeastern Technical College offers (in addition to the Quick Start Training described above under Economic Development Agencies) Associate in Applied Technology programs along with diploma and certificate programs and continuing education programs on the main campus in Vidalia, and its satellite campus in Glennville as well as the Montgomery County Adult Learning Center in Mount Vernon and the Tattnall County Adult Learning Center in Reidsville. Associate in Applied Technology degrees are offered in such areas as administrative office technology, early childhood care and education, computer information systems, criminal justice technology, electronics technology, and medical lab technology, in addition to such diploma and certificate programs such as accounting, business office technology, certified manufacturing specialist, commercial truck driving, industrial electrical technology, small business entrepreneur, and health care (medical assistant, pharmacy technology, and practical nursing). Continuing education programs are currently offered in computers, personal development, technical development, business and professional development, and allied health care.

Adult education classes for basic literacy for those not able to read and write through the General Equivalency Degree are offered at the Montgomery County Adult Learning Center. Special classes have been set up at local companies. Montgomery County has been working with STC along with Tattnall and Toombs counties since 2001 to achieve Certified Literate Community (CLC) status for all three counties. Provided by the Georgia Department of Technical and Adult Education, the Certified Literate Community Program is a public-private partnership whose mission is to promote and support literacy training throughout Georgia in order to increase the literacy levels of all citizens within a community. In order to participate in the program, a community has to meet eight criteria, one of which is that the community have a goal to serve 50 percent plus one of its total population through its participation in the program. Once all of the qualifications have been met, which is a process that usually takes about ten years to complete, a community then receives its CLC designation. The three counties of

Montgomery, Tattnall, and Toombs have been working on trying to achieve this designation within seven to eight years, as opposed to the normal ten years. It is expected that the three counties will be able to complete the process and achieve the designation of a Certified Literate Community within the next three years or so. This will be an important step in enabling Montgomery County to raise the education and skill levels of its population, thus helping to attain a more employable citizenry.

Dublin Center
1900 Bellevue Road
Dublin, Georgia 31021
(478) 275-6643

The Dublin Center, located within 35 miles of Mount Vernon, is a two-year unit of The University System of Georgia. The Dublin Center is operated by Middle Georgia College, a two-year community college based in Cochran, but also houses satellite course offerings by East Georgia College and Georgia Southern University. This campus provides students with various associates degrees to prepare them for further education in a four-year college or university, or students can take course offerings through Georgia Southern in pursuit of a four-year degree. Many students have found that attending the Dublin Center is the best option for them since Montgomery County is close enough to commute back and forth, and it is less costly than many other colleges.

Georgia Southern University
Statesboro, Georgia 30460
(912) 681-5611

Georgia Southern University is the main college of choice for students who want to attend a university located nearby. It is located in Statesboro, Georgia, which is approximately 60 miles from Montgomery County. The university status that Georgia Southern achieved over a decade ago has provided a multitude of Montgomery County students with many opportunities to receive a better education. This is a plus to Montgomery County because these students may choose to bring some of their knowledge back home.

Montgomery County One-Stop Center
Montgomery County Adult Learning Center
251 Richardson Street
Mount Vernon, Georgia 30445

In addition to these training resources, job-training programs through the Workforce Investment Act Program are also available in Montgomery County. The program for Service Delivery Region Nine, administered through the Heart of Georgia Altamaha Regional Development Center and provided by Job Training Unlimited, Inc., based in Claxton, provides assistance to adults, youths, welfare recipients, and displaced workers through its local One-Stop Center in Mount Vernon. The One-Stop Center serves as a single access point for Montgomery County residents in need of work-related services. Workers who have been laid off from their present job can receive individual training accounts to obtain training at a local technical college or four-year college and receive assistance in paying for tuition, books, and support services such as child care and transportation. Services for youth are available such as after school programs, tutoring, mentoring, and work experience to help prepare them for life after graduation. Those currently on public assistance programs can receive help in making the transition from welfare to the workforce. The WIA Program and the local One-Stop Center have been a tremendous resource in helping many local residents either get back on their feet or find their niche in the workplace.

One area where Montgomery County is lacking is the presence of satellite course offerings and distance learning opportunities, either through area colleges and universities or other entities. Although distance learning course offerings are available through Southeastern Technical College, there are currently no distance learning courses available through such area institutions as Georgia Southern University or Brewton-Parker College. The establishment of more distance learning opportunities would enable those Montgomery County students who want to attend a four-year college or university, but either do not have the desire to leave home or do not have the means to do so, the opportunity to receive a quality higher education while enjoying the benefits of staying at home. These students would then be able to put their newly acquired knowledge to use in Montgomery County upon graduation, at least theoretically. This would give a boost to the ongoing education efforts in Montgomery County, while helping to ensure a more prepared, accessible labor pool for existing and prospective businesses.

Summary Needs Assessment

The Montgomery County economy was developed relying on transportation and its vast forests, and its future to a large extent will depend on these same avenues. The local economy, while continuing to grow slowly at best, is not adding jobs at the rate its labor force is growing, even though the population and labor force itself is only slowly growing. The economy overall is much less developed and diverse than the state. There is an unhealthy reliance on one institutional facility and the relatively low wage service industry. Recent developments in the public service sector have added needed stability. The labor force is in need of modern skills improvement, and higher paying jobs to increase participation rates.

Despite many structural economic problems, Montgomery County has a number of important assets and opportunities for growth. Montgomery County's location on a planned developmental highway (U.S. 280) and adjacent to a regional growth center (Vidalia) continues to offer many opportunities for economic growth including transportation, tourism, and agriculture. The natural resources of the county offer enormous potential for tourism and other economic growth. The abundant groundwater supply will help. The ongoing cooperation and collaboration with adjacent local governments is also an asset that merits continued exploration. The presence of a four-year college offers opportunities for commercial and other economic growth, as well as a valuable asset in raising the educational and skills levels of the local labor force. It is very likely that the same areas that spurred development in the county in the 19th and 20th centuries will again stimulate development in the 21st Century. Transportation and natural resources, the fields and forests of the county, still offer the most potential for growth albeit in new variation. There is much work to be done to prepare for and stimulate this growth, but the unity of the community and its local economic development and training resources already in place can accomplish much.

A number of specific economic development needs for the local community were identified through this inventory, assessment, and local analysis.

1. There is a need for continued consistent funding of economic development activities in the county, and a need to continue to further refine and enhance economic development resources both locally and through ongoing multi-county partnerships (Toombs-Montgomery Chamber of Commerce, Vidalia Area Convention and Visitors Bureau, etc).

2. There is a need for infrastructure improvements to the county's industrial park sites in Ailey and Higgston to make them more attractive for prospective tenants.
3. There is a need for continuing and expanded efforts to enhance educational and skill levels of Montgomery County's labor force.
4. There is a need to remain very vigilant about supporting, promoting, and utilizing Brewton-Parker College, Southeastern Technical College, and the Montgomery County Adult Learning Center, their programs, and expansion.
5. There is a need to continue to advocate strongly the four-laning of U.S. 280 through Montgomery County and other transportation improvements.
6. There is a special need to support, enhance, and expand agriculture and forestry activities within the county.
7. There is a need to promote tourism within the community, especially through natural and historic resources, including increased utilization of the Yamassee Trail, and promoting the development of agri-tourism venues.
8. There is a need of enhancing and expanding hospitality accommodations and services, and the local retail trade/service sector generally.
9. There is a need to continue the ongoing revitalization efforts of downtown Mount Vernon.
10. There is a need to develop a stronger environment for business creation through the development and promotion of entrepreneurial activities within Montgomery County.

The goal, objectives and implementation actions for improvement that have been chosen by the community (all governments) for itself are identified next.

**ECONOMIC DEVELOPMENT
GOAL, OBJECTIVES, AND IMPLEMENTATION ACTIONS**

GOAL: To improve the economic well-being of Montgomery County by maintaining and increasing the community’s economic development program and efforts of local leadership to encourage location of new industry, and expansion of present industry, agriculture, tourism, retail trade and other sectors of the local economy that will lead to a more viable and stable economic base.

OBJECTIVE 1: To encourage and support existing businesses, and focus countywide attention on fostering a more viable economic base.

POLICIES/ACTIONS:

Action 1.1: Develop an economic development package with an emphasis on strengthening and expanding present businesses.

Action 1.2: Continue stable and consistent funding of economic development activities countywide, and maintain a full-time economic development professional to assist in the promotion and marketing of Montgomery County and its municipalities to prospective businesses and industries.

Action 1.3: Continue to support the Toombs/Montgomery Chamber of Commerce and Montgomery County Development Authority in their efforts and encourage a focus on expansion and new growth of local businesses.

OBJECTIVE 2: To encourage activities which advocate the development of entrepreneurial skills so as to generate an increased establishment of small businesses throughout Montgomery County.

POLICIES/ACTIONS:

Action 2.1: Support entrepreneurial activities through Southeastern Technical College, the Tri-County Regional Entrepreneur Support Team, or by other programs, that will help to provide the support structure necessary to encourage the increased development of entrepreneurs.

Action 2.2: Seek the assistance of the Georgia Rural Economic Development Center and other entities (Georgia Tech Economic Development Institute, Small Business Development Center, etc.) as appropriate to assist in creating the infrastructure necessary to support the development of entrepreneurial establishments in Montgomery County.

OBJECTIVE 3: **To diversify the local economic base by focusing marketing and recruitment efforts on those activities which draw upon the available assets of the community.**

POLICIES/ACTIONS:

Action 3.1: Seek the expansion of and fully develop infrastructure, including water and sewer extension, to the county's rail site in Ailey and the small business industrial park in Higgston.

Action 3.2: Continue to pursue economic development projects on a multi-jurisdictional scale, particularly with Toombs County and the City of Vidalia, as appropriate.

Action 3.3: Seek to expand the county's labor force through directing marketing efforts towards the promotion of Montgomery County as an ideal bedroom community for Vidalia and the surrounding area.

Action 3.4: Continue to work with private developers and the Montgomery County Development Authority to market and promote the proposed regional reservoir site and the availability of the industrial site along the Altamaha River.

OBJECTIVE 4: Encourage increased skills development among the County’s labor force and support programs that assist individuals in making the transition to the labor force.

POLICIES/ACTIONS:

Action 4.1: Work with the Montgomery County Board of Education and Southeastern Technical College through its Adult Learning Center in Mount Vernon to increase the educational levels of citizens countywide.

Action 4.2: Focus on school readiness among the County’s youth by supporting local collaboratives such as the Tri-County Family Connections program.

Action 4.3: Complete the process of acquiring Certified Literate Community status for Montgomery County.

Action 4.4: Continue to support Brewton-Parker College and Southeastern Technical College and their facilities/programs in the county and encourage their continued growth.

Action 4.5: Promote the utilization and expansion of the local One-Stop Center and other WIA programs in Montgomery County.

OBJECTIVE 5: To encourage economic development through the proper management and development of available land and attracting more diverse means of development.

POLICIES/ACTIONS:

Action 5.1: Pursue the development of a land management plan to guide and promote appropriate development to areas of existing or planned infrastructure.

Action 5.2: Encourage alternative methods of economic development throughout the county, including developments that incorporate more housing and retail establishments.

OBJECTIVE 6: Support and enhance tourism and its viability and economic impact in Montgomery County, and utilize the county's agricultural, natural, and cultural resources to increase tourism.

POLICIES/ACTIONS:

Action 6.1: Protect the agricultural and forest uses of Montgomery County, and encourage continued agricultural production and agri-tourism.

Action 6.2: Promote and utilize the county's agricultural base and natural resources for compatible economic development and enterprises, and highlight them through theme-related festivals and other means.

Action 6.3: Promote nature-based and heritage tourism within the county, including hunting, fishing, agri-tourism, and venture biking along the Yamassee Trail.

Action 6.4: Continue to support efforts to promote tourism through such regional organizations as the Vidalia Area Convention and Visitors Bureau and the Altamaha Regional Partnership.

NATURAL AND CULTURAL RESOURCES

Introduction

Montgomery County's abundance of natural and cultural resources contributes to its rural character and excellent quality of life. Scenic pastoral landscapes and forests abound, while the Oconee and Altamaha rivers border the county and their tributaries flow through it. Visual reminders of Montgomery County's agrarian, railroad, and naval stores heritage and its continued dependence on its natural resources are evident in unincorporated areas as well as in its small cities and crossroads communities. These include historic farmhouses; outbuildings such as livestock and hay barns, tobacco barns, and smokehouses; schools; churches; a train depot; downtown commercial buildings; and others. Evidence of earlier historic settlements and the presence of prehistoric cultures also remain at known archaeological sites throughout Montgomery County.

There is strong interest in protecting Montgomery County's fragile natural resources and significant cultural properties, as well as its rural character, while balancing the desire for economic development and growth. It is recognized that this sometimes difficult task can be achieved through careful planning, which can actually complement natural and cultural resources and help conserve them, when guidelines are created within which sensitive resource development and utilization can occur and is encouraged.

This section of the plan will examine the natural and cultural resources of Montgomery County, Ailey, Alston, Higgston, Mount Vernon, Tarrytown, and Uvalda.

Natural Setting

Montgomery County is located in middle/south Georgia below the Fall Line within the Southern Coastal Plain Major Land Resource Area. The county seat of Mount Vernon is located approximately 150 miles southeast of Atlanta. It has a total area of approximately 157,000 acres or 245 square miles and ranks 127th in size among Georgia's counties. Montgomery County is bordered by Wheeler County and the Oconee River on the west; Treutlen County on the north; Toombs County to the east; and the Altamaha River and Jeff Davis County to the south.

Montgomery County's topography consists mostly of nearly level to very gently sloping soils on well drained uplands. The landscape is dissected by numerous small, shallow streams. The steepest slopes are located where the uplands adjoin the bottom lands and terraces of the rivers and creeks.

Montgomery County has warm, humid summers with relatively mild winters. The average annual temperature is about 65 degrees. The frost-free period extends from about mid-March to just before mid-November, providing a growing season of approximately 240 days. Montgomery County receives an average annual rainfall of about 46 inches.

Public Water Supply Sources

Groundwater is the major source of drinking water in Montgomery County and its cities. In 2000, an average of 1.81 million gallons per day of groundwater was used county-wide, while 0.55 million gallons of surface water was used on average each day, primarily for agricultural irrigation. This water is drawn from ponds as well as the Oconee and Altamaha rivers. Shallow wells (Surficial Aquifer) extend below the sandy clay strata into coarse to fine sands, but the capacity and quality are generally poor. Deep domestic wells extend into sands 200 to 300 feet deep, while deep commercial/industrial/agricultural wells tap into the Floridan Aquifer beginning at a depth of about 600 feet. The Miocene-Pliocene-to-Recent Aquifer System also supplies water; however, the Upper Floridan Aquifer System supplies most of the water used in Montgomery County. Said to possibly be the largest aquifer in the world (it covers one-third of Georgia, most of Florida, and parts of Alabama and South Carolina), the Floridan Aquifer also provides approximately 50 percent of Georgia's groundwater. Increased usage of the Floridan in the last 100 years or so has taken its toll resulting in significant drops in the water level; local cones of depression near Jesup, Savannah, and Brunswick; and some upward salt water intrusion. The closing of a major water user, Gilman Paper in St. Mary's, however, recently helped increase the water level. In addition, 24 counties in southeast Georgia (but not Montgomery County) were required by the Georgia Environmental Protection Division (EPD) under the *Interim Strategy for Managing Salt Water Intrusion in the Upper Floridan Aquifer of Southeast Georgia* to prepare a comprehensive water supply plan. The water level of the Floridan may increase further as these counties implement their respective water supply plan recommendations. EPD also currently prohibits any new public, industrial, or agricultural Upper Floridan wells in the 24-county area,

which lies east and south of Montgomery County to the Georgia Coast. This moratorium, however, may be lifted based on recent Sound Science Study results.

Residents of Montgomery County and its cities presently have an adequate supply of good quality groundwater for domestic and commercial uses; however, there is a need to protect and conserve this life sustaining resource. There is further interest in protecting public rights to water resources in Montgomery County and elsewhere in South Georgia, including limiting interbasin transfers and preventing privatization, permit selling or other such efforts which might limit water use and development locally.

Water Supply Watersheds

The Georgia Department of Natural Resources' Part 5 Environmental Standards applicable to water supply watersheds do not apply to Montgomery County or any of its cities at this time. The closest water supply watershed is the Oconee River in Laurens County. There is interest in developing a regional reservoir by Montgomery, Toombs, Tattnall, and Treutlen counties for multi-purpose use, including possible, public water supply, but especially for agricultural irrigation.

Groundwater Recharge Areas

Montgomery County is located in the Coastal Plain Physiographic Province of Georgia (See Map NCR 1). The Coastal Plain is composed of alternating beds of unconsolidated gravel, sand, clay, silt, limestone and dolomite that gently dip and thicken to the south and southeast, ranging in thickness from 0 feet at the Fall Line to approximately 7,000 feet along the Georgia-Florida border. The block diagram (Map NCR-2) shows the Coastal Plain and illustrates the thickness, general outcrop area and stratigraphic relationship of the aquifers.

Groundwater in the Coastal Plain Province flows through interconnected pore space between grains in the host rocks and through solution-enlarged voids. The oldest outcropping sedimentary formations (Cretaceous) are exposed along the Fall Line, which is the northern limit of the Coastal Plain Province. Successively younger formations occur at the surface to the south and southeast.

The Coastal Plain contains the state's major confined aquifers. They are overlain by a layer of impermeable material and contain water at greater than atmospheric pressures. The Coastal Plain is comprised of seven major aquifers, which are restricted to specific regions and depths within the Coastal Plain because of the aquifer geometry. Two of the seven major aquifers exist in Montgomery County. They are the Surficial (shallow) and the Floridan (Principal Artesian) aquifers. The Floridan Aquifer is a complex series of hydraulically interconnected limestones. As stated previously, this may be the largest aquifer in the world, and is the principal source of water domestically and industrially in Montgomery County. It supplies 50 percent of the groundwater in Georgia. The primary recharge areas are the outcrop areas and where the overlying strata is thin and is directly recharged via precipitation. These areas are south of the Fall Line, but basically run parallel to it. This system is also recharged from leakage from extensive Surficial aquifers and from the Jacksonian Aquifer.

The Coastal Plain receives abundant rainfall, with the average annual precipitation varying from 44 to 56 inches. However, most of this does not recharge the aquifers. Evapotranspiration recycles 30 to 35 inches back into the atmosphere each year, while 12 to 16 inches are lost to out of state flow in surface streams. This leaves only 6 to 8 inches infiltrating into the aquifers annually. In Montgomery County, the average annual precipitation varies from about 38.8 to 59.6 inches. For Montgomery County, the largest amount of precipitation usually occurs in July and August followed by May then March. Fall is the traditional period of reduced rainfall, with October and November typically being the driest months of the year.

The quality of water from a well is the end result of complex physical and biochemical processes. Some of the more significant controls are the quality and chemistry of the water entering the ground flow systems, the reactions of infiltrating water with soils and rocks that are encountered, and the effects of the well and pump system. Most water enters the groundwater system in upland recharge areas. Chemical interaction of water with the aquifer host rocks has an increasing significance with longer underground residence times. As a result, groundwater from discharge areas tends to be more highly mineralized than groundwater in recharge areas.

According to Hydrologic Atlas 18 of the Georgia Geologic Survey, 1989, Montgomery County's only significant groundwater recharge areas for the Miocene/Pliocene - Recent Unconfined Aquifers is a small area located in the northwest corner of the county at the Toombs County line. (See Map NCR-3 for general location.) The Georgia Department of Natural Resources' (DNR) Part 5 Environmental Standards, under the authority of the Georgia Planning Act of 1989, call for the protection of these significant groundwater recharge areas. DNR's

companion pollution susceptibility map for Montgomery County, which categorizes the land area as having high, medium, or low groundwater pollution potential, classifies the county's significant groundwater recharge area as having medium pollution susceptibility. Therefore, the references to medium pollution susceptibility areas are technically the applicable requirements for Montgomery County.

1. The following criteria pursuant to O.G.C.A. 12-2-8 shall apply in significant recharge areas:
 - a. The Department of Natural Resources shall not issue any permits for new sanitary landfills not having synthetic liners and leachate collection systems.
 - b. The Department of Natural Resources shall not issue any new permits for the land disposal of hazardous wastes.
 - c. The Department of Natural Resources shall require all new facilities permitted or to be permitted to treat, store, or dispose of hazardous waste to perform such operations on an impermeable pad having a spill and leak collection system.
 - d. New above-ground chemical or petroleum storage tanks, having a minimum volume of 660 gallons, shall have secondary containment for 110% of the volume of such tanks or 110% of the volume of the largest tank in a cluster of tanks. (Note: These figures are consistent with U.S. EPA rules for oil pollution prevention, 40 CFR 112.1). Such tanks used for agricultural purposes are exempt, provided they comply with all Federal requirements.
 - e. New agricultural waste impoundment sites shall be lined if they are within:
 1. a high pollution susceptibility area;
 2. a medium pollution susceptibility area and exceed 15 acre-feet;
 3. a low pollution susceptibility area and exceed 50 acre-feet.

At a minimum, the liner shall be constructed of compacted clay having a thickness of one foot and a vertical hydraulic conductivity of less than a 5×10^{-7} cm/sec or other criteria established by the U.S. Soil Conservation Service. (The average size of existing agricultural waste impoundments in Georgia is about 15 acre-feet; sheepsfoot rollers or pans with heavy

rubber tires, which are normal equipment for most Georgia earth moving contractors, should be able to compact clay to the recommended vertical hydraulic conductivity.)

- f. New homes served by septic tank/drain field systems shall be on lots having the following minimum size limitations as identified on Table MT-1 of the Department of Human Resources' Manual for On-Site Sewage Management Systems (hereinafter "DHR Table MT-1"):
 - 1. 150% of the subdivision minimum lot size of DHR Table MT-1 if they are within a high pollution susceptibility area;
 - 2. 125% of the subdivision minimum lot size of DHR Table MT-1 if they are within a medium pollution susceptibility area; and
 - 3. 110% of the subdivision minimum lot size of DHR Table MT-1 if they are within a low pollution susceptibility area.

- g. New mobile home parks served by septic tank/drain field systems shall have lots or spaces having the following size limitation as identified on Table MT-2 of the Department of Human Resources' Manual for On-Site Sewage Management Systems (hereinafter "DHR Table MT-2"):
 - 1. 150% of the subdivision minimum lot or space size of DHR Table MT-2 if they are within a high pollution susceptibility area;
 - 2. 125% of the subdivision minimum lot or space size of DHR Table MT-2 if they are within a medium pollution susceptibility area;
 - 3. 110% of the subdivision minimum lot or space size of DHR Table MT-2 if they are within a low pollution susceptibility area.

- h. If a local government requires a larger lot size than that required by (f) above for homes of by (g) above for mobile homes, the larger lot size shall be used.

- i. Local governments at their option may exempt from the requirements of (f) or (g) any lot of record on the date of their adoption of these lot size standards.

- j. No construction may proceed on a building or mobile home to be served by a septic tank unless the county health department first approves the proposed septic tank

installation as meeting the requirement of the DHR Manual and (f), (g), (h), and (i) above.

- k. Each Regional Development Center is responsible for considering, in its regional plan, the cumulative environmental effects of a significant number of septic tank systems being used in close proximity to each other. In so considering the Regional Development Center shall not approve any local plans which would result in adverse environmental effects on another area. A Regional Development Center may consult with the Department of Human Resources and Department of Natural Resources for technical assistance as to appropriate densities of lots served by septic tanks in significant recharge areas.
 - l. New facilities which handle hazardous materials, of types and in amounts determined by the Department of Natural Resources, shall permit their operations on impermeable surfaces having spill and leak collection systems, as prescribed by the Department of Natural Resources.
 - m. The Department of Natural Resources shall require conservative design in any new permits for the spray irrigation of wastewater or the land spreading of wastewater sludges in areas having high pollution susceptibility. This shall be accomplished by comparing the Department's CRITERIA FOR SLOW RATE LAND TREATMENT (February, 1986 or latest edition) with amendments and other technical publications to site specific information submitted by a registered professional engineer for each project.
 - n. Permanent storm water infiltration basins shall not be constructed in areas having high pollution susceptibility.
 - o. Exclusive of mining settling basins, new wastewater treatment basins shall have an impermeable liner in areas having high pollution susceptibility.
2. Local governments having jurisdictional authority over all significant recharge areas shall adopt, implement, and enforce ordinances for recharge area protection at least as stringent as the standards developed by the Department of Natural Resources.

Montgomery County, Ailey, Alston, Higgston, Mount Vernon, Tarrytown, and Uvalda have an excellent supply of good quality water available primarily from the Floridan Aquifer. It is recognized that the groundwater supply is a valuable resource which needs protection for current and future generations of Montgomery Countians. Montgomery County and its cities adopted an “Environmental Conservation, On-Site Sewage Management, and Permit Ordinance,” in 2000/2001, which provides protection for significant groundwater recharge areas as required by DNR’s Part 5 Environmental Standards under the Georgia Planning Act of 1989 through minimum lot size requirements and land use controls.

While there are no known areas of groundwater contamination in Montgomery County, improperly sited septic tanks and/or those which do not operate properly are considered a principal pollution threat. The tremendous increase in mobile homes in recent years has made enforcement of current regulations even more difficult. Such problems are likely a large potential source of non-point source pollution, especially fecal coliform problems.

Water quality is already a concern in Montgomery County because of the presence of polluted waters on the state’s 303(d) list of impaired waters. Some pollutants are obvious as when local residents observe dead animal carcasses, likely left from hunting, or old tires in county waters. Others are not so obvious. EPD officially identified Cypress, Limestone, Milligan, Oconee, and Tiger creeks in Montgomery County as “impaired waters” for exceeding the maximum amount of one or more pollutants that a body of water can contain and still be deemed safe (TMDLs). At the time of testing, Milligan, Oconee, and Tiger creeks all surpassed dissolved oxygen levels and contained excessive fecal coliform. The presence of beaver dams, geese, and animal carcasses, as well as the proximity of dumpsters and manufactured housing, were all noted as possible contributing factors. Both Cypress and Limestone creeks were cited for lacking sufficient biotic diversity. Total Maximum Daily Load (TMDL) Plans have been completed for all five of Montgomery County’s currently listed impaired waters. Common observations made in these plans include the need for better data at each monitoring station and more stations for additional sampling; testing occurred during a drought which could account for more concentrated levels of pollutants; and dissolved oxygen occurs naturally at a low level. The culprits, if any, are likely non-point source pollutants, such as urban or agricultural runoff or leaking septic tanks. The plans generally recommend use of Best Management Practices to improve water quality and prevent further regulations from being imposed at the local, state, or federal level. Implementation of these TMDL Plans by property owners along the impaired waters should help improve water quality. Montgomery County wants to be vigilant about land uses which could exacerbate the situation.

Continued enforcement of the “Environmental Conservation, On-Site Sewage Management, and Permit Ordinance” through the Montgomery County Health Department will help prevent groundwater contamination (primarily shallow) because once an aquifer is polluted, it is nearly impossible to clean. The section of the ordinance which addresses significant groundwater recharge areas is applicable in unincorporated Montgomery County where they exist, but would have no effect in any of the cities where no groundwater recharge areas are found. The ordinance as adopted provides protection against the likelihood of contamination from various kinds of water disposal sites, hazardous materials, water holding basins, wastewater disposal, and septic tank systems. Many of the current problems related to septic tanks are being addressed through required enforcement of larger lot size requirements for groundwater recharge areas, with particular emphasis on mobile homes, as required under the adopted “Environmental Conservation, On-Site Sewage Management, and Permit Ordinance.”

Wetlands

The Georgia Department of Natural Resources (DNR) stated in its Part 5 Environmental Standards that the importance of wetlands for the public good be acknowledged and their protection considered in the land use planning process according to minimum criteria set forth by DNR. DNR 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.

Wetlands are important for a number of reasons, including their environmental, wildlife, recreational and aesthetic values. They play key roles in natural water filtration, flood control, water table maintenance, and local climate moderation. Wetlands provide habitat for fish and wildlife, as well as protective cover, nesting sites, food, and refuges. They are keys to basic food chain productivity both on land and in estuaries. Wetlands offer diverse recreation opportunities, including hunting, fishing, hiking, nature observation, and boating. Although the significance of wetlands is recognized, they continue to disappear primarily due to drainage, filling, vegetation removal, incompatible development, and other of man’s activities. However, with realistic planning, existing wetlands can be preserved and developed for the future benefit of nature and mankind.

Wetlands are important to the natural ecological functions of Montgomery County. The U.S. Fish and Wildlife Service has identified the county's wetlands on its National Wetlands Inventory (NWI) Maps. See Map NCR-4 for a general depiction. The highest concentration of wetlands is found near the Oconee and Altamaha river basins, major creeks, and generally in the southern and western areas of the county, although wetlands are found county-wide. Approximately 25 percent of the county hosts hydric soils, which by definition underlie wetlands. According to the county soils map, these soils are also adjacent to the Oconee and Altamaha rivers and McAllister Mill, Lotts, Flat, Bear, Cypress, and other creeks, and comprise the Osier-Bibb-Coxville and Pelham-Ardilla-Ocilla soil associations, which are typically associated with wetlands. (See Map NCR-7 for Montgomery County soil associations.) The wetlands areas along these rivers and creeks are largely undeveloped, while most support cypress, water oak, sweet gum, bay, poplar, pine, and blackgum trees.

The U.S. Army Corps of Engineers regulates activities in wetlands at the federal level under Section 404 of the Clean Water Act. The following minimum land use considerations are required for wetlands in Montgomery County:

- a. Land use plans should address at least the following considerations with regard to wetlands classes identified in the database:
 1. Whether impacts to an area would adversely affect the public health, safety, welfare, or the property of others.
 2. Whether the area is unique or significant in the conservation of flora and fauna, including threatened, rare or endangered species.
 3. Whether alteration or impacts to wetlands will adversely affect the function, including the flow or quality of water, cause erosion or shoaling, or impact navigation.
 4. Whether impacts or modification by a project would adversely affect fishing or recreational use of wetlands.
 5. Whether an alteration or impact would be temporary in nature.

6. Whether the project contains significant state historical and archaeological resources, defined as “Properties On or Eligible for the National Register of Historic Places.”
 7. Whether alteration of wetlands would have measurable adverse impacts on adjacent sensitive natural areas.
 8. Where wetlands have been created for mitigation purposes under Section 404 of the Clean Water Act, such wetlands shall be considered for protection.
- b. Uses of wetlands without long term impairment of function should be included in land use plans. Acceptable uses may include:
1. Timber production and harvesting
 2. Wildlife and fisheries management
 3. Wastewater treatment
 4. Recreation
 5. Natural water quality treatment and purification
 6. Other uses permitted under Section 404 of the Clean Water Act
- c. Unacceptable uses may include:
1. Receiving areas for toxic or hazardous waste or other contaminants
 2. Hazardous or sanitary waste landfill
 3. Other uses unapproved by local governments

Montgomery County’s wetlands are home to many species of flora and fauna which grow in saturated soils. It is not known whether any unique species are present; however, Georgia DNR identified seven (7) special concern animals and two (2) special concern plants in Montgomery County in October, 2004, some of which are known to inhabit wetlands. These include the Altamaha arc mussel, Ocmulgee shiner, and the bannerfin shiner, as well as one animal species with federal status, the Altamaha Spiny mussel.

Fishing, hunting, and other recreational uses of wetlands are extremely popular in Montgomery County. The Oconee and Altamaha rivers and various creeks’ wetlands provide habitat, food sources, and food chain support for a quality fish population. Wetlands areas

bordering creeks, branches, and rivers furnish excellent cover for deer, turkey, squirrel, and other game animals. Many of these areas are leased by hunting clubs, with deer hunting a favorite pastime during the fall and early winter. Most of these areas are not suited for cultivation or pasture due to periodic flooding.

In terms of cultural resources, there are a number of known archaeological sites near the Oconee and Altamaha rivers, as well as Cypress Creek. There may be additional sites located in or adjacent to wetlands which have not yet been identified. None of the known Montgomery County sites are currently listed in the National Register of Historic Places, nor has the potential eligibility of most been determined. (See Cultural Resources section of this element for more information on historic, archaeological, and cultural sites.)

Removal or alteration of a single wetland may not cause major environmental problems; however, the cumulative effect can be significant and should be considered. Since many of the areas adjacent to Montgomery County's wetlands are used for agricultural or silvicultural purposes, they may not be overly impacted by wetlands alteration. Although flooding has not been a major problem in Montgomery County, overdevelopment of wetlands has the potential to increase damage during flood conditions due to the loss of wetlands' natural ability to hold flood waters. Property, human life, and general public health, safety, and welfare all may be threatened as a result.

While loss of wetlands is usually permanent, there are methods available, albeit currently unproven, to restore and/or create new ones. There are no known wetlands in Montgomery County which have been created for mitigation purposes.

Montgomery County's functional wetlands, and particularly those determined significant due to their wildlife, cultural resources, and the like, need protection from destruction by uncontrolled or inappropriate development. Their importance in terms of quality of life and subsequent need for conservation is recognized throughout this plan, especially with reference to land use.

Wetlands protection was strengthened county-wide through adoption of the "Environmental Conservation, On-Site Sewage Management, and Permit Ordinance" by Montgomery County and the cities of Ailey, Alston, Higgston, Mount Vernon, Tarrytown, and Uvalda in 2000/2001. Obtaining local permits was linked to the federal 404 permitting process in this ordinance.

Protected Mountains

These natural resources are not applicable to Montgomery County.

Protected River Corridors

Montgomery County has two rivers, the Oconee and Altamaha, which are protected under the 1991 River Corridor Protection Act. The Oconee forms the county's western boundary with Wheeler County and for a short distance on the north with Treutlen County, while the Altamaha separates Montgomery and Jeff Davis counties to the south. The River Corridor Protection Act provides for the maintenance of a natural vegetative buffer of 100 feet on each side of the rivers and strict regulations of uses infringing upon the required buffer. These corridors are of vital importance to Montgomery County and Georgia in that they help preserve those qualities that make a river suitable as a habitat for wildlife, for recreation, and as a source of clear drinking water. They also allow the free movement of wildlife from one area to another, help control erosion and river sedimentation, and assist in absorbing flood waters. The Oconee and Altamaha rivers are significant in terms of history from prehistoric to modern times. They were important transportation arteries for Indians and early settlers to the region. A number of archaeological sites along the Oconee and Altamaha rivers in Montgomery County have been recorded in the State Archaeological Site File at the University of Georgia, and there are likely additional sites which have yet to be discovered.

There is considerable residential development near both the Oconee and Altamaha rivers in Montgomery County where road access exists. These areas include those adjacent to Georgia 135/US 221 on the Altamaha and the Bell's Ferry Road area on the Oconee. Both have year-round and vacation/weekend dwellings, but the Bell's Ferry Road river development consists of more full-time residences.

The Oconee and Altamaha rivers offer extensive recreational opportunities, including boating, fishing, rafting, canoeing, waterskiing, hunting, camping, and bird/wildlife watching. Two public boat landings are available in Montgomery County. They are Bell's Ferry Landing on the Oconee and GA Highway 135 Landing on the Altamaha. The Oconee River Canoe Trail attracts paddlers from near and far. There is interest in developing a marketing center on the Altamaha to promote the river, as well as Montgomery and Toombs counties. Plans are to

develop a basic lodging facility for canoe and bicycling expeditions that could also be used for local government, business and industry, and other retreats, meetings, and special activities.

Conservation and protection of the Oconee and Altamaha River Corridors is of major importance to Montgomery County residents. In 2001 Montgomery County adopted the “Environmental Conservation, On-Site Sewage Management, and Permit Ordinance” which provides for protection of the Oconee and Altamaha River corridors as required by DNR’s Part 5 Environmental Standards. The Montgomery County Health Department enforces the ordinance, which includes the following policies:

1. A minimum 100 foot natural vegetative buffer zone (corridor) adjacent to the river banks on the Montgomery County side shall be established in which no development shall occur except that specifically addressed in the ordinance.
2. All development within the corridors shall be subject to special review procedures prior to any land use or building being permitted by the county.
3. No hazardous waste or sanitary landfills may be developed within the river corridors.
4. All land disturbing activities within the corridors shall comply with the Georgia Erosion and Sedimentation Control Act unless specifically exempted by the act.
5. All single family dwellings within the corridors shall be constructed on lots meeting any requirements of any zoning ordinance established by the County, except that in no case shall lots contain less than two acres, and in all cases the septic tank must be located outside of any hydric soils.
6. All single family dwellings shall be constructed so that the finished habitual floor elevation shall comply with Federal Emergency Management regulations.
7. All multi-family dwellings shall be located outside of the flood plain area as defined by the Federal Emergency Management Agency.
8. No industrial or commercial use shall be constructed within the corridors nor any discharge points. Any existing use may not be expanded more than 49% of the existing floor area. Commercial uses which are directly associated with the recreational use of

the river corridors are exempted from this requirement. Proposed land use changes shall comply with all permitting limitations.

9. Road and utility crossings of the river corridors shall be limited and existing crossings upgraded whenever possible rather than new sites developed. Use of chemicals to retard vegetative growth in these areas shall be prohibited. Construction of any new crossings shall meet all requirements of the Erosion and Sedimentation Control Act of 1975, and of any applicable local ordinances on soil erosion and sedimentation control.
10. Septic tanks and septic tank drainfields are not permitted in any hydric soil.
11. The following acceptable uses of the Oconee and Altamaha River corridors shall be allowed, provided that such uses do not impair the long-term functions of the protected rivers or the river corridors:
 - A. Timber production and harvesting, subject to the following conditions:
 - a. Forestry activity shall be consistent with best management practices established by the Georgia Forestry Commission; and
 - b. Forestry activity shall not impair the drinking quality of the river water as defined by the federal Clean Water Act, as amended.
 - B. Wildlife and fisheries management activities consistent with the purposes of O.C.G.A. 12-2-8.
 - C. Wastewater treatment.
 - D. Recreational usage consistent either with the maintenance of a natural vegetative buffer or with river-dependent recreation. For example, a boat ramp would be consistent with this criterion, but a hard-surface tennis court would not. Parking lots are not consistent with this criterion. Paths and walkways within the river corridors are consistent with this criterion.
 - E. Natural water quality treatment or purification.

- F. Agricultural production and management, subject to the following conditions:
 - a. Agricultural activity shall be consistent with best management practices established by the Georgia Soil and Water Conservation Commission;
 - b. Agricultural activity shall not impair the drinking quality of the river water as defined by the federal Clean Water Act, as amended; and
 - c. Agricultural activity shall be consistent with all state and federal laws, and all regulations promulgated by the Georgia Department of Agriculture.

- G. Other uses permitted by the Department of Natural Resources or under Section 404 of the Clean Water Act.

- 12. Other uses unapproved by the Montgomery County Commissioners shall not be acceptable within the river corridors.

- 13. The Montgomery County Commissioners shall exempt the following from the provisions of the Oconee and Altamaha River Corridors Protection Plan:
 - A. Land uses existing prior to promulgation of the Oconee and Altamaha River Corridors Protection Plan.

 - B. Utilities, (except as discussed above under 9) if such utilities cannot feasibly be located outside the buffer area (feasibility shall be decided conservatively by the Montgomery County Commissioners), provided that:
 - a. The utilities shall be located as far from the river bank as reasonably possible;

 - b. Installation and maintenance of the utilities shall be such as to protect the integrity of the buffer area as well as is reasonably possible; and

 - c. Utilities shall not impair the drinking quality of the river water.

- 14. The natural vegetative buffer shall be restored as quickly as possible following any land-disturbing activity within the river corridors.

In developing the section of the Environmental Conservation ordinance for protection of the Oconee and Altamaha protected corridors, Montgomery County considered the effect of activities in the river corridors on public health, safety, welfare, and private property rights, as well as on the function of the rivers and their corridors (flow, water quality, erosion, and the like). The potential effect of activities on fishing or recreational use of the river corridors was also addressed. All effects were assessed as to whether they were permanent or temporary, and if temporary, the length of time of impact was considered. The ordinance further reflects Montgomery County's policy of protecting sensitive flora and fauna, significant cultural resources, and sensitive natural areas as defined by DNR.

Map NCR-5 gives the general location of the Oconee and Altamaha River Corridors; however, the 100 foot protected buffer is too narrow to appear on a map of this scale.

The Oconee and Ocmulgee rivers join together at the southwestern corner of Montgomery County to form the Altamaha River, which drains 25 percent of Georgia and is said to be the largest free-flowing river on the east coast of the United States. The Nature Conservancy designated the Altamaha as one of 75 "Last Great Places" on earth in 1991 for its ecological significance, and the Georgia chapter selected it for further study and protection as its first bioserve. Representatives from the 11 counties along the Altamaha River, including Montgomery, began meeting in 1999 and later organized as the Altamaha River Partnership (ARP). The regional group was formed for the purpose of fostering economic development by promoting sustainable nature-based tourism along the Altamaha River Basin. ARP has encouraged improved infrastructure along the river through local government pursuit of available grants, and has helped promote the river through development of a brochure/map, signage, rack cards, and a website, as well as encouraging local and regional special events. Active participation in and support for ARP's regional efforts is needed to continue to enhance, promote, and protect the greater Altamaha River Basin for sustainable nature-based tourism Montgomery County.

Continued enforcement of the Environmental Conservation ordinance through the Montgomery County Health Department is needed to help protect the Oconee and Altamaha rivers. In addition, increasing access to the Oconee and Altamaha rivers by developing and/or upgrading existing public boat landings as needed would enhance outdoor leisure opportunities for county residents and visitors. Participation in and support for the Altamaha River Partnership's regional efforts on behalf of sustainable nature-based tourism throughout the

greater Altamaha Basin would also enhance usage of the Oconee and Altamaha rivers in Montgomery County.

Coastal Resources

These natural resources are not applicable to Montgomery County.

Flood Plains

Flood plains, or areas subject to flooding based on the 100-year (base) flood, are an important water resource area when left in their natural or relatively undisturbed state. They help control the rate of water flow and provide an area for temporary storage of floodwaters. Vegetative flood plains enhance water quality by collecting sediment which would otherwise contribute to damaging water temperature rises, increased pollution, and reduced levels of dissolved oxygen needed for desirable aquatic species. Natural flood plains also assist groundwater recharge through local ponding and flood detention, thus slowing runoff and allowing additional time for infiltration of groundwater aquifers. As noted earlier, many of Montgomery County's wetlands, wildlife habitats, and natural areas are located in flood plains.

Most of Montgomery County's flood plains are located along the Oconee and Altamaha rivers and major creeks county-wide. They comprise approximately 25 percent of the county's land area and are very flat with a slope of 0 to 2 percent. Some of these areas flood at least once a year. There is one area near Bell's Ferry Road which was developed entirely within the flood plain; therefore, it is susceptible to flood related property damage. Soils in the flood plains primarily range from the very poorly to somewhat poorly drained soils of the Osier-Bibb-Coxville and Pelham-Ardilla-Ocilla associations.

There are no significant flood plains in any of Montgomery County's cities, except for Uvalda. Milligan Creek flows through the heart of Uvalda. It is designated as a "100-Year Flood" area, but is subject to some flooding at least annually.

Montgomery County and the cities of Ailey, Mount Vernon, and Uvalda currently participate in the National Flood Insurance Program and have Federal Emergency Management Agency (FEMA) Flood Insurance Rate maps. The cities of Alston, Higgston, and Tarrytown were not previously mapped; however, FEMA is currently in the process of digitally mapping the

entire state of Georgia, so it is expected that all Montgomery County jurisdictions will have a flood hazard map available in the near future. The general location of Montgomery County's flood zones is shown on Map NCR-6.

There is a need throughout Montgomery County to prevent inappropriate development of flood plains which might lead to increased flooding, destruction of wetlands, or other adverse environmental effects. Enforcing the county-wide flood plain management ordinance in accordance with FEMA requirements would be an important step toward accomplishing this goal. Continued enforcement of Montgomery County's Environmental Conservation ordinance, especially the provisions addressing wetlands and the Oconee and Altamaha River protected corridors will further strengthen flood plain protection within these areas. Utilization of the Nature Conservancy and others to provide conservation education to landowners and the general public on Montgomery County's important ecological systems and natural resources is needed and would help encourage their conservation. The Land Use element of this plan generally recognizes the need for additional land use regulations to protect lives, property, and the environment.

Soil Types

The Soil Conservation Service (now Natural Resources Conservation Service) of the U.S. Department of Agriculture, in cooperation with the University of Georgia, College of Agriculture, surveyed, classified, and mapped the soils of Montgomery County and published the results in the *Soil Survey of Montgomery, Toombs and Montgomery Counties, Georgia*. Issued in December, 1973, this survey is the primary source of information used to prepare this section and should be consulted for more detail.

During the past two million years the advance and retreat of the continental ice sheet caused sea levels to fluctuate several hundred feet. Thus, Montgomery County was alternately under the sea, sea coast, and dry land. Meanwhile erosion of the Appalachian Mountains resulted in sediments being deposited over the area. Today, the county lies in the Southern Coastal Plain Major Land Resource Area.

There are five (5) basic soil associations in Montgomery County, ranging from Class I agricultural soils to poorly drained flood plains. Each association, as a rule, contains a few major soils and several minor ones in a pattern that is characteristic though not strictly uniform. The soils within any one association are likely to differ from each other in some or in many

properties, such as slope, depth, stoniness, or natural drainage. Soils comprising part of one association may occur in other associations, but in a different pattern. These general soil associations provide the basis for comparing the potential of large areas for general kinds of land use, and thus are important for general planning for areas suitable or unsuitable to certain land uses. However, they are not specific enough for site planning. Soil associations in Montgomery County are shown on Map NCR-7, and those areas of the county with major limitations for development because of soils are depicted on Map NCR-8. Montgomery County's groundwater recharge areas, wetlands, and flood plains are also areas with limitations for development. (Each is addressed separately under other parts of this "Natural and Cultural Resources" element.)

A brief description of each of Montgomery County's five soil associations follows. Approximate percentages noted for major and minor soils, unless otherwise specified, are for Montgomery, Toombs, and Montgomery counties together.

1. Osier-Bibb-Coxville

Very poorly to poorly drained soils that have sandy to clayey underlying layers; mostly on flood plains; 0-2 percent slopes.

These nearly level soils are found on flood plains along the major creeks and the Oconee and Altamaha rivers. They are frequently flooded each year.

This Map unit comprises about 19 percent of the county. Approximately 45 percent of the unit is Osier and Bibb soils, 15 percent is Coxville soils, and the remaining 40 percent are soils of minor extent. Minor soils include the moderately well-drained Duplin soils and the somewhat poorly drained Wahee and Ocilla soils.

Most of this association is wooded, with hardwoods as the dominant trees along with some pines. A small acreage is used for pasture and cultivation. These soils have severe limitations for usage due to wetness and flooding.

2. Pelham-Ardilla-Ocilla

Poorly and somewhat poorly drained soils that have a loamy subsoil; mostly on terraces and broad plains adjacent to bottom lands; 0 to 2 percent slopes.

These nearly level soils are on broad plains and stream terraces adjoining the bottom lands of the Oconee and Altamaha rivers. These soils are used mainly for woodland, predominantly pines, oaks, and gum, and are important for timber production. The seasonally high water table and threat of flooding result in moderate to severe limitations on land use.

This Map unit comprises about 6 percent of the county. About 41 percent of the unit is Pelham soils, 28 percent is Ardilla soils, 20 percent is Ocilla soils, and the remaining 11 percent are soils of minor extent. Minor soils include the well drained Fuquay and Maxton soils at the higher elevations. The somewhat poorly drained Wahee soils are at the lower elevations.

3. Tifton-Fuquay-Pelham

Well-drained and poorly drained soils with a loamy subsoil; on broad ridges and in drainageways; 0 to 7 percent slopes.

These soils are found on nearly level to gently sloping ridges and in drainageways dissecting the ridges. The ridges range from about one-fourth to one mile wide, while the drainageways vary from about 50 to 250 feet wide. This is the predominant soil association in Montgomery County and is located county-wide. The cities of Ailey, Altson, Higgston, and Tarrytown are completely located within the Tifton-Fuquay-Pelham association, as well as most of Mount Vernon.

This Map unit encompasses 31 percent of Montgomery County. It is comprised of approximately 45 percent Tifton soils, 24 percent Fuquay soils, 15 percent Pelham soils, and 16 percent minor soils. The well-drained Tifton and Fuquay soils are on the ridges, while the poorly drained Pelham soils are in the drainageways. Among the minor soils are the well-drained Dothan soils (7 percent) and the moderately well drained Irvington and Stilson soils.

The major soils of this association are well suited to most uses. It is considered prime farmland in Montgomery County, and much of it is cultivated or in pasture.

4. Cowarts-Lakeland-Wagram

Well-drained and excessively drained soils with a loamy to sandy subsoil or underlying layers; on narrow ridgetops and short, irregular side slopes; mostly 5 to 17 percent slopes.

This Map unit consists of soil with a sandy or loamy surface layer and a loamy or clayey subsoil or those with sandy surface and subsurface layers and a loamy subsoil. These soils are used mainly as woodland, but some large areas are used for field crops, hay, or pasture. This soil association is found primarily in central and northern areas of Montgomery County.

This Map unit makes up about 18 percent of the county. Cowarts soils comprise about 30 percent, Lakeland soils 15 percent, Wagram soils 8 percent, and minor soils the remaining 47 percent. Minor soils include the well drained Carnegie and Troup soils, the moderately well drained Duplin soils, and the poorly drained Pelham soils in the small drainageways.

Most of this association is used for timber production. The major soils have generally slight to moderate limitations for use. Severe limitations are found, however, in areas where the Wagram soils are steeper than 15 percent. Sites for septic tank drain fields also have severe limitations in Cowarts soils.

5. Cowarts-Lakeland-Pelham Association

Excessively to poorly drained soils with loamy to sandy subsoil or underlying layers; on narrow ridgetops and short side slopes adjacent to drainageways; 0 to 8 percent slopes.

This Map unit consists of narrow, very gently sloping ridgetops, gently sloping side slopes, many small drainageways, and narrow breaks along the drainageways. This association is found county-wide in Montgomery County, particularly along the eastern boundary with Toombs County. These soils are mainly used for woodland, but there are large areas used for crops or pasture.

Total area of this unit equals about 25 percent of Montgomery County. Cowarts soils make up about 29 percent of this unit, 18 percent is Lakeland soils, another 18 percent is Pelham soils, and the remaining 35 percent is minor soils. These include the well drained Ailey, Troup, Carnegie, and Tifton soils.

Land use is frequently determined to a significant extent by the distribution of these different soil associations. Generally-speaking, however, the location of various land uses in Montgomery County has not been hindered to any great extent by soil properties. Sandy soils in

some areas may present a problem in terms of potential erosion and available water capacity, while saturated soils, regardless of their mineralogical composition, need to be considered when planning development.

Saturated soils may also be referred to as hydric soils. Approximately 25 percent of Montgomery County has been determined to host hydric soils. Hydric soils are identified as such due to the wetness of the environment during the growing season. Mineral soils that are always saturated are uniformly neutral gray or are occasionally greenish or bluish gray. These are also known as gleying soils, the term being derived from gley, a sticky layer of clay formed under the surface of some waterlogged areas. Sometimes soils which are only seasonally saturated will display mottling, with black or yellow and orange spots being scattered within the dominant grayish hues. However one chooses to identify hydric soils, they present true development problems. Their saturated condition and lack of porosity or permeability make them watertight. Travel over hydric soils is difficult or impossible, and building or road construction on them is ill advised because they lie in areas which are flood prone. Hydric soils by definition underlie wetlands, and any development of a wetland surface is likely to be prohibited by the federal Clean Water Act.

Montgomery County and the cities of Ailey, Alston, Higgston, Mount Vernon, Tarrytown, and Uvalda need to protect soils from inappropriate uses and excess erosion so as to conserve them before increased development pressures pose a major threat. Georgia EPD currently issues ground disturbance permits for all Montgomery County jurisdictions. The Land Use element of this plan also generally recognizes the need to protect natural resources through additional specific land use regulations. Continued enforcement of Montgomery County's Environmental Conservation ordinance with respect to erosion prevention along the Oconee and Altamaha River protected corridors will also assist with conserving county soils.

Steep Slopes

Montgomery County's only identified steep slope is at Stalling's Bluff located along the east bank of the Oconee River. See Map NCR-9 for its approximate location. Erosion has been reported in the area resulting in the river changing its course. Based on soil types, slopes in the county range from 0 to 17 percent. Uplands and areas of high elevations may create problems for development in a few areas in the County. Generally, soil types were not found to have excessive slopes that might limit development.

The County's Environmental Conservation ordinance, as previously stated, provides some protection for Stalling's Bluff and other steep slopes or bluffs and their significant archaeological resources located within the Protected Oconee and Altamaha River Corridors.

Prime Agricultural and Forest Land

Agriculture and forestry are the predominant land uses in Montgomery County, with about 95 percent of the county's land area used for these purposes. According to the existing land use map prepared in conjunction with preparation of this plan, approximately 148,888 acres of Montgomery County are in agricultural or forest land use. The general location of these areas is shown on the existing land use map (Map LU-1).

Approximately 46,624 acres or 30 percent of Montgomery County's land area is identified as prime farmland, according to Soil Survey figures. This land is comprised of the soils in the previously described Tifton-Fuquay-Pelham soil association. Map NCR-10 shows the general location of Montgomery County's prime farmland. According to the Natural Resources Conservation Service's figures for 2003, 1,806 acres of Montgomery County farmland had been converted to timberland under the Conservation Reserve Program.

Since about 1950, the number of farms nationwide has declined significantly. This is true of Montgomery County as well. In 1969 there were 394 farms in Montgomery County, 63 percent more than the 247 in 1987. Ten year later, however, there were 293 farms reported in the county, an increase of 18.6 percent. This increase in number of farms likely relates to differing definitions of what actually constitutes a farm. According to the 2002 U.S. Census of Agriculture, the number had declined by 14 percent to 252 in 2002. The total acreage in farms shrank from 76,028 acres to 74,057 acres from 1997 to 2002. Meanwhile, the average farm in

Montgomery County decreased only slightly in size from 298 acres in 1997 to 294 acres according to the 2002 Agriculture Census. This size was still almost 35 percent higher than the average of 218 acres statewide. An estimated 9,710 acres of cropland was reported harvested in 2002, a decrease of 23 percent as compared to 12,571 acres in 1997. The acreage of irrigated cropland in Montgomery County also declined from an estimated 2,920 acres of irrigation systems in 2000 to 2,500 acres in 2002. Nevertheless, the total value of agricultural commodities produced in Montgomery County in 2004 was reported to be over \$21 million, up from \$20.4 million the year before. In 2004, Montgomery County ranked 98th in Georgia in terms of value of agricultural production.

In 2002, livestock/aquaculture comprised nearly 29 percent of Montgomery County's agricultural production. Other commodities and their percentages were row/forage crops, 24.1 percent; vegetables, 15.6 percent; forestry and products, 14.2 percent; poultry/egg, 5.6 percent; ornamental horticulture, 2.5 percent, and fruits and nuts, 1.6 percent. The reported value of Montgomery County livestock/aquaculture was nearly \$7.4 million in 2004, which ranked 60th in the state. There were 1,950 beef cows valued at \$793,874 and 2,200 beef stockers worth \$620,400 reported, but no dairy cattle. Montgomery County was Georgia's fifth largest pork producer (finishing only) with five houses having an average capacity of 2,000 hogs each. Their estimated value was nearly \$2.9 million. Also in 2004, the county ranked 15th in quail production statewide with 25,000 head reported and 30th in goat production (725 head). Horses are also raised in Montgomery County, as well as boarded, trained, and bred there.

Row/forage crops continued to generate the next highest reported agricultural commodity revenue in 2004 at over \$4.5 million. The county's principal row/forage crops that year were cotton, tobacco, corn, soybeans, hay, peanuts, straw (wheat and rye), oats, wheat, rye, and sorghum (in descending order by reported value). Montgomery County ranked 10th in Georgia in oat production, producing three percent of the state total in 2004. Cotton, grains, and peanuts are expected to be the county's top row/forage crops in 2005, while there will be no tobacco due to the buy-out program.

Vegetable production continues to be very important to Montgomery County farmers. Its reported value in 2004 was more than \$2.2 million, with \$1,964,000 of that coming from Vidalia Sweet Onion cultivation. Nearly 400 acres of Sweet Onions were planted in the county in 2004. There are 4 to 5 large growers countywide. Montgomery County ranked 9th statewide in onion production, accounting for 1.8 percent of the onions grown in Georgia. Other vegetables commercially grown in the county include cabbage, snap beans, and watermelon. Oconee River

Produce, Inc., a major area retailer of locally grown commodities, is located in Mount Vernon. It is an arm of Southern Vegetable Cooperative, which ships vegetables across the United States.

Poultry/egg production also contributes substantially to agriculture in Montgomery County. The County ranked 14th in Georgia for layers/table egg production in 2004 with a reported value of nearly \$1.3 million. There were three poultry houses with a total of approximately 108,000 egg layers that year.

In addition, there are a number of pecan orchards in the county. There were just over 800 acres of pecan trees in 2004 with a reported crop value of almost \$800,000. This ranked 33rd in Georgia.

Montgomery County ranked 83rd of Georgia counties in timber production in 2004 based on a reported value of \$2,553,115. Approximately 77 percent of the county's land area is in forest. Private individuals own most of the timber acreage, followed by corporations and then the forest industry. Most of the woodlands are in slash pine, with some loblolly pine, as well as oak-pine and oak-gum-cypress. Before pulpwood became the major wood product, naval stores was an important industry, with pine gum obtained to produce turpentine and rosin. Thompson Lumber and Browning Mulch are among the major local wood related users in Montgomery County. Forestry and related products had a reported value of nearly \$3 million in 2004 in Montgomery County. The county ranks 19th in Georgia for pine straw production. In 2004, 9,400 acres produced pine straw valued at \$423,000.

There was no revenue reported from agriculture or nature-based tourism (camping, fishing, etc.) in Montgomery County in 2004. Hunting leases for deer and turkey, however, had a reported combined value of \$125,000 that year. While some hunting leases are held by local clubs or residents, many are known to be leased by residents of other parts of Georgia or even other states. Such leases could be broadly viewed as providing Montgomery County with some agri-tourism revenues.

Montgomery County has some excellent land for growing timber and other crops. There is a need, however, to protect/promote agricultural and forest uses and encourage retention of existing prime farmland and timberland in agricultural production, as well as to promote increased agri-tourism development. Other compatible economic development which utilizes and supports the county's agrarian base and important natural resources is also needed, including development of related festivals. In terms of regulation, adoption of land use controls which

encourage development to locate near existing development and for other development to be compatible with existing principal agricultural uses would also help promote conservation of prime agricultural soils.

Plant and Animal Habitats

Montgomery County is known to currently host a number of plant and animal habitats of rare, threatened, and endangered species. There are also two (2) plants and seven (7) animal species native to the area which are currently listed as of special concern by the Georgia Department of Natural Resources. The following is a working list subject to constant revision. For more current information, visit <georgiawildlife.dnr.state.ga.us>. “US” indicates species with federal status (Protected, Candidate, or Partial Status), while “GA” means Georgia protected species. Species federally protected in Georgia are also state protected.

TABLE NCR-1
Special Concern Animals and Plants in Montgomery County

<u>Plants</u>	<u>Animals</u>
<i>Quercus austrina</i> (Bluff White Oak)	<i>Alasmidonta arcula</i> (Altamaha Arcmussel)
<i>Sideroxylon sp. 1</i> (Ohoopsee Bumelia)	<i>Cyprinella callisema</i> (Ocmulgee Shiner)
	<i>Cyprinella leedsi</i> (Bannerfin Shiner)
	<i>Elliptio spinosa</i> (Altamaha Spinymussel) - US
	<i>Gopherus polyphemus</i> (Gopher Tortoise) - US
	<i>Picoides borealis</i> (Red-cockaded Woodpecker) – US
	<i>Pituophis melanoleucus mugitus</i> (Florida Pine Snake)

Source: Wildlife Resources Division, Georgia Department of Natural Resources, October, 2004.

There are no designated natural areas in Montgomery County; however, those areas likely to include sensitive plant and animal habitat are the Oconee and Altamaha rivers and flood plains, wetlands, and various creeks.

Sensitive plant and animal habitat areas of Montgomery County are increasingly threatened by the encroachment of people and development. Mature hardwood forest ecosystems are among those which are disappearing. Continued enforcement of Montgomery County's Environmental Conservation ordinance through the county health department will help protect plant and animal habitats located in wetlands and the protected Oconee and Altamaha River corridors. Public education efforts are needed, in conjunction with ordinance enforcement, to protect environmentally sensitive habitats county-wide.

Major Park, Recreation and Conservation Areas

There are no major parks, recreation, or conservation areas in Montgomery County. The closest such area is Little Ocmulgee State Park, located 22 miles from Mount Vernon in Wheeler County. Although farther away, Gordonia-Alatamaha State Park in Reidsville also receives usage from Montgomery County residents.

There are a number of hunting and fishing camps in Montgomery County, which provide outdoor recreation opportunities. The county is a popular locale for hunters and participates in DNR's Quality Deer Management Program. Public fishing is available in the Oconee River via Bell's Ferry Landing, while Georgia Highway 135 Landing provides access to the Altamaha River. Montgomery County residents also use the nearby Town's Bluff Landing on the Altamaha, which is located in Jeff Davis County. There is a need, however, to improve public access to the Oconee and Altamaha rivers through existing boat landing facilities. Montgomery County's continued active participation in the Altamaha River Partnership's (ARP) regional efforts to enhance and promote the greater Altamaha Basin for sustainable nature-based tourism would help promote existing county-wide outdoor recreation areas and potential development of additional such areas. ARP's efforts have resulted in landing upgrades, promotional literature, signage, and a website, all of which have helped contribute to attracting more tourists to Montgomery County and the entire 11-county region along the river. Montgomery County has participated actively in ARP since its organization. Montgomery County is one of four counties, along with Tattnall, Toombs, and Treutlen, to pass a resolution supporting development of a regional recreational/residential lake along the Altamaha River. Development of such a reservoir could significantly enhance the area's recreation opportunities, as well as complement, and possibly attract, quality housing development, including those targeting retirees. Creation of a

state public fishing area in Montgomery County would also further increase public fishing opportunities for residents and visitors alike.

The only designated local bike trail in the entire 17-county Heart of Georgia Altamaha Region is the Yamassee Trail located in Montgomery County. The 27 mile trail traverses the county from Mount Vernon to the historic Long Pond community through Uvalda and then through Alston before returning to Mount Vernon. The Montgomery County Chamber of Commerce developed a rack card on the trail, which helps market it to potential visitors. The recently completed regional bike plan calls for designation of a bike route along U.S. 280, which would pass through both Ailey and Mount Vernon. The annual Sweet Onion Century ride held the first Saturday in May takes participants through Montgomery and Toombs counties, as well as Candler, Tattnall, and Treutlen counties.

Promotion of nature-based and heritage tourism in Montgomery County, including hunting, fishing, agri-tourism, and venture biking along the Yamassee Trail, needs to continue, thus providing a wide range of recreation opportunities and potential economic benefits for residents, visitors, local businesses, and the community as a whole. Regional organizations, such as the Vidalia Area Convention and Visitors Bureau and ARP, currently and will continue to provide important marketing and resource development assistance with these activities.

Scenic Views and Sites

Scenic views and sites located within Montgomery County are most associated with natural resources. The natural flora and fauna of the county, in its undeveloped and natural state, is attractive in and of itself. The Oconee and Altamaha rivers and their corridors are the focal point for a number of picturesque views. Improved access to the rivers through upgrading existing public boat landings, as needed, would likely enable more people to enjoy the rivers' scenic beauty. The county's rural highways were also generally noted during the planning process for their scenic qualities. Other scenic locations include the historic Montgomery County Courthouse, which can be seen in the distance as one approaches Mount Vernon on U.S. 221/GA 56, and a tract of old growth forest along U.S. 280 in Ailey. This privately owned 4 acre tract needs protection through public acquisition or other means.

Although none of Montgomery County's cities officially participate in the "Tree City" program, the local governments and/or volunteers work to improve community appearance. The City of Ailey, for example, planted trees along the railroad tracks through downtown. The County also has successful code enforcement and solid waste recycling programs, which help control the amount of litter, as well as reduce the volume of garbage. The County participates in the Peachy Clean/Keep America Beautiful program through its own Keep Montgomery Beautiful Program. There is a need, however, to continue support for beautification efforts, including utilization of local garden and/or civic clubs, prison work details, the Adopt-A-Highway Program, and other means as appropriate to assist with litter removal and other projects to improve the community's appearance county-wide.

Cultural Resources

The Creek Indians were the first inhabitants of present-day Montgomery County. Montgomery County was created by Legislative Act on December 19, 1793 from the southern end of Washington County and initially covered more than 2,400 square miles (about the size of Rhode Island). Georgia's 22nd county was named for General Richard Montgomery (1738-1775), who was killed in the attack upon British Quebec during the American Revolution. Montgomery County had a population of only about 1,200 when it was founded. Previously Creek Indian hunting grounds, the first white settlers and black slaves crossed the Ocmulgee River for lands along the Altamaha, Oconee, and Altamaha rivers around 1783. The earliest settlers came from North Carolina, while significant numbers of Highland Scots arrived throughout at least the first decades of the 19th century. The area remained "a pine and wiregrass wilderness of isolated cabins" until after the Civil War when it was fully settled.

Montgomery County's original boundaries have been changed 18 times, resulting in the creation of all or parts of 11 Georgia counties. All of present-day Montgomery, Toombs, and Treutlen counties; almost all of Emanuel County; most of Candler, Johnson, and Tattnall counties; and parts of Evans, Jenkins, Laurens, and Jefferson counties came from Montgomery County. One of the earliest large-scale businesses in the county was Georgia Lumber Company, chartered in 1834. By the late 19th/early 20th century, large quantities of naval stores (rosin and turpentine) and lumber were being produced in the county for shipment to Savannah and the world. The annual output of lumber was approximately 150,000,000 board feet, and there were

50 sawmills and 12 turpentine distilleries in operation. The population was 16,359, a gain of 7,111 since 1890.

The first settlement near present-day Mount Vernon dates from 1795 when settlers began to locate on a hill near the Oconee River. In 1810 the State Legislature authorized a ferry to be located on the river near the settlement, and a post office was established the next year. In 1813 the Georgia Legislature selected this site, to be called Mount Vernon in honor of George Washington, for the Montgomery County seat. As late as 1827, the town was reported to contain only the courthouse, jail, four houses, and one store. It was described in another publication in 1849 as “a healthy place,” but it remained “a small place” as late as 1860, despite being more than 50 years old and serving as “the place of public business.” The town was incorporated in 1872. By the early 1880s, Mount Vernon had reached a population of 213. It boasted railroad, express, and telegraph offices; two churches (Methodist and Presbyterian); one school; daily mail; two physicians; two attorneys; and four general stores. Cotton, wool, and syrup were the main exports. Mount Vernon’s population more than doubled to 573 by 1900. Union Baptist Institute, now Brewton-Parker College, was founded in Mount Vernon in 1904. The number of businesses and professionals in the city grew substantially during the first decade of the 20th century. The following were listed in Mount Vernon in *Young & Co’s. Business and Professional Directory of the Cities and Towns of Georgia* (1910): seven general merchandise stores; seven attorneys at law; five sawmills; three physicians; two grocery stores; and two livery stables. There were also one each of the following: dry goods store, publisher (newspaper editor?), millinery shop, retail drugstore, brick manufacturer, turpentine distillery, and an undertaker.

Originally called Peterson, the City of Ailey was renamed as a misspelled tribute to Ala Peterson, the mother of the four Peterson brothers (William James, Alex, John A., and Hugh) who originally owned the land where the town was created. The town developed after the arrival of the Savannah, Americus, and Montgomery Railway in 1890, and was incorporated December 20, 1893. According to the Georgia Department of Agriculture, Ailey had a money order post office and telegraph office with a population of 300 in 1906. Its population was listed as 271 four years later in Young & Co’s. 1910 directory. At that time, the community consisted of numerous timber and naval stores concerns (five saw mills, two shingle mills, and two turpentine stills). Other local businesses included three livery stables, two general merchandise stores, and one hotel. Two physicians (one was also a druggist) and a jeweler were also listed.

Another railroad town, Alston was incorporated in 1910 after the arrival of the railroad. Littleton Sharpe originally owned the land upon which Alston developed. He had purchased it in 1849. The first houses were slave cabins Sharpe built. The settlement's first post office was located about two miles east of present-day Alston and was known as Bromley.

Higgston was named for James Higgs, a Civil War veteran, who donated the land for the town. Mr. Higgs reportedly sold a large tract of timber to a lumber company in North Carolina. Several sawmills moved into the area bringing a period of prosperity and development during which many homes were built and businesses established. Higgston was incorporated on August 17, 1903, and W.M. Thompson became the first mayor. At that time, there were general merchandise stores, drugstores with pharmacists, doctors, a hotel, boarding houses, a gin, a grist mill, and a livery stable in Higgston. By about 1909, Higgston's population was 225. Four general merchandise stores, one grocery store, two saw mills, and one turpentine still were among the businesses in the community.

The origin of Tarrytown's name has been attributed to both its sawmill operations and its railroad shed as being good places to "tarry" to exchange the latest news. The first train through town was between Vidalia and Dublin in 1902. Mr. General Calhoun was the first postmaster. Tarrytown had a population of about 80 in 1909. There was a total of seven general merchandise stores in town, as well as one grocery store and a sawmill. Tarrytown was incorporated in 1912.

Uvalda was laid out on July 12, 1909 and chartered by the Georgia Legislature the next year. J.J. Moses, the original owner of the land where the town was located, named it for Uvalde, Texas. It is said that he found the name in a book. The Texas city was named for Juan de Ugalde (1729-1816), who gained fame for his battle with the Indians.

There have been and still are numerous other non-incorporated communities and crossroads in Montgomery County. These include: Charlottesville, Kibbee, McGregor, Hack Branch, and Long Pond. Established in 1877, Long Pond was originally called McBryde. The name Long Pond is believed to come from either a series of natural ponds along nearby Milligan's Creek or from a prominent elongated pond which once existed near the community's site. A number of historic structures survive, such as the Peter Johnson House, outbuildings, churches, a store, and a school, as well as the community cemetery. It appears to be National Register eligible as a rural historic district.

In 1976 a historic preservation consultant conducted a survey of historic structures in Montgomery County and its cities under contract with the Heart of Georgia Area Planning and Development Commission. As a result of this survey, a total of 222 properties (27 in Ailey, 17 in Alston, 4 in Higgston, 69 in Mount Vernon, 13 in Tarrytown, 37 in Uvalda and 55 elsewhere in the county) were recorded and their locations marked on maps. Most of the architecture in Montgomery County and its cities is of rural, vernacular style. The arrival of the railroad in the late nineteenth century heralded Victorian styles with their increased ornamentation. Classical Revival structures and Craftsman bungalows dating from the early 20th century are also found county-wide. The architecture also includes the Plantation Plain style in the rural parts of the county, as well as various farm outbuildings, such as barns, smokehouses, tobacco barns, pack houses, and the like.

The most sophisticated brick building in Montgomery County is the Neoclassical Revival style courthouse in Mount Vernon, designed by Alexander Blair and built in 1907. J.H. McKenzie and Sons, General Contractors constructed the courthouse at a cost of \$36,480. The Montgomery County Courthouse was renovated in 1992 using SPLOST funds. The rehabilitation was accomplished at a cost of \$995,000 with the assistance and planning of the architectural firm of R.W. Williams and Associates of St. Simons, Georgia. The County received a Georgia Trust for Historic Preservation Award for the courthouse's outstanding rehabilitation. Today it houses most County offices, as well as all county judicial proceedings.

The 1976 Montgomery County Historic Resources Survey provides a good representation of the county's architecture, but given its age and the relatively small number of properties recorded, it is not considered comprehensive or up to date. In the last 25 plus years, a number of additional properties have become historic, while others listed no longer exist. At best, it does have value for general reference until such time as local funds are available to help sponsor a new survey. Funding is currently available through the Georgia Historic Preservation Division to assist with a limited number of surveys each year. Priority is generally given to those counties which have never been surveyed or those facing major threats to historic resources from development pressures.

The Montgomery County Courthouse is the only historic property in the county currently listed in the National Register of Historic Places, the federal government's listing of historic properties worthy of preservation. By virtue of its National Register listing, the courthouse is also listed in the parallel Georgia Register of Historic Places.

To determine National Register eligibility a property is thoroughly documented, and its value or significance is assessed along with its level of significance (local, state, national) and integrity (survival of historic physical characteristics). Each National Register property generally must be a minimum of 50 years old and must meet at least one of four specific criteria: A) history -- association with an important event or broad patterns of history; B) biography -- association with an important individual; C) architecture -- the work of a master and/or significant style or construction techniques; D) archaeology -- have yielded or with potential to yield important historic or prehistoric information. It is expected that a number of individual properties/sites and potential historic districts located throughout unincorporated Montgomery County and its cities may be eligible for the National Register. These include potential historic districts in Ailey, Alston, Mount Vernon, Tarrytown, and Uvalda.

Less is known concerning archaeological resources in Montgomery County, although at least 31 sites have been recorded to date in the State Archaeological Site File at the University of Georgia. See Map NCR-11 for the general areas where Montgomery County's recorded archaeological sites are located. The locations are not specifically mapped to protect the sites from vandalism. The earliest known human inhabitants of present-day Montgomery County came to the area approximately 11,500 years ago, toward the end of the last Ice Age. Archaeological sites in Montgomery County, therefore, range from pre-historic sites where hunters manufactured stone tools to historic Indian and settler sites to small late 19th/early 20th century farmsteads, naval stores operations, and the like. There are a number of known Indian sites in the county, including campsites and several mound sites. Further research is expected to yield additional Indian sites, particularly along the Oconee and Altamaha rivers, as well as the remains of historic communities, farms, sawmills, and turpentine operations. Development and vandalism continue to threaten significant archaeological sites in Montgomery County.

Some locally important resources have been identified by the Montgomery County Local Plan Coordination Committee which, although they may or may not be National Register eligible or even historic, are worthy of consideration. It is known that the list is far from exhaustive, and no significance should be presumed because a property is not listed. Those properties which appear eligible for National Register listing are indicated; however, there are likely additional eligible properties about which a determination cannot be made without further study. All of the following are located in unincorporated areas of Montgomery County unless otherwise noted.

1. Residential Resources

Eliza Allmond House, Higgston

Duncan McRae House, Mount Vernon

2. Commercial Resources

Downtown Ailey Historic District (appears National Register-eligible)

Thompson Lumber Commissary, Ailey

Downtown Alston Historic District (National Register-eligible)

Downtown Mount Vernon Historic District (National Register-eligible)

Downtown Tarrytown Historic District

Downtown Uvalda Historic District

3. Industrial Resources

None identified.

4. Institutional Resources

Montgomery County Courthouse (National Register-listed), Mount Vernon

Brewton-Parker College (National Register-eligible), Ailey and Mount Vernon

Ailey Rosenwald School (National Register-eligible)

Alston Opry House (former school)

Mount Vernon Community House (National Register-eligible)

5. Transportation Resources

Ailey Depot, now City Hall (National Register-eligible)

6. Rural Resources (all historic resources listed in unincorporated Montgomery County could be considered rural resources)

Long Pond Community (National Register-eligible)

7. Other Historic, Archaeological, and Cultural Sites

Dead River Cemetery

Charlottesville Community

Kibbee Community

McGreggor Community

Alston Railroad Park

Sites on File at the University of Georgia

The 31 sites on file at the University of Georgia consist of prehistoric Indian sites and historic Indian and settler sites from the 19th and early 20th centuries. It is unknown whether any of the sites have been determined National Register eligible.

The approximate locations of the above cited resources, with several exceptions, are shown on Maps NCR-12 through 18. As previously referenced, the archaeological sites on file at the University of Georgia are generally shown on Map NCR-11. To aid in their protection, their specific site locations are available upon request only to authorized individuals.

Historic preservation-related activity has increased overall in Montgomery County and its municipalities in recent years, with efforts ranging from renovating the historic Montgomery County Courthouse in Mount Vernon to individual and community rehabilitation projects to downtown revitalization efforts. Montgomery County continues to demonstrate its support for historic preservation through its stewardship of the National Register-listed Montgomery County Courthouse, which presently continues to house a number of county government offices and to be used for court proceedings. The County completed extensive renovations to the courthouse in 1992 using SPLOST funds. Montgomery County plans to continue to maintain the courthouse's architectural integrity and its National Register listing. It is currently seeking funds to address water infiltration problems related to faulty gutters, deteriorated windows, and damaged masonry.

Several of the cities in Montgomery County have been actively involved in historic preservation related projects, as well. The City of Mount Vernon purchased the Mount Vernon Community House from the local garden club in 1973. Completed in 1941, the log cabin style structure was rehabilitated in 1992 for multi-purpose civic and social events. The City plans to continue its stewardship of this landmark structure and to pursue its listing in the National Register of Historic Places. The City also received notification during the summer of 2005 that it had been approved for a \$400,000 federal transportation appropriation for downtown streetscape improvements.

The City of Ailey received a federal Department of Transportation Enhancement (TE) Grant in the 1990s to rehabilitate its historic depot for continued use as city hall. The City has also been active for a number of years with preservation of the historic African-American Ailey

Rosenwald School for multi-purpose community use. Plans are to install an HVAC system, upgrade the kitchen, make the facility handicapped accessible, and acquire additional furnishings as funding permits.

The City of Alston is also engaged in an ongoing preservation project to rehabilitate a historic school, currently known as the Alston Opry House, for continued community use. Funding is needed to continue work on this important community project. The City also has developed an attractive downtown park, which includes a decorative bridge, a restored railroad car, and landscaping.

Nomination of eligible historic districts encompassing downtown commercial areas in Ailey, Alston, Mount Vernon, Tarrytown, and Uvalda to the National Register of Historic Places would help encourage recognition of these significant cultural resources and their possible preservation/protection. Utilization of available federal and state rehabilitation tax incentives, grants for publicly owned historic properties, and other funding assistance also needs to be promoted. Eligibility for some of these programs is directly related to National/Georgia Register eligibility and listing.

Brewton-Parker College in Mount Vernon/Ailey has been in the forefront of historic preservation activity in Montgomery County with its rehabilitation of nearby historic residences and other structures for compatible new uses. Interest has been expressed in nominating eligible buildings on the early 20th century campus to the National Register of Historic Places. The circa 1779 Cooper-Conner House, believed to be the oldest extant structure in Montgomery County, was relocated to the Brewton-Parker campus to preserve it. The log cabin has been restored and is used to interpret late 18th/early 19th century life in Montgomery County. Another historic log structure, the Thompson House, has also been moved to the site. Although tours are available upon request, there is a need to pursue funding for a docent who could develop various interpretive programs for the Cooper-Conner House, as well as give tours on a regular basis.

Montgomery County does not presently have an active historical society or other similar local organization. In years past, the Original Montgomery County Historical Society has been extremely active. It sponsored publication of *A History of Montgomery County, Georgia to 1918*

in 1992. The next year, the group commemorated Montgomery County's bicentennial with a series of special events during a year-long celebration. One long-time member observed that the historical society needs a project to remain active. An active historical society could again be instrumental in preserving Montgomery County's rich timber/naval stores, agrarian, and railroad cultural heritage. Potential projects could include documenting significant historic properties county-wide, particularly potential historic districts such as the Long Pond Community, the Brewton-Parker College campus, and downtown areas, for listing in the National Register; encouraging downtown revitalization efforts in the cities and compatible new uses for historic properties; and promoting usage of preservation tax incentives and other available funding assistance for historic rehabilitation projects.

Montgomery County currently has three designated Centennial Farms. They are the Vivian McLemore-Conner Farm, the Moseley Farm, and the Jessie Mack Chambers Farm. The Centennial Farm Program, administered by the Historic Preservation Division of the Georgia Department of Natural Resources in conjunction with the Georgia Department of Agriculture and other partners, recognizes farms that have operated as working farms for at least 100 years. Given Montgomery County's agricultural heritage and large number of known historic farm structures, there are likely additional properties in the county eligible for Centennial Farm recognition. Promotion of this program would be another potential project for a reactivated Montgomery County Historical Society.

Tremendous potential benefits exist in Montgomery County and its cities for the use of cultural resources, especially when linked to the county's natural resources. In terms of promoting tourism, cultural resources have been largely untapped county-wide, although historic communities, such as Long Pond, Alston, and Uvalda, are specifically noted in the rack card for The Yamassee [Bike] Trail. There is potential for driving tours and other events to showcase historic structures and sites, as well as the pastoral landscape. Downtown revitalization efforts in Ailey, Alston, Mount Vernon, Tarrytown, and Uvalda could play an important role in heritage tourism by drawing and/or encouraging visitors to stop.

According to the Travel Association of America and *Smithsonian Magazine*, Georgia is one of the top ten states visited by historic/cultural travelers. Montgomery County and its

municipalities have no major developed historic attractions for the many tourists who seek such travel destinations. There were few, if any, plantations which fit the stereotypical "moonlight and magnolias" image of the South that many visitors have. There are, however, numerous fine examples of late 19th/early 20th century vernacular architectural forms typical of rural Georgia's farms and small railroad towns. Since most historic properties are privately owned, they are not accessible to the public on a regular basis, but can be enjoyed as part of the historic landscape.

Montgomery County may not currently be a heritage tourism destination, but there is some potential. Local historic resources may attract travelers driving through on U.S. 280, U.S. 221, GA 135, GA 15, and other non-interstate routes. These alternative routes are becoming increasingly popular to those who prefer a more leisurely pace of travel and are willing to make impulse stops. Development of specialty and retail businesses (antique stores, bed and breakfast inns, and the like) near major routes would provide uses for historic buildings and be a way to entice people to stop. Development of Montgomery County's unique natural resources, such as upgrading existing facilities along the Oconee and Altamaha rivers, development of a regional recreation lake, state public fishing area, and/or regional reservoir, would also enhance local heritage tourism efforts. If properly developed and promoted, the cultural resources of Montgomery County, Ailey, Alston, Higgston, Mount Vernon, Tarrytown, and Uvalda could help generate more tourism dollars for the local economy. In addition, more historic properties would likely be preserved if economically viable uses were identified for them.

The overall visual appeal and traditional character of a community is often directly related to its cultural resources. In fact, they are frequently major factors in determining community identity and a sense of place. The presence of cultural resources throughout Montgomery County and its municipalities provides a visual, physical link with the community's past. These links are important psychologically in this rapidly changing world. Cultural resources make each community unique, whether it is Uvalda's historic downtown; historic rural communities, such as Long Pond; the Ailey Rosenwald School; or the Montgomery County Courthouse in Mount Vernon. Resources such as these help define their respective communities. They deserve recognition and preservation, for without them one community would resemble another. Heritage tourism celebrates and capitalizes on a community's unique character as reflected in its historic resources, thus providing potential tangible benefits.

Maintaining a healthy downtown economy can be assisted by the presence of cultural resources. Unique historic structures can provide distinctive retail, office, residential, or other space, which may be even more attractive to property owners because of available state and federal rehabilitation tax incentives. In Montgomery County, some private and/or public downtown revitalization efforts have been accomplished or are underway in Ailey, Alston, Mount Vernon, and Uvalda, while there is potential for such in Tarrytown. Higgston does not have an extant historic downtown core.

Adaptive use of historic resources for local government and public use can provide cost effective space, while preserving community landmarks. Rehabilitation of historic structures, such as historic commercial buildings in downtown Mount Vernon and the Alston Opry House (former school) are prominent local examples of adaptive use of historic structures. In addition to providing much needed local business space and community facilities, projects such as these become an important source of community pride.

Summary Findings

Several major findings result from inventorying and assessing natural and cultural resources in Montgomery County, Ailey, Alston, Higgston, Mount Vernon, Tarrytown, and Uvalda. It is evident that local residents deem protection of these resources and the county's rural character as important to their overall quality of life. However, growth without controlled and planned development threatens these very resources. There is also potential for compatible, environmentally sound development of natural and cultural resources to attract nature-based and heritage tourism. Protection of the natural and cultural landscape will maintain the existing rural character and quality of life and become a magnet for desired additional residential and population growth.

Montgomery County envisions itself as a community with well-protected and sensitively developed natural and cultural resources. It will maintain and enhance its environmental quality so as to protect its water and other abundant natural resources, as well as its agricultural/timber base. Significant cultural resources will be preserved for future generations, through the

leadership of a reactivated Original Montgomery County Historical Society. Revitalized historic downtowns in all county cities, except Higgston which has none, would be bustling commercial centers. Nature-based and heritage tourism opportunities will abound for residents and visitors alike, including facilities improvements at existing landings on the Oconee and Altamaha rivers, construction of a regional recreation lake, and state public fishing area. The rural character will be retained as it is a major contributing factor in the community's quality of life.

To achieve this community vision with respect to natural and cultural resources, a number of general needs have been recognized. These include the need for controlled and planned development implemented through existing and additional specific ordinances necessary for conservation of significant resources and their sensitive development, as appropriate. Enforcement of the existing environmental conservation ordinance will help protect groundwater recharge areas, wetlands, and the Protected Oconee and Altamaha River Corridors. Further measures, including utilization of land limitations as defined in the county's solid waste plan and other land use ordinances and encouraged implementation of TMDL Plans for Montgomery County's impaired waters, would help protect and improve water quality. Upgrades to existing Oconee and Altamaha River landings and possible development of a regional reservoir and/or state public fishing area would enhance outdoor recreation facilities and increase nature-based tourism options. There is also a need to reactivate the Original Montgomery County Historical Society to advocate and coordinate local preservation and downtown revitalization efforts to help recognize and protect significant cultural resources. Such efforts will support and enhance goals, policies, and actions deemed important to the community in economic development, housing, and land use.

The specific goal/objectives and implementation policies/actions for natural and cultural resources chosen by the governments of Montgomery County, Ailey, Alston, Higgston, Mount Vernon, Tarrytown, and Uvalda follow.

**NATURAL AND CULTURAL RESOURCES
GOAL, OBJECTIVES, AND IMPLEMENTATION
POLICIES/ACTIONS**

GOAL: To conserve and protect Montgomery County, Ailey, Alston, Higgeston, Mount Vernon, Tarrytown, and Uvalda’s natural and cultural resources through controlled and planned development.

NATURAL RESOURCES:

OBJECTIVE 1: To protect and conserve potable water sources and water quality in Montgomery County.

POLICIES/ACTIONS:

Action 1.1: Enforce through the Montgomery County Health Department the county-wide “Environmental Conservation, On-Site Sewage Management, and Permit Ordinance” for the protection of groundwater recharge areas in accordance with DNR standards.

Action 1.2: Support and encourage implementation of the TMDL Plans prepared for Montgomery County’s impaired waters.

Action 1.3: Work to protect the public rights to water resources in Montgomery County and South Georgia, including limiting interbasin transfers and preventing privatization, permit selling or other such efforts which might limit water use and development locally.

OBJECTIVE 2: To protect functional wetlands from destruction by uncontrolled or inappropriate development.

POLICIES/ACTIONS:

Action 2.1: Enforce through the Montgomery County Health Department the county-wide “Environmental Conservation, On-Site Sewage Management, and Permit Ordinance” to protect wetlands by requiring a federal 404 Permit or clearance letter from the U.S. Army Corps of Engineers before issuing local permits.

OBJECTIVE 3: **To conserve and protect the Oconee and Altamaha River Corridors in Montgomery County, so as to maintain and enhance environmental quality and the quality of life for all citizens.**

POLICIES/ACTIONS:

Action 3.1: Enforce through the Montgomery County Health Department the county-wide “Environmental Conservation, On-Site Sewage Management, and Permit Ordinance,” which provides for protection of the Oconee and Altamaha River Corridors in compliance with the provisions of the 1991 River Corridors Protection Act.

Action 3.2: Participate in and support the regional efforts of the Altamaha River Partnership to enhance and promote the greater Altamaha Basin for sustainable nature-based tourism.

OBJECTIVE 4: **To prevent inappropriate development in Montgomery County’s flood plains which might destroy wetlands or increase flooding.**

POLICIES/ACTIONS:

Action 4.1: Enforce the county-wide flood plain management ordinance in accordance with Federal Emergency Management Agency (FEMA) requirements.

Action 4.2: Utilize the Nature Conservancy and others to provide conservation education to landowners and others on important ecological systems

and the natural resources of the county to encourage their conservation.

OBJECTIVE 5: To utilize Montgomery County soils for appropriate uses, and protect the land from excess erosion.

POLICIES/ACTIONS:

Action 5.1: Enforce through the Montgomery County Health Department the county-wide “Environmental Conservation, On-Site Sewage Management, and Permit Ordinance,” which addresses erosion prevention in conjunction with protection of the Oconee and Altamaha River Corridors.

OBJECTIVE 6: To encourage existing prime farmland and timberland to remain in agricultural production.

POLICIES/ACTIONS:

Action 6.1: Protect and support agriculture and forestry in Montgomery County, and encourage continued agricultural production and agri-tourism.

Action 6.2: Promote and utilize the county’s agricultural base and natural resources for compatible economic development and enterprises, and highlight them through theme-related festivals and other means.

OBJECTIVE 7: To encourage the protection of sensitive plant and animal habitats located in Montgomery County.

POLICIES/ACTIONS:

Action 7.1: Enforce Montgomery County’s “Environmental Conservation, On-Site Sewage Management, and Permit Ordinance,” which provides some protection for plant and animal habitats located in wetlands and protected river corridors.

OBJECTIVE 8: To promote development of outdoor recreation areas in Montgomery County, and continue to maintain/promote existing outdoor recreation resources.

POLICIES/ACTIONS:

- Action 8.1:** Upgrade existing boat landings along the Oconee and Altamaha rivers as needed.
- Action 8.2:** Develop recreation facilities, such as a lake, to attract/complement quality housing development, including those targeting retirees.
- Action 8.3:** Seek creation of a state public fishing area in the county.
- Action 8.4:** Promote nature-based and heritage tourism within the county, including hunting, fishing, agri-tourism, and venture biking along the Yamassee Trail, through such regional organizations as the Vidalia Area Convention and Visitors Bureau and the Altamaha River Partnership.

OBJECTIVE 9: To protect areas of scenic beauty in Montgomery County, while increasing controlled opportunities for public viewing and enjoyment.

POLICIES/ACTIONS:

- Action 9.1:** Support community beautification efforts utilizing local garden clubs, civic clubs, prison details, Adopt-A-Highway program, and other means as appropriate.
- Action 9.2:** Protect tract of old growth forest along U.S. 280 in Ailey through public acquisition or other means.

CULTURAL RESOURCES:

OBJECTIVE 10: To recognize, preserve, and protect Montgomery County, Ailey, Alston, Higgston, Mount Vernon, Tarrytown, and Uvalda's significant cultural resources.

POLICIES/ACTIONS:

Action 10.1: Nominate eligible properties, particularly historic districts in all cities in the county and the Long Pond Community, to the National Register of Historic Places.

Action 10.2: Reactivate the Montgomery County Historical Society.

Action 10.3: Encourage Brewton Parker College's continued rehabilitation of historic residences and other structures for compatible new uses.

Action 10.4: Nominate eligible buildings on the Brewton-Parker College campus for National Register listing.

Action 10.5: Pursue funding for a docent to develop interpretive programs and give tours of the Cooper-Conner House on the Brewton-Parker College campus.

Action 10.6: Maintain the Montgomery County Courthouse according to preservation standards so as to retain its architectural integrity and listing in the National Register.

Action 10.7: Continue to maintain and utilize the Mount Vernon Community Center for public use, and document its history for listing in the National Register of Historic Places.

Action 10.8: Work to preserve and rehabilitate the old Alston Opry House (historic school) for community center use.

Action 10.9: Seek funding to continue rehabilitation of the Ailey Rosenwald School, including HVAC installation, kitchen upgrade, ADA compliance, and furnishings.

- Action 10.10:** Promote and support county-wide downtown revitalization efforts, such as historic building rehabilitations, streetscape improvements, and other activities, and seek DOT Transportation Enhancement (TE) and other available funding assistance.
- Action 10.11:** Encourage compatible adaptive use of public and private historic landmark and other structures.
- Action 10.12:** Promote utilization of preservation tax incentives, grants, or other funding assistance, as appropriate, for rehabilitation of historic structures.

COMMUNITY FACILITIES AND SERVICES

Introduction

The provision of services, protection of its citizens, preservation of its resources, and enrichment and enhancement of the quality of life for its people is among the primary reasons for the creation and existence of local governments. A community's facilities and infrastructure exist to address these needs. "Community Facilities and Services" is one of the most important elements required under the Georgia Planning Act because construction of new facilities and maintenance and upgrading of existing ones generally represent the largest public expenditures of local governments. Due to limited funds, ongoing planning is vital for a community to offer the services and facilities desired by current and future residents, businesses, and industries in an efficient and effective manner. The location of public facilities can be an important tool in guiding and managing growth and development. Planning ahead can provide the opportunity to properly prepare and anticipate growth, and prevent expensive mistakes.

The following contains a description, assesses the adequacy, and presents the community's recommendations for improving community facilities and services for existing and future residents in the cities of Ailey, Alston, Higgston, Mount Vernon, Tarrytown and Uvalda and Montgomery County as a whole in accordance with the Minimum Planning Standards and Procedures at the basic planning level. Future needs of economic growth are addressed as well as future needs required by population growth. The categories of community facilities and services considered are: transportation; water supply and treatment; sewerage system and wastewater treatment; solid waste; public safety; hospital and other public health facilities; recreation; general government; educational facilities; and library and other cultural facilities.

Transportation

Inventory. A total of approximately 462 miles of county roads, city streets, and state and federal highways serve Montgomery County. Out of this total, 249 miles, or 54 percent, are paved. There are a total of 213 miles of unpaved roads throughout the county. The incorporated cities of Ailey, Alston, Higgston, Mount Vernon, Tarrytown and Uvalda have a combined total of approximately 77 miles of city streets. The City of Ailey has approximately 9.1 miles of paved and one mile of unpaved streets. There are approximately 6.5 miles of paved and 3.5 miles of

unpaved streets in Alston. The City of Higgston has approximately 10 miles of paved and three miles of unpaved streets. The City of Mount Vernon has 21 miles of paved and six miles of unpaved streets. The City of Tarrytown has approximately 4.5 miles of paved and two miles of unpaved streets. The City of Uvalda has approximately 8.8 miles of paved and 1.8 miles of unpaved streets. The county has 75 miles of roads on the State Highway System. Montgomery County has 26 miles on the Governor's Road Improvement Program (GRIP) that include U.S. 280 and GA 15, and 1.32 miles of GA 292, along with two bridge replacements, are currently listed in the State Transportation Improvement Program (STIP) Program for improvement in the next three years.

Local Government Activities.

Montgomery County annually budgets \$300,000 for capital equipment outlays for transportation improvements. Montgomery County is in its third year of a five-year SPLOST to accumulate \$2,400,000 to fund capital projects, which includes paving. Approximately 12 people are employed in the Road Department. Adequate equipment is purchased and maintained to grade, drain, and base county roads in preparation for paving contracts and for maintenance of existing county roads, both paved and unpaved. Montgomery County currently has three dump trucks; three motor graders; one backhoe; one rubber tire loader; three tractors with rotor motors; and four various types of pickups. An average of two miles of county roads are paved each year by the county, while an average of three to five miles are resurfaced annually under the Local Assistance Road Program (LARP).

The City of Mount Vernon has a City funded Roads and Streets Department. The City budgets \$90,000 annually for street maintenance and repair. Montgomery County also contributes funds based on population through a one percent sales tax for roads and streets. The road department for the City currently employs two people. The City has acquired several kinds of equipment to help with their road department. Its current inventory consists of one backhoe, lawnmowers, weedeaters, a motor grader, a dump truck, a tractor/mower, and a flat bed pickup truck.

The City of Uvalda has a City funded Roads and Streets Department. The City budgets \$5,000 annually for street maintenance and repair. Montgomery County also contributes funds based on population through a one percent sales tax for roads and streets. The road department for the city currently employs two people. The City has acquired several kinds of equipment to

help with their road department, including one backhoe, a pickup truck, and a tractor with a bush hog.

The cities of Ailey, Alston, Higgston, and Tarrytown do not have city funded roads and streets departments. They rely on the County and the Georgia Department of Transportation (DOT) for assistance in this area. The cities currently do not have any major road equipment.

Major Highways.

Montgomery County has two major federal highways. State Route 30/U.S. 280, which is an east/west facility within Montgomery County, runs through three cities. Approximately 14 miles of State Route 30/U.S. 280 lies within Montgomery County. Approximately one mile lies within the city limits of Higgston, approximately one mile is within the city limits of Ailey, and approximately two miles are located within the city limits of Mount Vernon. State Route 30/U.S. 280 is a two-laned east/west facility that runs east to Bryan County near Savannah and west to Columbus. Currently, State Route 30/U.S. 280 is on the Governor's Road Improvement Program (GRIP). State Route 56/U.S. 221, which is a north/south facility within Montgomery County, runs through two cities. Approximately 26 miles of State Route 56/U.S. 221 lies within Montgomery County. Approximately one mile lies within the city limits of Mount Vernon, and approximately one mile lies within the city limits of Uvalda. State Route 56 joins U.S.221 in the City of Uvalda. State Route 56/U.S. 221 is a two-laned north/south facility that runs north towards Augusta and South Carolina. State Route 135 splits away from U.S. 221 in the City of Uvalda and turns into a State Route only. State Route 135/U.S. 221 enters Montgomery County from the south end of the county. There is approximately six miles of State Route 135/U.S. 221 in Montgomery County. State Route 135/U.S. 221 goes farther south to Valdosta and then into Florida.

Montgomery County also has five other State Routes. State Route 199 is a north/south highway that traverses the northeast section of Montgomery County for approximately five miles, and does not pass through any municipalities. It terminates in the county once it reaches State Route 56/U.S. 221. State Route 15-29 is another state facility that passes through Montgomery County. It is a north/south facility that is approximately 12 miles in length through the county, including through the cities of Higgston and Tarrytown. Approximately one mile of State 15-29 runs through both cities. It was recently added to the Governor's Road Improvement Program. State Route 130 is a northeast/southwest highway that enters the eastern section of Montgomery County and does not pass through any municipalities. It has approximately one

mile in length in the county. It terminates in Montgomery County once it reaches State Route 135. State Route 135 runs along with U.S. 221 for approximately six miles from the south end of Montgomery County until it intersects with State Route 56. Once it intersects with State Route 56, it becomes a State Route only, splitting away from the Federal Route. Once it splits from the Federal Route, then it continues to run northward for 20 more miles until it reaches the City of Higgston, where it terminates once it meets State Route 15-29. There is approximately one-half of a mile of State Route 135 located in the City of Higgston. State Route 56 enters Montgomery County in the southeastern part of Montgomery County. Approximately 2 miles lie within Montgomery County. State Route 56 joins U.S.221 in the City of Uvalda when it intersects with State Route 135/U.S. 221. Once it joins U.S. 221, it continues northward through Montgomery County for approximately 20 miles.

All of these transportation routes serve as major thoroughfares through Montgomery County. Many motorists traveling to Augusta from the southern part of the state use State Route 56/U.S.221 as a means of reaching their destination. State Route 135/U.S. 221 also serves as a quick and efficient route to travel to Florida. State Route 15/29 is a connector for intrastate traffic to northeast Georgia.

For a listing of all roads in Montgomery County and the cities of Ailey, Alston, Higgston, Mount Vernon, Tarrytown and Uvalda, see Appendix A. See Maps CFSM-1, CFSM-3, CFSM-7, CFSM-10, CFSM-12, CFSM-16, and CFSM-19 to examine the road network in Montgomery County and its municipalities.

Bridges/Overpasses.

There are twelve bridges located on county, state, and federal routes in Montgomery County. There are three bridges located on state/federal routes and nine bridges located on county roads.

Rail.

Montgomery County currently has no active rail service. The Heart of Georgia Railroad passes through the cities of Ailey, Higgston, and Mount Vernon. There are approximately 14 miles of mainline track that run east/west in Montgomery County. Approximately one mile of track lies within the City of Ailey, one mile lies within the City of Higgston, and approximately two miles is within the city limits of Mount Vernon. The Heart of Georgia Railway track runs

east and west through Cordele to Vidalia, but it is not utilized at present for freight and/or passenger purposes. Montgomery County also has approximately 10 miles of Georgia Central Rail Yard mainline track. This track connects with the Heart of Georgia Railway, and continues to Savannah. Approximately one mile of track runs within the city limits of Tarrytown providing only freight service.

Airport.

Montgomery County currently does not have an airport. However, residents in Montgomery County may utilize airports approximately 12 miles away in Vidalia, 15 miles away in Hazlehurst, or 10 miles away in Soperton.

Freight/Bus.

The Montgomery County area is served by one freight or trucking company. The freight line is Yellow Transport. United Parcel Service, DHL and Federal Express service Montgomery County.

Public Transit.

Public transportation in Montgomery County is provided through the Section 5311 Program of the United States Urban Mass Transportation Act, as amended. The Montgomery County Transit System has a two-van transit system; both of them are equipped with an elevator for wheelchair bound passengers. Services are provided both on a scheduled route and on demand response. The elderly and low income populations of the county uses the transit for medical and nutritional programs. The service area of the transit system is Montgomery County. A Georgia Department of Human Services regional coordinated transportation system for Region 9 also serves Montgomery County. It is currently operated by the Middle Georgia Community Action Agency.

Bicycle and Pedestrian Ways.

Montgomery County is looking to partner with the other 16 counties in the Heart of Georgia Altamaha Regional Development Center Region to implement the recently completed Heart of Georgia Altamaha Regional Development Center Regional Bike and Pedestrian Plan. The regional bike/pedestrian plan examines existing conditions and needs, and provides

recommendations for future improvements, including new route recommendations and other efforts to boost education, safety, and usage. Needs identified for the region include additional facilities, particularly paved shoulders, additional state bike routes, better state signage, and for increased safety and educational activities. There was a special need identified to interconnect the region's state parks with bicycle facilities, and to interconnect region facilities to other state bike routes. Compatible local bicycle facilities, events and regional cooperation, marketing, and promotion were encouraged. Bicycling was seen as having potential economic development/tourism benefits for the region. The region could be promoted as a touring destination for beginning and intermediate cyclists because of its low traffic counts, open spaces, pastoral scenery, historic sites, topography, and climate. Montgomery County is the site of the region's only officially designated bike route, the 27-mile Yamassee Trail. The trail traverses the county from Mount Vernon to the historic Long Pond community through Uvalda and then through Alston before returning to Mount Vernon. This may lead to creation of new bike paths and routes within Montgomery County, and includes a proposed state bike route along State Route 30/U.S. 280.

Assessment. Montgomery County has minimal transportation needs. Montgomery County ranks 120th out of 159 counties in the state in total road mileage. It ranks 130th in the state in percentage of roads paved. Although the county is not facing the pressure of significant population growth, there is a need to continue and work to upgrade the county transportation network to enhance the county's efforts to attract economic development and make progress toward reducing the unpaved mileage and otherwise improving roads. Montgomery County needs to increase the amount of roads that are paved and/or resurfaced annually in the unincorporated areas of the county. The City of Ailey has one mile of unpaved road within the city limits, Alston has approximately 3.5 miles of unpaved roads, Higgston has three miles of unpaved roads, Mount Vernon has six miles of unpaved roads, Tarrytown has two miles of unpaved roads, and the City of Uvalda has 1.8 miles of unpaved road within its city limits. Sidewalk improvements and additions are needed in all six municipalities. Drainage improvements are still needed in all six municipalities. The County and municipalities need to continue to work with the Georgia Department of Transportation (DOT) to identify bridges in need of repair and schedule such maintenance. Two bridges have been recently renovated, and three will be rebuilt in the near future through a federal assistance program. Montgomery County needs to identify all equipment and manpower so that they will be able to maintain dirt roads in the county in a more timely manner. This will help them to develop a maintenance/replacement

schedule in order to save money and time. Additional equipment and continued repairs to existing equipment will be needed by Montgomery County and the cities of Mount Vernon and Uvalda in the coming years to maintain and improve their roads and streets. The cities of Ailey, Alston, Higgston, and Tarrytown rely on DOT for street paving and will continue to do so.

Railways have played a role in the development of Montgomery County. However, the City of Tarrytown has declined in population over the last half-century due to the decline of the railway system. A new industrial park is currently being developed on State Route 30/U.S. 280 near Ailey, and a railroad spur may be needed in the future for the industries that may locate at the new park. This service is very important to Montgomery County, and as the economy changes and different rail needs are required, the communities need to remain vigilant and supportive of keeping the current facilities and expanding the level of services.

There are sufficient freight and other types of carriers to meet the current and future needs of businesses and individuals in Montgomery County. The resources are in place and could be expanded upon individual needs and requests.

A county-wide transportation study to determine future needs, long-term objectives, and best locations for connector roads needs to be conducted. This would complement the ongoing efforts to attract new businesses and industries, and would help to make the area more attractive for growth and development.

The Montgomery County Transit Systems are important to the citizens of Montgomery County. The county has a significant elderly population; therefore, the continuation of the programs is very important due to the lack of personal transportation available.

Water Supply and Treatment

Inventory. Montgomery County has five municipal water systems owned and operated by the cities of Ailey, Alston, Mount Vernon, Tarrytown and Uvalda. Tarrytown has water lines throughout the city. The city receives its water from the City of Soperton in Treutlen County. It does not currently operate a well, but does have a water storage tank. The county government does not operate a water supply system. Unincorporated residents and the City of Higgston rely mainly on individual wells for their water supply. All of the municipal systems withdraw raw water from the Floridan (limestone) Aquifer. Due to the high quality of water from the Floridan

Aquifer, only the addition of chlorine and flouride is required before it is pumped into the distribution center.

The City of Ailey provides water service to approximately 180 residential and business customers throughout an approximate seven-mile distribution system consisting of two miles of water lines less than six inches in size and four miles which are six inches or greater. Ninety-five percent of the households are served. The City charges its customers \$5.00 for the first 2,000 gallons of water and \$1.00 for every additional thousand gallons thereafter. The City presently operates one deep well (See Table CF-1).

TABLE CF-1

Deep Well

City of Ailey

<u>WELL NO.</u>	<u>LOCATION</u>	<u>CAPACITY (GPM)</u>	<u>DATE DRILLED</u>
1	Lee Street	150	1980

One elevated storage tank serves the City of Ailey. Table CF-2 contains information concerning the storage tank. See Map CFSM-5 for the location of water services throughout the City of Ailey.

TABLE CF-2

Elevated Storage Tank

City of Ailey

<u>TANK NO.</u>	<u>LOCATION</u>	<u>CAPACITY</u>	<u>DATE ERECTED</u>
1	Lee Street	75,000	1963

The City of Alston provides water service to approximately 100 residential and business customers throughout an approximate 5.7-mile distribution system consisting of 1,500 LF of six-inch lines, 2,500 LF of four-inch lines, 15,000 LF of two-inch lines, 9,500 LF of one and one-half inch lines, and 2,000 LF of one-inch lines. One hundred percent of the households are served. The City charges its customers \$9.00 for the first 2,000 gallons of water and \$1.00 for every additional thousand gallons thereafter. The City presently operates two deep wells (See Table CF-3).

TABLE CF-3

**Deep Wells
City of Alston**

<u>WELL NO.</u>	<u>LOCATION</u>	<u>CAPACITY (GPM)</u>	<u>DATE DRILLED</u>
1	Lyons Center Road	240	1972
2	GA Hwy. 135	220	1986

One ground storage tank serves the City of Alston. Table CF-4 contains information concerning the storage tank. See Map CFSM-9 for the location of water services throughout the City of Alston.

**TABLE CF-4
Ground Level Storage Tank
City of Alston**

<u>TANK NO.</u>	<u>LOCATION</u>	<u>CAPACITY</u>	<u>DATE ERECTED</u>
1	Lyons Center Road	5,000	1972

The City of Mount Vernon provides water service to approximately 750 residential and business customers through a distribution system comprised of approximately 23.75 miles of water lines that are six inches or less in size, and there are 1.1 miles of water lines that are six inches or greater in size. One hundred percent of the city households are served. The City charges its residential and business customers \$8.00 for the first 2,000 gallons of water and \$1.25 for every additional thousand gallons thereafter. The City presently operates three deep wells (See Table CF-5).

**TABLE CF-5
Deep Wells
City of Mount Vernon**

<u>WELL NO.</u>	<u>LOCATION</u>	<u>CAPACITY (GPM)</u>	<u>DATE DRILLED</u>
1	East Broad Street	250	1981
2	Mount Vernon Street	250	1955
3	Rayburn Road	350	1994

Three elevated storage tanks serve the City of Mount Vernon. Table CF-6 contains information concerning the tanks. See Map CFSM-14 for the location of water services throughout the City of Mount Vernon.

TABLE CF-6

Elevated Storage Tanks

City of Mount Vernon

<u>TANK NO.</u>	<u>LOCATION</u>	<u>CAPACITY</u>	<u>DATE ERECTED</u>
1	East Broad Street	150,000	1974
2	Mount Vernon Street	75,000	1955
3	Ailey Lothair Road	300,000	2004

The City of Tarrytown provides water service to approximately 50 residential and business customers throughout an approximate six-mile distribution system consisting of two miles of water lines less than six inches and four miles that are six inches in diameter or larger. Ninety-five percent of the households are served. The City charges its residential and business customers a flat fee of \$4.00, regardless of the amount of water used. The City presently does not operate a deep well, because water is pumped to the City utilizing a deep well operated by the City of Soperton.

One ground storage tank serves the City of Tarrytown. Table CF-7 contains information concerning the storage tank. See Map CFSM-18 for the location of water services throughout the City of Tarrytown.

TABLE CF-7

Ground Level Storage Tank

City of Tarrytown

<u>TANK NO.</u>	<u>LOCATION</u>	<u>CAPACITY</u>	<u>DATE ERECTED</u>
1	Railroad Avenue	12,000	1994

The City of Uvalda provides water service to approximately 300 residential and business customers throughout an approximate 12-mile distribution system consisting of two miles of

water lines less than six inches in diameter and ten miles that are six inches or greater. One hundred percent of the households are served. The City charges its residential customers inside the city limits \$8.00 for the first 2,000 gallons of water, \$1.50 for every one thousand gallons between 2,001-10,000 gallons, and \$1.00 for every additional thousand gallons thereafter. The City charges its residential customers outside the city limits \$13.00 for the first 2,000 gallons of water, \$1.50 for every one thousand gallons between 2,001-10,000 gallons, and \$1.00 for every additional thousand gallons thereafter. The City charges its commercial customers \$13.00 for the first 15,000 gallons of water, and \$0.68 for every additional thousand gallons thereafter. The City presently operates one deep well and is in the process of drilling a new well. (See Table CF-8).

TABLE CF-8

**Deep Wells
City of Uvalda**

<u>WELL NO.</u>	<u>LOCATION</u>	<u>CAPACITY (GPM)</u>	<u>DATE DRILLED</u>
1	Oak Street	150	1977
2 (New Well)	Rawling Way	500	2005

Two elevated storage tanks serve the City of Uvalda. Table CF-9 contains information concerning the storage tanks. See Map CFSM-21 for the location of water services throughout the City of Uvalda.

**TABLE CF-9
Elevated Storage Tanks
City of Uvalda**

<u>TANK NO.</u>	<u>LOCATION</u>	<u>CAPACITY</u>	<u>DATE ERECTED</u>
1	Oak Street	175,000	1977
2	Knox Street	75,000	1958

Assessment. There are areas in the cities of Ailey, Alston, Mount Vernon, Tarrytown and Uvalda which are served by older 1/2" to 2" water lines that are inadequate for daily use as well as for fire protection. The cities should continue maintenance and upgrading of the water system by replacing any inadequately sized lines and inadequate appurtenances. The City of Tarrytown's water system lines are old and in need of a major upgrade. The City also needs to apply for

grants in order to receive assistance to get an elevated storage tank instead of the current ground level tank and a well of its own. The City of Alston's recent efforts to receive assistance to increase the size of water lines through CDBGs have failed. There is a serious need for an elevated storage tank due to the limited capacity of the current ground level storage tank in the City of Alston. The City plans to continue to pursue CDBGs and other forms of funding in order to meet its needs. The City of Uvalda needs to renovate its water storage tanks. In addition, the municipalities need to explore the feasibility of replacing all of the water lines less than 6 inches in diameter. In the long term, a feasibility study should be conducted on options of upgrading the water systems to accommodate the entire city limits and any future city limit expansion. Without city limit expansion, normal upgrading will meet the water supply needs for the cities if Ailey, Alston, Mount Vernon, and Uvalda over the twenty-year planning period since the cities are not projected to increase in population significantly. The cities do need to have water valves and other components of their respective water systems mapped using a GPS system so that city and county water operators will know exactly where to go in case of an emergency. The City of Higgston needs to examine the feasibility of establishing a municipal water system. Expansion of the water systems in Alston and Higgston would better facilitate the ongoing residential and other development in eastern Montgomery County. The County needs to develop water facilities for the unincorporated areas by adding dry hydrants throughout the county.

There is a need in Montgomery County to ensure that private wells are located, drilled and developed in such a manner to protect public health and the environment. Subdivision regulations detailing water system development standards for both the county and its municipalities should be developed and enforced.

Sewerage System and Wastewater Treatment

Inventory. There are three public sewerage systems in Montgomery County. The cities of Ailey, Mount Vernon, and Uvalda own and operate their own municipal wastewater treatment and collection system. The cities of Alston, Higgston, and Tarrytown do not have a public sewerage system. Each individual operates his or her own septic tank. Since Montgomery County has no public sanitary sewerage system, individuals continue to use septic tanks in the unincorporated areas of the county.

The City of Ailey's three-celled oxidation pond with sand filters is located on John Hancock Road. The pond utilizes the traditional extended aeration activated sludge treatment process and has a treatment capacity in average daily flow (ADF) of 100,000 gallons per day. In

2004, the City of Ailey had an average daily flow of 80,000 gallons per day. The City's sewer collection system consists of approximately 10.57 miles of sewer lines with 4,800 feet of four-inch pipe, 50,000 feet of force mains, 9.47 miles of PVC pipes, and 1,000 feet of cast iron pipes. Information on the lift stations is included in Table CF-10.

TABLE CF-10
Pump Stations
City of Ailey

<u>PUMP STATION NO.</u>	<u>LOCATION</u>	<u>YEAR INSTALLED</u>	<u>PUMP DATA</u>
1	Highway 280	1975	N/A
2	John Hancock Road	1975	N/A
3	John Hancock Road	1975	N/A

The City of Ailey's sewerage system serves approximately 170 customers and serves approximately 90 percent of households within the city limits. Sewer rates are \$5.00 for the first 2,000 gallons and \$1.00 for each additional 1,000 gallons. See Map CFSM-6 for the location of sewer services throughout the City of Ailey.

The City of Mount Vernon's oxidation pond has sand filters and a chlorination chamber and is located on State Route 56/U.S.221 South. The system has a treatment capacity average daily flow (ADF) of 270,000 gallons per day. In 2004, the City of Mount Vernon had an average daily flow of 265,000 gallons per day. The City's sewer collection system consists of approximately 18 miles of sewer lines with six, eight, and ten inch pipes and three lift stations that lift wastewater from lower areas to gravity lines running to the oxidation pond. Information on the lift stations is included in Table CF-11.

TABLE CF-11
Pump Stations
City of Mount Vernon

<u>PUMP STATION NO.</u>	<u>LOCATION</u>	<u>YEAR INSTALLED</u>	<u>PUMP DATA</u>
1	Twin Street	1982	100 GPM
2	Spring Street	2004	850 GPM
3	Montgomery State Prison	1982	100 GPM

The City of Mount Vernon’s sewerage system serves approximately 800 customers or about 90 percent of households within the city limits. Sewer rates are \$8.00 for the first 2,000 gallons and \$1.25 for each additional 1,000 gallons. See Map CFSM-15 for the location of sewer services throughout the City of Mount Vernon.

The City of Uvalda’s three-celled oxidation pond is located on State Route 135/U.S.221 South. The pond utilizes the traditional aeration and holding pond treatment with 35 acres of LAS sprayfields. It has a treatment capacity in average daily flow (ADF) of 150,000 gallons per day. In 2004, the City of Uvalda had an average daily flow of 50,000 gallons per day. The City's sewer collection system consists of approximately 12 miles of sewer lines with six, eight, and ten inch pipes with the lift stations that lift wastewater from lower areas to gravity lines running to the oxidation pond. Information on the lift stations is included in Table CF-12.

TABLE CF-12
Pump Stations
City of Uvalda

<u>PUMP STATION NO.</u>	<u>LOCATION</u>	<u>YEAR INSTALLED</u>	<u>PUMP DATA</u>
1	Ava Street	1985	150 GPM
2	Main Street	1985	150 GPM
3	First Street	1985	200 GPM

The City of Uvalda’s sewerage system serves approximately 250 customers and serves one hundred percent of households within the city limits. The City charges its sewer customers \$6.00 for the first 2,000 gallons, \$1.50 for every one thousand gallons between 2,001-10,000 gallons, and \$1.00 for every additional thousand gallons thereafter. See Map CFSM-22 for the location of sewer services throughout the City of Uvalda.

Assessment. The cities of Ailey and Uvalda need to continue normal upgrading and maintenance to their sewer system and treatment facility. In 2004, the City of Mount Vernon contracted with a private company to have all of their sewer collection lines cleaned and videoed to detect any infiltration problems with the system. The system has a treatment capacity average daily flow (ADF) of 270,000 gallons per day. In 2004, the City of Mount Vernon had an average daily flow of 265,000 gallons per day. The City of Mount Vernon needs to acquire land in order to develop LAS sprayfields to increase its treatment capacity in the very near future. The City

also needs a major upgrade of its older sewer lines as well. All three cities should study the feasibility of expanding service to all current residents as well as future residents to meet future growth needs. The Ailey system will also likely need expansion to properly serve the new industrial park.

The cities of Alston, Higgston, and Tarrytown will continue to use individualized septic tanks. A continued check of the septic tanks in the cities utilizing Montgomery County code enforcement is recommended to ensure proper use and installation of the septic tanks. Higgston, in particular, may have to investigate construction of a sewer system to better accommodate and facilitate commercial and industrial growth in eastern Montgomery County.

Solid Waste

*See the Montgomery County Joint Solid Waste Management Plan for additional information.

Inventory. At the present time, Montgomery County operates a collection system for rural residents of the county. The County utilizes five convenience centers located throughout the county to collect household garbage, including two manned sites. Each site has one container for the collection of solid waste along with other containers for the collection of recyclables and special management items. The County does not charge a fee to residents for solid waste collection. The County picks up the solid waste once or twice per week at the centers, depending on the need for collection. Private containers are available and provided by Sullivan Environmental Services out of Vidalia. Once the garbage is collected, the County takes it to the Toombs County Landfill. The Toombs County Landfill has a capacity to operate for approximately 22 more years. Its remaining capacity is 1,849,689 cubic yards. The City of Ailey contracts with Sullivan to collect their household waste. Citizens voluntarily take their garbage to one of two unstaffed green boxes located across the street from city hall. It is open from 6:00 a.m. to 12:00 p.m. Citizens are charged a fee of \$5.00 a month for solid waste service. The containers are collected by Sullivan Environmental Services twice per week. Once the garbage is collected, it is taken to the Toombs County Landfill by Sullivan Environmental Services. In the City of Alston, citizens voluntarily take their solid waste to one of the five convenience centers provided by the County. The City of Alston does not charge a fee for solid waste. The County is responsible for the proper collection and disposal of the solid waste at the five centers located throughout the county. In the City of Higgston, citizens voluntarily take their solid waste to one of the five convenience centers provided by the County. The City of Higgston does not charge a

fee for solid waste. The County is responsible for the proper collection and disposal of the solid waste at the five convenience centers located throughout the county. The City of Mount Vernon utilizes curbside pickup once a week for a fee of \$5.00 per month. Once the garbage is collected, it is taken to the Toombs County Landfill by the City of Mount Vernon. Commercial businesses in the City are encouraged to contract with Sullivan Environmental Services for the collection and disposal of commercial solid waste. In the City of Tarrytown, citizens voluntarily take their solid waste to one of the five centers provided by the County. The City of Tarrytown does not charge a fee for solid waste. The County is responsible for the proper collection and disposal of the solid waste at the five convenience centers located throughout the County. The City of Uvalda utilizes both residential and commercial curbside pickup twice a week for a fee of \$7.50 per month, although some businesses in the City do contract with Sullivan Environmental Services for collection and disposal. Once the garbage is collected, it is taken to the Toombs County Landfill by the City of Uvalda.

There currently is a problem in Montgomery County with illegal dumping. The County utilizes its code enforcement program to combat the problem of illegal dumping. While there are few instances of illegal dumping occurring in the cities of Montgomery County at this time, if it should happen, the cities utilize the county's code enforcement program to combat the problem(s).

In case of a natural disaster or another event that may interrupt the flow of garbage pickup, Montgomery County has the option of utilizing their backup solid waste collection trucks or a private contractor. The City of Ailey has an agreement with Sullivan Environmental Services so that there is no interruption in solid waste pickup. The cities of Alston, Higgston, and Tarrytown rely on the County to continue the collection of solid waste because their citizens voluntarily take their solid waste to one of the five drop-off sites. The City of Mount Vernon would utilize their backup solid waste collection truck or a private contractor. The City of Uvalda has an understanding with the City of Mount Vernon to utilize their equipment, or the City may utilize a private contractor in case of an emergency. The County and municipalities may also utilize nearby local governments to have access to solid waste collection equipment, if an excessive amount of waste is generated.

Montgomery County does not have a composting/mulching program. The County encourages citizens to properly dispose of their mulch voluntarily. The cities of Montgomery County do not have a composting/mulching program, nor do they have an everyday curbside

pickup that collects yard trimmings. The cities also encourage citizens to properly dispose of their mulch voluntarily.

Montgomery County and its municipalities have five convenience centers located throughout the county that citizens may utilize voluntarily to drop off various special management items. Montgomery County has a concrete slab designated at each of the five centers for citizens to voluntarily drop off their batteries. Once a significant amount of batteries is collected, the County will contact either Braddy and Morris Salvage, located in Lyons, or DD's Starter and Generator in Higgston to collect the batteries and properly dispose of them. There is also an oil drum located at each of the five centers for citizens to voluntarily drop off their oil. Once a certain number of gallons of oil is collected, the County will contact ASG Oil Services Petroleum, located in Blakely, to collect the oil and properly dispose of it. There is an area designated for white goods at each of the five convenience centers that citizens may utilize voluntarily to drop off the items. White goods are taken to a private recycler, Whitfield Recycling, located in Bristol, Florida. There is also a roll-off container located at each of the centers to collect couches and various types of furniture if citizens wish to voluntarily bring them. The County takes the items to the Toombs County Landfill once a significant amount is collected. The County and its municipalities do not have a program in place to collect tires. Citizens are encouraged to properly dispose of their tires voluntarily. The cities of Montgomery County do not have a program of their own to collect any of the aforementioned items. Citizens are encouraged to utilize one of the five county sites for voluntary drop-off.

As a part of the State of Georgia's efforts to reduce the amount of waste by 25 percent, Montgomery County and its municipalities have five convenience centers located throughout the county that citizens may utilize voluntarily to drop off various items. These centers are located at the following places: one mile south of Tarrytown on Bear Creek Road; in the Kibbee Community on Thompson Pond Road; in Ailey near the Georgia Forestry Commission office on State Route 30 /U.S. 280; near Alston on the Alston-Mount Vernon Road; and in Uvalda at the intersection of State Route 56/U.S. 221 and Charlottesville Road. Items that are accepted include cardboard, mixed paper, and plastic. The cardboard is bailed and taken by Envirocycle Enterprises, a private recycler, located in Alma. The mixed paper is collected by the County and also taken by Envirocycle Enterprises. The plastic is collected and taken by Ensley Corporation in Reidsville, North Carolina. The City of Mount Vernon also collects recyclables once a week utilizing curbside pickup. The City collects plastics, aluminum, mixed paper, and cardboard. The City does not charge a fee for the collection of recyclables. The recyclables are then taken to one of the five convenience centers provided by the County.

Contributing to the overall waste stream in the unincorporated areas of Montgomery County are households along with minimal contributions from a number of institutions (such as the Montgomery State Prison) and commercial businesses. These sectors contribute different items such as paper, plastic, brown goods, food, and commercial waste. It is estimated that approximately 85 percent of the materials is household garbage, 10 percent is institutional, and five percent is commercial. In the City of Ailey, households, commercial businesses, and industries contribute to the overall waste stream. These sectors contribute different items such as paper, plastic, brown goods, food, and commercial waste. Households contribute approximately 90 percent of the overall waste stream. Commercial businesses contribute roughly five percent. A small number of industries throughout the city contribute approximately five percent as well. In the City of Alston, households and a few commercial businesses contribute to the overall waste stream. These sectors contribute paper, plastics, food, and glass. Households contribute approximately 95 percent of the waste stream. A few commercial businesses in Alston contribute approximately five percent. In the City of Higgston, households and a few commercial businesses contribute to the overall waste stream. These sectors contribute paper, plastics, and food. Households contribute approximately 90 percent of the waste stream while a few commercial businesses contribute approximately 10 percent to the overall waste stream. In the City of Mount Vernon, households, institutions, commercial businesses, and industries contribute to the overall waste stream. Households contribute approximately 70 percent of the overall waste stream. Institutions, primarily Brewton-Parker College, contribute roughly 15 percent. Commercial businesses contribute approximately 10 percent, and a small number of industries throughout the city contribute approximately 5 percent as well. In the City of Tarrytown, households and a few commercial businesses contribute to the overall waste stream. These sectors contribute paper, plastics, food, and glass. Households contribute approximately 95 percent of the waste stream. A few commercial businesses in Tarrytown contribute approximately five percent. In the City of Uvalda, households and a few commercial businesses contribute to the overall waste stream. These sectors contribute paper, plastics, food, and glass. Households contribute approximately 95 percent of the waste stream. A few commercial businesses in Uvalda contribute approximately five percent.

Montgomery County is currently involved in a program with its code enforcement to educate the children of the Montgomery County School System. The code enforcement officer goes and speaks with schools and hands out brochures promoting recycling and the proper disposal of household garbage and other materials. The County also places articles in the local

newspapers to educate the public about solid waste issues. The cities of Montgomery County utilize the same program as the county.

The county and four of its municipalities continue their use of prisoners from the Montgomery State Prison located in Mount Vernon to control litter throughout the county by conducting roadside pickups and other cleanup methods, but it hopes to initiate the program with proper funding provided by the state. The cities also use various organizations in Montgomery County to assist with litter control. The City of Mount Vernon does participate in DCA's Peachy Clean Program yearly.

Assessment. The collection methods utilized to collect solid waste by Montgomery County and its municipalities are adequate to serve the citizens of Montgomery County. With several regional landfills located in close proximity to Montgomery County, the accessibility of a landfill for solid waste collection purposes by the local governments is adequate.

The contingency plan(s) to continue solid waste pickup in Montgomery County will be adequate for the County and the municipalities in case of an emergency.

Montgomery County needs to initiate a composting/mulching program. There are no current programs in the county or its municipalities.

The collection program that Montgomery County has for special management items is adequate. However, the County needs to examine the feasibility of establishing a collection for tires.

The use of the County's code enforcement to educate the Montgomery County School System is a great way to reach not only children, but adults as well. The County and its municipalities may also want to participate in regional and statewide programs to help to control litter problems. The County's use of the state prison to control litter needs to be continued.

Public Safety

Law Enforcement.

Inventory. There are three local law enforcement agencies in Montgomery County: the Montgomery County Sheriff's Department, the Mount Vernon Police Department, and the Uvalda Police Department. The Montgomery County Sheriff's office and the Montgomery

County Jail are located at 208 East Broad Street in Mount Vernon. The Montgomery County Jail is not currently being used due to its condemnation. Montgomery County takes care of the maintenance and custodial services of the building. All three law enforcement agencies utilize jail facilities in adjacent counties by contract.

The Montgomery County Sheriff's Department and Jail's main functions are to serve the Courts of Montgomery County, to operate and maintain the jail, and to conduct patrols. The department also patrols unincorporated areas of Montgomery County and the cities of Ailey, Alston, Higgston, and Tarrytown. It has a total of nine employees with a staff consisting of four deputies, four jailers/dispatchers, and one secretary. The current jail was constructed in 1874 and is inadequate for the County due to deterioration. All inmates are housed in adjacent counties, primarily in Toombs County. The Montgomery County Sheriff's Department has 4 patrol cars, one truck, and 2 portable radios. It presently does not have any in-car cameras.

The Mount Vernon Police Department has a total of five employees, including four full-time certified police officers and one chief. The Mount Vernon Police Department provides 24-hour preservation of peace and order, criminal apprehension, and traffic enforcement along with crime prevention programs and other support services within the City of Mount Vernon. Each officer is issued a fully equipped patrol car, a duty weapon, portable radio, uniforms and complete set of leather gear. The department's equipment includes: two patrol cars, radio communications equipment consisting of mobile, portable and base stations equipment for various radio frequencies; and cameras in each patrol car. The police department uses the Georgia Crime Information Center computer system.

The Uvalda Police Department has a total of three part-time certified police officers, which includes a chief. The Uvalda Police Department provides 24-hour preservation of peace and order, criminal apprehension and traffic enforcement along with crime prevention programs and other support services within the City of Uvalda. Each officer is issued a fully equipped patrol car, a duty weapon, portable radio, uniforms and complete set of leather gear. The department's equipment includes: two patrol cars, radio communications equipment consisting of mobile, portable and base stations equipment for various radio frequencies; and cameras in each patrol car. The police department uses the Georgia Crime Information Center computer system.

The cities of Ailey, Alston, Higgston, and Tarrytown contract with the Montgomery County Sheriff's Department for law enforcement.

The Montgomery County Sheriff's Department, the Mount Vernon Police Department, and the Uvalda Police Department may obtain assistance from the Georgia State Patrol, the Georgia Bureau of Investigation, and the Department of Natural Resources as needed.

See maps CFSM-13 and CFSM-20 for the location of law enforcement facilities in Montgomery County.

Also located in Montgomery County is the Montgomery State Prison. The Montgomery State Prison is a state funded institution located on Highway 107 near Mount Vernon. The facility houses 472 medium security inmates and has 110 employees.

Fire Protection.

Inventory. Montgomery County has seven organized fire departments located throughout the county. All of the departments are fully volunteer departments. Each city has its own volunteer fire department, and there is also one located at Montgomery State Prison. The six municipalities' fire departments provide fire protection to each municipality in addition to a five-mile radius and farther out of the city limits if needed. The cities of Mount Vernon and Ailey have signed a mutual aid agreement to support each other on every call. The members of the Mount Vernon and Ailey Fire Departments train together. The unincorporated areas have an ISO rating of 9. The City of Ailey Fire Department is located at city hall, but has limited space. The City of Ailey has an ISO rating of 8. The Ailey Fire Department also has a mutual aid agreement with all of Montgomery County. The City of Alston Fire Department is located at 5147 GA Highway 135. The City of Alston has an ISO rating of 7. The City of Higgston Fire Department is located at city hall. The City of Higgston has an ISO rating of 9. The Higgston Fire Department has a mutual aid agreement with all of Montgomery County as well as a portion of Toombs County. The Mount Vernon Volunteer Fire Department is located directly behind city hall. The City of Mount Vernon has an ISO rating of 6. The City of Tarrytown Volunteer Fire Department is located on State Route 15-29. The City of Tarrytown has an ISO rating of 9. The Uvalda Volunteer Fire Department is located at 207 Main Street. The City of Uvalda has an ISO rating of 8. The Montgomery State Prison also has a fire department and it provides mutual aid to all of Montgomery County. The prison has a training facility that consists of a burn building, flammable liquid tank, a two story tower, and a burn car. The firefighters are paged through a central dispatch location by the Toombs/Montgomery E-911 system.

See maps CFSM-4, CFSM-8, CFSM-11, CFSM-13, CFSM-17, and CFSM-20 for the locations of fire protection facilities in Montgomery County.

All of the fire trucks in the county are equipped with two-way radios and are able to communicate with the central dispatch. Firefighters are alerted by pager through the central dispatch. The number of trucks and personnel each department has are listed below:

TABLE CF-13
Fire Equipment and Personnel
Montgomery County
2005

<u>Department</u>	<u>Description of Trucks</u>	<u>Number of Personnel</u>
Ailey	1974 Ford Pumper, 125 GPM, 750 Gallon Tank 2000 Chevrolet Safety Response Vehicle	10
Alston	1972 American La France Pumper, 1,250 GPM, 500 Gallon Tank 1976 International Tanker, 100 GPM, 1,000 Gallon Tank	17
Higgston	1976 Ford Fire Knocker, 250 GPM, 1,000 Gallon Tank 1989 International Pumper, 1,000 GPM, 2,500 Gallon Tank	20
Mount Vernon	1992 GMC Pumper, 1,500 GPM, 900 Gallon Tank	15
Tarrytown	197* Chevrolet Tanker, 250 GPM, 750 Gallon Tank 198* Chevrolet Tanker, 300 GPM, 1,500 Gallon Tank 1994 Ford Pumper, 300 GPM, 500 Gallon Tank 2004 International Pumper, 3,000 GPM, 500 Gallon Tank	15
Uvalda	1989 GMC Tanker, 125 GPM, 950 Gallon Tank 1976 Ford Pumper, 125 GPM, 950 Gallon Tank	10
MSP	1976 Mack Pumper, 1,500 GPM, 900 Gallon Tank 1988 Ford Tanker, 500 GPM, 1,200 Gallon Tank	12

1986 Chevrolet Rescue Truck

Emergency Management Service.

Inventory. MedStar One out of Savannah provides the Montgomery County Emergency Ambulance Service. Montgomery County owns one ambulance that is housed in Cedar Crossing (Toombs County) through an arrangement with Meadows Regional Medical Center (Vidalia) and Montgomery and Toombs counties. Montgomery County contracts with MedStar One to provide the staffing for the ambulance service. MedStar One is responsible for billing and collecting for services. The Montgomery County area served is 245.3 square miles with a 2000 population of 8,270, which may necessitate the need for an ambulance service located within Montgomery County itself, especially near U.S. 280 in eastern Montgomery County.

Emergency Management Agency.

The Montgomery County Emergency Management Agency (EMA) is located at the Montgomery County Commissioners Office. EMA personnel consists of a director and an assistant director. The EMA has approximately 25 volunteers (first responders) and one vehicle for emergency situations. The EMA is the county agency charged with the responsibility of coordinating and managing disaster situations, whether manmade or natural. Funding is provided through county, federal, and private donations.

See Map CFMSM-13 for the location of EMA services in the County Commissioner's Office of Montgomery County.

E-911

Montgomery County provides the communication equipment for the E-911 system. The system is contracted with Toombs County, and is dispatched from a central location in Vidalia. The County charges a \$1.50 monthly surcharge and \$1.00 cell phone surcharge for E-911 services.

Assessment. Although the local law enforcement agencies in Montgomery County provide adequate public protection, there is a need for additional personnel. Due to the lack of a police force in Ailey, Alston, Higgston, and Tarrytown, there is a need for at least one additional staff in the Sheriff's department within the twenty-year planning period to help serve these areas.

Three more deputies are needed to provide more frequent patrols in the unincorporated areas of the county. All three departments have expressed a need for future law enforcement training. Increased attention to drug and alcohol offenders, stiffer fines, and treatment resources associated with these activities should be encouraged in all departments. Along with normal law enforcement procedures training, there is a need for the officers to be trained to handle incidents of terrorism. Since terrorists hit the World Trade Towers on September 11, 2001, local law enforcement has been asked to increase their awareness of suspicious activities and continue to be on heightened alert at certain times. Also, there may be a need for additional training in the future to deal with Homeland Security issues such as bio-terrorism with chemicals and various other methods terrorists use to carry out acts of terror.

The Montgomery County jail facility was constructed in 1874 and is inadequate. A SPLOST referendum may need to be passed to assist in funding a new facility that will be a joint county-wide, or possible regional, effort. It would be an asset to help relieve the current problem of being unable to hold inmates. In any event, the cost efficiency of constructing a jail or continuing to contract for services will need to be periodically evaluated. The County continues to upgrade its law enforcement equipment each year, but there is a definite need to meet current technological standards. Law enforcement equipment varies from one agency to the other. Additional vehicles are also needed to meet existing and future needs.

Montgomery County has an overall good fire protection program for a rural county. The unincorporated areas have an ISO rating of 9. The City of Ailey has an ISO rating of 8. The City of Alston has an ISO rating of 7. The City of Higgston has an ISO rating of 9. The City of Mount Vernon has an ISO rating of 6. The City of Tarrytown has an ISO rating of 9. The City of Uvalda has an ISO rating of 8. All of the residences are located within five miles of a fire station. All of the Montgomery County volunteer fire department teams train at the Montgomery State Prison once each month and hold an additional training meeting at their respective stations each month. The City of Alston needs to apply for CDBG grants to install new fireplugs throughout the city. The City of Alston recently applied for a tanker/pumper through the Homeland Security Firefighters Grant Program. If their request is not funded, they need to continue to pursue funds to acquire newer fire fighting vehicles. Montgomery County has numerous dry hydrants throughout the county for rural fire protection, but they need to be upgraded and checked to make sure they are fully operative and accessible. Response time for the fire departments ranges from five to ten minutes. Fire protection in Montgomery County appears to operate efficiently for the present time. The volunteer fire departments need to continue to work with the Montgomery

State Prison when training and fighting fires. The cities of Ailey, Higgston, Mount Vernon, and Tarrytown need to construct a new fire station or expand their existing facility.

Montgomery County needs to examine the feasibility of providing its own ambulance service once funding becomes available, or at least, contracting for a provider to be located within the county. The response time to all areas of Montgomery County is not adequate for its citizens. The County needs to pursue acquiring funding to build or contract for a new facility so that an ambulance can be stationed within Montgomery County.

Based on current and future levels of service, the Montgomery County EMA will need to be upgraded. There is a need to update and obtain additional equipment and build a facility in order to better serve the citizens of Montgomery County.

Hospital and Other Public Health Facilities

Inventory. Currently, there is no hospital located in Montgomery County. Citizens of Montgomery County have two hospitals that are located in close proximity to the county. Located in Vidalia, Meadows Regional Medical Center is approximately 12 miles away. The Wheeler County Hospital is located seven miles away in Glenwood. Fairview Park Hospital and Veteran's Administration Medical Center are located 35 miles away in Dublin.

The Montgomery County Health Department's main clinic is located at 218 West Broad Street. This building is a 5,040 square foot facility. The building consists of a main lobby, a conference room, exam rooms, an education room, an interview room, an environmental health office, a large lab, hearing and vision room, and restrooms, which are handicap accessible. The department has five full-time employees. In the fiscal year 2004 the clinic served 2,497 clients and had 5,676 total visits. The clinic performed a total of 12,255 total services while serving approximately 30 percent of the population of Montgomery County. The clinic has several main programs. It provides family planning, physicals, cancer counseling, and child health services.

There is one home health agency located in Montgomery County. Montgomery Medical Supply and Equipment is located in Mount Vernon. It serves clients in Montgomery, Wheeler, Treutlen, and Toombs counties. It provides medical equipment of all kinds.

Montgomery County has one private nursing home: Duncan McRae House. It is a private nursing home with 22 licensed beds. The Duncan McRae House is located on Railroad Avenue

in Mount Vernon. This facility provides services for acute need patients on a 24-hour basis. They provide services such as skilled nursing and other physical activities.

See Map CFSM-13 for the location of health care facilities (Health Department) in Montgomery County.

Assessment. The health department facility is adequate for some time to come. However, there is a need for additional staff at the clinic to better serve the increasing health care needs of the population. The facility has become crowded in recent years, due especially to the influx of migrant workers, which has resulted in the need for additional medical staff as well as interpreters. There also may be a need in the future for a personal care home, especially given the county's significant percentage of elderly citizens. Although it is often an asset in economic development, the County's population is not large enough at this time to sustain a hospital facility. Montgomery County may need to investigate the possibility of attracting personal care homes to locate in the county.

Recreation

Inventory. Mount Vernon operates a recreation department serving residents county-wide, while Montgomery County helps with funding for capital improvements.

The City of Ailey does not have a recreation area for its citizens to use.

The City of Alston has two recreation facilities for its citizens. At the Alston Community Center (Opry House), located on the Mount Vernon-Alston Highway, there is a four-acre area with a lighted softball field with seating and a concession area. It also has a lighted picnic area with playground equipment. The City of Alston's other recreation facility is located on GA 135. The one-acre park consists of a paved and lighted walking track, which is two-tenths of a mile in length.

The City of Higgston has one park that has a walking track, picnic pavilion, bathrooms, and a set of swings. It is located on Azalea Street.

The City of Mount Vernon operates and maintains over 25 acres of recreation area located on Morrison Street. The City is provided financial support from SPLOST funds from the County. The J.M. Fountain Park has three baseball fields, which are lighted. The park also has a

quarter of a mile lighted walking track, a lighted tennis court, and a lighted playground. The City uses the school system's gym for basketball and field for football. The Recreation Director works with coaches from the entire county. However, the position is funded by the City of Mount Vernon. Maintenance of the facilities is provided through contract labor from the state prison.

The City of Tarrytown provides one area for recreation. J'Mon Warnock Park is a two acre park located off State Route 15-29 on Fifth Street. It has a playground area, a basketball court, and a picnic area.

The City of Uvalda has two recreation areas. The City of Uvalda City Park is located at the intersection of GA 135 and U.S. 221. The City of Uvalda softball field is located on Oak Street.

Staffing is critical to the provision of quality parks and recreation services. The department's maintenance of facilities and its willingness to serve and assist the general public is the department's foundation to success. While the full-time staff is important to the department's overall performance, the large numbers of part-time staff, instructors, and volunteers more than often provide the difference between average and quality services.

Brewton-Parker College runs various camps and clinics for Montgomery County as well through the Gillis Student Activities Center located on campus. The college also has a walking track and tennis courts. The Gillis Student Activities Center has a weight room, pool tables, and other activities that the citizens of Montgomery County may utilize.

There are also numerous fishing and hunting opportunities located throughout the county. The Oconee and Altamaha Rivers provide an abundance of freshwater fish and miles of winding waterways for those who prefer to boat ride and ski. One boat landing is located along the Altamaha River at State Route 135. Another boat landing, Bells Ferry Landing, is located on the Oconee River near Mount Vernon.

Montgomery County has two quail hunting preserves that provide guided hunts. Montgomery County is also in the state Quality Deer Management Program.

Montgomery County citizens are located near the Rocky Creek Golf Course in Vidalia and the Little Ocmulgee State Park Golf Course in Wheeler County.

See Maps CFSM-8, CFSM-11, CFSM-13, CFSM-17, and CFSM-20 for the location of recreation facilities in Montgomery County.

Assessment. Montgomery County and the City of Mount Vernon have been able to provide adequate recreation services to its citizens. The City of Mount Vernon Recreation Department is providing the best possible service and programs to Montgomery County citizens that it can at this time given the limited amount of resources. The J.M. Fountain Park was recently built, but the City and County will continue to look for ways to expand its programs and facilities in the future. The coordination efforts between the City of Mount Vernon and the Montgomery County school system need to be continued to ensure adequate recreation services.

Montgomery County citizens may utilize the boat landings located on the Altamaha and Oconee rivers. As discussed in the Economic Development element, nature-based tourism efforts are an important part of the County's future economic development strategy. Montgomery County is interested in developing a recreational lake/public fishing area, and/or a regional reservoir for recreation opportunities and new housing development in the near future.

The City of Ailey needs to establish a recreation facility in the planning period. The City of Tarrytown wants to develop a walking track near its existing park. The City of Ailey specifically desires to preserve a four-acre parcel of old-growth trees along U.S. 280 as a passive park for open space preservation.

General Government

Inventory - Services. There are seven local governments: Ailey, Alston, Higgston, Mount Vernon, Tarrytown, Uvalda, and Montgomery County. Each government offers services and maintains public facilities, which enhance the quality of life for their citizens.

The City of Ailey was chartered in 1893 and is governed by a mayor and six-member council elected at large. The City of Ailey provides water and sewer, zoning, fire protection, solid waste, and street lighting. The Montgomery County Sheriff's Department provides police protection to the City of Ailey on a contract basis. Recreation is provided through the City of Mount Vernon Recreation Department, with the County contributing SPLOST funding for capital improvements.

The City of Alston was chartered in 1910 and is governed by a mayor and four-member council elected at large. The City of Alston provides water, fire protection, recreation, parks, and street lighting. The Montgomery County Sheriff's Department provides police protection to the City of Alston on a contract basis. Organized recreation is provided in conjunction with the City of Mount Vernon Recreation Department.

The City of Higgston was chartered in 1903 and is governed by a mayor and five-member council elected at large. The City of Higgston provides fire protection, zoning, recreation, parks, and street lighting. The Montgomery County Sheriff's Department also provides police protection to the City of Higgston on a contract basis. Organized recreation is also provided in conjunction with the City of Mount Vernon Recreation Department.

Incorporated in 1872, the City of Mount Vernon is governed by a mayor and six-member council elected at large. Mount Vernon provides water and sewer service, street maintenance and repairs, police and fire protection, street lighting, solid waste collection, zoning, and beautification. Recreation is provided by the City on a county-wide basis, with the County contributing SPLOST funding as needed for any capital improvements.

The City of Tarrytown was chartered in 1912 and is governed by a mayor and five-member council elected at large. The City of Tarrytown provides water and fire protection, recreation, parks, and street lighting. The Montgomery County Sheriff's Department provides police protection to the City of Tarrytown on a contract basis. Organized recreation is also provided in conjunction with the City of Mount Vernon Recreation Department.

Incorporated in 1910, a mayor and six-member council govern the City of Uvalda. Uvalda provides water and sewer service, street maintenance and repairs, police and fire protection, street lighting, recreation, parks, solid waste collection, zoning, and beautification. Organized recreation is also provided in conjunction with the City of Mount Vernon Recreation Department.

Montgomery County was created in 1793 by Legislative Act. The County is governed by five county commissioners elected by district, while a full-time county administrator manages the day-to-day operations of the county. The four constitutional officers are the Sheriff, Clerk of Court, Tax Commissioner, and the Probate Court Judge. Among the services Montgomery County offers are public safety, court services, road and bridge maintenance, health and welfare services, solid waste services, county extension, senior services, EMS, EMA, and community

development services. Public boards and authorities in Montgomery County include the Board of Assessors, Development Authority, Board of Registrars, Department of Family and Children's Services Board, Health Board, and the Library Board.

Inventory - Facilities.

The City of Ailey's administrative offices are located at 100 South Railroad Street in the historic Ailey Depot. The mayor's office and city clerk are housed in the municipal building. The Ailey Fire Department is located at city hall. Maintenance and utilities operations (water/streets/lanes) and council chambers are all located in city hall. The City Clerk is responsible for billing. See Map CFSM-4 for the location of public facilities in the City of Ailey.

The City of Alston's administrative offices are located at 5177 GA Highway 135. The mayor's office and city clerk are housed in the municipal building. The Alston Fire Department is located at 5147 GA Highway 135. Maintenance and utilities operations (water/streets/lanes) and council chambers are all located in city hall. The Alston Community Center and its park are located on the Mount Vernon-Alston Highway. The walking track is located on Dees Street. The City Clerk is responsible for billing. See Map CFSM-8 for the location of public facilities in the City of Alston.

The City of Higgston's administrative offices are located at 310 James Street. The mayor's office, council chambers, and city clerk are housed in the municipal building. The Higgston Fire Department is located at city hall. The City Clerk is responsible for billing. See Map CFSM-11 for the location of public facilities in the City of Higgston.

The Mount Vernon City Hall is a 1,200 square foot building located at 435 South Railroad Avenue. The City currently employs 16 people. The mayor's office, the council chambers, and the city clerk are located in the municipal building. The police and fire department are located directly behind the municipal building on Hicks Street. The Street, Sanitation, and Public Works Department are located on South Mason Street. J.M. Fountain Park is located on Morrison Street. See Map CFSM-13 for the location of public facilities in the City of Mount Vernon.

The City of Tarrytown's administrative offices are located on State Route 15-29. The mayor's office, council chambers, and city clerk are housed in the municipal building. The Tarrytown Fire Department is located on Railroad Avenue. The City Clerk is responsible for

billing. The city maintenance house and J'Mon Warnock Park are located on Fifth Street. See Map CFSM-17 for the location of public facilities in the City of Tarrytown.

The City of Uvalda's administrative offices are located at 125 North Railroad Street. The mayor's office, council chambers, maintenance and utilities operations, and the city clerk are housed in the municipal building. The Uvalda Fire Department is located on 207 Main Street. The Police Department is located at 102 West Main Street. The Uvalda Community Center is located at 830 West Main Street. The City Clerk is responsible for billing. The city maintenance barn is located on Myrtle Street. See Map CFSM-20 for the location of public facilities in the City of Uvalda.

Montgomery County facilities are spread throughout the county, and the County has 52 employees. The Courthouse is located at 101 Railroad Avenue in Mount Vernon and was renovated in 1992. Located in the Courthouse are the Clerk of Court, Probate, Tax Commissioner, Magistrate, Coroner, and Voter Registrar. The Adult Literacy Center is located in Mount Vernon. The County Road Department and Equipment Maintenance Shop are located at 235 East Broad Street. Volunteer fire stations and elections precincts are located throughout unincorporated districts of the county. The Senior Citizens Center is located at 39 Morrison Street. The EMA is located at the county commissioners office at the corner of West Broad and Washington streets in Mount Vernon. The Montgomery County Health Department is located at 218 West Broad Street. Montgomery County has two buildings for agricultural services. The USDA offices are located on Fulton Street, while the Cooperative Extension Service is located at 130 West Broad Street. See maps CFSM-2 and CFSM-13 for the location of public facilities in Montgomery County.

Assessment - Services. It appears that the services offered by all seven local governments are more than adequate. However, it is anticipated that many services will need to be improved and expanded due, in part, to state and federal mandates, as well as to improve efficiency and control cost. Solid waste disposal is a service which has changed dramatically due to the requirements of the Georgia Solid Waste Management Act. Montgomery County and its municipalities have implemented their solid waste management plan. Also, services will need to be improved to meet the ever-changing needs of the population. While services are generally good, they cannot remain static.

Given the increasing complexities of local government services and the growing burden on local governments to deliver more with less, whenever possible local governments need to

employ professional staff to help provide more efficient services. The County currently employs a county administrator. There is a need for cooperative intergovernmental sharing of zoning and code enforcement personnel to ensure countywide enforcement and coordination, and to prevent duplication of efforts and unnecessary waste of resources.

Assessment - Facilities.

The City of Ailey's major public facility needs for the next twenty years concern the historic Ailey Rosenwald School, which is used as a multi-purpose community center. It needs heating and air conditioning, tables, and seating. The community center needs kitchen renovations, including a stove and refrigerator, as well as to be made ADA accessible. The City also needs a new fire station due to its limited space in its current facility shared with city hall.

The City of Alston's major public facility needs for the next twenty years concern turning the old Alston School (known as the Alston Opry House) into a community center and establishing an industrial site. The City would like to put in a new restroom facility, dining area, and refurbish the auditorium for community meetings and performances in the old school. This could develop into a real asset for the City and make a significant impact on community growth. The City wants to make improvements to its water system and possibly add a sewer system in the future. The City would like to purchase 25 acres of land and develop it into an industrial site off of GA 135 and East Broad Street.

The City of Higgston's major public facility needs for the next twenty years concern the fire station, water, roads, a community building, and a voting station. The City needs to build a new fire station and examine the feasibility of establishing a municipal water system, and possibly a sewer system. It also needs to pave some additional streets within the city limits. The City needs to purchase land adjacent to the city park for a community building. Once a new fire station is completed, the old station needs to be remodeled to be used as a voting precinct.

The City of Mount Vernon's major public facility needs for the next twenty years are to renovate city hall and add a municipal courtroom. There is a serious need for a complex to house the police department and fire department.

The City of Tarrytown's major public facility needs for the next twenty years are numerous. The City needs a new city hall. It wants to establish a branch of the Montgomery County Senior Center because of its elderly population. The City also needs an elevated storage

tank along with a well for its water system so that it may operate independently of the City of Soperton in the future. The City needs a bigger facility to house its fire trucks and equipment. The City also wants to extend its city limits in the future.

The City of Uvalda's major public facility needs for the next twenty years are to renovate the city's water tanks and build a deck for the citizens to use at the community center.

Montgomery County has several facility needs. Parts of the courthouse roof need to be upgraded. The County has applied for funding to repair gutters, deteriorated windows, and damaged masonry. A new extension office needs to be built. A new county jail needs to be built as soon as possible. Voting precincts throughout the county need to be renovated.

Although facilities, existing or proposed, appear to be somewhat adequate to accommodate expected population and economic growth in the county, planning for improvements should be ongoing. All governments in Montgomery County need to maintain and upgrade existing public facilities/infrastructure to meet the increasing demands of the population so as to continue providing adequate services to current and future residents. Ongoing efforts need to be made to obtain funding from state and federal sources, when available, as well as to extend the special purpose local option sales tax and collect any back taxes.

Educational Facilities

Inventory. The Montgomery County School System operates a consolidated school system comprised of three schools, located in Mount Vernon and Ailey, with a total enrollment of 1,250 students. A new elementary school is under construction and was built with a Low Wealth Grant. A SPLOST Referendum was passed in March of 2005 for additional improvements. Montgomery County High School was renovated in 1994. The Montgomery County School System employs 100 certified teachers and 90 support personnel.

Southeastern Technical College has a satellite campus located in Mount Vernon. The adult learning center offers adult education and GED classes.

There are two technical college main campuses located within commuting distance of Mount Vernon. Southeastern Technical College is located in Vidalia, and Heart of Georgia Technical College is located in Dublin.

One post secondary school is located in Mount Vernon. Brewton-Parker College is a private four year Baptist supported college. It offers core classes and a variety of majors to its students.

Several other post secondary schools are located in close proximity to Mount Vernon. The Middle Georgia College Dublin Center is located in Dublin. There are classes offered at the center through Middle Georgia College, East Georgia College, and Georgia Southern University. East Georgia College, a two-year institution, is located in Swainsboro.

The Tri-County Alternative Program for Success, or TAPS, was started in January of 1995 as part of a joint effort to help students who misbehave in county schools. Montgomery, Wheeler, and Treutlen counties came together for the joint effort to get kids to learn how to behave in a positive manner. The school is located in Wheeler County and averages a total of 100 students at all times. The school employs 17 people and has students that range from grades six through twelve. The program was designed to bring kids from the school systems of the three counties that misbehave and get them started in the right direction. Upon satisfactory performance, the students are allowed to re-enter the regular school system. The program has proven to be a huge success for all three counties.

See Map CFSM-13 for the location of schools in Montgomery County.

Assessment. There has been minimal growth in the Montgomery County School System in past years. However, this has accelerated since 2000 due to the rapid residential growth in the eastern part of the county near Vidalia. In the twenty-year planning period, general maintenance and general improvements will need to be made to school facilities, especially the middle school. However, current growth pressures are not currently anticipated to produce an immediate need for major facility upgrades.

Montgomery County and its municipalities need to continue to support and work together with Brewton-Parker College and the Southeastern Technical College Adult Literacy Center.

The Tri-County Alternative Program for Success, or TAPS, is a successful program that needs to be continued. Every effort needs to be put forth by Montgomery County to continue the programs that the school provides.

Library and Other Cultural Facilities

Inventory. The Montgomery County Library is located at 215 South Railroad Street in Mount Vernon. The library is one of three libraries serviced by the Ohoopsee Regional Library.

Built in 1967, the library is 3,477 square feet in size. Approximately 17% of the local citizens are registered as patrons. The facility houses a collection of approximately 15,000 volumes, 14 periodicals, newspapers and numerous videos, recordings, large print books, and books on tape. During FY 04, 5,952 items were checked out from the library. One meeting room is available to the public. The attendance is approximately 8,476 per year. Staff consists of one full-time manager and volunteer part-time assistants. Special programs and services constitute a large and important segment of the total library program. Other programs offered are summer reading and internet access.

Funding for the library is provided locally by Montgomery County, the City of Mount Vernon and the Montgomery County Board of Education. Montgomery County provides maintenance for the library in addition to \$17,000 annually for support. The City of Mount Vernon provides \$2,000 annually. The library collection is valued at \$357,000 dollars.

Montgomery County has six facilities available for major cultural events. The Montgomery County Senior Center is available for hosting events and can seat 200 people. The City of Mount Vernon has two facilities to host events. The Mount Vernon Community House is located on College Street and seats 200 people. The Mount Vernon Northside Community House is located on Lane Street and seats 50 people. Brewton-Parker College has several facilities to host large events if needed. The City of Uvalda has a community center that is located on U.S. 221 that seats 200 people. The community center in Alston would be able to host approximately 300 people if it were refurbished.

Three of the county's cities host at least one major outdoor event. The City of Ailey, in conjunction with the City of Mount Vernon, hosts a Heritage Festival. It is a one day event that has fireworks, arts and crafts booths, and a street dance. The City of Mount Vernon hosts an annual Christmas parade. Mount Vernon also hosts an annual Spring Fling Softball Tournament to raise money for the recreation department. The City of Mount Vernon also sponsors an annual Memorial Day Service at the Montgomery County Courthouse for the veterans and citizens of Montgomery County. The City of Uvalda hosts Farm Days. It is a weekend long event that brings together a collection of new and old farm equipment, farm animals, and features a street dance and gospel sing.

Citizens of Montgomery County may also attend one of the many cultural events hosted throughout the year by Brewton-Parker College. The college hosts concerts, speakers, and various programs for the public to enjoy.

The Montgomery County Courthouse located in Mount Vernon is on the National Register of Historic Places.

See Map CFMSM-13 for the location of cultural facilities in Montgomery County.

Assessment. Montgomery County has several facilities for hosting large-scale cultural events and activities.

One of the community's most obvious cultural needs is greater promotion of programs. The cities of Ailey, Mount Vernon, and Uvalda continue to provide an adequate amount of community events for its citizens. Montgomery County and the cities of Alston and Higgston need to establish a community activity.

SUMMARY OF NEEDS/ASSESSMENT

The provision of services, protection of its citizens, preservation of its resources, and enhancement of its quality of life are of foremost importance to all citizens of Montgomery County. To accommodate anticipated population and economic growth, community leaders must provide all citizens with desired community facilities to the best extent possible.

The general priority needs as determined by the Montgomery County Plan Local Coordination Committee and local governments for all community facilities and services are as follows:

1. The transportation system in the county is an asset, however, there is a need for four-laning of SR 15/29 and SR 30/U.S. 280, resurfacing, paving, and the application of surface aggregate on the roads within the county, and promotion of SR 15/29 and SR 30/U.S. 280.
2. There is a need to maintain and upgrade the water systems, particularly in Alston, Tarrytown, and Uvalda, but also in the cities of Ailey and Mount Vernon, and to establish a municipal water system in Higgston, to adequately serve these cities as well as accommodate any future city limit expansion, and enforce health department guidelines for well development.
3. There is a need to continue providing adequate sewerage and wastewater treatment facilities in the cities of Ailey, Uvalda, and particularly Mount Vernon by upgrading the sewer lines, to investigate establishing sewer systems in Higgston and Alston to serve growth, and to ensure that septic tank development standards are strictly enforced in the three other municipalities and throughout the county.
4. There is a need to continue to ensure the efficient and effective collection of solid waste and recyclable and compostable materials within the county.
5. There is a need to update equipment and manpower in public safety, encourage continued training, and construct a new county or regional jail facility.
6. There is a need to enhance fire protection by improving pipe systems and tank capacity, establishing a water system in Higgston, and checking both wet and dry fire hydrant locations to make sure they are accessible throughout the county, updating of county-wide facilities and services, and continuing extensive training programs and coordination efforts for all county fire departments.

7. There is a need to upgrade equipment along with hire additional staff as necessary at the health department, relocate and construct a new EMS facility, recruit medical specialists and private providers, and continue formal training for EMS personnel.
8. There is a need to improve and expand active and passive recreational facilities county-wide, as well as maintain existing areas; and to work toward protection of open space/natural areas.
9. There is a need to maintain access and develop the recreational areas along the Oconee and Altamaha Rivers to protect their unique and important natural resources, and to attract tourists.
10. There is a need to renovate Ailey's Rosenwald School and Alston's School, for use as community centers, and to improve and expand as necessary other governmental facilities county-wide.
11. There is a need to enhance the quality education efforts already ongoing in Montgomery County by implementing and carrying out the five-year facilities plan, by supporting community schools, and by supporting the continued development of Brewton-Parker College and Southeastern Technical College.
12. There is a need to enhance the materials and equipment at the public library.
13. There is a need to establish and promote community festival(s) and heritage development projects designed to educate the public and promote tourism.

The chosen goal, objectives, and implementation actions by Montgomery County, Ailey, Alston, Higgston, Mount Vernon, Tarrytown, and Uvalda to address identified needs are delineated on the following pages.

**COMMUNITY FACILITIES AND SERVICES
GOALS, OBJECTIVES, AND IMPLEMENTATION
POLICIES/ACTIONS**

GOAL: To provide all citizens of Montgomery County with adequate public facilities which are not only convenient for their use, but also will meet the existing and future needs of the community while providing a quality environment in which to live and work.

OBJECTIVE 1: To provide for the proper maintenance of existing transportation facilities, and to plan for future growth and improvements.

POLICIES/ACTIONS:

Action 1.1: Advocate the long-term four laning of SR 15/29 through the county, and promote it as an Interstate connector.

Action 1.2: Advocate the long-term four-laning of SR 30/U.S. 280 through the county.

Action 1.3: Upgrade railroad crossings throughout the county with adequate markings, cross arms, and lights where necessary.

Action 1.4: Utilize a portion of the special purpose local option sales tax for funding of capital transportation improvements.

Action 1.5: Improve the water drainage problem in all six of Montgomery County's municipalities, and implement necessary measures to eliminate any identified problems.

- Action 1.6:** Work with the Georgia Department of Transportation and Montgomery County in improving and paving the cities/county's streets and roads on an annual basis.
- Action 1.7:** Implement a priority list of road improvements on an annual basis, which ensures those projects with the greatest need and most benefit to citizens are given higher priority.
- Action 1.8:** Evaluate all dirt roads in the county and schedule ditching and maintenance, culvert replacement, rights-of-way trimming, application of surface aggregate, and application of sand/clay as necessary.
- Action 1.9:** Improve and expand curbs, gutters, and sidewalks in all six municipalities.
- Action 1.10:** Work with GA DOT to identify bridges in need of repair and schedule such maintenance.
- Action 1.11:** Upgrade existing roads and streets equipment for Montgomery County and the cities of Mount Vernon and Uvalda.
- Action 1.12:** Construct a new railroad spur to the industrial park located on GA 30/U.S. 280.
- Action 1.13:** Continue to operate the Montgomery County Transit System as funding is available and seek additional funds as necessary.
- Action 1.14:** Seek TE funding for streetscape and other transportation improvements in all six of Montgomery County's municipalities.
- Action 1.15:** Seek improvements and pave shoulders to upgrade the Yamasee Trail, and other bicycle facility improvements to connect to regional bike routes.

OBJECTIVE 2: To insure that the county’s municipal water supplies provide adequate and safe amounts for drinking water, fire protection, and economic development and to seek safe and sanitary water supplies within the unincorporated area of Montgomery County.

POLICIES/ACTIONS:

Action 2.1: Maintain and upgrade the water systems in the five municipalities, to accommodate existing and future residents.

Action 2.2: Apply for Community Development Block Grants to assist in upgrading water systems in all municipalities as needed.

Action 2.3: Investigate the feasibility of establishing a water system in Higgston and in its vicinity.

Action 2.4: Enforce all health department and other guidelines for private wells.

Action 2.5: Seek funding to renovate the water storage tanks in the City of Uvalda, Ailey, and Mount Vernon.

Action 2.6: Develop detailed maps, utilizing GPS, of the water systems and its components (valves, etc.) in each municipality, and provide additional dry hydrants.

Action 2.7: Check wet and dry hydrants throughout the county to ensure their operability and accessibility.

Action 2.8: Upgrade older water lines in the City of Tarrytown and seek funding for an elevated water storage tank to replace the current ground level storage tank.

Action 2.9: Upgrade older water lines in the City of Alston to increase their size and seek funding for an elevated water storage tank to replace the current ground level storage tank.

Action 2.10: Utilize the Montgomery County Development Authority and the County Commissioners to coordinate with the cities of Ailey and Higgston to establish/upgrade the water systems to accommodate economic development growth.

OBJECTIVE 3: To provide adequate and safe wastewater disposition in all areas of Montgomery County.

POLICIES/ACTIONS:

Action 3.1: Provide sewerage services to all unserved residents of Ailey, Mount Vernon, and Uvalda.

Action 3.2: Upgrade the wastewater system treatment facility in the City of Mount Vernon by installing new sewer lines and acquiring land in order to develop LAS spray fields to increase its treatment capacity.

Action 3.3: Upgrade sewer lines in the cities of Ailey and Uvalda as needed.

Action 3.4: Enforce all health department and other guidelines for septic systems in the unincorporated area of Montgomery County and in the municipalities of Alston, Higgston, and Tarrytown.

Action 3.5: Establish/upgrade the sewer systems in the cities of Ailey and Higgston through a coordinated effort between the Montgomery County Development Authority, and the County Commissioners, to accommodate economic development growth.

OBJECTIVE 4: To provide all citizens of Montgomery County with a convenient means of solid waste disposal which is safe and environmentally sound, and in compliance with all local, state, and federal regulations, including a feasible means of collecting and marketing of recyclables.

POLICIES/ACTIONS:

Action 4.1: Encourage the expansion of recycling activities county-wide, and target the collection of additional items for recycling.

Action 4.2: Develop a county-wide composting/mulching program.

Action 4.3: Seek funding to purchase recycling bins for the citizens of the City of Mount Vernon.

Action 4.4: Continue the current method of collection and voluntary drop-off of recyclables county-wide.

Action 4.5: Continue the current method of collection and voluntary drop-off of special management items county-wide.

Action 4.6: Seek funding to develop a county-wide collection program for tires.

Action 4.7: Continue to utilize the current method of solid waste disposal throughout Montgomery County.

Action 4.8: Investigate the feasibility of reclaiming methane and other products from the closed Montgomery County Landfill.

OBJECTIVE 5: To assure that Montgomery County maintains an adequate program in all emergency services, including fire, law enforcement, and EMA.

POLICIES/ACTIONS:

- Action 5.1:** Seek to develop a new joint county-wide or multi-county jail facility and continue to pursue funding options to finance it.
- Action 5.2:** Provide regular training for all public safety personnel.
- Action 5.3:** Improve the piping systems, tank capacity, and establish both wet and dry fire hydrant locations to increase the fire protection needs of Montgomery County.
- Action 5.4:** Seek funding through CDBGs to install fire hydrants throughout the City of Alston.
- Action 5.5:** Seek funding for the necessary firefighting equipment to maintain, and possibly lower ISO ratings in both the incorporated and unincorporated areas.
- Action 5.6:** Provide extensive and regular training programs for all fire-fighters.
- Action 5.7:** Establish and fund capital improvements programs in the local governments to upgrade emergency equipment as needed.
- Action 5.8:** Maintain cooperative agreements between the municipalities and the county for inter-agency emergency response in all jurisdictions.
- Action 5.9:** Periodically evaluate the need to upgrade all emergency equipment and county-wide facilities both for improved service and accommodation for future population growth.
- Action 5.10:** Review at least once a year and keep current the Montgomery County Emergency Operations Plan of the EMA, and develop more detailed plans as necessary.

Action 5.11: Check wet and dry hydrants throughout the county to ensure their operability and accessibility, and add additional dry hydrants as needed.

Action 5.12: Seek funds to construct new fire stations in the cities of Ailey, Higgston, Mount Vernon, and Tarrytown to accommodate the need for space.

OBJECTIVE 6: **To assure that services are available to meet the health and emergency needs of all Montgomery County citizens in a timely manner, and to further improve health facilities and services.**

POLICIES/ACTIONS:

Action 6.1: Provide regular formal training for all EMA personnel.

Action 6.2: Expand the Montgomery County Health Department for additional space as necessary and hire a translator to assist with Hispanic clientele.

Action 6.3: Seek funds to build an EMS facility to house an ambulance in Montgomery County or to establish a county owned and operated, and or contracted ambulance service within the county.

Action 6.4: Develop an EMA facility and upgrade its equipment as appropriate.

Action 6.5: Continue to recruit physicians to improve health care services in Montgomery County.

OBJECTIVE 7: To provide facilities and programs for recreational and leisure services which would afford opportunities to all citizens regardless of age.

POLICIES/ACTIONS:

Action 7.1: Improve and upgrade existing parks throughout the county in order to provide for expansion of activities.

Action 7.2: Continue to maintain/upgrade and utilize the landings located on the Altamaha and Oconee rivers and seek to develop additional tourism opportunities.

Action 7.3: Continue coordination efforts between the City of Mount Vernon Recreation Department and the Montgomery County School System.

Action 7.4: Acquire additional land and develop new facilities for recreation county-wide.

Action 7.5: Seek funding to establish a recreation area in the City of Ailey and upgrade the existing area in Tarrytown.

Action 7.6: Acquire land and pursue the development of a recreational lake in Montgomery County.

Action 7.7: Upgrade and expand bicycle facilities in the county.

Action 7.8: Seek the establishment of a state public fishing area in the county.

OBJECTIVE 8: To provide effective and efficient government services and facilities, which meet the existing and future needs of Montgomery County.

POLICIES/ACTIONS:

- Action 8.1:** As new city and county buildings are constructed, adaptively reuse old facilities for other offices.
- Action 8.2:** Seek funding to renovate the Rosenwald School to provide heating and air conditioning, tables, seating, handicap access, and a complete kitchen.
- Action 8.3:** Renovate the old Alston School by putting in a new restroom, dining area, and refurbishing the auditorium.
- Action 8.4:** Work with the Montgomery County Development Authority and the City of Alston to acquire 25 acres of land in Alston at the intersection of GA 135 and East Broad Street for a new industrial site.
- Action 8.5:** Seek funding to acquire land in Higgston for the location of a new community center, after a new fire station is constructed.
- Action 8.6:** Seek funding to renovate the current fire station in the City of Higgston as a voting precinct for the City.
- Action 8.7:** Revitalize the downtown areas of all six municipalities, including beautification, landscaping, and streetscape improvements.
- Action 8.8:** Seek funding to renovate the Mount Vernon City Hall to add a municipal courtroom.
- Action 8.9:** Seek funding to build a new police station in the City of Mount Vernon.
- Action 8.10:** Seek funding to build a new city hall in the City of Tarrytown.

- Action 8.11:** Seek funding to establish a Senior Citizens/Community Center in the City of Tarrytown.
- Action 8.12:** Seek funding to build a deck at the community center in the City of Uvalda.
- Action 8.13:** Upgrade or relocate the county extension offices.
- Action 8.14:** Seek funding to upgrade and maintain the Montgomery County Courthouse.
- Action 8.15:** Renovate the voting precincts throughout Montgomery County.

OBJECTIVE 9: To provide diverse, quality educational opportunities for Montgomery County citizens of all ages.

POLICIES/ACTIONS:

- Action 9.1:** Maintain full accreditation for all public schools.
- Action 9.2:** Implement and carry out the five-year plan for quality education as previously approved by the Montgomery County Board of Education and the State Department of Education.
- Action 9.3:** Assist Southeastern Technical College in providing adequate facilities and expansion of services at its Adult Learning Center.
- Action 9.4:** Assist Brewton-Parker College in providing adequate facilities and expansion of services.
- Action 9.5:** Promote established programs to increase the graduation rate of Montgomery County citizens.

Action 9.6: Support the continuation of the Alternative School to serve the students who have difficulty learning in a traditional high school environment.

OBJECTIVE 10: To enhance and improve library facilities and otherwise encourage expanded cultural opportunities for existing and future residents of Montgomery County.

POLICIES/ACTIONS:

Action 10.1: Promote increased utilization of the existing facilities available for use by the citizens of Montgomery County to host events and ensure their continued maintenance.

Action 10.2: Promote the community events hosted by the cities of Ailey, Mount Vernon, and Uvalda and expand as appropriate.

Action 10.3: Establish a community event in the cities of Alston, Higgston, and Tarrytown.

Action 10.4: Continue to upgrade equipment at the Montgomery County Public Library.

Action 10.5: Support and promote the cultural opportunities provided by Brewton-Parker College.

HOUSING

Introduction

Housing is a key link in a comprehensive plan with important relationships to population, economic development, and land use. Growth of almost any sort usually means more people, and they need a place to live. Land must be available for development of a wide range of housing types; there needs to be choice in housing; and housing must be affordable and desirable. Improving the quality of life for people has to begin by ensuring decent, safe, and sanitary shelter. Availability and affordability of housing, and its quality and appearance have become issues important to continued economic development and social equity concerns in many communities. Some think the condition of a community's housing is indicative of the condition of the community itself.

While Montgomery County may not have critical housing issues, no community is without concerns that need to be addressed before they become problems. The age and condition of existing housing, the expanded use of manufactured housing, the aging of the population, and the lack of planning and growth controls all have implications for housing in Montgomery County. Montgomery County and its municipalities of Ailey, Alston, Higgston, Mount Vernon, Tarrytown, and Uvalda have examined housing within the community, analyzed and assessed needs, made recommendations, set goals, and identified implementation steps to address their perceived concerns.

Types of Housing

Table H-1 provides an inventory of housing types in Montgomery County, Ailey, Alston, Higgston, Mount Vernon, Tarrytown, and Uvalda according to the Census of 1980, 1990, and

**TABLE H-1
MONTGOMERY COUNTY
TYPES OF HOUSING UNITS, 1980-2000**

	Single Family			Multi-Family			Manufactured Housing			Others			Total		
	1980	1990	2000	1980	1990	2000	1980	1990	2000	1980	1990	2000	1980	1990	2000
Montgomery County	2,108	1,866	2,144	88	134	167	344 ^{1/}	885 ^{1/}	1,173	N/A	N/A	8	2,540	2,885	3,492
Ailey	172	192	176	9	5	0	0	4 ^{1/}	0	N/A	N/A	0	181	201	176
Alston	45	49	62	4	0	0	2 ^{1/}	9 ^{1/}	15	N/A	N/A	0	51	58	77
Higgston	57	55	70	7	10	1	8 ^{1/}	83 ^{1/}	97	N/A	N/A	0	72	148	168
Mount Vernon	474	432	448	33	109	148	94 ^{1/}	206 ^{1/}	240	N/A	N/A	3	601	747	839
Tarrytown	65	44	36	2	1	0	8 ^{1/}	11 ^{1/}	12	N/A	N/A	0	75	56	48
Uvalda	216	177	167	8	9	7	22 ^{1/}	54 ^{1/}	77	N/A	N/A	0	246	240	251

^{1/} Includes Other

Source: U.S. Census Bureau (1980, 1990, 2000), www.census.gov

TABLE H-2
MONTGOMERY COUNTY
PERCENTAGE OF TYPES OF HOUSING UNITS, 1980-2000

	Single Family			Multi-Family			Manufactured Housing			Others		
	1980	1990	2000	1980	1990	2000	1980	1990	2000	1980	1990	2000
Montgomery County	82.9	64.7	61.4	3.5	4.6	4.8	13.5 ^{1/}	30.7 ^{1/}	33.6	N/A	N/A	0.2
Ailey	95.0	95.5	100.0	5.0	2.5	0	0	2 ^{1/}	0	0	N/A	0
Alston	88.2	84.5	80.5	7.8	0	0	3.9 ^{1/}	15.5 ^{1/}	19.5	N/A	N/A	0
Higgston	79.2	37.2	41.7	9.7	6.8	0.6	11.1 ^{1/}	56.1 ^{1/}	57.7	N/A	N/A	0
Mount Vernon	78.9	57.8	53.4	5.5	14.6	17.6	15.6 ^{1/}	27.6 ^{1/}	28.6	N/A	N/A	0.4
Tarrytown	86.7	78.6	75.0	2.7	1.8	0	10.7 ^{1/}	19.6 ^{1/}	25.0	N/A	N/A	0
Uvalda	87.8	73.75	66.5	3.3	3.75	2.8	8.9 ^{1/}	22.5 ^{1/}	30.7	N/A	N/A	0
Region	78.2	67.6	61.5	N/A	N/A	7.6	14.7 ^{1/}	23.3 ^{1/}	30.6	N/A	N/A	0.3
Georgia	75.8	64.9	67.1	16.6	22.7	20.7	7.6 ^{1/}	12.4 ^{1/}	12.0	N/A	N/A	0.1

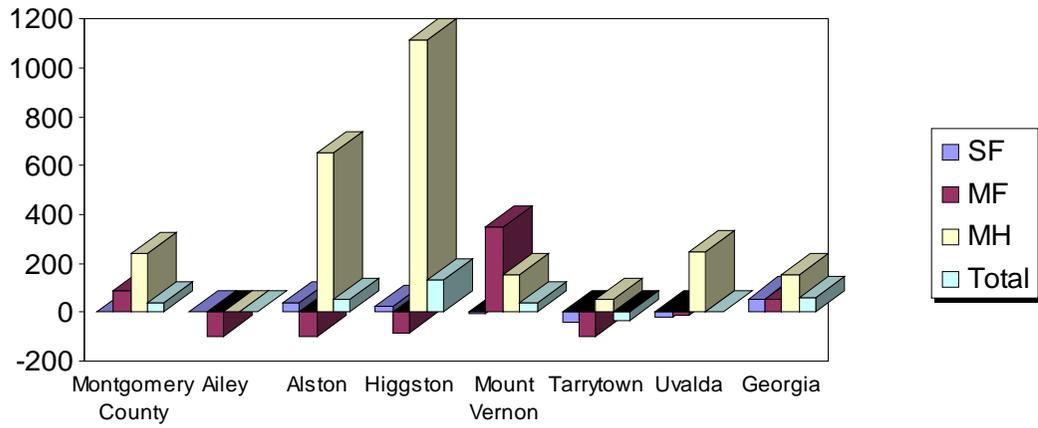
^{1/} Includes Other

Source: U.S. Census Bureau (1980, 1990, 2000), www.census.gov

2000, while Table H-2 shows the percentage of various housing types throughout the county and cities as compared to State Service Delivery Region 9 and the state for the same period. The percent change in housing types by local jurisdiction and for Georgia from 1980 to 2000 is graphically depicted on Figure H-1.

In the last 20 years, Montgomery County's total housing units increased from 2,540 to 3,492, an increase of more than 37 percent, nearly two-thirds of Georgia's increase of more than 60 percent. This is indicative of the county's moderate growth rate. The population of Montgomery County grew about 18 percent (vs. Georgia's 50.6 percent) during the same period. About 64 percent (607 units) of Montgomery County's growth in total housing units took place in the 1990s. All of the county's cities experienced growth between 1980 and 2000, except Ailey, which lost nearly 2.8 percent of its housing stock, and Tarrytown, which lost 36 percent of its housing stock. Uvalda gained only 2 percent; however, Mount Vernon's housing stock grew at nearly 40 percent, just over the county's rate. Alston's housing units increased by 51 percent. Using Census figures, Higgston's growth was 133.3 percent, more than double that of the state. However, the 1980 Census data is believed flawed having undercounted/misstated (72 vs. 179 in one source); therefore, Higgston may have actually lost about 6 percent of its housing (if 179 is correct). All of Uvalda's growth (11 units) occurred between 1990 and 2000, as the city actually lost 6 total housing units (over 2 percent) from 1980 to 1990. Conversely, Ailey gained 20 total housing units (11 percent) during the 1980s, but lost 25 (over 12 percent) between 1990 and 2000. Although both Mount Vernon and Alston each grew during the 1980s and 1990s, Mount Vernon experienced most of its growth (61 percent) in the '80s, while 73 percent of Alston's growth occurred during the 1990s. During the same 20 year period, Montgomery County and Ailey gained only about 2 percent in single-family homes (1.7 and 2.3 percent, respectively) as compared to a 44 percent gain in the state. During the same period, Alston and Higgston also gained single-family homes (nearly 38 and 23 percent, respectively). Mount Vernon lost over 5 percent of its single-family homes, while Uvalda lost almost 23 percent. Tarrytown lost the most such units from 1980 to 2000 at nearly 45 percent. Multi-family housing units within the county gained 79 units from 1980 to 2000, an increase of nearly 90 percent, which was near Georgia's rate (more than doubled such units) during the period. Mount Vernon's multi-family housing units increased dramatically at almost 350 percent (grew from 33 to 148 units). In contrast, the

**Figure H-1
Percent Change in Housing Types 1980-2000**



Source: Table H-1.

remainder of Montgomery County's cities all lost multi-family housing from 1980 to 2000. Ailey, Alston, and Tarrytown all lost 100 percent of such units (9, 4, and 2 units, respectively). Higgston lost nearly 86 percent of such units (declined from 7 to 1 unit). Uvalda lost the least of its multi-family housing units (12.5 percent or 1 of 8) during the period. All Montgomery County jurisdictions, except for Ailey, experienced tremendous growth in manufactured housing over the 20 years, albeit at a rate less than some region counties. Manufactured housing unit growth in Montgomery County more than tripled (about 241 percent increase), which was considerably more than the state's overall two and one-half times increase. These units grew the most in Higgston (more than 1,112 percent), followed by Alston (650 percent gain). Mount Vernon's increase of just over 155 percent in manufactured housing units was near that of the state. Tarrytown gained only 50 percent, while Ailey had no such units reported in 2000 (down from 4 in 1990). Mount Vernon and Tarrytown were the only cities to gain manufactured housing units at a slower pace than the county. Overall, the total housing increase for the county during the 20 year period was 952 units, while the total manufactured home increase was about 829 units. The single-family unit gain was 36 units, while multi-family housing increased by 79 units. The dramatic increase in manufactured housing units reflects the popularity of this lower cost housing option, which allows home ownership for more residents. It also reflects the availability of land on which to locate mobile homes.

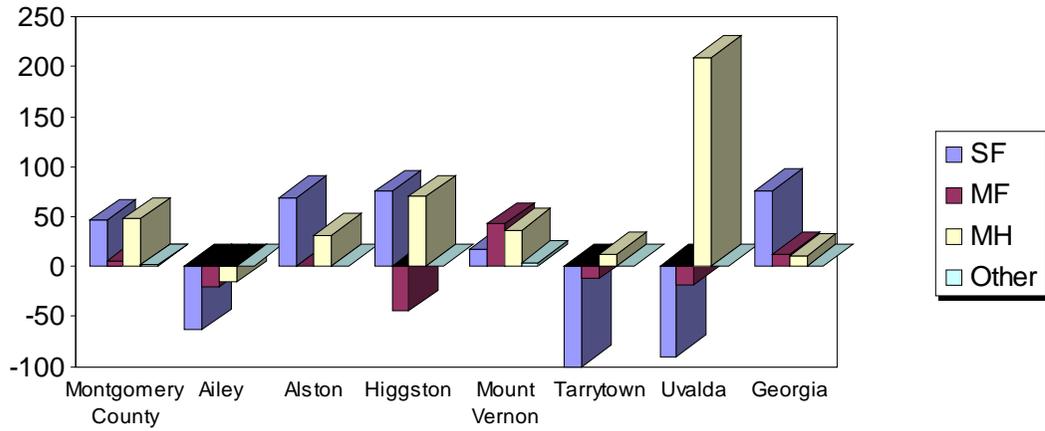
Between 1990 and 2000, Montgomery County gained 607 total housing units, including 278 single-family units. This was the first data indicative of the recent bedroom community residential growth experienced in eastern Montgomery County as spillover from Vidalia/Toombs County. See Figure H-2 for Percent of Net Change in Housing Units by Type, 1990-2000. About 47 out of 100 net new housing units were manufactured homes, as compared to 10 of 100 in Georgia. Most region counties have rates much greater than 50 percent. Georgia had a net increase during the decade of 76 of 100 new housing units as single-family, while Montgomery County had an increase of 46 of 100. All of Montgomery's municipalities, except Ailey and Tarrytown, gained housing units during the 1990s. Mount Vernon increased all types of housing units (net total gain of 92 units), but more than 80 percent were multi-family and manufactured home units (44 and 38 percent, respectively, remainder single-family). Alston's gain of 19 units consisted of nearly 70 percent single-family with the remainder in manufactured homes. There were no multi-family units. Higgston gained 20 total units, which were nearly equally divided

between single-family and manufactured homes, along with a substantial loss of 9 multi-family units. Uvalda only gained 11 total units in the decade, all of which were manufactured housing (gain of nearly 43 percent from 54 to 77 units). It also lost 2 multi-family units and 10 single-family units (over 5 percent). Ailey lost a total of 25 housing units in all categories during the decade. Most (16 units) were single-family, with the others nearly equally divided between multi-family and manufactured housing. Tarrytown lost predominantly single-family units (8), as well as one (1) multi-family unit, but gained one (1) manufactured home. The county gained an average of nearly 28 site-built houses a year from 1990-2000.

Figure H-3 graphically illustrates the Percent of Housing Units by Type for Montgomery County, the Heart of Georgia Altamaha Region (Region 9), and Georgia in 2000. Region 9 has the most manufactured housing of any region in the state, comprising more than 3 in 10 housing units, while Montgomery County has slightly more than the region as a whole (more than 1 in 3). Only about 5 percent of the county's housing stock is multi-family housing, about a third less than the region's 7.6 percent, which has only about one-third as much as Georgia's 20.7 percent. The state has more than 4 times the percentage of multi-family housing as the county.

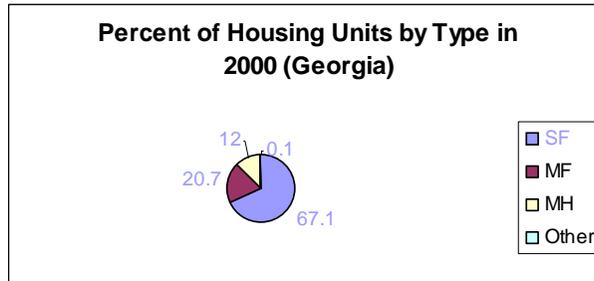
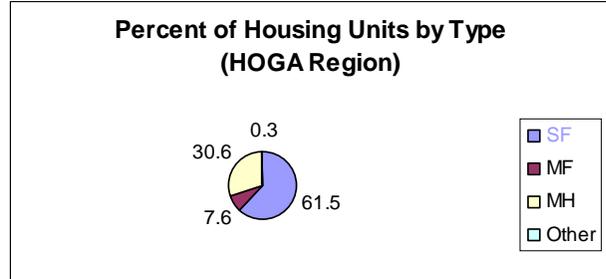
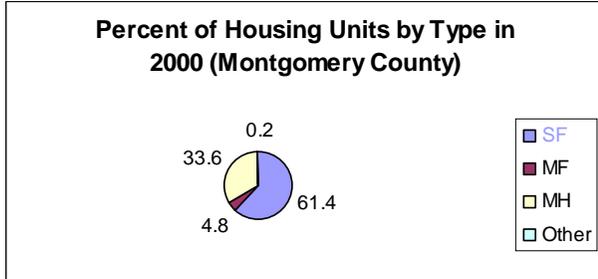
Table H-3 contains the current and projected number of occupied housing units by type from 2000 to 2025 for Montgomery County, Ailey, Alston, Higgston, Mount Vernon, Tarrytown, Uvalda, and that portion of Vidalia located in Montgomery County. Unexpected population increases would require additional housing. Based on these projections, Montgomery County is expected to gain a total of about 1,205 occupied housing units by 2025 (41 percent) for an average increase of between 48 and 49 units per year. Mount Vernon is projected to have a gain of 278 units (39.5 percent), the largest number of units of any county municipality. Ailey's increase is projected at 128 units (80.5 percent). The section of Vidalia located in Montgomery County is expected to gain 88 units (146.7 percent), the highest percentage gain county-wide. Uvalda's projected increase of 62 units (30.7 percent) is the next highest, followed by Higgston with 39 units (25.5 percent) and Alston with 37 units (55.2 percent). Tarrytown is expected to have the smallest increase at 8 units (20.5 percent).

Figure H-2
Percent of Net Change in Housing Units by Type 1990-2000
(MC-607, Ai-(-25), AI-19, H-20, MV-92, T-(-8), U-11, GA-643,319)



Source: Table H-1.

**Figure H-3
Percent of Housing Units by Type,
Montgomery County, Region, and Georgia, 2000**



Source: Table H-2.

Occupied single-family housing units are predicted to increase significantly during the period, again because of the strong bedroom community residential growth in eastern Montgomery County near Alston and Higgston. The county-wide increase is estimated at 48 percent. Ailey is projected to have a gain of about 74.2 percent (18 units), compared to Higgston's 53 percent (35 units) and the county's 32 percent (579 unit) growth. The county seat of Mount Vernon is expected to increase its single-family units by 46 or 11.9 percent. Alston is projected to gain 13 such units (2.5 percent), while Tarrytown is expected to gain only 2 units or 7.4 percent in single-family housing. Uvalda is projected to increase the least with 5 new units (3.8 percent). The most occupied multi-family unit growth is, not surprisingly, expected to occur in Montgomery County's county seat and largest city, Mount Vernon, at 102.7 percent (114 units). Uvalda's 2 multi-family units are expected to remain constant, while Ailey, Alston, Higgston, and Tarrytown will continue to have no multi-family units. Mount Vernon will account for all of the county's total expected increase in multi-family housing. This is because of their sewer system, Brewton-Parker College, and proximity to shopping and services.

As expected based on recent trends, Montgomery County is projected to have significant growth in the number of occupied manufactured housing units. Of the total county increase of 1,205 housing units projected as needed, 512 or 42.5 percent are expected to be manufactured homes. The number of such units in Alston is projected to increase by 160 percent from the present 15 to 39 by 2025. Uvalda will increase its manufactured housing units by 81.4 percent going from 70 to 127. Mount Vernon is expected to have the next largest increase at 57.8 percent, adding 118 such units to its current 204, followed by Tarrytown at 50 percent (increase from 12 to 18 units). Higgston is anticipated to have the least growth at 4.6 percent, an increase of only 4 manufactured housing units over its present 87. More manufactured homes (293) will locate in unincorporated Montgomery County than in any municipality, accounting for about 57 percent of the total county increase.

TABLE H-3
Current and Projected Occupied Housing Units By Type
2000-2025

Montgomery County, Ailey, Alston, Higgston, Mount Vernon, Tarrytown, and Uvalda

	2000	2005	2010	2015	2020	2025
Montgomery County						
SF	1,812	1,963	2,071	2,190	2,297	2,391
MF	120	143	164	184	209	234
MH	987	1,138	1,246	1,347	1,429	1,499
O	0	0	0	0	0	0
Totals	2,919	3,244	3,481	3,721	3,935	4,124
Ailey						
SF	159	198	215	237	259	277
MF	0	0	0	0	0	0
MH	0	2	4	6	8	10
O	0	0	0	0	0	0
Totals	159	200	219	243	267	287
Alston						
SF	52	52	54	57	61	65
MF	0	0	0	0	0	0
MH	15	17	23	28	34	39
O	0	0	0	0	0	0
Totals	67	69	77	85	95	104
Higgston						
SF	66	66	69	80	90	101
MF	0	0	0	0	0	0
MH	87	87	87	88	90	91
O	0	0				
Totals	153	153	156	168	180	192
Mount Vernon						
SF	388	394	399	410	422	434
MF	111	134	155	175	200	225
MH	204	234	260	282	302	322
O	0	0	0	0	0	0
Totals	703	762	814	867	924	981
Tarrytown						
SF	27	27	28	28	28	29

MF	0	0	0	0	0	0
MH	12	15	16	17	18	18
O	0	0	0	0	0	0
Totals	39	42	44	45	46	47
Uvalda						
SF	130	131	132	133	134	135
MF	2	2	2	2	2	2
MH	70	84	97	109	119	127
O	0	0	0	0	0	0
Totals	202	217	231	244	255	264
Vidalia (Pt.)^{1/}						
Total	60	70	91	109	128	148

Note: SF means Single-Family; MF means Multi-Family; MH means Manufactured Housing; and O means Other.

^{1/} Data on the portion of Vidalia in Montgomery County is not available by type, but is believed to be currently, and will likely continue to be in the future, predominantly site-built single-family units.

Source: U.S. Bureau of Census, www.census.gov; Projections made by Heart of Georgia Altamaha RDC Staff, 2005.

Age and Condition of Housing

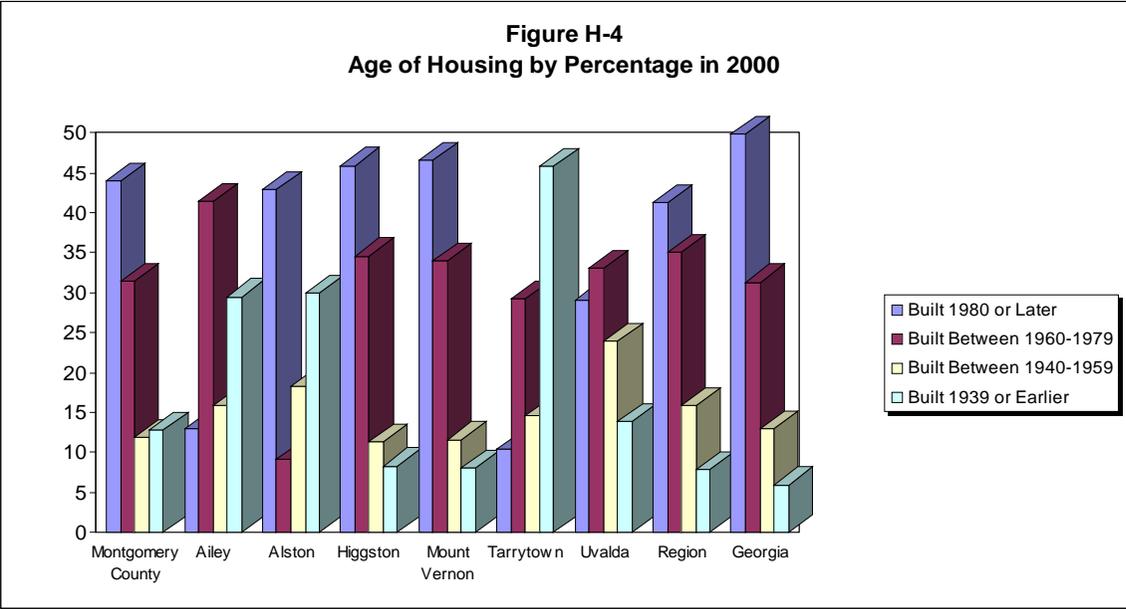
Table H-4 provides information on the age of Montgomery County, Ailey, Alston, Higgston, Mount Vernon, Tarrytown, and Uvalda's housing as compared to that of Region 9 and the state. The housing stock's age by percentage in 2000 is shown graphically in Figure H-4. A large percentage of Montgomery County's housing (44 percent) has been built in the last 25 years, with manufactured housing accounting for most of the units. However, the county has not kept pace with the state. Georgia had about half (49.9 percent) of its units dating from this same period. Mount Vernon's 46.5 percent and Higgston's 45.9 percent were close to the state rate. Alston's 43 percent was slightly lower than the county's rate. About 29 percent of Uvalda's, while only 13 percent of Ailey's and 10.4 percent of Tarrytown's housing stock was added during the last 25 years.

Generally, the housing stock is older in Montgomery County and its cities than the region or state. Within Montgomery County, the housing stock is older in the cities than in the county as a whole, except for Higgston and Mount Vernon. Tarrytown has the oldest housing stock. More than 60 percent of Tarrytown's housing stock exceeds 40 years in age, as compared to 48 percent for Alston; 45 percent for Ailey; nearly 38 percent for Uvalda; 25 percent for the county; almost 20 percent each for Higgston and Mount Vernon; 24 percent for the region; and 19 percent for the state. More than two in five of Tarrytown's housing units are 60 years old or older compared to less than one in three of Ailey's and Alston's, about one in eight of Montgomery County's and Uvalda's, about one in 12 of Higgston's and Mount Vernon's, about one in 12.5 (8 percent) for the region, and one in 17 or 6 percent of Georgia's. The aging housing stock is likely the reason the county is losing some of its older site-built housing. The aging housing stock becomes dilapidated and no longer useable if not maintained, and is lost through fire or removal. However, the strong residential bedroom community in eastern Montgomery County and its new construction of site-built homes is more than offsetting any losses.

TABLE H-4
MONTGOMERY COUNTY
AGE OF HOUSING BY PERCENTAGE

	Built 1990 or later			Built 1980-89			Built 1960-79			Built 1940-59			Built 1939 or earlier		
	1980	1990	2000	1980	1990	2000	1980	1990	2000	1980	1990	2000	1980	1990	2000
Montgomery County	N/A	N/A	25.1	N/A	25.8	18.9	49.3	41.0	31.4	19.6	14.7	11.9	31.1	18.5	12.7
Ailey	N/A	N/A	3.3	N/A	14.9	9.7	N/A	42.5	41.5	N/A	16.6	15.9	26.0	26.0	29.5
Alston	N/A	N/A	19.5	N/A	17.5	23.4	N/A	31.7	9.1	N/A	12.7	18.2	56.9	38.1	29.9
Higgston	N/A	N/A	31.6	N/A	33.3	14.3	N/A	34.6	34.6	N/A	27.5	11.3	29.2	4.6	8.3
Mount Vernon	N/A	N/A	22.9	N/A	31.9	23.6	N/A	43.2	34.0	N/A	12.6	11.6	26.3	12.3	8.0
Tarrytown	N/A	N/A	0.0	N/A	13.1	10.4	N/A	23.0	29.2	N/A	36.1	14.6	38.7	27.9	45.8
Uvalda	N/A	N/A	19.1	N/A	14.2	10.0	N/A	26.1	33.1	N/A	36.0	23.9	23.6	23.7	13.9
Region	N/A	N/A	22.6	N/A	N/A	18.7	N/A	N/A	35.0	N/A	N/A	15.9	N/A	N/A	7.8
Georgia	N/A	N/A	27.9	N/A	32.1	22.0	N/A	41.7	31.3	N/A	18.1	13.0	14.7	8.1	5.9

Source: U.S. Census Bureau (1980, 1990, 2000), www.census.gov; *Georgia State of the State's Housing: Service Delivery Region 9*, UGA, 2003.



Source: Table H-3.

Table H-5 depicts the condition of housing in Montgomery County and its cities as well as the region and state. There has been a dramatic decline in housing units lacking complete plumbing facilities in the county since 1980, but there is still a greater percentage than the state's 0.9 percent, while slightly less than the region's 2.5 percent, except in Higgston (lower than region and state for total units and occupied). Alston and Uvalda reported no units lacking complete plumbing facilities. Complete plumbing is defined according to the U.S. Census Bureau as having hot and cold piped water, a flush toilet, and tub or shower within the dwelling. There is still a much greater percentage in Montgomery County and its other three cities, ranging from a very high 10.4 percent (Tarrytown), 2.6 percent (Mount Vernon); and 2.2 percent (county), to 1.7 percent (Ailey), than Georgia's 0.9 percent. The percentage of occupied units lacking complete plumbing is significantly higher in Tarrytown at 7.7 percent (3 units). This may again be a function, at least in part, of the age of the housing stock.

In terms of lacking complete kitchen facilities, defined as having a sink with piped water, stove, and refrigerator inside the housing unit by the U.S. Census Bureau, units within Montgomery County, and especially in Mount Vernon and Tarrytown, are much more likely to lack such facilities as those in the region or state. In 2000, 1.9 percent of the county's, 3.2 percent of Mount Vernon's, and 6.3 percent of Tarrytown's housing units lacked complete kitchen facilities. This is significantly higher than the state's rate of 1 percent in 2000. Uvalda's rate of 0.8 percent and Higgston's 0.6 percent were slightly lower than Georgia's, while neither Ailey nor Alston had any such units. The percentage of total housing units in the region with incomplete kitchens is not available; however, the rate for occupied units was 0.7 percent. This was just higher than Montgomery County's 0.6 percent, which was slightly more than the state's 0.5 percent. Mount Vernon and Tarrytown were the only cities in the county with occupied units lacking complete kitchens. Their rates were 1.4 percent and 7.7 percent, respectively. Ailey, Alston, Higgston, and Uvalda reported no such units. This again confirms that housing within Mount Vernon, and especially Tarrytown, is in generally poorer condition than in the region and state. Housing in Montgomery County overall is in better shape than that of the region, but in poorer condition than Georgia.

**TABLE H-5
MONTGOMERY COUNTY
CONDITION OF HOUSING, 1980-2000**

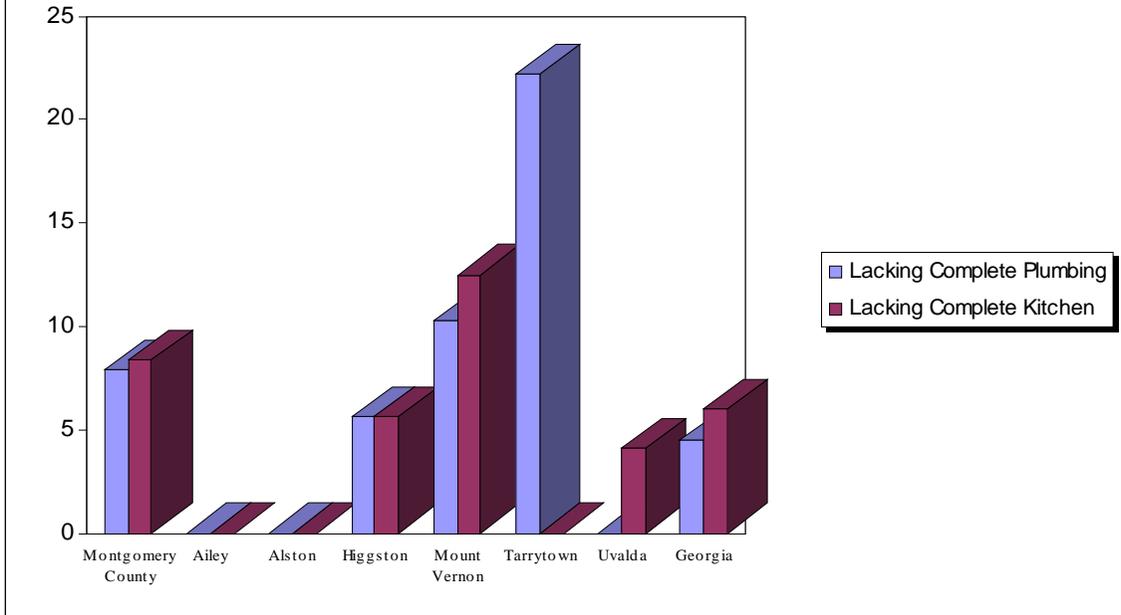
	Lacking Complete Plumbing Facilities						Lacking Complete Kitchen Facilities						Overcrowded Units						
	1980		1990		2000		1980		1990		2000		1980		1990		2000		
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	
Montgomery County																			
Total Units	265	10.4	56	1.9	78	2.2	207	8.1	40	1.4	66	1.9							
Occupied Units	164	7.4	56	2.0	33	1.1	N/A	N/A			18	0.6	214	9.7	154	5.3	102	3.5	
Vacant Units	101	31.0	N/A	N/A	45	7.9	N/A	N/A			48	8.4							
Ailey																			
Total Units	7	3.9	2	1.1	3	1.7	N/A	N/A	0	0	0	0							
Occupied Units	N/A	N/A	N/A	N/A	3	1.9	N/A	N/A			0	0	N/A	N/A	7	3.5	4	2.5	
Vacant Units	N/A	N/A	N/A	N/A	0	0	N/A	N/A			0	0							
Alston																			
Total Units	6	11.76	0	0	0	0	N/A	N/A	0	0	0	0							
Occupied Units	N/A	N/A	0	0	0	0	N/A	N/A			0	0	N/A	N/A	4	6.9	1	1.5	
Vacant Units	N/A	N/A	0	0	0	0	N/A	N/A			0	0							
Higgston																			
Total Units	3	4.2	1	0.7	1	0.6	N/A	N/A	1	0.7	1	0.6							
Occupied Units	N/A	N/A	N/A	N/A	0	0	N/A	N/A			0	0	N/A	N/A	2	1.4	5	3.3	
Vacant Units	N/A	N/A	N/A	N/A	1	6.7	N/A	N/A			1	6.7							
Mount Vernon																			
Total Units	31	5.2	10	1.3	22	2.6	N/A	N/A	13	1.7	27	3.2							
Occupied Units	31	6.0	N/A	N/A	8	1.1	N/A	N/A			10	1.4	55	10.6	59	7.9	21	3.0	
Vacant Units	0	0	N/A	N/A	14	10.3	N/A	N/A			17	12.5							
Tarrytown																			
Total Units	22	29.3	11	18.0	5	10.4	N/A	N/A	9	14.8	3	6.3							

Occupied Units	N/A	N/A	N/A	N/A	3	7.7	N/A	N/A			3	7.7	N/A	N/A	1	1.8	3	7.7
Vacant Units	N/A	N/A	N/A	N/A	2	22.2	N/A	N/A			0	0						
Uvalda																		
Total Units	17	6.9	0	0	0	0	N/A	N/A	3	1.2	2	0.8						
Occupied Units	N/A	N/A	0	0	0	0	N/A	N/A			0	0	N/A	N/A	15	6.3	19	9.4
Vacant Units	N/A	N/A	0	0	0	0	N/A	N/A			2	4.1						

Region																		
Total Units		7.5		1.7		2.5		N/A		N/A		N/A		N/A		N/A		N/A
Occupied Units						0.9						0.7						4.7
Vacant Units																		
Georgia																		
Total Units	75,618	3.8	28,462	1.1	29,540	0.9	71,793	3.6	24,014	0.9	31,717	1.0						
Occupied Units	59,491	3.2	22,921	1.0	17,117	0.6			16,794	0.7	15,161	0.5		5.3		4.0		4.8
Vacant Units	16,127	11.4	5,541	2.0	12,423	4.5			7,220	2.7	16,556	6.0						

Source: U.S. Census Bureau (1980, 1990, 2000), www.census.gov; Heart of Georgia Altamaha RDC staff, 2004.

Figure H-5
Condition of Vacant Units in 2000
(Percentage)



Source: Table H-7.

As to be expected because of the age of the housing stock and the overall condition, vacant units within the county are very much more likely to lack complete plumbing or kitchen facilities than the state as a whole. See Figure H-5. About 1 in 12 units lack such facilities in Montgomery County and 1 in 15 in Higgston (only 1 unit) as compared to 1 in 8 in Mount Vernon and about 1 in 20 for the state. Tarrytown and Uvalda each had 2 vacant units lacking complete plumbing or kitchen facilities. Ailey and Alston had none.

The U.S. Census Bureau defines overcrowding as more than one person per room. Overcrowding is not a problem in Montgomery County, except in Tarrytown (7.7 percent) and Uvalda (9.4 percent), which are both considerably higher than the state's 4.8 percent and that of the region (4.7 percent). The county's 3.5 percent, Higgston's 3.3 percent, Mount Vernon's 3.0 percent, Ailey's 2.5 percent, and Alston's 1.5 percent are all less than the region or state.

There are no known concentrated areas of dilapidated housing in unincorporated Montgomery County. There is only scattered blight. Because of the age of housing, there is substantial need for housing rehabilitation, but the need is scattered rather than concentrated. Within the county's municipalities, the most concentrated areas of deteriorated housing are north of the railroad in Ailey and Mount Vernon and east of the railroad in Uvalda. There is housing in need of rehabilitation scattered throughout all cities in the county as well as in the unincorporated areas. A related issue may also be emerging of abandoned, deteriorated mobile homes which have exceeded their useful life and are expensive and hard to properly dispose. This means that needed housing improvement programs would likely have to utilize a widespread geographic focus (such as the CHIP program), as well as concentrated target areas (often required by the CDBG program), with CDBG funds utilized primarily in the cities of Ailey, Mount Vernon, and Uvalda. There further seems to be a need for greater restriction on the relocation of older manufactured housing to the county.

Ownership and Vacancy Patterns

Table H-6 provides information on ownership and vacancy patterns for Montgomery County, Ailey, Alston, Higgston, Mount Vernon, Tarrytown, Uvalda, the region, and Georgia in 1980, 1990, and 2000 as available.

Ownership and Occupancy

From 1980 to 2000 the number of owner occupied housing units increased within Montgomery County from 1,617 to 2,274, an increase of 40.6 percent. This compares to an increase in renter occupied units during the same period from 597 in 1980 to 645 in 2000, a gain of 48 units or 8 percent. In 2000, owner occupied units comprised 77.9 percent of the county's occupied housing units, while renters occupied the remaining 22.1 percent. This compared to 73 percent owner occupied and 27 percent renter occupied in 1980.

The actual number of owner occupied housing units in Mount Vernon increased substantially to 450 in 2000 from 344 in 1980. The percentage of owner-occupied units declined slightly from 66.4 percent in 1980 to 64 percent in 2000. Renter occupied units in Mount Vernon increased accordingly from 33.6 percent in 1980 to 36 percent of the city's occupied housing units in 2000, thus reflecting the availability of more rental housing units in Mount Vernon (increased from 174 to 253 units). Higgston's percentage of owner occupied housing increased by 22.6 percentage points from 1980 to 2000 (35 units). Conversely, the number and percentage of occupied rental units in Higgston decreased dramatically from 1980 to 2000, despite a small increase in the 1990s. Ailey experienced a similar increase in owner occupied housing units from 1980 to 2000 (21.2 percentage points, 32 units), while it lost more than one-half of its renter occupied units. Alston gained 15 owner occupied housing units during the period, but the percentage declined 3.9 points. It also gained seven (7) new renter occupied units increasing its total to 16. Tarrytown and Uvalda both experienced losses in owner occupied housing units from 1980 to 2000, losing 18 and 20 units, respectively. In terms of renter occupied units, Tarrytown and Uvalda had increases in the 1980s, but each lost five (5) net units from 1980 to 2000.

**TABLE H-6
MONTGOMERY COUNTY
OCCUPANCY STATUS OF HOUSING UNITS, 1980-2000**

	Montgomery County						Ailey						Alston						Higgston					
	1980		1990		2000		1980		1990		2000		1980		1990		2000		1980		1990		2000	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Total Housing Units	2,540	100	2,885	100	3,492	100	181	100	201	100	176	100	51	100	58	100	77	100	179	100	148	100	168	100
Occupied Housing Units	2,214	87.2	2,493	86.4	2,919	83.6	162	89.5	183	91.0	159	90.3	45	88.2	56	96.6	67	87.0	152	84.9	123	83.1	153	91.1
Vacant Housing Units	326	12.8	392	13.6	573	16.4	19	10.5	18	9.0	17	9.7	6	11.8	2	3.4	10	13.0	27	15.1	25	16.9	15	8.9
Owner Occupied Units	1,617	73.0	1,848	74.1	2,274	77.9	101	62.4	131	71.6	133	83.6	36	80.0	43	76.8	51	76.1	80	52.6	91	74.0	115	75.2
Renter Occupied Units	597	27.0	645	25.9	645	22.1	61	37.7	52	28.4	26	16.4	9	20.0	13	23.2	16	23.9	72	47.4	32	26.0	38	24.8
Owner Vacancy Rate		0.7		1.1		2.5				3.0		2.9		N/A		0.0		1.9		N/A		1.1		2.5
Renter Vacancy Rate		15.1		12.4		16.5				1.9		3.7		N/A		0.0		0.0		N/A		20.0		22.4
Owner to Renter Ratio of Vacancy	.09		.23		.465		N/A		4.0		4.0		N/A		N/A		N/A		N/A		0.125		0.273	
White Householder	1,674	75.6	1,864	74.8	2,203	75.5	N/A	N/A	107	58.5	104	63.0	N/A	N/A	51	91.1	56	88.9	N/A	N/A	110	89.4	107	79.9
Black Householder	540	24.4	602	24.1	655	22.4	N/A	N/A	76	41.5	59	35.8	N/A	N/A	5	8.9	7	11.1	N/A	N/A	12	9.8	25	18.7
Other Race Householder	N/A		27	1.1	61	2.0	N/A	N/A	0	0	2	1.2	N/A	N/A	0	0	0	0	N/A	N/A	1	0.8	2	1.4
Hispanic Householder	N/A		31	1.2	57	2.0	N/A	N/A	0	0	1	0.6	N/A	N/A	0	0	0	0	N/A	N/A	1	0.8	1	0.7
Householder Age 65 or Over	567	25.6	638	25.6	618	21.2	N/A	N/A	54	29.5	53	32.1	N/A	N/A	19	33.9	19	30.2	N/A	N/A	25	20.3	20	14.9

	Mount Vernon						Tarrytown						Uvalda					
	1980		1990		2000		1980		1990		2000		1980		1990		2000	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Total Housing Units	601	100	747	100	839	100	75	100	56	100	48	100	246	100	240	100	251	100
Occupied Housing Units	518	86.2	654	87.6	703	83.8	62	82.7	49	87.5	39	81.3	227	92.3	212	88.3	202	80.5
Vacant Housing Units	83	13.8	93	12.4	136	16.2	13	17.3	7	12.5	9	18.8	19	7.7	28	11.7	49	19.5
Owner Occupied Units	344	66.4	396	60.6	450	64.0	41	66.1	27	55.1	23	59.0	184	81.1	162	76.4	164	81.2
Renter Occupied Units	174	33.6	258	39.4	253	36.0	21	33.9	22	44.9	16	41.0	43	18.9	50	23.6	38	18.8
Owner Vacancy Rate		0.9		1.2		2.2		N/A		0.0		4.2				1.8		3.5
Renter Vacancy Rate		26.9		9.8		17.6		N/A		12.0		11.1				5.7		19.1
Owner to Renter Ratio of Vacancy	N/A		0.18		0.19		N/A		0.0		0.50		N/A		1.0		0.67	
White Householder	375	72.4	413	63.1	411	58.4	N/A	N/A	36	73.5	32	80.0	N/A	N/A	150	70.8	128	63.7
Black Householder	143	27.6	235	35.9	284	40.3	N/A	N/A	13	26.5	7	17.5	N/A	N/A	60	28.3	68	33.8
Other Race Householder	N/A	N/A	6	.92	9	1.2	N/A	N/A	0	0.0	1	2.5	N/A	N/A	2	0.9	5	2.5
Hispanic Householder	N/A	N/A	7	1.1	7	1.0	N/A	N/A	0	0.0	0	0	N/A	N/A	3	1.4	2	1.0
Householder Age 65 or Over			152	23.3	126	17.9	N/A	N/A	20	40.8	11	27.5	N/A	N/A	74	34.9	51	25.4

	Region						Georgia		
	1980		1990		2000		1980	1990	2000
	No.	%	No.	%	No.	%	%	%	%
Total Housing Units	86,488	100	98,346	100	115,484	100	100	100	
Occupied Housing Units	N/A		N/A		98,923	85.7	92.3	89.7	91.6
Vacant Housing Units	N/A		N/A		16,561	14.3	7.7	10.3	8.4
Owner Occupied Units	N/A		N/A		72,840	73.6	65.0	64.9	67.5
Renter Occupied Units	N/A		N/A		26,083	26.4	35.0	35.1	32.5
Owner Vacancy Rate	N/A		N/A			2.1	1.7	2.5	1.9
Renter Vacancy Rate	N/A		N/A			14.1	7.9	12.2	8.2
Owner to Renter Ratio of Vacancy	N/A		N/A		0.36		0.37	0.34	.44
White Householder	N/A		N/A			73.0	75.8	74.2	68.9
Black Householder	N/A		N/A			24.6	23.5	24.3	26.7
Other Race Householder	N/A		N/A			2.4	0.7	1.5	4.4
Hispanic Householder	N/A		N/A			4.8	1.0	1.3	3.4
Householder Age 65 or Over	N/A		N/A			22.9	18.6	17.9	16.5

Source: U.S. Census Bureau (1980, 1990, 2000), www.census.gov; *Georgia State of the State's Housing: Service Delivery Region 9*, UGA, 2003.

Tarrytown's overall percentage of such units increased from 33.9 to 41 percent during the period, while Uvalda's declined by only 0.1 percentage point.

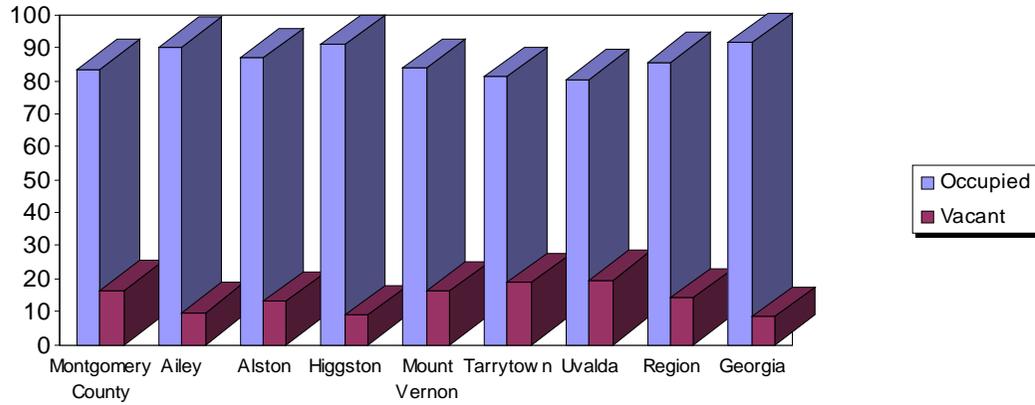
The percentage of owner occupied units in Montgomery County, Ailey, Alston, Higgston, and Uvalda exceeded that of the region (73.6 percent) and Georgia (67.5 percent) in 2000, while renter occupied units were less (26.4 percent--region and 32.5 percent--state). Mount Vernon's 36 percent of renter occupied units was 9.6 percentage points greater than the region and 3.5 percentage points less than the state. Conversely, Mount Vernon's percentage of owner occupied units lagged behind both the region and the state. Like Mount Vernon, Tarrytown's 41 percent renter-occupied units was also higher than that of the region, but was also higher than Georgia's. Its 59 percent owner-occupied units was lower than both the region and the state. These statistics suggest that home ownership of site-built or manufactured housing is an option available to a majority of residents county-wide, but that the largest and smallest cities, Mount Vernon and Tarrytown, respectively, are increasingly the domain of renters.

Vacancy Rates by Owner/Renter

The bar chart in Figure H-6 shows the percentage of occupied and vacant housing units for the county, its cities, the region, and state for 2000. Housing units are vacant at a rate in Montgomery County (16.4 percent) and Mount Vernon (16.2 percent) at about two percentage points higher than those in the region (14.3 percent), and at nearly twice the rate of Georgia (8.4 percent). Higgston's 8.9 percent, Ailey's 9.7 percent, and Alston's 13 percent of vacant housing units are less than the county and the region, but still more than the state. Uvalda (19.5 percent) and Tarrytown (18.8 percent) have the highest vacancy rates within Montgomery County. More than 1 in 6 of Montgomery County's housing units were reported as vacant in 2000. Montgomery County has nearly double the percentage of vacant units as the state, and about 14 percent less occupied units as a result. The age of the housing stock, the aging population, and the loss of jobs are all contributing factors.

Montgomery County and Higgston both had an owner vacancy rate of 2.5 percent in 2000. This was significantly lower than that of Tarrytown (the highest at 4.2 percent) and that of

**Figure H-6
Occupancy Status of Housing Units in 2000
(Percentage)**



Source: Table H-6.

Uvalda (3.5 percent), and slightly less than Ailey (2.9 percent). Mount Vernon was just lower than the county and Higgston at 2.2 percent, while Alston followed with 1.9 percent. The county owner vacancy rate was higher than the region's 2.1 percent and the state's rate of 1.9 percent. Fifty-nine vacant units were listed as available for sale in 2000. See Table H-7. In comparison, Higgston had the highest renter vacancy rate county-wide with 22.4 percent, which was considerably higher than the region at 14.1 percent. Uvalda's renter vacancy rate was the next highest at 19.1 percent, followed by Mount Vernon (17.6 percent), the county (16.5 percent) and Tarrytown (11.1 percent). Alston's rate of 0 percent and Ailey's 3.7 percent were the only Montgomery jurisdictions with a renter vacancy rate lower than Georgia's 8.2 percent. About 127 vacant units were available for rent county-wide in 2000. This included 54 units in Mount Vernon, 11 units in Higgston, 9 units in Uvalda, 2 units in Tarrytown, and only 1 unit in Ailey, and none in Alston. Together this means there were more than twice as many housing units available to rent as for sale in the county in 2000. Mount Vernon had about 17 percent of units available for sale and 42.5 percent of the units for rent. Uvalda had 6 units for sale (10.2 percent of the county total) in addition to the 9 for rent (7.1 percent of county total). In Ailey, 4 units were for sale (6.8 percent of the county total), and only 1 unit was available for rent (0.79 percent of the county total). Higgston had 3 units for sale and 11 for rent, which comprised 5.1 and 8.7 percent, respectively, for sale and rent of the county totals. Alston and Tarrytown each had only one (1) unit for sale (each 1.7 percent of the county total), while Alston had none for rent and Tarrytown had 2 units (1.6 percent of the county total). The limited availability of properties for sale suggests a rather tight housing market for those wishing to purchase, but this is somewhat offset by the use of manufactured homes. The tight housing market and the strong residential growth in eastern Montgomery County has spurred the development of five new subdivisions in recent years. The rental vacancy rate suggests a more accommodating market for renters, except in Mount Vernon and Higgston, but even it is limited and could be affected by condition of housing.

In terms of owner to renter ratios of vacancies for 2000, Mount Vernon had the lowest known local ratio (.19), while Higgston was .273, the county had .465, Tarrytown had .50, and Uvalda had .67. Ailey's was the highest at 4.0, while the owner to renter ratio of vacancy was not available for Alston. Only Mount Vernon and Higgston were lower than the region's .36 and .44 for the state. The owner to renter ratio is a measure of the properties available for sale as a

percentage of those available for rent. Thus the county had a little less than half as many units for sale as for rent, while Ailey had more units for sale (4) than for rent (1). Mount Vernon had only about 16 percent as many for sale (10 units) as those for rent (54 units). Higgston had more than one-fifth as many for sale (3 units) as compared to 11 units for rent, while Tarrytown had even more at one-third (1 unit for sale, 2 for rent). Forty percent or two-fifths of Uvalda's units were for sale (6) as compared to 9 units for rent. Alston had only 1 unit for sale and none for rent.

A more easily understood measure, perhaps, than owner to renter ratios is the direct percentage of vacant units for sale as a percent of the total vacant units for sale or for rent. This is shown on Table H-7. Tarrytown had one-third of its total units for sale or rent available for purchase in 2000, while Montgomery County had just under one-third at 31.7 percent. Alston had the most at 100 percent, followed by Ailey at 80 percent. Uvalda was next at 40 percent, then Higgston at 21.4 percent. Mount Vernon had the lowest percentage of vacant units for sale or rent at 15.6 percent. As noted earlier, there are more properties for rent than for sale in the county with more than half of those available for rent located in Mount Vernon and Higgston.

Table H-7 contains data describing the vacancy status of various housing units for Montgomery County, Ailey, Alston, Higgston, Mount Vernon, Tarrytown, Uvalda, the region, and Georgia. Vacant units for sale or rent as a percentage of the total vacant housing units in 2000 are compared in Figure H-7. Vacant housing units in Montgomery County are more likely to be for sale than those in the region, but less than in the state. This is not surprising given the tight housing market and strong residential growth in eastern Montgomery County. Conversely, vacant units in the county are less likely for rent than those in the region or the state. Vacant units are more likely for sale in Ailey, Higgston, and Uvalda than the county as a whole. In 2000, Ailey had the highest percentage of vacant units for sale at over 23 percent. Higgston had nearly 17 percent, compared to Uvalda's 12.2 percent, the county's 10.3 percent, and Alston's 10 percent. All Montgomery municipalities exceeded the region's 9.4 percent of vacant units for sale, except for Tarrytown (9.1 percent) and Mount Vernon (7.4 percent). Only Ailey and Higgston surpassed the state's 14 percent. Higgston's percentage of vacant housing units available for rent in 2000 was 61.1 percent, nearly twice that of Georgia (31.6 percent), and more

**TABLE H-7
MONTGOMERY COUNTY
VACANCY STATUS OF HOUSING UNITS, 1980-2000**

	Montgomery County						Ailey						1980	
	1980		1990		2000		1980		1990		2000			
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Total Vacant Housing Units	326	100	392	100	573	100	19	100	18	100	17	100	6	100
For Sale Only	12	3.1	21	5.4	59	10.3	N/A	N/A	4	22.2	4	23.5	N/A	N/A
For Rent	105	32.5	91	23.2	127	22.2	N/A	N/A	1	5.6	1	5.9	N/A	N/A
Rented or Sold, Not Occupied	15	6.4	13	3.3	64	11.2	N/A	N/A	0	0	3	17.6	N/A	N/A
For Seasonal, Rec., or Occasional Use	55 ^{1/}	0	49	12.5	130	22.7	N/A	N/A	1	5.6	3	17.6	N/A	N/A
For Migratory Workers	0	0	8	2.0	7	1.2	N/A	N/A	0	0	0	0	N/A	N/A
Other Vacant	139	64.4	210	53.6	186	32.5	N/A	N/A	12	66.7	6	35.3	N/A	N/A
Vacant Units for Sale Only as % of Units for Rent or Sale		10.3		18.8		31.7	N/A	N/A		80.0		80.0	N/A	N/A
Vacant, built 1950-59	N/A	N/A	N/A	N/A	46	8.0	N/A	N/A	N/A	N/A	0	0	N/A	N/A
Vacant, built 1940-49	N/A	N/A	N/A	N/A	24	4.2	N/A	N/A	N/A	N/A	0	0	N/A	N/A
Vacant, built 1939 or Earlier	N/A	N/A	N/A	N/A	102	17.8	N/A	N/A	N/A	N/A	10	58.8	N/A	N/A
Vacant Lacking Compl. Plumbing	101	31.0	N/A	N/A	45	7.9	N/A	N/A	N/A	N/A	0	0	N/A	N/A
Vacant Lacking Compl. Kitchen	N/A	N/A	N/A	N/A	48	8.4	N/A	N/A	N/A	N/A	0	0	N/A	N/A

	Higgston						Mount Vernon						1980		1990	
	1980		1990		2000		1980		1990		2000					
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Total Vacant Housing Units	27	100	25	100	18 ^{2/}	100	83	100	93	100	136	100	13	100	7	
For Sale Only	N/A	N/A	1	4.0	3	16.7	N/A	N/A	5	5.4	10	7.4	N/A	N/A	0	
For Rent	N/A	N/A	8	32.0	11	61.1	N/A	N/A	28	30.1	54	39.7	N/A	N/A	3	
Rented or Sold, Not Occupied	N/A	N/A	1	4.0	1	5.6	N/A	N/A	4	4.3	13	9.6	N/A	N/A	0	
For Seasonal, Rec., or Occasional Use	N/A	N/A	0	0	0	0	N/A	N/A	3	3.2	20	14.7	N/A	N/A	0	
For Migratory Workers	N/A	N/A	0	0	0	0	N/A	N/A	1	1.1	0	0	N/A	N/A	0	
Other Vacant	N/A	N/A	15	60.0	3	16.7	N/A	N/A	52	55.9	39	28.7	N/A	N/A	4	
Vacant Units for Sale Only as % of Units for Rent or Sale				11.1		21.4				15.2		15.6				
Vacant, built 1950-59	N/A	N/A	N/A	N/A	0	0	N/A	N/A	N/A	N/A	11	8.1	N/A	N/A	N/A	
Vacant, built 1940-49	N/A	N/A	N/A	N/A	1	5.6	N/A	N/A	N/A	N/A	2	1.5	N/A	N/A	N/A	
Vacant, built 1939 or Earlier	N/A	N/A	N/A	N/A	3	16.7	N/A	N/A	N/A	N/A	12	8.8	N/A	N/A	N/A	
Vacant Lacking Compl. Plumbing	N/A	N/A	N/A	N/A	1	5.6	N/A	N/A	N/A	N/A	14	10.3	N/A	N/A	N/A	
Vacant Lacking Compl. Kitchen	N/A	N/A	N/A	N/A	1	5.6	N/A	N/A	N/A	N/A	17	12.5	N/A	N/A	N/A	

TABLE H-7
MONTGOMERY COUNTY
VACANCY STATUS OF HOUSING UNITS, 1980-2000
(continued)

	Uvalda						Region							
	1980		1990		2000		1980		1990		2000		1980	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Total Vacant Housing Units	19	100	28	100	49	100	N/A	N/A	N/A	N/A	16,561	100	156,698	100
For Sale Only	N/A	N/A	3	10.7	6	12.2					1,549	9.4	20,915	13.3
For Rent	N/A	N/A	3	10.7	9	18.4					4,292	25.9	55,897	35.7
Rented or Sold, Not Occupied	N/A	N/A	2	7.1	10	20.4					1,359	8.2	16,598	10.6
For Seasonal, Rec., or Occasional Use	N/A	N/A	3	10.7	4	8.2					2,052	15.1	30,485 ^{1/}	19.5 ^{1/}
For Migratory Workers	N/A	N/A	0	0	0	0					207	1.2		
Other Vacant	N/A	N/A	17	60.7	20	40.8					6,652	40.2	32,263	20.6
Vacant Units for Sale Only as % of Units for Rent or Sale				50.0		40.0	N/A	N/A	N/A	N/A		26.5		27.2
Vacant, built 1950-59	N/A	N/A	N/A	N/A	9	18.4	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Vacant, built 1940-49	N/A	N/A	N/A	N/A	11	22.4	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Vacant, built 1939 or Earlier	N/A	N/A	N/A	N/A	3	6.1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Vacant Lacking Compl. Plumbing	N/A	N/A	N/A	N/A	0	0	N/A	N/A	N/A	N/A	N/A	N/A	3,762 ^{3/}	4.9
Vacant Lacking Compl. Kitchen	N/A	N/A	N/A	N/A	2	4.1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	

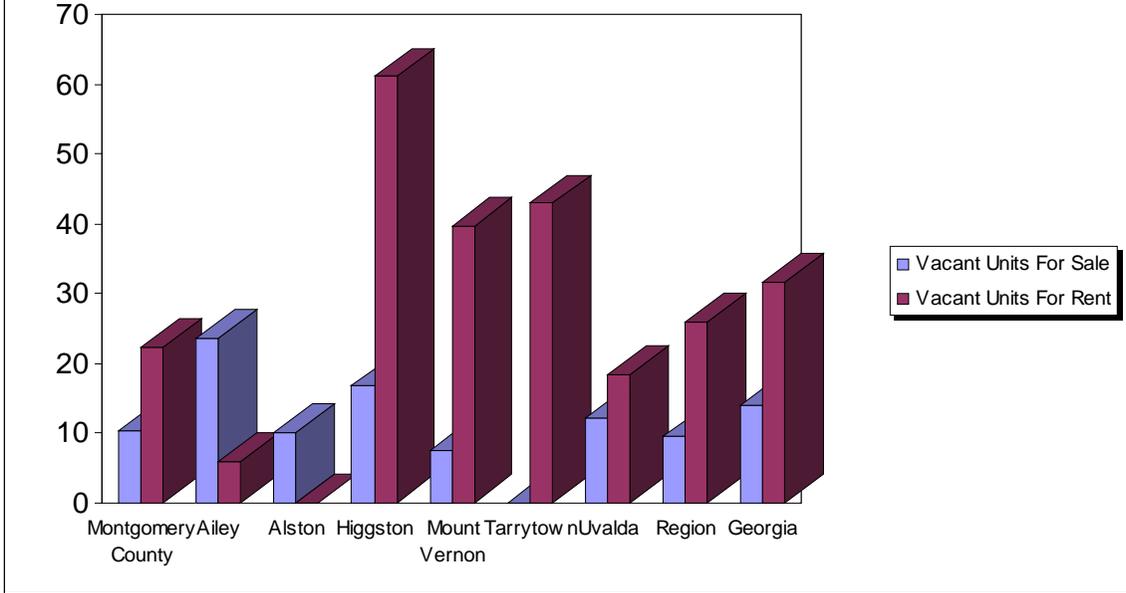
^{1/} Includes migratory.

^{2/} Discrepancy in total vacant housing units due to different numbers used in census tables (18 and 15, respectively).

^{3/} Includes only vacant for sale or rent, lacking complete plumbing.

Source: U.S. Census Bureau (1980, 1990, 2000), www.census.gov; *Georgia State of the State's Housing: Service Delivery Region 9*, UGA, 2003.

Figure H-7
Vacant Units For Sale or Rent as Percent of Total Vacant in
2000



Source: Table H-7.

than 35 percentage points higher than the region (25.9 percent). Mount Vernon had nearly 40 percent of vacant units for rent, while the county had just over 22 percent. Uvalda and Tarrytown each had more than 18 percent of their vacant units for rent. Ailey had just under 6 percent, with Alston having zero.

Nearly one-third (32.5 percent) of Montgomery County's vacant housing units were on the market in 2000. This compared to Higgston's 78 percent, Mount Vernon's 47 percent, Uvalda's 31 percent, Ailey's 29 percent, Tarrytown's 27 percent, and Alston's 10 percent. In comparison, across the region more than 35 percent of vacant properties were on the market. Almost 46 percent of Georgia's vacant units were on the market available for sale or rent. There are a fair number of homes on the market in unincorporated Montgomery. However, there are others which are not on the market likely due to the age and condition of the housing stock and to families retaining control over an old homeplace, even if vacant. It also increases the need for new single-family and manufactured housing units to satisfy the demand, particularly for the bedroom community residential growth in eastern Montgomery County.

Seasonal Units

Seasonal units are defined by the U.S Census Bureau as those occupied for seasonal, recreation, or occasional use, such as vacation homes or hunting cabins. They are not a major factor within Montgomery County due to their relatively small numbers and percentages. See Table H-7. In 2000, the county's 130 seasonal housing units were less than a quarter (22.7 percent) of its total vacant housing units. Mount Vernon had 20 such units in 2000 (14.7 percent), while Uvalda had only 4 seasonal units in 2000 (8.2 percent). Alston, Tarrytown, and Ailey each had 3 seasonal units comprising 30, 27.3, and 17.6 percent, respectively, of their total vacant housing units. Higgston reported no seasonal units in 2000. The county figures are much higher than the region (15.1 percent) and the state (18.2 percent), but less in the cities, except Alston and Tarrytown. This suggests that many of these units are old family homes or hunting and fishing cabins of Montgomery County or other nearby counties' residents. They are not a major factor in the housing market.

Householder Characteristics

Table H-6 provides information concerning the race/origin of householders, as well as householders age 65 and older. Figure H-8 illustrates the race/origin of householders in Montgomery County, Ailey, Alston, Higgston, Mount Vernon, Tarrytown, and Uvalda by percentage in 2000 as compared to the region and Georgia. At 75.5 percent, the percentage of white householders in the county is 6.6 percentage points higher than that of the state (68.9 percent), and is only 2.5 percentage points above that of the region (73 percent). The percentage of black householders within Montgomery County (22.4 percent) is over 4 percentage points higher than Georgia's 26.7 percent, but is more than 2 percentage points less than that of the region (24.6 percent). Other race householders in the county (2 percent) are less but near the region percentage (2.4), which is more than one-half the state percentage of 4.4 percent. No other race householders were reported in Alston. Householders in Alston are predominantly white at about 89 percent, as are those in Tarrytown and Higgston (about 80 percent each). Mount Vernon has the county's highest percentage of black householders (about 40 percent), followed by nearly 36 percent in Ailey and Uvalda's almost 34 percent. Ailey, Mount Vernon, and Uvalda all have significantly larger percentages of black householders than the county, region, or state. Although there are more Hispanic householders in the region (4.8 percent) than the state (3.4 percent), there are many less in Montgomery County (2 percent) than either. Mount Vernon has the highest number (7) of Hispanic householders of any city in the county. Alston and Tarrytown had none reported, while Ailey and Higgston had only one Hispanic householder each in 2000. Uvalda had two reported. Still, Hispanic households are thought to be increasing.

The percentage of householders age 65 and older in Montgomery County, its six cities, the region, and Georgia in 2000 is depicted in Figure H-9. While the overall population is aging, householders within the county (21.2 percent) are slightly less likely to be 65 or over than those in the region (22.9 percent), which itself has many more such householders than the state (16.5 percent). The percentages of elderly householders are lowest in Higgston (about 15 percent) and highest in Ailey (32.1 percent), closely followed by Alston with about 30 percent. Mount Vernon has the second lowest percentage of senior householders at just under 18 percent. Tarrytown reported 27.5 percent elderly householders, while Uvalda had slightly less at 25.4 percent. The high percentage of elderly householders has potential implications in terms of housing condition,

Figure H-8
Race/Origin of Householder in 2000
(Percentage)

Source: Table H-6.

such as the inability financially and physically to make repairs. Other issues include the need for accessibility adaptations and elderly support services if they remain in their homes. It also means there will be more occupied houses becoming vacant in Montgomery County, and an opportunity to utilize them in marketing for potential new residents and is consistent with resident attraction and bedroom community promotion.

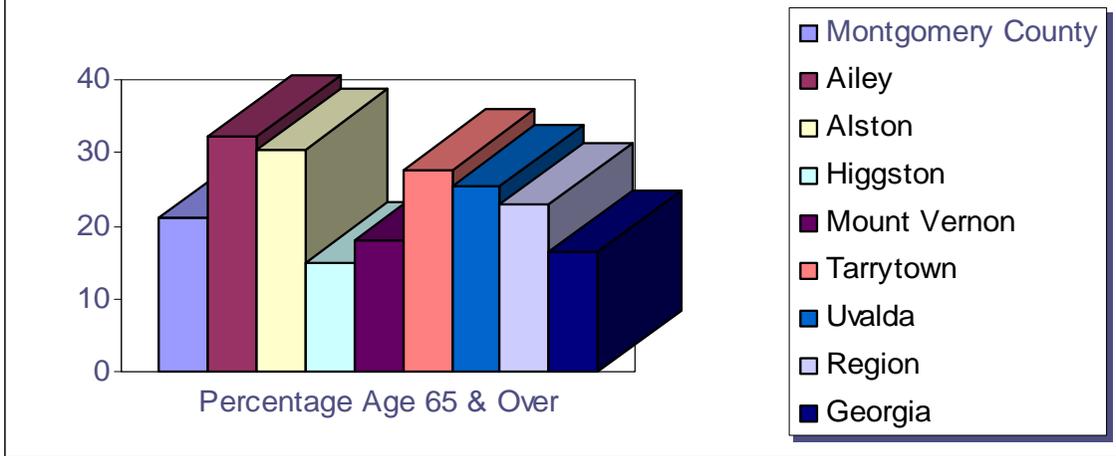
Cost of Housing

Median Values

Table H-8 provides information on the cost of housing in Montgomery County, its cities, the region, and the state for 1980 to 2000, while Figure H-10 shows the median owner specified value in 2000. The median owner specified value of housing within the county (\$68,300) is just over 60 percent that of the state's \$111,200. The median value was least in Uvalda at \$37,100, compared to \$67,000 for Alston, the highest municipal value in Montgomery County. Median owner specified value in Montgomery County is also significantly higher than most of its surrounding counties (a region value was not available). Montgomery County's \$68,300 median specified value in 2000 was from \$1,900 to \$18,500 more than the median specified value in surrounding counties. Montgomery's median value was \$1,900 more than that of the highest surrounding county median value, Toombs (\$66,400). Other surrounding county values were: Jeff Davis (\$61,000); Wheeler (\$49,800); Treutlen (\$56,600); and Emanuel (\$50,800).

According to UGA's Regional Housing Study (2003), existing homes sold in Montgomery County for the highest average price (more than \$78,000) in Region 9, along with Toombs and Laurens counties. The median purchase price for a single-family home in Montgomery County was \$78,213 in 2000. This was substantially more than the median for the region (\$71,937) in 2000. The median purchase price for the state (\$150,625) was nearly two times that of Montgomery County and more than double the region in 2000.

Figure H-9
Householder Age 65 & Over in 2000 (Percentage)



Source: Table H-6.

**TABLE H-8
MONTGOMERY COUNTY
OWNER COST OF HOUSING, 1980-2000**

	Montgomery County						Ailey							
	1980		1990		2000		1980		1990		2000		1980	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Owner Specified Value							N/A	N/A					N/A	N/A
Less than \$50,000	780	88.9	563	64.1	375	33.9			73	65.2	34	29.8		
\$50,000 - \$99,999	93	10.6	291	33.1	533	48.2			30	26.8	61	53.5		
\$100,000 or more	4	.46	24	2.7	197	17.9			9	8.0	19	16.7		
Median	\$22,200		\$40,100		\$68,300				\$40,900		\$64,500			
Median Purchase Price of Single Family Units														
Monthly Owner Costs Not Mortgaged	454	51.8	428	48.9	515	46.6	N/A	N/A	46	44.7	78	68.4	N/A	N/A
Less than \$300	267	30.4	55	6.3	31	2.8			9	8.7	6	5.3		
\$300-\$499	129	14.7	163	18.6	71	6.4			11	10.7	6	5.3		
\$500-\$699	27 ^{1/}	3.1 ^{1/}	125	14.3	139	12.6			25	24.3	3	2.6		
\$700-\$999			68	7.8	207	18.7			6	5.8	11	9.6		
\$1,000 or More			36	4.1	142	12.8			6	5.8	2	1.8		
Median with Mortgage	\$249		\$507		\$770		N/A		\$547		\$843		N/A	
Median without Mortgage	\$95		\$162		\$215		N/A		\$147		\$225		N/A	
Owner Housing Costs as %	N/A	N/A					N/A	N/A					N/A	N/A
Less than 20%			512	58.6	667	60.3			58	56.3	89	78.1		
20-29%			158	18.1	191	17.3			20	19.4	9	7.9		
30% or More			187	21.4 ^{3/}	207	18.7 ^{3/}			21	20.4 ^{3/}	16	14.0		
Owner Occupied Households Below Poverty Level	46	16.9	314	17.0	384	16.8	N/A	N/A	N/A	N/A	17	12.8	N/A	N/A
Owner Occupied Householder 65 Years or Over Below Poverty Level	N/A		167	33.0	142	23.0	N/A	N/A	N/A	N/A	12	22.6	N/A	N/A

**TABLE H-8
MONTGOMERY COUNTY
OWNER COST OF HOUSING, 1980-2000
(continued)**

	Higgston						Mount Vernon								
	1980		1990		2000		1980		1990		2000		1980		No.
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.
Owner Specified Value	N/A	N/A					N/A	N/A							
Less than \$50,000			20	58.8	19	44.2			156	65.8	90	35.7	N/A	N/A	
\$50,000 - \$99,999			12	35.3	19	44.2			80	33.8	145	57.5			
\$100,000 or more			2	5.9	5	11.7			1	.42	17	6.7			
Median			\$40,000		\$55,000		\$21,300		\$40,400		\$60,000				\$24,000
Median Purchase price of Single Family Units															
Monthly Owner Costs Not Mortgaged	N/A	N/A	18	47.4	19	44.2	N/A	N/A	118	50.4	99	39.3	N/A	N/A	
Less than \$300			2	5.3	4	9.3			22	9.4	18	7.1			
\$300-\$499			4	10.5	0	0			46	19.7	23	9.1			
\$500-\$699			6	15.8	3	7.0			27	11.5	46	18.3			
\$700-\$999			8	21.1	11	25.6			13	5.6	46	18.3			
\$1,000 or More			0	0	6	14.0			8	3.4	20	7.9			
Median with Mortgage	N/A		\$650		\$783		N/A		\$457		\$665		N/A		\$
Median without Mortgage	N/A		\$171		\$125		N/A		\$152		\$203		N/A		\$
Owner Housing Costs as % of income	N/A	N/A					N/A	N/A					N/A	N/A	
Less than 20%			20	52.6	25	58.1			142	60.7	142	56.4			
20-29%			12	31.6	9	21.0			47	20.1	56	22.2			
30% or More			6	15.8	9	21.0			41	17.5 ^{3/}	49	19.5 ^{3/}			
Owner Occupied Households Below Poverty Level	N/A	N/A	N/A	N/A	21	18.3	N/A	N/A	N/A	N/A	85	18.9	N/A	N/A	
Owner Occupied Householder 65 Years or Over Below Poverty Level	N/A	N/A	N/A	N/A	2	10.0	N/A	N/A	N/A	N/A	21	16.7	N/A	N/A	

**TABLE H-8
MONTGOMERY COUNTY
OWNER COST OF HOUSING, 1980-2000
(continued)**

	Uvalda						Region							
	1980		1990		2000		1980		1990		2000		1980	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Owner Specified Value	N/A	N/A					N/A	N/A	N/A	N/A	N/A	N/A		
Less than \$50,000			81	77.9	59	59.0								69
\$50,000 - \$99,999			22	21.2	35	35.0								26
\$100,000 or more			1	1.0	6	6.0								4
Median			\$27,900		\$37,100							N/A	\$36,900	N/A
Median Purchase price of Single Family Units												\$71,937		
Monthly Owner Costs Not Mortgaged	N/A	N/A	80	66.7	76	76.0	N/A	N/A	N/A	N/A				
Less than \$300			6	5.0	0	0					18,722	46.2		32
\$300-\$499			24	20.0	4	4.0					798	2.0		27
\$500-\$699			6	5.0	6	6.0					3,332	8.2		27
\$700-\$999			4	3.3	7	7.0					6,099	15.1		
\$1,000 or More			0	0	7	7.0					6,685	16.5		
Median with Mortgage	N/A		\$423		\$740									\$340
Median without Mortgage	N/A		\$148		\$221									\$107
Owner Housing Costs as % of income ^{1/}	N/A	N/A					N/A	N/A	N/A	N/A				
Less than 20%			95	79.2	68	68.0							63.4	
20-29%			11	9.2	10	10.0							17.8	
30% or More			12	10.0 ^{3/}	17	17.0 ^{3/}							18.8	
Owner Occupied Households Below Poverty Level	N/A	N/A	N/A	N/A	30	18.3	N/A	N/A	N/A	N/A				11
Owner Occupied Householder 65 Years or Over Below Poverty Level	N/A	N/A	N/A	N/A	17	33.3	N/A	N/A	N/A	N/A				

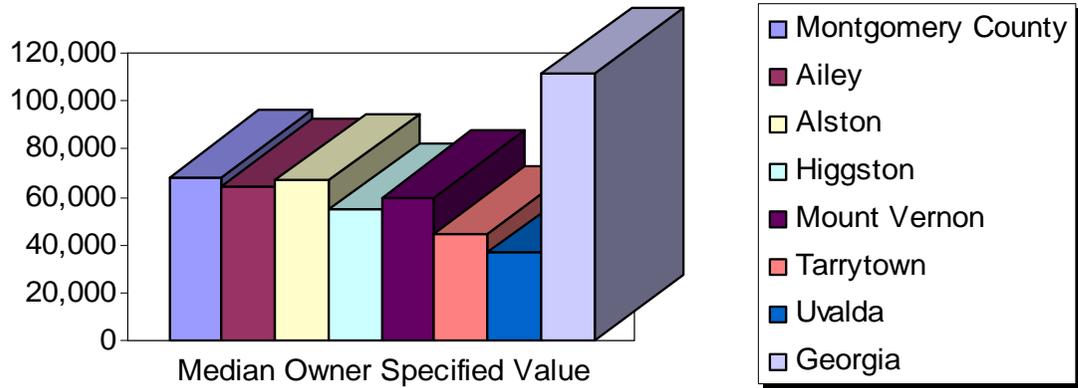
^{1/} Includes \$500 or more

^{2/} Includes \$300 or more

^{3/} May not add to 100% because does not include households "not computed."

Source: U.S. Census Bureau (1980, 1990, 2000), www.census.gov; *Georgia State of the State's Housing: Service Delivery Region 9*, UGA, 2003.

**Figure H-10
Owner Cost of Housing in 2000 (Dollars)**



Source: Table H-8.

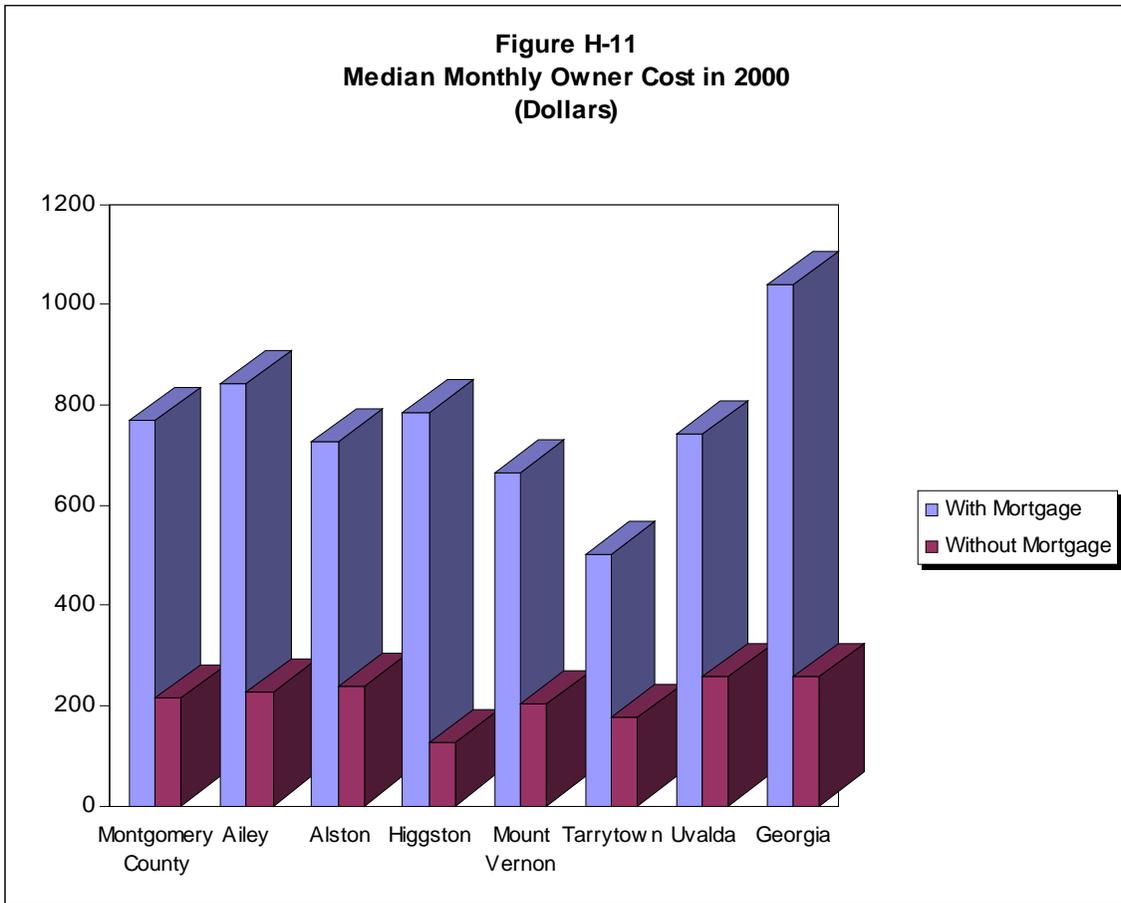
Figure H-11 illustrates the median monthly owner cost with and without a mortgage in 2000. The median monthly owner cost of housing is, as expected, much less within Montgomery County as compared to Georgia. In the county, the median monthly cost for those with a mortgage is \$770 or approximately 48 to 81 percent of that in the state (\$1,039). It is even less in Tarrytown at \$500, Mount Vernon at \$665, Alston at \$725, and Uvalda at \$740. Ailey and Higgston homeowners have the highest median monthly costs in Montgomery County for those with a mortgage at \$843 and \$783, respectively. This again reflects the strong housing market in eastern Montgomery County. For those without a mortgage, the cost difference (or cost of living) with the state (\$259) is 8 to 52 percent less within Montgomery County (\$215). The monthly owner cost without a mortgage is even lower than the county in Higgston (\$125), Tarrytown (\$175), and Mount Vernon (\$203). It is the highest in Alston at \$238, followed by Ailey at \$225 and Uvalda at \$221. The large number of less costly manufactured housing units and the older housing stock within the county help account for the lower housing costs. The lower values and costs could be utilized in resident attraction and bedroom community marketing. However, the ongoing new construction in eastern Montgomery County will likely increase housing costs and decrease the differences with the state and region as the numbers of new houses grow.

Owner Cost Burden

The U.S. Census Bureau defines cost burdened as paying more than 30 percent of one's gross income for housing costs. Householders in Montgomery County are about as likely to be cost burdened as those in the region (18.8), but less than those in Georgia, except in Higgston (same as state's 21 percent) and Tarrytown (4 percentage points higher). One in four of Tarrytown's homeowners is cost burdened as compared to the state's more than one in five homeowners. Ailey's homeowners are much less cost burdened (14 percent) than either the region (18.8 percent) or Georgia (21 percent).

Homeowners within the county (46.6 percent) are almost twice as likely to not have a mortgage than those in Georgia (24.7 percent), but about the same as in the region (46.2 percent). See Figure H-12. The percentage is slightly less in Higgston (44.2 percent) than Montgomery

Figure H-11
Median Monthly Owner Cost in 2000
(Dollars)



Source: Table H-8.

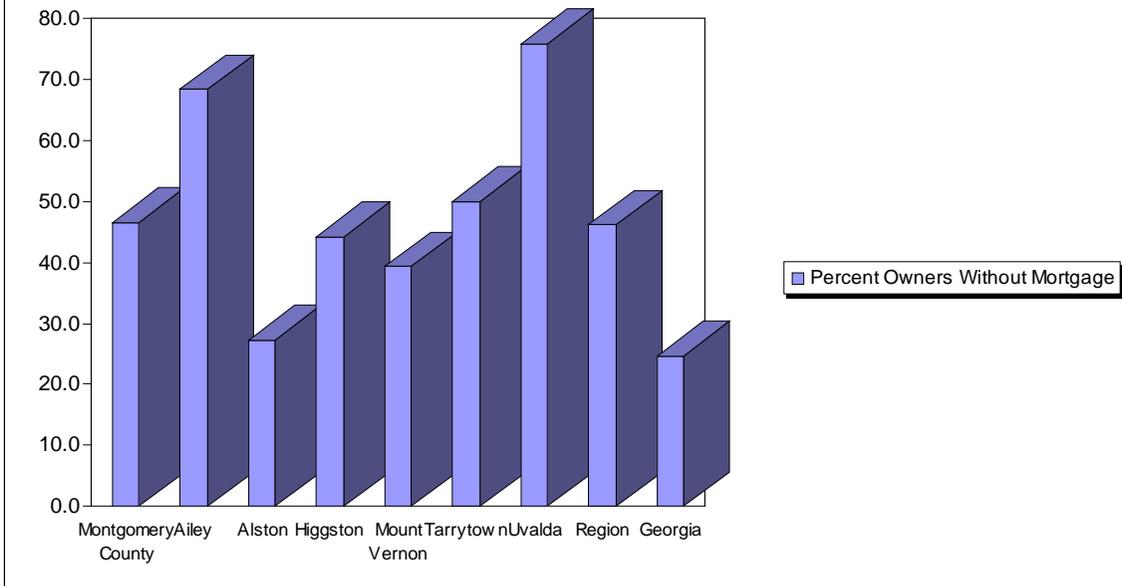
County, but is even lower in Mount Vernon (39.3 percent) and Alston (27.3 percent). The county's three other cities are higher with 50 percent of Tarrytown's and about 68 percent of Ailey's owners not having a mortgage, while 76 percent in Uvalda do not. This can be attributed to more elderly householders who have paid off their homes, as well as to the older housing stock. This is a saving grace because of low incomes in the county.

In terms of poverty, homeowners within Montgomery County are two to three plus times more likely to be below the poverty level than those in Georgia as a whole (7.2 percent), except in Alston and Ailey. See Figure H-13. The range for all homeowners is 3.9 percent for Alston, 12.8 percent for Ailey, 16.8 percent for the county, 18.3 percent in both Higgston and Uvalda, 18.9 percent for Mount Vernon, and 21.7 percent for Tarrytown. The poverty statistics for elderly homeowners are even higher with nearly 1 in 4 of Montgomery County's homeowners aged 65 and older living below the poverty level. There were no elderly homeowners living in poverty in Alston and 10 percent reported in Higgston. Ailey's rate of 12 percent was the same as Georgia's. Uvalda reported the highest rate with one in three elderly homeowners living in poverty. Tarrytown was the next highest in the county at 28.6 percent, followed by Mount Vernon's 16.7 percent. The percentages for the three highest cities range from more than 33 percent to over 150 percent higher than that of the state (12 percent). These statistics confirm low incomes in the county, but also have implications for housing condition. Many of these homeowners will not be able to afford housing improvements without financial assistance. Since July, 2003, eight houses in Montgomery County have received energy-related repairs through the Weatherization Program of the Georgia Environmental Facilities Authority. The program assists eligible homeowners, most of whom are elderly, with insulation, weather-stripping, caulking windows and doors, replacing hot water heaters and unvented heaters, and/or other similar work. There were six Montgomery County homeowners on the waiting list for weatherization assistance in May, 2005.

Median Monthly Rent

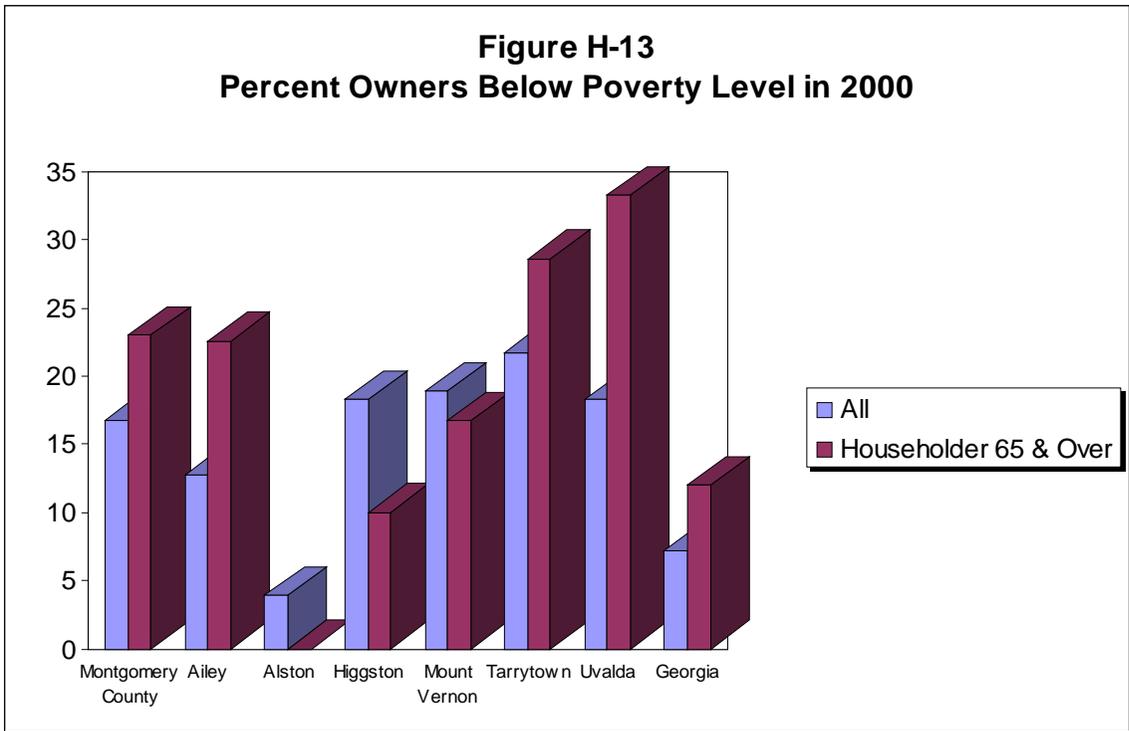
Table H-9 details information about the cost of living for renters in the county, its cities, the region, and Georgia as available from 1980 to 2000. Figure H-14 graphically illustrates the

Figure H-12
Percentage of Owners Without a Mortgage, 2000



Source: Table H-8.

Figure H-13
Percent Owners Below Poverty Level in 2000



Source: Table H-8.

difference in median monthly gross rent in 2000 for Montgomery County and its cities as compared to the state. As expected, rent within Montgomery County is only about 45 to 76 percent of the state's median of \$613. Tarrytown's is the least expensive at \$275 followed by \$288 in Mount Vernon, \$300 in both Alston and Uvalda, \$323 in the county, and \$335 in Higgston. Rent is the highest in Ailey at \$465. Although a region median gross rent figure is not available, Montgomery County's median rent of \$323 ranged from \$14 to \$74 higher than the median rent in three of its surrounding counties. Conversely, it was \$70 less than Toombs County and \$45 less than Jeff Davis County. Surrounding counties' median gross rents in 2000 were: Toombs (\$393); Treutlen (\$309); Emanuel (\$296); Wheeler (\$249) and Jeff Davis (\$368). Montgomery County rents are from 12 to 18 percent less than Toombs and Jeff Davis counties, and 53 percent less than the state, but range from 4 to 23 percent more than in the other three adjacent counties. This is again indicative of the growing and tightening housing market in Montgomery County.

Figure H-15 shows that renters county-wide are about two and one-half times more likely than those in the state as a whole to not pay any cash rent. The percentages are 15.0 for Montgomery County as compared to 13.9 for the region and 6.1 for Georgia. Within the municipalities, renters are more likely to pay rent in Tarrytown (12.5 percent with no cash rent) and Mount Vernon (5.9 percent with no cash rent), than in the county as a whole. Tarrytown and Mount Vernon renters are even more so than those renters in the region (13.9 percent with no cash rent), to not have to pay cash rent, while Mount Vernon renters are still slightly more likely to pay cash rent than others in the state. Renters in Alston are the least likely county-wide to pay cash rent (62.5 percent with no cash rent), a rate more than 10 times that of Georgia. Uvalda renters (36.8 percent), Ailey renters (26.9 percent), and Higgston renters (21.1 percent), are all also less likely to pay cash rent than in the county as a whole (15 percent), even more so than the region.

Renter Cost Burden

Renters who do have to pay cash rent within Montgomery County, except in Mount Vernon, are less likely to be cost burdened (27.8 percent) than the region (31.6 percent) and even

**TABLE H-9
MONTGOMERY COUNTY
RENTER COST OF HOUSING, 1980-2000**

	Montgomery County						Ailey						1980	
	1980		1990		2000		1980		1990		2000		No.	%
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Monthly Gross Rent														
No Cash Rent	103	22.3	108	18.8	91	15.0	N/A	N/A	5	10.2	7	26.9	N/A	N/A
Less than \$200	307	66.6	208	36.2	61	10.0	N/A	N/A	18	36.7	0	0	N/A	N/A
\$200-\$299	34	7.4	172	29.9	161	26.5	N/A	N/A	12	24.5	0	0	N/A	N/A
\$300-\$499	17	3.7	74	8.5	228	37.5	N/A	N/A	9	18.4	13	50.0	N/A	N/A
\$500 or More	0	0	13	1.5	67	11.0	N/A	N/A	5	10.2	6	23.1	N/A	N/A
Median	\$128		\$215		\$323				\$222		\$465			
Gross Rent as % of Income ^{1/}	N/A	N/A					N/A	N/A					N/A	N/A
Less than 20%			189	32.9	233	38.3			24	49.0	9	34.6		
20-29%			103	17.9	110	18.1			11	22.4	4	15.4		
30% or More			164	28.5 ^{1/}	169	27.8 ^{1/}			8	16.3 ^{1/}	6	23.1 ^{1/}		
Renter Occupied Households Below Poverty Level	106	42.2	299	46.4	227	35.6	N/A	N/A	N/A	N/A	10	38.5	N/A	N/A
Renter Occupied Householder 65 Years or Over Below Poverty Level	N/A	N/A	73	55.3	47	7.6	N/A	N/A	N/A	N/A	1	1.9	N/A	N/A

	Higgston						Mount Vernon						1980	
	1980		1990		2000		1980		1990		2000		No.	%
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Monthly Gross Rent														
No Cash Rent	N/A	N/A	11	26.8	8	21.1	N/A	N/A	14	5.5	15	5.9	N/A	N/A
Less than \$200	N/A	N/A	9	22.0	0	0	N/A	N/A	112	44.1	49	19.4	N/A	N/A
\$200-\$299	N/A	N/A	14	34.1	8	21.1	N/A	N/A	94	37.0	81	32.0	N/A	N/A
\$300-\$499	N/A	N/A	7	17.1	20	52.6	N/A	N/A	26	10.2	76	30.0	N/A	N/A
\$500 or More	N/A	N/A	0	0	2	5.3	N/A	N/A	8	3.1	32	12.7	N/A	N/A
Median			\$260		\$335				\$207		\$288			
Gross Rent as % of Income ^{1/}	N/A	N/A					N/A	N/A					N/A	N/A
Less than 20%			12	29.3	15	39.5			68	26.8	100	39.5		
20-29%			5	12.2	8	21.1			59	23.2	40	15.8		
30% or More			13	31.7 ^{1/}	5	13.2 ^{1/}			103	40.6 ^{1/}	95	37.6 ^{1/}		

Renter Occupied Households Below Poverty Level	N/A	N/A	N/A	N/A	7	18.4	N/A	N/A	N/A	N/A	119	47.0	N/A	N/A
Renter Occupied Householder 65 Years or Over Below Poverty Level	N/A	N/A	N/A	N/A	0	0	N/A	N/A	N/A	N/A	11	8.7	N/A	N/A

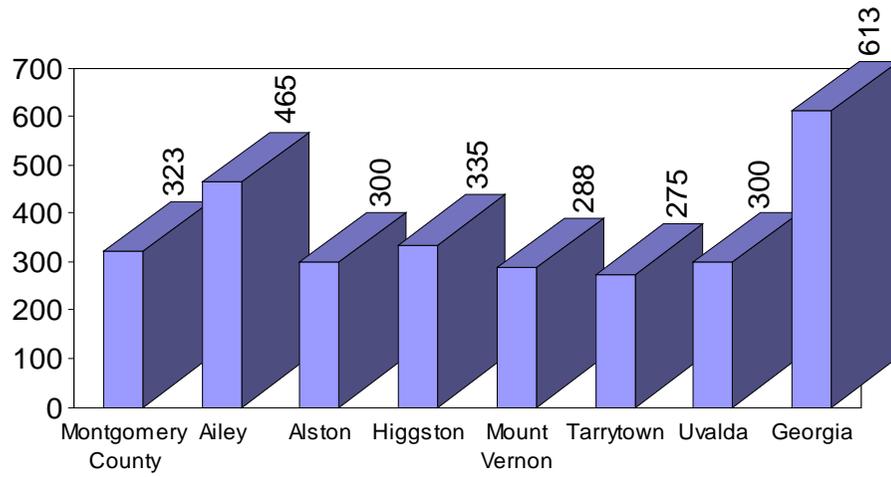
**TABLE H-9
MONTGOMERY COUNTY
RENTER COST OF HOUSING, 1980-2000
(continued)**

	Uvalda						Region							
	1980		1990		2000		1980		1990		2000		1980	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Monthly Gross Rent														
No Cash Rent	N/A	N/A	10	22.2	14	36.8	N/A	N/A	N/A	N/A	3,493	13.9		6.1
Less than \$200	N/A	N/A	20	44.4	4	10.5	N/A	N/A	N/A	N/A	3,448	13.7		42.9
\$200-\$299	N/A	N/A	14	31.1	8	21.1	N/A	N/A	N/A	N/A	4,293	17.1		32.2
\$300-\$499	N/A	N/A	1	2.2	12	31.6	N/A	N/A	N/A	N/A	9,860	39.2		17.5
\$500 or More	N/A	N/A	0	0	0	0	N/A	N/A	N/A	N/A	4,062	16.1		1.2
Median			\$184		\$300		N/A	N/A	N/A	N/A			\$211	
Gross Rent as % of Income ^{1/}	N/A	N/A					N/A	N/A	N/A	N/A				
Less than 20%			12	26.7	12	31.6	N/A	N/A	N/A	N/A	8,333	33.1		
20-29%			10	22.2	7	18.4	N/A	N/A	N/A	N/A	4,485	17.8		
30% or More			13	28.9 ^{1/}	5	13.2 ^{1/}	N/A	N/A	N/A	N/A	7,949	31.6 ^{1/}		
Renter Occupied Households Below Poverty Level	N/A	N/A	N/A	N/A	13	34.2	N/A		N/A		N/A		N/A	29.0
Renter Occupied Householder 65 Years or Over Below Poverty Level	N/A	N/A	N/A	N/A	0	0	N/A		N/A		N/A		N/A	

^{1/} Does not add to 100% because does not include households "not computed."

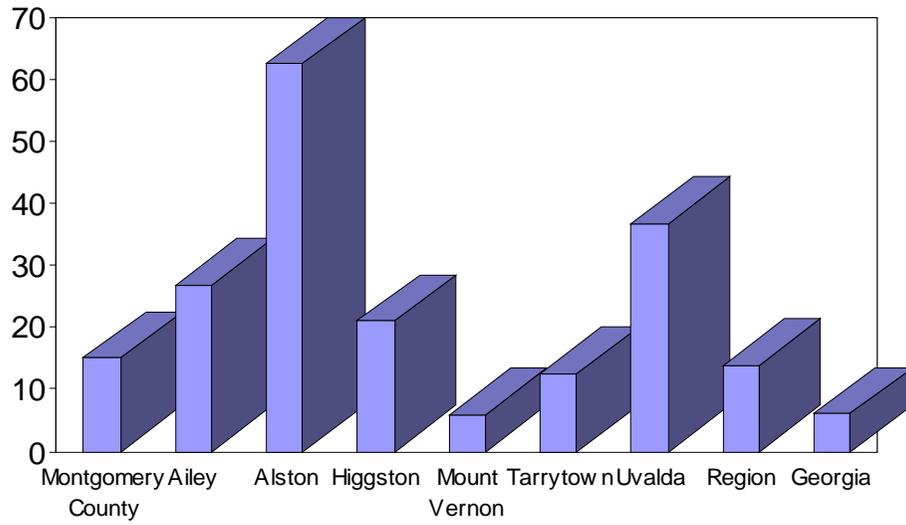
Source: U.S. Census Bureau (1980, 1990, 2000), www.census.gov

Figure H-14
Median Monthly Gross Rent in 2000 (Dollars)



Source: Table H-9.

Figure H-15
Percent of Renters with No Cash Rent in 2000

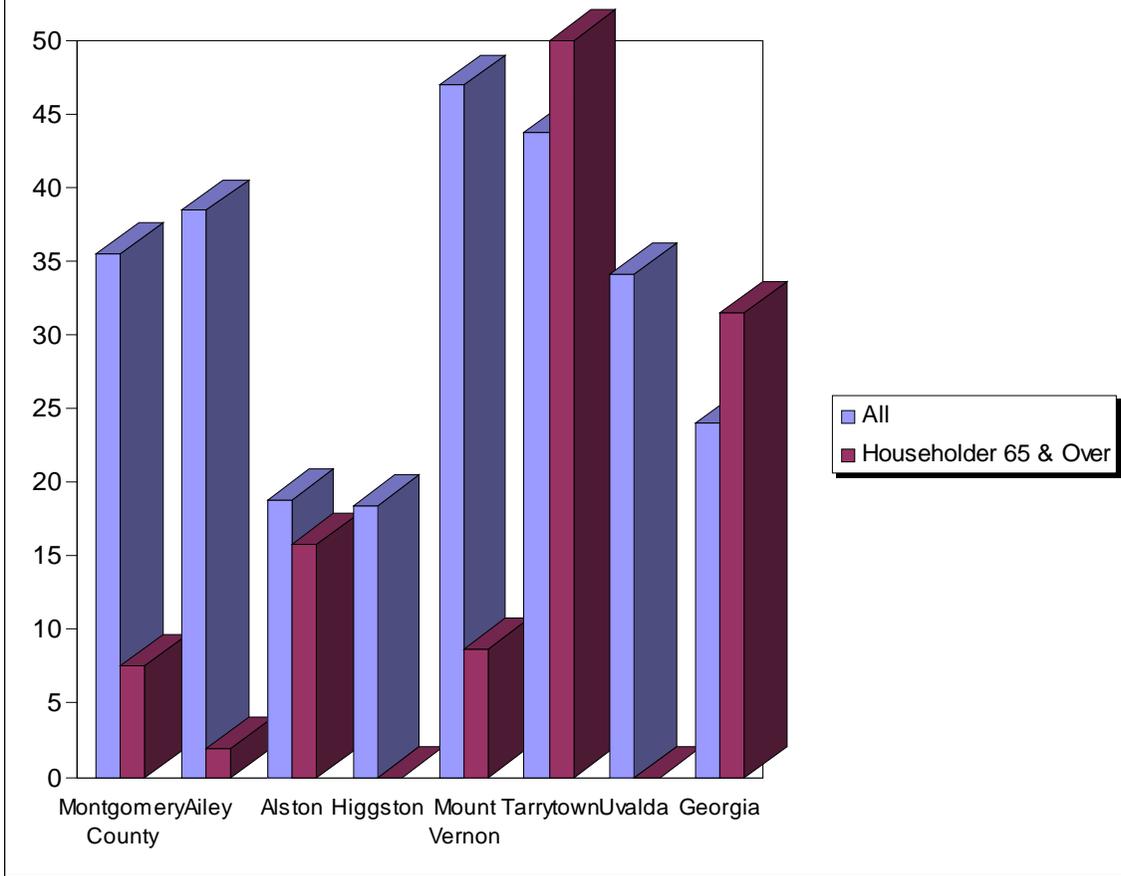


Source: Table H-9.

more so than the state (35.4 percent). Renters within all county municipalities, however, except those in Mount Vernon, are less likely than those elsewhere in the county or region to spend in excess of 30 percent of their gross income on housing. Renters in Mount Vernon (37.6 percent) were the most likely to be cost burdened (2.2 percentage points higher than Georgia's), followed by Ailey renters at 23.1 percent, and Higgston and Uvalda at 13.2 percent each. One-eighth of Tarrytown renters were reported as cost burdened in 2000. Alston reported no cost burdened renters. According to UGA's Regional Housing Study (2003), 14.5 percent of Montgomery County renters were severely cost burdened in 1999. This is defined as paying in excess of 50 percent of one's gross income for rent and related expenses. Montgomery County renters were less likely to be severely cost burdened than those in the region (15.8 percent) and in Georgia (16.5 percent). The growing housing market has not yet had severe impacts on existing residents.

Renters within Montgomery County are more than 50 percent as likely as those in the state as a whole to be below the poverty level, except in Alston and Higgston (5.3 and 5.7 percentage points less, respectively, than Georgia's 24.1 percent). Figure H-16 shows that 35.6 percent of all renters within the county are below the poverty level, 48 percent higher than the state rate. Forty-seven (47) percent of Mount Vernon's renters and almost 44 percent of Tarrytown's live below the poverty line. Ailey has the next highest rate at 38.5 percent, followed by Uvalda (34.2 percent). Alston and Higgston have the lowest percentages at 18.8 and 18.4, respectively. Montgomery County has far fewer householders age 65 or over who rent living below the poverty level at 7.6 percent compared to slightly less than one-third (31.6 percent) for Georgia, except in Tarrytown, which has a rate of 50 percent. Just under 16 percent of Alston's elderly renters live in poverty, compared to 8.7 percent in Mount Vernon and 1.9 percent in Ailey. There were no reported elderly renters living in poverty in either Higgston nor Uvalda. These statistics are somewhat counter-intuitive to the lower cost burden for Montgomery County renters, but do again confirm the low incomes of the county. It does help explain the low monthly rents in the county; the county's renters can not afford high rents. Renters within the county are probably also occupying older housing units in poorer conditions, and more subsidized units, either public or private.

Figure H-16
Percent Renters Below Poverty Level in 2000



Source: Table H-9.

Montgomery County's 36 units of public housing (low rent units) were next to the fewest of any county in the region in 2002. (Wilcox County had only 28 units.) According to the 2003 UGA Regional Housing Study, this is equivalent to 4.35 units per 1,000 population, significantly less than the region average of 11.02 such units per 1,000 population and the second lowest unit-to-person ratio in the region. This is also lower than the adjacent counties of Toombs with 240 units, 9.21/1000; Wheeler with 85 units, 13.76/1000; Treutlen with 120 units, 17.51/1000; Jeff Davis with 132 units, 10.41/1000; and Emanuel with 261 units, 11.95/1000. Montgomery County's public housing units are located in Mount Vernon (24 units total at two sites) and Uvalda (12 units total at two sites). There are currently waiting lists for public housing units in both cities. There are needs for additional subsidized housing and housing rehabilitation programs for renter occupied housing within the county.

Needs Assessment

The specific assessments related to the types of housing, age and condition, ownership and occupancy, and cost of housing, and the analysis and reasons for these changes and trends discussed above have revealed much about housing in Montgomery County and its municipalities. These statistics confirm known trends, amplify local concerns, and provide the basis for describing problems. Local understanding and knowledge allow more particular definition of these issues, and form the basis for developing appropriate local strategy and policies to address issues of concern.

Overall, housing is not an impediment to future growth of Montgomery County, even though there are concerns with condition, housing availability, and the lack of incomes to finance improvements. Even though the existing housing market is somewhat limited, this factor is mollified by the age of the population and the lack of strong population growth. About 880 net new housing units are needed in the next 20 years to accommodate expected population growth. With the existing housing supply, the growing availability of land, construction of new single-family and multi-family site built units, and the use of manufactured homes, these needs are expected to be easily met. The housing market in Montgomery County can easily accommodate expected and desired economic development, future population, and planned land use goals. The

housing market will even support the objectives of bedroom community growth and new resident attraction. The increasing vacancies in existing housing created by an aging population will provide an ability to market available properties for those interested in the protected rural character and quality of life. As mentioned, there are particular concerns.

A major housing concern in Montgomery County and its municipalities is the need for improving the condition and quality of local housing. There have been major improvements in reducing the number of dwellings without complete plumbing or kitchen facilities; however, the age of the county's existing housing stock, the low incomes of residents, and the large number of elderly households raise issues in terms of condition. Residential real estate is booming in Montgomery County, especially near Alston and Higgston and generally in the eastern part of the county, where bedroom community development is occurring serving Vidalia/Toombs County. Although only one new home was sold in 2000, 47 existing houses were sold that year. These existing homes sold for an average price of \$78,213, more than the region's nearly \$72,000. Forty-six building permits for single-family housing were issued in Montgomery County in 2001. This was the most issued region-wide, although Montgomery County is the only region county which requires permits county-wide. The average value of the new single-family residences was \$86,733, which was less than the regional average (\$91,553) and much less than the state average (\$115,561). Fifty-five permits were issued in 2003, while more than 50 had already been issued as of September, 2004. There is a shortage, however, of available affordable land in Montgomery County. Much of the available land near Alston and Higgston is expensive and has been used for "high end" single-family residences. A private developer has been building smaller, more affordable houses in the Sawmill Road area between Ailey and Higgston to address the needs of more middle income families. Using creative financing, between 25 and 30 approximately 1,200 square foot houses have been constructed. More support and encouragement is needed for this kind of housing development, which utilizes creative financing and existing Georgia Department of Community Affairs and other affordable housing programs and incentives. The growing reliance on manufactured housing is also a concern. In 2001, there were 3.02 units of manufactured housing per 1,000 population placed in Montgomery County, a little less than Region 9's average of 3.34, but more than double the state's 1.15 unit average. Thirty-six percent of the units in Montgomery County were single section (single-wide). On the plus side, housing remains relatively affordable and there are some vacant housing units available for sale or rent, particularly in the cities of Mount Vernon and Higgston. The strong residential

growth demand in eastern Montgomery County is being satisfied at various income levels through the private sector and through a number of means at this time.

Montgomery County and its cities desire to continue to ensure access to quality, affordable housing for all existing and future residents. This would include an adequate supply and variety of housing types located county-wide, but near existing infrastructure, to meet the population's needs. To help make this a reality, adoption of basic local land development regulations county-wide, including manufactured housing standards, is needed. Adoption and enforcement of state building codes county-wide, possibly through a cooperative agreement with the City of Vidalia, would also help improve the quality of housing. Public and private programs to repair or rehabilitate substandard homes owned or rented by low income and elderly residents need to be pursued and their availability promoted. These include CDBG and CHIP grants, as well as the Weatherization Program, Rural Housing Preservation Grants, and others. The low incomes within the county do temper upgrade of blighted properties through strict ordinance enforcement though. This could possibly force some elderly residents out of their homes without good alternatives if they could not afford mandated improvements. The low incomes of the county make this scenario more likely to occur. A more compassionate approach, or at least one which could be used in combination, is private sector rehabilitation efforts, such as the Christmas in April program. Continued support for and participation in the Montgomery/Toombs area Habitat for Humanity chapter would provide assistance for new residential construction projects. Funding for additional public housing, including larger three and four bedroom units, and subsidized rental units, also needs to be pursued.

The growing reliance on manufactured homes, while easing any concerns about affordability, does raise a newly emerging issue. Such homes have relatively limited useful lives. The low incomes of the county will likely cause many dilapidated manufactured homes to be abandoned since they are expensive and hard to properly dispose. This is not a major issue at present, but may become so in the future. Much of Montgomery County's recent and projected residential growth is linked directly to its growth as a bedroom community for nearby Vidalia/Toombs County. This growth needs to be encouraged, particularly through continued development of single-family housing, using provision of fire protection, road development, or other infrastructure or incentives. There is also interest in developing recreation and other facilities/services to attract quality housing developments, including those targeting retirees.

Creation of recreation amenities, such as a lake/reservoir, state public fishing area, and/or upgrades to existing boat landings on the Oconee and Altamaha rivers would all help to attract new residents and housing development. The private sector is expected to meet most of the future housing needs of the county, but a supportive and conducive environment needs to be nurtured and fostered by the local governments.

Summary of Needs

1. There is a need to promote and utilize existing public loan and grant programs to rehabilitate existing substandard housing, and to provide quality, affordable housing throughout the community.
2. There is a need to develop a housing/codes enforcement program county-wide, possibly in conjunction with the City of Vidalia.
3. There is a need to continue to support and participate in the Montgomery/Toombs area Habitat for Humanity program, and to explore organizing a Christmas in April or similar program to assist with repairing homes owned by low income and elderly residents on fixed incomes.
4. There is a need to adopt basic county-wide land use and development regulations, including manufactured housing standards to regulate individual manufactured homes and manufactured home parks, and possibly disposal.
5. There is a need to support and encourage development of additional affordable housing using creative financing and existing state and other programs.
6. There is a need to encourage continued bedroom community growth through private development of quality, single-family housing through provision of fire protection, road development, and other infrastructure/incentives.
7. There is a need to develop recreation and other amenities, facilities, and services to attract quality housing developments, including those targeting retirees.
8. There is a need to pursue funding for housing rehabilitation, subsidized rental units, and for additional, larger public housing units.

The chosen goal, objectives, and implementation policies/actions for Montgomery County, Ailey, Alston, Higgston, Mount Vernon, Tarrytown, and Uvalda to meet these identified needs are outlined below. The strategies outlined are consistent with other plan elements in an effort to make Montgomery County a better place to live and work, to meet identified needs, protect important natural and cultural resources, and support planned growth.

HOUSING

GOAL/OBJECTIVES/IMPLEMENTATION POLICIES/ACTIONS

GOAL: To ensure access to quality, affordable housing for all existing and future residents.

OBJECTIVE 1: Improve the quality of housing county-wide.

POLICIES/ACTIONS:

Action 1.1: Seek public funds, such as CDBG and CHIP grants, for rehabilitation of substandard housing.

Action 1.2: Continue support for and participation in Montgomery/Toombs area Habitat for Humanity program.

Action 1.3: Explore organizing a Christmas in April program to repair/rehab residences of low income and elderly homeowners.

Action 1.4: Develop housing/codes enforcement program county-wide, possibly in conjunction with the City of Vidalia.

Action 1.5: Adopt coordinated manufactured housing ordinance(s) to regulate individual units as well as manufactured home parks in the County's municipalities and unincorporated areas.

OBJECTIVE 2: Provide adequate supply of housing of various types to meet existing and future demand.

POLICIES/ACTIONS:

Action 2.1: Encourage continued bedroom community growth, especially via private development of single-family housing, through provision of fire protection, road development, or other infrastructure/incentives.

- Action 2.2:** Develop recreation, other facilities and services to attract quality housing developments, including those targeting retirees.
- Action 2.3:** Support and encourage development of additional affordable housing using creative financing and existing DCA and other programs.
- Action 2.4:** Pursue obtaining additional three and four bedroom public housing or subsidized rental units.

LAND USE

Introduction

Land use is a required element of the Georgia Planning Act, and it is easily understood why. The use of land by man impacts the landscape with both seen and unseen consequences. Society's understanding of the use of land has evolved from a desire to occupy vast empty spaces and the notion of "useless" land, to recognition that land is a finite resource that shapes the quality of the environment. The earth is a closed ecosystem where man's activities can have real impacts on the existence and quality of life. Urban development is not always the highest and best use of land and the so-called "useless" land may have important functions related to air and water quality or other environmental complexities.

In local communities, the use of land is a major determinant of what people associate with "character" or the "quality of life." A desirable and efficient use of land is necessary to achieve compatibilities in uses, to provide cost effective and efficient public facilities and services, and to protect environmentally or aesthetically important natural and historic resources. Understanding the existing pattern of land uses and important natural or other development contradictions is necessary to enable a community to accommodate desired public facilities and expected population, housing, and economic demands while protecting resources and areas deemed important to its character and quality of life. Since uses of land are geographically definable, maps of existing and future land uses can be prepared. The existing land use map illustrates current trends, for better or worse, and important constraints. The future land use map depicts how a community desires to develop and protect its character and quality of life. This map can be used as a guide for community decisions affecting future growth and development.

Sound, quality growth and development results from effective and balanced land use planning that anticipates, prepares, and exercises control over development decisions. It guides and directs growth and development into a desirable and efficient pattern of land use to achieve compatibilities in use, proper return and effective use of public investments in infrastructure and services, and minimal impacts to environmentally or aesthetically important natural and cultural resources. Private property rights are protected and individual desires are accommodated with as much flexibility as possible as long as the public good and its health, safety, and welfare or the

rights of adjoining neighbors are not imperiled or infringed.

The lack of planning, on the other hand, can result in uncontrolled and unmanaged growth which can wreak havoc on community desires and plans, negatively impact property values, degrade the environment and landscape, and foster other detrimental effects or burdens in a short period of time. It can destroy important natural functions and treasured views or other parts of the landscape. It can cause new public tax or service burdens while lowering return or lessening use of public infrastructure already paid for or invested in. Public desires or future plans or options can be precluded or prevented, while other ill-advised consequences or burdens upon the general public can result.

A community's land use planning efforts are an attempt to provide a policy guide and framework or blueprint for desired growth and development. Sound planning provides for managed growth and development, allowing for needed land use and development, but guiding it in such a manner that balances and protects resources, systems, and other aspects of the landscape important to the community. Such planning tries to lessen, mitigate, or avoid inconsistencies, inefficiencies, or conflicting land use efforts. Existing patterns and trends of land uses, community investment in and location of facilities and services, important natural and cultural constraints, and overriding community desires are considered and accommodated in developing and delineating the community plan. Policies are detailed, lands are designated, and goals, objectives, and actions specified which will help bring about community desires while accommodating necessary or desired community facilities, expected population, housing, or economic development needs or investment, and protecting the resources, landscape, or other components of the land deemed important by the community.

Montgomery County's land use influences from its beginnings have been transportation and its agrarian heritage, primarily the Oconee and Altamaha rivers and its pine forests beginning in the late 1700s and early 1800s. Montgomery County was used to create many counties, and has shrunk from its initial size of nearly 2,400 square miles, and being one of the larger Georgia counties, to about 245 square miles and being one of the smallest Georgia counties. Montgomery County's heyday was from about 1880 to around 1930 and related to the establishment and heyday of the railroads. Most of the county's remaining municipalities, except Mount Vernon, owe their beginnings to the railroads. After the Great Depression and World War II, the County steadily declined and much of its retail sector was lost to the nearby rural growth centers of Vidalia and Dublin. The decline of textile manufacturing also hit the county hard. The Vidalia Onion and verdant pine forests have kept agriculture as an important component of the local economy, while the growth of Brewton-Parker has also been a crucial stabilizing factor. The county's long population decline was reversed in the 1970's, and the pace of residential growth

has recently increased as Montgomery County has become a preferred address for area workers. There is much potential for growth, especially residential. The local governments want to encourage this growth while protecting and enhancing the excellent quality of life attracting such growth.

The following plan illustrates the community's desires for growth and development, including maps of land use and development constraints. It is a general policy guide and framework for growth and development, not a rigid or unchanging specific picture of future development. It is based on current trends and patterns; accommodation of community desires, needs, and wants at this time; availability of resources; existing knowledge and understanding of the environment; and other factors. Unforeseen developments or unexpected growth, or a change in community vision, could necessitate update. The plan, like most, cannot foresee the future with certain clarity, but is a current statement and reflection of community expectations, consensus, and desires. It provides a context, framework, and background for the public and private sector to evaluate and monitor individual and community decisions affecting the use of the land and community growth and development. As plan implementation and conditions change, more details or further clarification may be needed. The plan will change over time, but changes should not be made without considerable forethought and examination of impacts and consequences to the community's growth, development and vision. Are decisions supportive of, and implementation of, desired community growth, development and vision, or do they erode these efforts and their public good and take the community in a different direction?

Existing Land Use

Existing land use in Montgomery County, Ailey, Alston, Higgston, Mount Vernon, Tarrytown, and Uvalda was examined by the Local Plan Coordination Committee and Heart of Georgia Altamaha RDC Geographic Information Systems Staff. Digitized tax map information was converted into land use information through map and database analysis and comparison. Separation of agricultural and forestry uses had to be accomplished through local knowledge and map examination, but was accomplished on predominant use within a parcel. The resulting information should be used for generalized planning purposes only. The land use mapping was reviewed and verified by local government personnel. The Local Plan Coordination Committee was instrumental in analysis and assessment of existing and future land use patterns, trends, and opportunities.

Land use categories utilized in the development of this plan are the standard land use categories established by the Georgia Department of Community Affairs. These categories are

defined below.

Land Use Category Definitions

Residential:	Single-family and/or multi-family dwelling units are the predominant use of land.
Commercial:	Land dedicated to non-industrial business uses, including retail sales, offices, service and entertainment facilities.
Industrial:	Land dedicated to manufacturing facilities, processing plants, factories, warehouses, wholesale trade facilities, mining or mineral extraction activities, or other similar uses.
Public/Institutional:	Land used for state, federal, or local general government uses, and for institutional land uses, public or almost public in nature (except public parks). Examples include city halls, police and fire stations, libraries, prisons, post offices, schools, churches, cemeteries, hospitals, etc.
Transportation/Communications/Utilities:	Land dedicated to uses such as major transportation routes, transit stations, power generation plants, railroad facilities, radio towers, switching stations, airports, port facilities, or other similar uses.
Park/Recreation/Conservation	Land dedicated to active or passive recreation, open space, or natural area uses, including privately owned areas. Examples include playgrounds, public parks, nature preserves, wildlife management areas, national forest, golf courses, recreation centers, or similar uses.
Agriculture:	Land dedicated to agriculture or farming

such as fields, lots, pastures, farmsteads, specialty farms, livestock/poultry production, etc., or other similar rural uses.

Forestry:

Land dedicated to commercial timber or pulpwood production or other woodland use.

The results of the existing land use inventory are shown on Maps LU-1, LU-2, LU-3, LU-4, LU-5, LU-6, and LU-7 which depict current uses of land in unincorporated Montgomery County, and the cities of Ailey, Alston, Higgston, Mount Vernon, Tarrytown, and Uvalda, respectively.

Table LU-1 details the estimated acreage of existing land uses in Montgomery County for each of the eight categories of land uses specified above.

Montgomery County encompasses approximately 157,300 acres or about 246 square miles. Its 2000 population density was only about 34 persons per square mile, more than four times less than the Georgia average of 141 persons per square mile. Montgomery County is a small rural county whose population declined from a high of 10,020 in 1930 (present size – actual high of 19,638 in 1910) to a low of 6,099 in 1970. From 1990 to 2000, the county’s population grew 15.5 percent from 7,163 to 8,270, only slightly more than half the state growth rate. From 2000 to 2004, however, the County has been estimated to have exhibited strong growth to an estimated almost 9,000 persons. Much of this growth can be attributed to the residential growth in eastern Montgomery County near Vidalia and Toombs County. Vidalia and Toombs County’s growth, which caused most of the commercial decline in Montgomery County, now provides an engine for residential growth in Montgomery. Eastern Montgomery County has become the preferred address for area workers to reside.

The existing land use information in Table LU-1 notes that about 95 percent of land use acreage is now in the rural uses of agriculture or forestry, including about 27,250 acres (17 percent) in agriculture. This is general information compiled based on predominant use by tax parcel. A 1997 USDA Forest Service study noted about 113,400 acres of forestland in Montgomery County. The U.S. Census of Agriculture noted almost 74,057 acres of Montgomery County in farms in 2002 with about 9,710 acres of harvested cropland. Livestock/aquaculture, row/forage crops and vegetables were the top farm commodities.

Only about five percent of the county's land area lies in the incorporated municipalities. Most of the development and economic activity in Montgomery County has concentrated in the

TABLE LU-1
Existing Land Use Distribution, 2005
(Acres)

Montgomery County, Ailey, Alston, Higgston, Mount Vernon, Tarrytown, and Uvalda

<u>Land Use Category</u>	<u>Total County</u>	<u>% of Total County</u>	<u>Unincorporated County</u>	<u>% of Unincorporated County</u>	<u>Ailey</u>	<u>% of Ailey</u>	<u>Alston</u>	<u>% of Alston</u>
Agriculture	27,243	17.3	25,727	17.4	312	22.8	535	28.9
Forestry	121,645	77.3	116,351	98.7	700	51.1	1,030	55.6
Residential	4,324	2.8	2,719	1.8	197	14.4	218	11.8
Commercial	385	0.2	158	0.1	41	3.0	9	0.5
Industrial	382	0.2	251	0.2	0	0	0	0
Public/Institutional	206	0.1	21	Less than 0.1	33	2.4	1	0.1
Park/Recreation/ Conservation	286	0.2	270	0.2	0	0	1	0.1
Transportation/ Communications/Utilities	2,807	1.8	2,333	1.6	86	6.3	59	3.2
Total	157,278	100	147,830	100	1,369	100	1,853	100

<u>Land Use Category</u>	<u>Higgston</u>	<u>% of Higgston</u>	<u>Mount Vernon</u>	<u>% of Mount Vernon</u>	<u>Tarrytown</u>	<u>% of Tarrytown</u>	<u>Uvalda</u>	<u>% of Uvalda</u>
Agriculture	335	16.5	16	0.6	190	37.5	128	11.3
Forestry	1,273	62.9	1,427	55.8	220	43.4	644	56.6
Residential	160	7.9	743	29.1	52	10.3	235	20.7
Commercial	79	3.9	63	2.5	6	1.2	29	2.5
Industrial	112	5.5	2	0.1	0	0	17	1.5
Public/Institutional	6	0.3	122	4.8	8	1.6	15	1.3
Park/Recreation/ Conservation	5	0.3	8	0.3	2	0.4	0	0
Transportation/ Communications/Utilities	55	2.7	175	6.8	29	5.7	70	6.2
Total	2,025	100	2,556	100	507	100	1,138	100

NOTE: Percentages may not add to 100.0 because of rounding. These are only estimates, and are not 100 percent accurate because of data assumptions (see text) and computer system peculiarities.

Source: Heart of Georgia Altamaha RDC Geographic Information System, 2005.

past, and continues to concentrate, in or near these municipalities, especially Mount Vernon, the county seat and Ailey. Over 25 percent of the county's 2000 population resided in Mount Vernon, an additional 5 percent in Ailey, 6 percent in Uvalda, almost 4 percent in Higgston, about 2 percent in Alston and Vidalia, and 1 percent in Tarrytown. Just over 45 percent of county population now resides in the municipalities, while about 55 percent resides in the unincorporated areas of Montgomery County. The portion of Vidalia lying in Montgomery County had more population than in either Alston (by 1 person) or Tarrytown (by 60 persons). A large percentage of all of the municipalities (nearly three-fourths in total) remain undeveloped in agriculture or forestry use. Almost all multi-family housing is located in Mount Vernon, but residential use in the county remains predominantly single-family with about half of new homes being manufactured homes. Site-built single-family housing has been growing in eastern Montgomery County, especially since 2000.

Land Use Assessment

Development History

Montgomery County was the 22nd county created in Georgia, having been created by the State Legislature in 1793 from Washington County. It initially covered more than 2,400 square miles, and was about the size of Rhode Island. All of present-day Montgomery, Toombs, and Treutlen counties; almost all of Emanuel, Candler, Johnson, and Tattnall counties; and parts of Evans, Jenkins, Laurens, and Jefferson counties came from Montgomery County. Montgomery's fields and forests were the backbone of its economy then, and, to a large extent, remain so today. The Altamaha and Oconee rivers and railroads were the early stimuli for commerce and development. The county exhibited rapid population growth from about 1870, before the railroads' establishment, until 1930, growing about 550 percent by 1910 before creation of Wheeler and Treutlen counties, and despite the creation of Toombs County in 1905. From 1920 to 1930, the County grew by almost 1,000 persons (9.3 percent). After the railroads' heyday, the County declined in population after 1930 and the Great Depression. This decline continued until 1970. From 1970 to 1980, the County grew rapidly with the expansion of Brewton-Parker College and textile manufacturing but then was relatively stable until the late 1990s and spillover growth from Vidalia. The modernization of agriculture, the development of modern paved highways, and the emergence of the importance of the automobile has worked to confirm and sustain the county's decline, much as it has done to other small towns losing to surrounding larger regional trade centers. By the same token, U.S. Highway 280 is important to future growth, and has facilitated recent residential bedroom growth from Vidalia/Toombs County. Highways will facilitate bedroom community growth as the abundant natural resources and

quality of life attracts new residents, often working in surrounding trade centers, but choosing to reside in Montgomery County. The pastoral landscapes, scenic natural and cultural resources, the well-maintained homes and historic buildings, the rivers, the slower-paced quality of life of the county, Brewton-Parker College and improving community facilities offer and confirm additional future opportunities for growth and economic development. The most recent important development has been the residential development near Alston, Higgston, and eastern Montgomery County.

Mount Vernon was established in the late 1790s on a hill along the Oconee River, and was established as the county seat in 1813. The other current Montgomery municipalities are railroad towns with Ailey being incorporated in 1893 and Higgston in 1903. Tarrytown was established in the late 1890s/early 1900s, while Alston and Uvalda were incorporated in 1910. An early large-scale business related to Montgomery County's forests was established in Montgomery in 1834. The largest absolute population gain in the county (over 7,000 and nearly doubling) was between 1890 and 1900, immediately following the railroads' establishment. Despite the decline of the railroads and the advent of the automobile, Montgomery County continued to grow until 1930. The forerunner of Brewton-Parker College, the Union Baptist Institute, was founded in Mount Vernon in 1904. The advent of highways and the Great Depression meant a loss of business to the nearby larger towns of Vidalia and Dublin. The county never was a large industrial center, having principally only agriculture-related concerns, and later, apparel manufacturing. By 2004, only five manufacturing concerns were located in Montgomery County, principally in the industrial park of the portion of the city of Vidalia located in Montgomery County. The growth of Brewton-Parker College and of the Vidalia Sweet Onion, and more recently, of bedroom residential growth spilling over from Vidalia, have been the principal stabilizing and growth influences in the county since 1970.

Development Trends

Montgomery County enjoyed a period of rapid growth in the late 19th and early 20th century before undergoing a long history of decline since the 1930s brought on and accelerated by the end of the railroad, the decline of the turpentine industry, the advent of the automobile and accessible paved highways, the modernization of agriculture, and the emergence of surrounding rural growth centers, particularly Dublin and Vidalia. This decline has been reversed since the 1970s, although population and residential growth is again accelerating in the 2000s. The Vidalia Sweet Onion; Brewton-Parker College; the location of the Oconee and Altamaha rivers, the historic, well maintained homes; and the scenic, natural and historic beauty of the county have become an attraction for some commuters, and have served to combine and stop the steady decline. Eastern Montgomery County near Alston and Higgston has become the preferred address for residential location of Vidalia area workers.

As noted earlier, the 1970s, the 1990s and now the 2000s have seen a revival of growth in Montgomery County after long decline. The growth of Brewton-Parker College and the Vidalia Onion have added impetus to residential growth as a bedroom community for Vidalia. The natural and historic beauty and pastoral setting of the county, enhanced by the Oconee and Altamaha rivers, have attracted those wanting to live with such a rural quality of life and commute to work in Vidalia and elsewhere. There have been no major commercial or other industrial developments, other than in the Vidalia portion of Montgomery County. Commercial development has concentrated along U.S. 280 in Mount Vernon and Higgston, and has primarily been convenience stores and small entrepreneurial service establishments.

During the 1990s, the county added 607 housing units, including 92 in Mount Vernon, 19 in Alston, 20 in Higgston, and 11 in Uvalda. Ailey actually lost 25 housing units in the 1990s, while Tarrytown lost 8 units. About 44 percent of Mount Vernon's growth was multi-family (apartment) housing, 38 percent manufactured housing, and only 18 percent single-family housing. Almost 70 percent of Alston's housing unit growth was single-family housing with manufactured housing the remainder. Almost 52 percent of Higgston's growth was likewise single-family with manufactured housing the remainder. This was likely the beginning of the spill-over growth from Vidalia. All of Uvalda's 1990s growth in housing was manufactured housing (23 units) as the City actually lost 10 single-family units. In a divergence from many of its surrounding counties, less than half of the net new housing units established in the county in the 1990s were manufactured homes, and they were nearly matched by new site-built single family houses constructed. More than forty-five of 100 new units were site-built single-family units. There was an increase of 278 single-family units, but there had to be new units to replace

older units lost and the 34 units lost in the towns. The residential growth has been primarily concentrated in the eastern portions of the county near Alston and Higgston adjacent to Vidalia and Toombs County. A good portion of this growth has been through individual lot sales and development. However about five subdivisions, including Montgomery Acres on Clifton Road, Pleasant Hill south of Alston, Regency Hills between Alston and Vidalia, Rocky Creek Golf Club on the Montgomery/Toombs county line, and Tara Plantation on Sawmill Road between Ailey and Higgston, have been developed in eastern Montgomery County in recent years. Nearly 250 homes have been constructed.

The community continues to prepare for growth by updating infrastructure and facilities as feasible in preparing for and attracting growth. Outside state and federal assistance is critical to financing such improvements because of the small tax base. The county has a new adult learning center. The cities seek to upgrade their water/sewer systems, their downtowns, and recreational facilities. Alston and Higgston are looking to establish/upgrade water systems and to establish sewerage systems to serve recent and expected future growth. Together the local governments are working to facilitate upgrade of U.S. 280, develop new industrial parks, and seek construction of a recreational lake/public fishing area and regional reservoir. All of these projects would facilitate/attract future growth and development.

Land Use Problems, Needs, and Opportunities

There are some infrastructure needs in the county to accommodate existing and desired growth, and the lack of adequate water/sewer facilities is somewhat of a limiting influence. Water/sewer facilities upgrades are especially needed in both Alston and Higgston to better support the strong residential growth in eastern Montgomery County as well as commercial/industrial growth near Higgston. There is land within or near all municipalities to accommodate growth, but infrastructure upgrades could better facilitate/encourage this growth inside the cities. There are needs to develop/improve industrial parks in Ailey and Higgston as well as to upgrade the Mount Vernon facilities and to reserve other potential sites.

Planned highway improvements to U.S. 280 could make the county even more attractive to residential growth. The development of a recreational lake/public fishing area, the construction of a regional reservoir, and improved landings along the Oconee and Altamaha rivers will further highlight the natural and scenic beauty of Montgomery County and make it more attractive for residential and other growth. The fields, forests, streams, natural beauty, and the Yamasse Trail bike route offer opportunities for nature-based tourism and other events to capitalize on these resources for unique economic development activities. Improved access to the Oconee and

Altamaha rivers, the development of the public lake(s), additional recreational facility development, and better promotion will also increase day tourism, and offer more opportunities for promotion and exposure of the county's quality of life.

The downtown business districts of all the municipalities, except Higgston, have a number of vacant buildings in need of redevelopment and reuse. The community recognizes these opportunities for infill and recapture of past public and private investment. The municipalities have and continue to focus on downtown revitalization as a key piece of its future growth and development. All have either improved or sought to improve facilities and amenities, particularly with Transportation Enhancement funds. The population declines of the past, and the aging population, establish a need for rehabilitation of deteriorated and deteriorating housing across the county. The most concentrated areas of deteriorated residential housing are north of the railroad in Ailey and Mount Vernon and east of the railroad in Uvalda. There is housing scattered throughout all the municipalities and in unincorporated Montgomery County in need of rehabilitation, but it is not as concentrated and is scattered throughout the jurisdictions. A somewhat emerging issue is abandoned, dilapidated mobile homes which have exceeded their useful life and are expensive and hard to properly dispose. This may become a bigger issue in the future.

The many natural and cultural resources of the county, including the many acres of prime farmland, extensive forests, the Oconee and Altamaha rivers, and the natural areas are central and crucial to the county's attractiveness and desires for growth. As noted in the enunciated Community Vision and elsewhere, the County desires development protective of and compatible with these resources. The County does not want to be a dumping ground for undesirable uses escaping more populous urban or developed areas. The existing rural character and quality of life in the county is to be maintained and enhanced to attract additional residential and other growth. The County is already concerned that some of its streams have been listed on the state's 303 (d) list of impaired waters. While these listings may not be scientifically sound, the County does not want uses which seriously contribute to further deterioration. It wants to encourage the implementation of best management practices for all uses and other means to protect water quality. There have been some problems with existing development creating a poor environment for quality development, especially housing developments without proper drainage and road construction without proper engineering.

The County has only established minimal land use regulation ordinances to address manufactured homes, flood plains, and the environmental planning criteria. The County sees the continuing need to develop land use regulation ordinances for specific issues, especially

subdivision regulations and housing quality, but realizes the need to establish a formal public planning body to evaluate problems, regulation options and provide assistance in overall planning and growth guidance. There is a realization that the lack of growth, the previous dearth of regulation, and the general independent nature of its citizens preclude comprehensive zoning in at least the short term. There is a preliminary need to educate the general public on important county resources and on the needs and benefits of land use regulation. Particular needs and concerns that surface through this examination and education process can be addressed through more specialized ordinances. As the regulations and the recognition of the public evolve, a more comprehensive and unified land use regulation approach could be developed, and would be more accepted and palatable over time.

Future Land Use Narrative

Montgomery County is expected to receive moderate growth over the planning period. The number of new residents projected over the next 20 years is about 2,800 persons. The 2025 projected population is 11,776, about 42 percent more than the 2000 Census population of 8,270, and about 31 percent more than the current 2004 population estimate of 8,970. Of the expected county population gain, Mount Vernon may gain about 580 persons, Ailey 209, Alston 90, Higgston 127, Tarrytown 15, Uvalda 132, and Vidalia about 213 persons. A majority of the true population growth will continue to reside in unincorporated Montgomery County. These growth projections are based on past and recent trends, and could be easily exceeded with successful and unexpected economic development gains. The aging of the population and the lack of existing jobs make this somewhat of a struggle, but the recent bedroom residential growth is likely to continue, or even accelerate. The development strategies outlined in this plan of developing the infrastructure to support and attract growth, and protecting, utilizing, and developing the abundant natural and cultural resources of the county as a tool and calling card for residential growth and economic development, are sound means to keep and attract future growth and development. Plans to continue to develop and evolve land use regulation to protect, manage, and guide the desired growth patterns; and to invest in the downtowns, water and sewer systems, industrial parks, lake(s) recreation facilities, and other needed facilities and infrastructure which will direct, support and attract growth; are implementation policies and actions supportive of these growth strategies.

Table LU-2 provides the projection of needed and expected acreages needed over the planning period in each of the same land use categories inventoried for existing land use to accommodate projected growth in population, employment, and housing. This estimate is primarily based on past trends and known plans, but is just that, an estimate. Projections are an

inexact science, and tend to be less accurate for small areas because of economy of scale. The nature of development, particularly residential, also is a factor. Residential land is often platted in large areas and subdivisions, but is seldom, especially in rural areas, developed at one time. The

TABLE LU-2
Projected Future Land Use Distribution, 2025
(acres)

Montgomery County, Ailey, Alston, Higgston, Mount Vernon, Tarrytown, and Uvalda

<u>Land Use Category</u>	<u>Total County</u>	<u>Net County Need</u>	<u>Unincorporated County</u>	<u>Net Unincorporated Need</u>	<u>Ailey</u>	<u>Net Ailey Need</u>	<u>Alston</u>	<u>Net Alston Need</u>
Agriculture	26,610	-633	25,227	-500	281	-31	485	-50
Forestry	119,115	-2,530	114,416	-1,935	582	-118	938	-92
Residential	5,280	+956	3,256	+537	283	+86	305	+87
Commercial	499	+114	224	+66	56	+15	12	+3
Industrial	573	+191	276	+25	56	+56	35	+35
Public/Institutional	267	+61	48	+27	45	+12	2	+1
Transportation/Communication/ Utilities	3,307	+500	2,727	+394	118	+32	74	+15
Park/Recreation/Conservation	1,627	+1,341	1,600	+1,330	4	+4	2	+1
Total	157,278	40	147,774	-56	1,425	+56	1,853	+0

<u>Land Use Category</u>	<u>Higgston</u>	<u>Net Higgston Need</u>	<u>Mount Vernon</u>	<u>Net Mount Vernon Need</u>	<u>Tarrytown</u>	<u>Net Tarrytown Need</u>	<u>Uvalda</u>	<u>Net Uvalda Need</u>
Agriculture	300	-35	16	+0	185	-5	116	-12
Forestry	1,196	-77	1,182	-245	218	-2	583	-61
Residential	216	+56	883	+140	55	+3	282	+47
Commercial	90	+11	79	+16	6	+0	32	+3
Industrial	134	+22	52	+50	0	+0	20	+3
Public/Institutional	8	+2	137	+15	9	+1	18	+3
Transportation/Communication/ Utilities	74	+19	197	+22	32	+3	85	+15
Park/Recreation/Conservation	7	+2	10	+2	2	+0	2	+2
Total	2,025	+0	2,556	+0	507	+0	1,138	+0

Source: Heart of Georgia Altamaha Regional Development Center and Montgomery County Comprehensive Plan Local Coordination Committee, 2005.

net density for new residential acreage is assumed to be one acre per housing unit as this is the minimum for septic tank permitting by the health department. However, more than one acre of land is often purchased when someone locates in unincorporated areas. Commercial acreage needed was assumed to be similar to the existing commercial acreage per current population, and this was the standard utilized. The spatial requirement for future industrial needs was simply the size of the new planned industrial parks/sites – 56 acres near Ailey, a 50 acre expansion in Mount Vernon, a 35 acre available site in Alston, and 22 acres in Higgston. These sites and other existing or reserved private sites should accommodate expected growth. In the same manner, Park/Recreation/Conservation was adjusted to reflect the new park size (4 acres) desired in Ailey. Similar population related densities were principally used to project other land uses. Most of net new lands needed were deducted from current agricultural and forestry uses simply because nearly 90 percent of the county is in these uses, and these uses include some “undeveloped” lands. These lands would be those most likely available for purchase and development.

U.S. 280, and especially in Mount Vernon, Ailey, and Higgston, will continue to be the focus of more intense land use developments, including commercial and industrial development. Multi-family residential development will primarily be limited to Mount Vernon. There are a number of reasons. Mount Vernon is the county seat and the host of the majority of current economic activity including Brewton-Parker College, and the municipalities have the only sewer systems in the county. The planned new industrial park is along U.S. 280 in Ailey and its sewer service area, and the existing Mount Vernon Park is south of U.S. 280. The industrial site in Higgston is near U.S. 280. Commercial growth will also concentrate in Mount Vernon, Ailey, and Higgston along U.S. 280.

Residential growth will continue to be primarily single-family housing in eastern Montgomery County near Vidalia. The Alston and Higgston areas as previously mentioned will continue to be the focus of residential growth in the county. There may be some additional residential growth in the southern part of the county near Uvalda as well as infill in all of the municipalities, especially Mount Vernon and Ailey in association with the growth of Brewton-Parker College.

The likely annexations in the county in the planning period will revolve around U.S. 280. The City of Ailey may annex U.S. 280 East, primarily because of the industrial park. The City of Higgston may annex both west and east, especially along U.S. 280. Mount Vernon could have a southerly annexation along Georgia 56 for its wastewater treatment system. The completion of

facilities in the new industrial sites, the upgrade of water/sewer systems, the development of the public lake(s), along with the widening of U.S. 280, are the major infrastructure needs of the county to support desired growth patterns and accommodate planned goals and objectives. These actions will require outside financial assistance and efforts to reach fruition. Water/sewer facilities upgrades, planned highway improvements by the state for U.S. 280, and the lake(s) construction would especially support desired growth patterns. Continuing downtown revitalization efforts in all the municipalities will also be important to realizing plans.

Montgomery County has much prime farmland and abundant natural resources, including the Oconee and Altamaha rivers, the natural scenery, and important archaeological, historic, and cultural sites, which are viewed as key contributors to the existing and future economy of the county and its quality of life. These important and sensitive areas are so abundant as they cannot be detailed on the land use maps, but would be part of “agriculture,” “forestry,” and “park/recreation/conservation” uses shown. These critical/sensitive and important areas are discussed more fully in the Natural and Cultural Resources element, and shown on maps included or referenced there. A land use map, especially in a rural area, only reflects community preferences as a general policy guide. It is not intended to dictate specific activities on individual parcels or delineate all constraints to development impacting a particular parcel either.

No areas of Montgomery County are expected to see significant land transition from one use to another, although there will be limited change from agricultural/forestry to residential, particularly in the eastern Montgomery area. Even in those areas the predominant uses will remain agriculture/forestry. Additional agriculture uses may likely convert to forestry across the county. Land use in Higgston along U.S. 280 will also show some conversion from agricultural/forestry to residential and commercial uses. The downtowns of the municipalities would be the principal areas needing redevelopment, although the old Union Camp Sawmill on Sawmill Road near Ailey could use redevelopment. There are no true concentrated areas of housing rehabilitation and redevelopment need within Alston, Higgston, Tarrytown, and unincorporated Montgomery County, as such housing is scattered throughout the jurisdictions. There are some concentrations of housing rehabilitation needs in north Ailey and Mount Vernon and east Uvalda. There are opportunities for infill development in all the municipalities, particularly residential and downtown commercial. Factors expected to influence growth patterns have previously been discussed and include Vidalia/Toombs County growth, the U.S. 280 improvements, bedroom residential promotion, and the proposed public lake(s). The lack of land for sale has been a limiting influence in the past, especially in Ailey, but this has now changed as older residents die, estates are divided and sold, and forest companies divest lands.

Future Land Use Strategy and Maps

The Montgomery County desired community of the future is detailed in the accompanying “goal, objectives, and implementation policies/actions” and future land use maps. These specific statements of community strategy are detailed following this text and maps. These action statements and the future land use maps coalesce the community wishes and desires into a strategy of implementation for the local governments and others. They convey community wishes to developmental interests and act as a context to guide decision-making on the location of uses, development, infrastructure, and implementation activities, including land use regulation. More particular implementation activities and proposed timing for chosen policies and actions are included in the Short Term Work Programs for each government elsewhere in the plan.

This plan and these maps promote and complement the espoused strategy of the Community Vision, essentially maintaining the rural character of the county, and protecting and utilizing the county’s agricultural, natural, and cultural resources for compatible future residential growth and economic development. Land uses would continue in a similar manner as exists now with protection and enhancement of the rural character and quality of life. Such growth would be encouraged and supported through education and guidance, provision of the infrastructure, facilities, and an environment conducive for quality growth, and appropriate specific land use regulation which protects existing resources and promotes sound, compatible development. These plans will accommodate expected growth from projected population increases and new development resulting from community economic development, housing, or community facilities activities. They are consistent, supportive, and conducive to identified policies and strategies of all other elements in this community comprehensive plan.

The future land use maps which illustrate the desired and chosen strategies for Montgomery County, Ailey, Alston, Higgston, Mount Vernon, Tarrytown, and Uvalda are shown on Maps LU-8, LU-9, LU-10, LU-11, LU-12, LU-13, and LU-14, respectively. The moderate growth expected is reflected, but the expected growth is amply provided areas for development. Small use gains are not necessarily shown because of scale, their uncertain location or development, and because of the private rights debate it could create. It should again be pointed out that this plan and these maps are a generalized guide for development of the community. It is not intended to dictate, or specifically limit, private land use decisions or activities on any one parcel, or predict the future with perfect accuracy. It serves as a reflection of community desires, a statement of community strategy, and a policy guide for development, both public and private. Using it in this context as a framework to evaluate and guide decision-making can appropriately

help effectuate the desired Montgomery County of the future.

**LAND USE
GOAL, OBJECTIVES, AND IMPLEMENTATION
POLICIES/ACTIONS**

GOAL: To provide for and encourage quality growth and development and to provide the community facilities supportive of and conducive to such growth, while maintaining the county's rural character, protecting its natural and cultural resources, and enhancing its quality of life.

OBJECTIVE 1: Provide education and guidance for coordinated land use management and planned quality growth and development.

POLICIES/ACTIONS:

Action 1.1: Establish a county-wide planning committee or formal planning commission to assist in growth management education, guidance and evaluation of regulation options.

Action 1.2: Conduct a public education and information gathering campaign to discuss the need and benefits of land use regulation and to flesh out public concerns and identify specific needs.

Action 1.3: Educate the public on important natural and cultural resources, the utilization of protected resources for attracting quality growth and development, the impacts of land uses and development on these resources, and on the role of land use regulation in encouraging conservation and planning and managing growth and development as desired.

OBJECTIVE 2: Develop the regulatory mechanisms and land use regulation appropriate and conducive to protecting the existing quality of life and resources, and promoting sound, compatible future growth and development.

POLICIES/ACTIONS:

- Action 2.1:** Strictly enforce existing land use ordinances and regulations, such as those for environmental conservation, flood plain management, and health department regulations.
- Action 2.2:** Develop at least minimal ordinances regulating permit/location, roadway acceptance, subdivision development, and manufactured housing in Montgomery County, Alston, Tarrytown, and Uvalda.
- Action 2.3:** Develop and adopt housing ordinances in all jurisdictions consistent with zoning and subdivision regulations to address manufactured housing location, site restrictions, site amenities, tie-downs, skirting, and other improvements.
- Action 2.4:** Develop/expand county regulations on subdivision regulations and road development and acceptance as necessary to further advance/coordinate growth management and promote quality development.
- Action 2.5:** Develop specific new ordinances identified by the Planning Committee or otherwise as needed to protect existing resources and development, to prevent nuisances and uses disruptive to the community's plans and vision, and to encourage quality growth.
- Action 2.6:** Work to consolidate the various county land use regulations and separate ordinances into a more comprehensive and unified land development ordinance.
- Action 2.7:** Long term, develop comprehensive land use management or zoning ordinances in the County and Alston, Tarrytown, and Uvalda compatible with existing zoning in the cities of Ailey, Higgston, and Mount Vernon.

Action 2.8: Revise zoning ordinances in Ailey, Higgston, and Mount Vernon to better promote quality development as appropriate.

Action 2.9: Seek to establish countywide administration and enforcement of Georgia's Uniform Construction Codes, including sharing of a coordinated and unified codes enforcement office.

OBJECTIVE 3: Provide the environment and infrastructure within Montgomery County to entice and direct quality residential, commercial, industrial and other economic development.

POLICIES/ACTIONS:

Action 3.1: Upgrade and extend the water, sewerage, and wastewater treatment systems of Ailey and Mount Vernon to provide for additional capacity and room for growth.

Action 3.2: Establish a water system, and possibly sewerage and wastewater treatment system, in Higgston to accommodate residential and business growth.

Action 3.3: Upgrade the water systems of all the municipalities of the County, especially Alston, to accommodate quality residential and other growth.

Action 3.4: Fully develop and market new and existing business and industrial parks in Ailey, Higgston, and Mount Vernon, as well as utilize other available sites, and cooperate regionally with Toombs County/Vidalia.

Action 3.5: Seek the development of a large community lake and a public fishing area within Montgomery County to further entice quality residential growth and enhance the quality of life.

- Action 3.6:** Rehabilitate and revitalize existing and other landmark properties in Montgomery County for continued adaptive public and private uses.
- Action 3.7:** Continue downtown revitalization and streetscape improvements in all municipalities as appropriate.
- Action 3.8:** Develop measures which accomplish the removal and prevention of abandoned mobile homes and other eyesores in the county and its municipalities.
- Action 3.9:** Support community beautification efforts utilizing local garden clubs, civic clubs, and prison details.
- Action 3.10:** Promote and utilize the county's agricultural base and natural resources for compatible economic development and enterprises.
- Action 3.11:** Protect, promote, and support the agricultural and forest uses of the county, and encourage continued agricultural production.
- Action 3.12:** Participate in the Altamaha River Partnership, and otherwise promote nature-based tourism within the county, including golf, hunting, fishing, agri-tourism, and venture biking.

INTERGOVERNMENTAL COORDINATION

Relationship of Governmental Entities and Programs to Local Government Comprehensive Plan

Entities

There are no apparent conflicts identified in Montgomery County's joint comprehensive plan with the adjacent counties. The local comprehensive plan does call for working with neighboring counties where appropriate. For example, Montgomery County and the cities of Ailey, Mount Vernon, and Uvalda presently contract with Toombs County for proper disposal of solid waste in the Toombs County Landfill. The County also contracts with Toombs County for the provision of E-911 service. Similarly, the county is an active member of the Altamaha River Partnership and its efforts to promote the river for nature-based tourism. Additionally, the county is an active member of the Middle Coastal Unified Development Authority, which consists of 13 counties working to promote economic development within the Southeast Georgia region. The county also participates in a joint leadership program with Toombs County. The county's local governments also participate in regional efforts through the Heart of Georgia Altamaha Regional Development Center and the Regional Economic Development Academy. A successful joint effort also exists among Montgomery, Treutlen, and Wheeler counties in the administration of the Tri-County Alternative Program for Success (TAPS), an alternative school located in Glenwood (Wheeler County). Those three counties also join efforts to participate in the Tri-County Family Connection program. Montgomery County is also participating with Tattnall and Toombs counties to obtain Certified Literate Community status. The county is also currently working with the counties of Tattnall, Toombs, and Treutlen in researching the possibility of developing a regional reservoir within the multi-county area. The local governments in the county generally work well with each other, and all are cooperating to improve the community. Meetings are held periodically among the chief elected officials of each government as well as the Montgomery County Administrator to discuss issues as they arise. The local governments in the county also work well with the Montgomery County Board of Education. The school system prepares its own separate Five-Year Facilities Plan and keeps it updated annually. The local government comprehensive plan is consistent with the school system's facilities plan, and the County and its municipalities work with the school system on any needed infrastructure improvements. It identifies the Montgomery County Development Authority as the main organization to oversee economic development activities for the county and its municipalities.

Programs and Requirements

The Montgomery County Service Delivery Strategy was updated in conjunction with the county's joint local comprehensive plan, and the Strategy is consistent with the comprehensive plan. The local comprehensive plan is also consistent with the Total Maximum Daily Load (TMDL) implementation plans that were prepared under EPD requirements for Oconee, Milligan, and Tiger creeks. The comprehensive plan's implementation policies/actions address supporting the local implementation of the TMDL plan. On a state and

regional level, the County also participates in the Altamaha River Partnership, which is a regional effort among the 11 counties along the river to promote economic development and nature-based tourism activities. The County is also an active member of the Middle Coastal Unified Development Authority (MCUDA). Given the designation as the state's first joint development authority in 1994, MCUDA is an effort among 13 counties in Southeast Georgia to promote economic development activities within their region. Other state and regional programs, such as the Coastal Zone Management Program, the Governor's Greenspace Program, the Appalachian Regional Commission, and Transportation for non-attainment areas, are not in effect in Montgomery County and are not applicable.

Existing Coordination Mechanisms

Entities

There are several formal coordination mechanisms in existence between the county and adjacent counties. As mentioned earlier, Montgomery County and the cities of Ailey, Mount Vernon, and Uvalda contract with Toombs County for disposal of their solid waste in the Toombs County Landfill. Montgomery County also contracts with Toombs County for E-911 service and EMS (MedStar ambulance service). Montgomery and Toombs counties also combine efforts in a number of joint programs, such as Leadership Toombs/Montgomery, the Toombs-Montgomery Chamber of Commerce, and the Vidalia Area Convention and Visitors Bureau (CVB), which consists of local governments in both Montgomery and Toombs counties and is the first of its kind in a rural area of Georgia. The County also participates in a joint effort with Toombs and other surrounding counties to provide a domestic violence shelter in Vidalia known as WINGS (Women In Need of God's Shelter). The county is also working with Tattnall, Toombs, and Treutlen counties in investigating the possible development of a regional reservoir within the multi-county area. Montgomery County participates in a joint effort with Treutlen and Wheeler counties in the operation of the Tri-County Alternative Program for Success (TAPS). Located in Glenwood (Wheeler County), the three counties partnered together in 1995 to create an alternative school for area students who have to be removed from a regular classroom environment due to disruptive behavior. The beneficial program allows students to re-enter the regular classroom environment upon successful completion of the program. The three counties also partner together to administer the Tri-County Family Connection program, which is also located in Glenwood. Montgomery County has also been collaborating with Tattnall and Toombs counties in an eight-year process to achieve Certified Literate Community status for all three counties, rather than the normal ten-year process that pursuing such status would normally entail. The process to achieve Certified Literate Community status for all three counties is expected to be completed within the next three years. As issues arise, the local government chief elected officials and Montgomery County Administrator consult and/or meet with the appropriate administrator/chief elected official as needed. In matters dealing with local economic development issues or issues concerning regional cooperation, the County's Economic Developer consults and/or meets with the appropriate administrator/chief elected official as needed.

There are several formal coordination mechanisms existing between one or more local governments in the county. The County contracts with the cities of Alston, Higgston, and Tarrytown to provide solid waste collection and disposal service to these municipalities in addition to the unincorporated areas. The County contributes a certain percentage of SPLOST funds to each of the municipalities for road/street maintenance. The County is also responsible

for maintaining dirt roads in the municipalities in addition to providing site preparation. An informal agreement exists for the county to provide road/street assistance to the municipalities in the event of storms or natural disasters. The City of Tarrytown contracts with the nearby city of Soperton in Treutlen County to receive water within its city limits. The County and each of the municipalities have mutual aid agreements for fire protection. The cities of Ailey and Mount Vernon have a mutual aid agreement to assist each other on every fire call, and members of both departments train together. The City of Higgston also has a mutual aid agreement to provide fire protection to a portion of Toombs County, if needed. The Montgomery State Prison has a mutual aid agreement with each of the local governments on fire protection and rescue, in addition to providing inmate details for roadside pickup of litter. The City of Mount Vernon is working on developing a formal policy for providing law enforcement as requested within the unincorporated area of the county, although the City and County currently have an informal agreement in place. Recreation service in the county is a joint effort between the County and the City of Mount Vernon, and these governments also coordinate with the county's school system to utilize its athletic facilities as needed. The local governments also have an informal agreement with Brewton-Parker College in Mount Vernon to utilize their Student Activities Center for recreational/cultural purposes as needed. The County coordinates with Southeastern Technical College (STC) to provide skills training and other employment services through the Workforce Investment Act (WIA) program and STC's Adult Literacy Center in Mount Vernon. Meetings are held as needed among the appropriate chief elected officials and the Montgomery County Administrator to resolve any ongoing problems or conflicts. In matters involving the local school system, the chief elected officials and the Montgomery County Administrator are available to meet with the school superintendent to resolve issues. Matters involving the Development Authority are handled in regular meetings between the authority's executive director and the chief elected officials. Matters involving Brewton-Parker College and/or Southeastern Technical College are resolved through meetings including the chief elected officials and the presidents of these respective institutions. The joint comprehensive plan preparation was coordinated by a formal executive committee and a local plan coordination committee with public and private sector members appointed by all of the local governments.

Programs and Requirements

Montgomery County and the municipalities of Ailey, Alston, Higgston, Mount Vernon, Tarrytown, and Uvalda are all included in Montgomery County's Service Delivery Strategy. These governments meet on a regular basis to discuss and resolve issues that arise within the various components of the Strategy. The TMDL implementation plans that have been prepared locally are not required to be implemented at this time. There are current regional coordination mechanisms available through the Altamaha River Partnership, the Middle Coastal Unified Development Authority, the possible future development of a regional reservoir also involving Tattnall, Toombs, and Treutlen counties, and the Heart of Georgia Altamaha Regional Development Center. The County also participates in regular meetings of the Altamaha River Partnership to assist in the coordination of its economic development and nature-based tourism efforts along the river. The Middle Coastal Unified Development Authority is working to advocate economic development throughout the 13-county Southeast Georgia region, including the development of the mega site near Savannah along I-16 that was to be home to a new Daimler-Chrysler facility and could have potential ancillary benefits for Montgomery County. The local governments also actively participate in the RDC which provides a regional forum and means of cooperation, and the Regional Economic Development Academy serves as a forum to promote education and training while promoting

economic development on a regional scale. Other state and regional programs are not applicable to Montgomery County at this time.

Joint Planning and Service Agreements

Entities

The local governments in Montgomery County have an inter-agency agreement concerning responses by the various agencies in times of local emergencies. The county and Toombs County have a joint service agreement for E-911, as well as for the Chamber of Commerce and tourism. The City of Tarrytown has a joint service agreement with the City of Soperton for the provision of water. There currently are no other joint planning or service agreements between the local governments in Montgomery County and adjacent local governments, the school board, and the development authority.

Programs and Requirements

Under the county's Service Delivery Strategy, Montgomery County and the cities of Ailey, Alston, Higgston, Mount Vernon, Tarrytown, and Uvalda have joint agreements concerning annexations, dispute resolution, and water/sewer service extensions. The Service Delivery Strategy, including these agreements, was updated concurrent with the joint local comprehensive plan. The County has a service agreement with Toombs County concerning the provision of E-911 service, the Chamber of Commerce, and tourism, as documented above. Also documented above is the service agreement between the City of Tarrytown and the City of Soperton for water service. There is no joint planning or service agreement involving the Altamaha River Partnership or the Middle Coastal Unified Development Authority. Other state and regional programs are not applicable to Montgomery County.

Special Legislation and Joint Meetings or Work Groups for the Purpose of Coordination

No special legislation or joint meetings or work groups are applicable to Montgomery County involving other local entities or state programs, other than the Altamaha River Partnership and the Middle Coastal Unified Development Authority mentioned earlier, and other than the committees appointed to coordinate the joint comprehensive plan preparation. The local governments in the county do meet periodically to coordinate the countywide Service Delivery Strategy and keep it current, and there is regular coordination, both formal and informal, at the local government staff levels.

Local Government Parties or Offices With Primary Responsibility for Coordination

Entities

The chief elected officials from each local government and the Montgomery County Administrator are the lead agents countywide for coordinating with administrators from the adjacent local governments, the school superintendent, the Development Authority executive director, the president of Brewton-Parker College, and the president of Southeastern Technical College.

Programs and Requirements

The Montgomery County Administrator and the chief elected officials of each local government are responsible for coordinating local issues under the countywide Service Delivery Strategy, the Altamaha River Partnership, and the Middle Coastal Unified Development Authority. Other state and regional programs are not applicable to Montgomery County.

Issues Arising From Growth and Development Proposed In Nearby Governments

At this time, there are only a couple of minor issues arising from growth and development proposed in nearby governments or within the local governments in the county. The City of Mount Vernon has a need to acquire additional land towards the development of a Land Application System (LAS) sprayfield so as to enable the City to increase its wastewater treatment capacity in the near future. The City of Ailey is likely to annex the county's rail site, located along U.S. 280 adjacent to Ailey's city limits, in the future as the necessary infrastructure is extended from the City to the site for industrial development purposes. No land use conflicts are present along the county's jurisdictional borders with adjacent counties. Although the City of Vidalia in Toombs County is experiencing solid residential growth into the eastern part of Montgomery County, this is not seen as a conflict at this time. The county is supportive of that growth and hopes that the growth can result in spillover residential growth into other parts of Montgomery County. The county's comprehensive plan does not conflict with those of its neighbors. The local plan is also consistent with the Heart of Georgia Altamaha RDC's regional plan. The regional review hearing process for comprehensive plans is sufficient to obtain information about other local government plans and policies. Currently there are no service provision conflicts or overlaps or annexation issues in effect, other than the potential future annexation by Ailey mentioned above. The countywide Service Delivery Strategy is effective in addressing these issues.

Specific Problems and Needs Identified Within Each of the Comprehensive Plan Elements That Would Benefit From Improved or Additional Intergovernmental Coordination

There are several areas within the Local Comprehensive Plan that could stand to benefit from strengthened coordination efforts. Regional efforts to promote tourism, natural resource protection, and economic development are well underway through ongoing participation in such regional groups as the Altamaha River Partnership and the Middle Coastal Unified Development Authority. A need also exists to continue to coordinate efforts between the County and Tattnall, Toombs, and Treutlen counties concerning the investigation and possible location of a regional reservoir in the multi-county area. These efforts need to be maintained and strengthened as appropriate. Greater coordination and commitment between the County and the Development Authority could expand the resources available for consistent and steady economic development activities. A need also exists to continue to strengthen the educational and skill levels of the local labor force to ensure that citizens have the skills needed for the kinds of development the county would like to attract. The relationship between the local governments of Montgomery County, the Montgomery County School System, the Region 9 Workforce Investment Board, Brewton-Parker College, and Southeastern Technical College to improve facilities and services should be expanded as needed. The need for potential coordination does exist concerning the enhancement of information sharing among all local governments as well as the potential for consolidating services. Another need for potential coordination exists to prioritize the development of the various industrial sites available in areas such as Ailey, Alston, and Higgston to prevent potential conflict or undue competition. Greater coordination between the County and MedStar in Toombs County could improve the provision of ambulance and other emergency services countywide. A significant need also exists in the area of land use planning. Montgomery County would stand to benefit from coordinated efforts among all jurisdictions in the coordination, establishment, and/or consolidation of comprehensive countywide land use regulations to address such areas as erosion and sedimentation control, manufactured housing, and codes enforcement. A countywide planning commission would be an effective tool toward developing a comprehensive and unified land development mechanism.

Adequacy of Existing Coordination Mechanisms With Related State Programs and Goals and Implementation Portions of the Local Comprehensive Plan

The countywide Service Delivery Strategy was updated concurrent with the Local Comprehensive Plan. The local governments believe that the current Service Delivery Strategy provides a very effective and efficient delivery of local services. The Strategy addresses procedures for resolving land use and annexation issues, as well as infrastructure improvements such as water and sewer service extensions. The County's membership in the Heart of Georgia Altamaha Regional Development Center provides an avenue for improved coordination of these issues, both on a local and regional basis. The Altamaha River Partnership's economic development and environmental conservation efforts are consistent with Montgomery County's joint local comprehensive plan, as is the Middle Coastal Unified Development Authority's economic development efforts. The comprehensive plan's

Implementation Policies/Actions addresses the continued participation by the County in the regional group. Other state and regional programs are not applicable to Montgomery County.

**INTERGOVERNMENTAL COORDINATION
GOAL, OBJECTIVES, AND IMPLEMENTATION POLICIES/ACTIONS**

GOAL: To improve the overall well-being of Montgomery County by maintaining and increasing the coordination mechanisms among the County, its municipalities, and others, both locally and regionally, that will lead to a more effective and efficient delivery of local government services countywide, improve and upgrade existing community facilities and services, and attract the kind of growth and development that leads to a more stable and viable economic base while preserving the natural environment.

OBJECTIVE 1: To focus countywide attention on fostering a more viable economic base through increased support of countywide economic development activities, encouraging activities that lead to increased entrepreneurship, focusing marketing and recruitment efforts on those activities which draw upon community assets, supporting programs which encourage increased skills development, attracting more diverse means of development through the proper management and development of available land, and enhancing tourism and its viability and economic impact.

POLICIES/ACTIONS:

Action 1.1: Continue stable and consistent funding of economic development activities countywide, and maintain a full-time economic development professional to assist in the promotion and marketing of Montgomery County and its municipalities to prospective businesses and industries.

Action 1.2: Continue to support the Toombs/Montgomery Chamber of Commerce and Montgomery County Development Authority in their efforts and encourage a focus on expansion and new growth of local businesses.

Action 1.3: Support entrepreneurial activities through Southeastern Technical College, the Tri-County Regional Entrepreneur Support Team, or by other

programs, that will help to provide the support structure necessary to encourage the increased development of entrepreneurs.

- Action 1.4:** Seek the assistance of the Georgia Rural Economic Development Center and other entities (Georgia Tech Economic Development Institute, UGA Small Business Development Center, etc.) as appropriate to assist in creating the infrastructure necessary to support the development of entrepreneurial establishments in Montgomery County.
- Action 1.5:** Seek the expansion of and fully develop infrastructure, including water and sewer extension, to the county's rail site in Ailey and the small business industrial park in Higgston.
- Action 1.6:** Continue to pursue economic development projects on a multi-jurisdictional scale, particularly with Toombs County and the City of Vidalia, as appropriate.
- Action 1.7:** Seek to expand the county's labor force through direct marketing efforts towards the promotion of Montgomery County as an ideal bedroom community for Vidalia and the surrounding area.
- Action 1.8:** Continue to work with private developers and the Montgomery County Development Authority to market and promote the proposed regional reservoir site and the availability of the industrial site along the Altamaha River.
- Action 1.9:** Work with the Montgomery County Board of Education and Southeastern Technical College through its Adult Literacy Center in Mount Vernon to increase the educational levels of citizens countywide.
- Action 1.10:** Complete the process of acquiring Certified Literate Community status for Montgomery County.
- Action 1.11:** Continue to support Brewton-Parker College and Southeastern Technical College and their facilities/programs in the county and encourage their continued growth.

- Action 1.12:** Promote the utilization and expansion of the local One-Stop Center and other WIA programs in Montgomery County.
- Action 1.13:** Pursue the development of a land management plan to guide and promote appropriate development to areas of existing or planned infrastructure.
- Action 1.14:** Promote and utilize the county’s agricultural base and natural resources for compatible economic development and enterprises, and highlight them through theme-related festivals and other means.
- Action 1.15:** Promote nature-based and heritage tourism within the county, including hunting, fishing, agri-tourism, and venture biking along the Yamassee Trail.
- Action 1.16:** Continue to support efforts to promote tourism through such regional organizations as the Vidalia Area Convention and Visitors Bureau and the Altamaha River Partnership.

OBJECTIVE 2: To maintain and enhance ongoing areas of coordination of facilities and services countywide to assure greater efficiency and effectiveness.

POLICIES/ACTIONS:

- Action 2.1:** Advocate the long-term four-laning of SR 15/29 through the county, and promote it as an I-16 connector and Georgia intrastate connector.
- Action 2.2:** Advocate the long-term four-laning of SR 30/U.S. 280 through the county.
- Action 2.3:** Work with the Georgia Department of Transportation and Montgomery County in improving and paving the cities/county’s streets and roads on an annual basis.
- Action 2.4:** Work with GA DOT to identify bridges in need of repair and schedule such maintenance.

- Action 2.5:** Construct a new railroad spur to the industrial park located on GA 30/U.S. 280.
- Action 2.6:** Utilize the Montgomery County Development Authority and the County Commissioners to coordinate with the cities of Ailey and Higgston to establish/upgrade the water systems to accommodate economic development growth.
- Action 2.7:** Establish/upgrade the sewer systems in the cities of Ailey and Higgston through a coordinated effort between the Montgomery County Development Authority, and the County Commissioners, to accommodate economic development growth.
- Action 2.8:** Encourage the expansion of recycling activities county-wide, and target the collection of additional items for recycling.
- Action 2.9:** Develop a county-wide composting/mulching program.
- Action 2.10:** Seek funding to develop a county-wide collection program for tires.
- Action 2.11:** Seek to develop a new joint county-wide or multi-county jail facility and continue to pursue funding options to finance it.
- Action 2.12:** Maintain cooperative agreements between the municipalities and the county for inter-agency emergency response in all jurisdictions.
- Action 2.13:** Continue coordination efforts between the City of Mount Vernon Recreation Department and the Montgomery County School System.
- Action 2.14:** Seek the establishment of a state public fishing area in the county.
- Action 2.15:** Work with the Montgomery County Development Authority and the City of Alston to acquire 25 acres of land in Alston at the intersection of GA 135 and East Broad Street for a new industrial site.
- Action 2.16:** Assist Southeastern Technical College in providing adequate facilities and expansion of services at its Adult Learning Center.

Action 2.17: Assist Brewton-Parker College in providing adequate facilities and expansion of services.

OBJECTIVE 3: Pursue joint efforts to develop the regulatory mechanisms and land use regulation appropriate and conducive to protecting the existing quality of life and resources, and promoting sound, compatible future growth and development.

POLICIES/ACTIONS:

Action 3.1: Establish a countywide planning committee or formal planning commission to assist in growth guidance and evaluation of regulation options.

Action 3.2: Develop at least minimal ordinances regulating permit/location, roadway acceptance, subdivision development, and manufactured housing in Montgomery County, Alston, Tarrytown, and Uvalda.

Action 3.3: Develop and adopt housing ordinances in all jurisdictions consistent with zoning and subdivision regulations to address manufactured housing location, site restrictions, site amenities, tie-downs, skirting, and other improvements.

Action 3.4: Develop specific new ordinances identified by the Planning Committee or otherwise as needed to protect existing resources and development, to prevent nuisances and uses disruptive to the community's plans and vision, and to encourage quality growth.

Action 3.5: Work to consolidate the various county land use regulations and separate ordinances into a more comprehensive and unified land development ordinance.

Action 3.6: Long term, develop comprehensive land use management or zoning ordinances in the county and Alston, Tarrytown, and Uvalda compatible with existing zoning in the cities of Ailey, Higgston, and Mount Vernon.

- Action 3.7:** Seek to establish countywide administration and enforcement of Georgia's Uniform Construction Codes, including sharing of a coordinated and unified codes enforcement office, possibly in conjunction with the City of Vidalia.
- Action 3.8:** Develop measures which accomplish the removal and prevention of abandoned mobile homes and other eyesores in the county and its municipalities.

Community Facilities and Services Element

Appendix A

**Listing of Roads for Montgomery County and the cities of
Ailey, Alston, Higgston, Mount Vernon, Tarrytown, and Uvalda**

MONTGOMERY COUNTY LIST OF ROADS

Name of Road	Paved/Unpaved	Mileage	Type of Road
Abbie Williamson Road North	U	.46	County
Abbie Williamson Road South	U	.33	County
Adams Road	U	3.34	County
Allmond Station Road	U	2.77	County
Allmond Station Spur	U	.45	County
Alston Longpond Road	U	3.46	County
Alston Road	U	1.52	County
Ashley Wilkes Drive	U	.2	County
Bear Creek Road	P	7.78	County
Bells Ferry Road	U	1.3	County
Ben Lane	U	.37	County
Blaxton Road	U	1.55	County
Blockers Lane	U	1.32	County
Bob Sharpe Road	U	3.76	County
Bowtie Circle	U	.20	County
Brack Road	U	1.06	County
Braddy Road	P	4.11	County
Browning Road	U	2.26	County
Buckeye Ridge	P	1.5	County
Buckhorn Creek Road	U	.34	County
Bud Denton Road	U	1.25	County
Buford Road	U	.82	County
Berner Cemetery Road	U	.15	County
Calhoun Road	U	.50	County
Campbell Road	U	.28	County
Cartrette Road	U	2.47	County
Cedar Grove Road	U	2.49	County
Cedar Road	U	4.44	County
Central Lane	U	.32	County
Chambers Landing Road	U	.94	County
Chambers Road	U	.43	County
Chapp Circle	U	.61	County
Charlie Sharpe Road	U	.4	County
Charlotteville Road	P	4.03	County
Chestnut Lane	U	.06	County
Church Street East	P	1.3	County
Clayborne Lane	U	.13	County
Cleo Road	U	.27	County
Clifton Road	U	2.3	County
Coleman Road	U	.25	County
Conoway McDonald Road	P	2.6	County
Connell Road	P	1.5	County
Conner Road	U	2.8	County
Cooper Lane	U	.58	County

County Line Road	U	.63	County
Creek Trail Road	U	2.04	County
Currie Road	U	.80	County
Cypress Creek Road	U	2.07	County
Cypress Lane	U	1.02	County
Davis Circle	U	.18	County
Dead River Road	U	2.6	County
Deer Run Road	U	1.47	County
Deerwood Drive	U	.39	County
Dink Galbreath Road	U	.30	County
Dixie Lane	U	.80	County
Dixon Road	U	.65	County
Dog Scratch Road	U	.68	County
Donald Brantley Road	U	.32	County
Doodle Hill Lane	U	.34	County
Doshia Road	U	.75	County
Dr. Mobley Road	U	1.6	County
Dr. Smith Lane	U	.05	County
Earls Lane	U	.48	County
Earth Saver Drive	P	.47	County
Eddie Clyde Road	U	1.68	County
Fairway Drive	U	.85	County
Ferguson Road	U	7.70	County
Fields Lane	U	.28	County
Fire Lane Road	U	3.52	County
Fire Tower Road	P	2.44	County
Fountain Lane	U	.30	County
Foxfire Drive	P	1.2	County
G. Sharpe Road	U	.41	County
Game Hill Road	U	1.06	County
Geo. Davis Road	U	.38	County
Geo Hilton Lane	U	.07	County
Gibbs Bridge Road	P	6.66	County
Golden Pond Road	U	.81	County
Goodowns Road	U	1.06	County
Graham Lane	U	.39	County
Green Willow Drive	P	.18	County
Hackbranch Road	U	3.34	County
Hamilton Lane	U	.55	County
Hamilton Road	P	2.3	County
Harbin Road	U	.69	County
Hart Road	U	.32	State
Highway 130	P	1.26	State
Highway 135	P	12.38	State
Highway 199	P	4.97	US
Highway 221 (N)	P	8.13	US
Highway 221 (S)	P	14.21	State
Highway 227	P	6.0	US

Highway 280 (E)	P	15.00	US
Highway 280 (W)	P	.66	State
Highway 29	P	7.49	State
Highway 292	P	1.26	State
Highway 298	P	1.15	State
Highway 56	P	1.50	State
Highway 56 Spur	P	2.23	State
Hilton Memory Road	P	2.55	County
Hobson Wells Road	U	1.38	County
Holly Drive	U	.18	County
Hughes Road	U	.40	County
Humphrey Road	U	1.0	County
Hutchenson Road	U	.28	County
Isle of Hope Road	P	1.20	County
J.E. Willis Road	U	2.01	County
J.L. Coleman Road	U	3.18	County
Jake McCaw	U	.99	County
James Howell Road	U	.60	County
Jay Lane	U	.65	County
Jeff Lane	U	.04	County
Jelly Beckworth Road	U	1.5	County
Jess Lane	U	.82	County
Joe Hilton Road	U	3.51	County
Johnson Fish Camp Road			County
Johnson Lane	U	.50	County
Jonas Lane	U	1.39	County
Jones Road	U	1.71	County
Jule Mosley Lane	U	.25	County
Lakeview Court	U	.04	County
Lakewood Drive	P	2.0	County
Largo Drive	U	.18	County
Lawrence Lane	U	.54	County
Lewis Road	U	.82	County
Longpond Cemetery Circle	U	.24	County
Louie G. Calhoun Road	U	.54	County
Lumley Lane	U	.12	County
Lyons Center Road	U	1.62	County
Mark Burns Road	U	1.61	County
McArthur Circle	U	1.32	County
McArthur Road	U	.37	County
McBride Road	U	.91	County
McCallum Lane	U	.42	County
McLendon Road	U	1.5	County
McGregor-Alston Road	P	5.36	County
McLeod Road	U	.96	County
Meadow Lark Lane	P	.05	County
Milligan Creek Road	U	1.38	County
Moore Road	U	1.97	County

Morris Road	U	2.78	County
Mosley Road	U	.88	County
Mosleytown Church Road	U	.57	County
Mosleytown Road	U	2.12	County
Mosleytown Spur	U	.29	County
Mount Vernon-Alston Road	P	8.12	County
Mt. Pisgah Road	U	.12	County
Myrick Road	U	.84	County
Nails Road	U	.44	County
New Hope Church Road	U	1.93	County
Newsome Road	U	1.75	County
North Old River Road	P	7.47	County
O Conner Lane	U	.71	County
O'Neal Lane	U	.76	County
Old Ailey Hancock Road	U	2.83	County
Old Bethel Road	U	5.68	County
Old Dairy Road	P	2.74	County
Old Kibbee Road North			County
Old Kibbee Road South	U	3.30	County
Old Louisville Road	P	3.36	County
Old Mt. Vernon-Uvalda Road	U	1.74	County
Old Petross Circle	P	.1	County
Old Sarge Lane	U	.15	County
Old Savannah Road	P	3.34	County
Old Water Tank Road	U	1.4	County
Outler Road	U	.87	County
Ovid Road	U	1.21	County
Paradice Circle	U	1.28	County
Peach Lane	U	.54	County
Peterson Cemetery Road	U	.19	County
Petross Road	P	5.51	County
Pine Mountain	U	.14	County
Prissy Lane	U	.37	County
Quail Run Road	U	.69	County
R.T. Lane	U	.37	County
Rabbit Run	U	.36	County
Rackley Road	U	.97	County
Rawls Road	U	.36	County
Ray Thompson Road	U	.96	County
Red Bluff Creek Road	U	.89	County
Red Hill Road	U	2.37	County
Reds Lane	U	.26	County
Regency Road	U	.66	County
Roberts Lane	U	.60	County
Robinson Lane	U	.51	County
Robison Lane	U	1.19	County
Rose Dew Lake Road	U	1.54	County
Round Hole Lane	U	.38	County

Sadie Galbreath Road	U	1.51	County
Salem Lane	U	.66	County
Salem Road	U	3.11	County
Saw Mill Road	P	5.3	County
Scarlett Ohara Drive	U	.09	County
Sharpe Lane	U	.27	County
Sharpe Spur Road	P	1.6	County
Sharpe Lane	U	.33	County
Shirley Lane	U	1.3	County
Short Road	U	.08	County
Shot gun Road	P	2.78	County
Sid Moxley Road	U	1.10	County
Silver Creek Lane	U	.05	County
Silver Creek Road	P	.18	County
Smallpiece Lane	U	.78	County
Smith Road	U	.69	County
Smyrna Road	U	2.20	County
South Old River Road	P	9.23	County
Southland Drive	U	1.25	County
St. Mary's Road	U	1.71	County
Stacy Road	U	1.90	County
Story Lane	U	.34	County
Swamp Road	U	2.50	County
Tara Drive	U	.37	County
Tarrytown Road	P	4.50	County
Taylor Springs Road	P	10.14	County
Thompson Pond Road	P	8.10	County
Thompson Road	U	1.60	County
Three Rivers Lane	U	.39	County
Timber Loch Drive	U	.41	County
Towns Bluff Lane	U	.40	County
Trotters Lane	U	.60	County
Twelve Oaks Drive	U	.37	County
Vance Road	U	2.31	County
Vista Court	P	.10	County
Walden Road	U	.35	County
Walker Road	U	1.45	County
Ware Road	U	1.33	County
Warnock Pond Road	P	1.72	County
Whitaker Lane	U	.31	County
Wickstrom	U	.26	County
Williamson Circle	U	.40	County
Wilson Road East	U	1.83	County
Windmill Lane	U	.30	County
Woodleaf Court	U	.10	County
Woods Road	U	2.3	County
Wooten Lane	U	.45	County
Youmans Road	U	.98	County

City of Ailey List of Roads

Name of Road	Paved/Unpaved	Mileage	Type of Road
Ailey-Lothair Road	P	.47	City
Bull Street	P	.09	City
BPC Drive	P	.13	City
Brewton Parker College	P	.09	City
Broad Street	P	1.45	City
Broughton Street	P	.85	City
Bull Street North	UP	.15	City
Charles Street	P	.14	City
Church Street	P	.97	City
College Street	P	1.69	City
Cumberland Street	P	.09	City
Dobbin Street	P	.41	City
East Whitehall Street	P	.08	City
Green Street	P	.20	City
Gum Street	P	.52	City
Hidden Hollow Road	UP	.05	City
John Hancock Road	P	.24	City
Juniper Street	P (1/2 of a Block UP)	.25	City
Lee Street	P	1.22	City
Lewis Street	P	.04	City
Liberty Street	P	.31	City
Limestone Street	P	.07	City
Mcgregor Street	P	.20	City
Montgomery Street	P	.21	City
North McBride Street	P	.24	City
North Pine Street	P	.23	City
Old Bethel Road	P	.29	City
Old Louisville Road	P	1.17	City
Palmerville Road	P	.11	City
Peachtree Street	P	.49	City
Randolph Street	P	.03	City
Reedy Creek Drive	P	.24	City
S Railroad Street	P	.69	City
Saw Mill Road/ M.L.K. Jr. Drive	P	1.47	City
State Route 227/Brond Street	P	.34	State
West Gum Street	P	.08	City
West Johnson Street	P	.09	City
Wall Street	P	.15	City
Washington Street	P	.07	City
Whitehall Street	P	.09	City

City of Alston List of Roads

Name of Road	Paved/Unpaved	Mileage	Type of Road
West Broad	P	1.0	City/State
Browning Road	U	.34	City
GA Hwy. 135 North	P	.83	State
Currie Drive	P	.3	City
Wilkes Circle	U	.34	City
Cedar Street	P (.68 is UP)	.23	City
Oak Street	P	.13	City
Church Street	P	.11	City
Cherry Street	U	.19	City
Pleasant Hill	U	.30	City
Doe Run	U	.25	City
Quail Lane	U	.25	City
GA Hwy. 135 South	P	1.00	State
Hart Road	U	.42	City
Gibbe Bridge Road	P	.83	City
East Broad	P	.72	City
Railroad Street	U	.45	City
Deese Street	P	1.00	City
Sharpe Street	P	.19	City
Lane Street	U	.11	City
Pine Street	U	.09	City

City of Higgston List of Roads

Name of Road	Paved/Unpaved	Mileage	Type of Road
James Street	P	1.0	State
Marshall Street	P	.2	City
Grady Street	P	.2	City
Pournel Street	P (1 Block U)	.4	City
Thompson Street	U	.4	City
Allmond Street	U	.4	City
Azalea Drive	P	.5	City
Henry Drive	U	.4	City
U.S. 280	P	.8	State
Hwy 292	P	.8	State
Conaway McDonald Road	P	.5	City
Joe Hilton Road	U	.4	City
Sawmill Road	P	.5	City
Old Dairy Road	P	.5	City
Terrel Road	U	.5	City
Oneal Lane	U	.5	City
Marion Road	U	.2	City
Broad Street	P	.2	City

City of Mount Vernon List of Roads

Name of Road	Paved/Unpaved	Mileage	Type of Road
1 st Street	Paved	0.1817	City
2 nd Avenue	Paved	0.1839	City
3 rd Street	Paved	0.1817	City
4 th Avenue	Paved	0.3420	City
Adams Street	Paved	0.1067	City
Adamson Circle	Unpaved	0.1932	City
East Avery Street	Paved	0.0798	City
Bernard Fountain Street	Paved	0.2739	City
Blueberry Street	P/U	0.1357	City
Bluebird Street	Paved	0.1324	City
West Bluff Street	Paved	0.2490	City
West Boyd Street	Paved	0.0730	City
Brenda Street	Unpaved	0.1093	City
West Broad Street	Paved	0.0891	City
East Broad Street	Paved	0.5307	City
Byrd Street	Paved	0.2631	City
Calhoun Street	Paved	0.2074	City
West Carver Street	Unpaved	0.7871	City
South Center Street	Paved	0.1901	City
East Church Street	Paved	1.1455	City
West Church Street	Paved	0.1408	City
Connell Street	Paved	0.3142	City
David & Eliza Fountain Circle	Paved	0.1104	City
Dobbins Street	Paved	0.2358	City
Maudell Street	Paved	0.0800	City
East Alston Road	Paved	0.2695	State
East Lester Robinson Drive	Paved	0.4871	City
Edwards Street	Paved	0.1182	City
Elizabeth Street	Paved	0.2030	City
Flora Street	Paved	0.0896	City
Folson Street	Paved	0.3102	City
South Fountain Street	Paved	0.2133	City
Fulton Street	Paved	0.4060	City
Gander Green Street	Paved	0.1587	City
Geiger Street	Unpaved	1.0438	City
Gillis Street	P/U	0.1393	City
Gladys Street	Paved		City
Hallmark Street	Paved	0.0968	City
Henry Lee Brown Street	Paved	0.1043	City
East Hicks Street	Paved	0.0359	City
West Hicks Street	Paved	0.0498	City
North Housing Street	Paved	0.0410	City
North Richardson Street	Paved	0.2030	City
Name of Road	Paved/Unpaved	Mileage	Type of Road

South Richardson Street	Paved	0.2030	City
North Jackson Street	Paved	0.1529	City
South Jackson Street	Paved	0.1426	City
Jefferson Street	Paved	0.1034	City
South Johnson Street	Paved	0.4971	City
Lane Street	Paved	0.0890	City
Larry Street	Paved	0.0477	City
Days Street	Paved	0.1089	City
Lewis Street	Paved	0.1114	City
Limestone Drive	Unpaved	0.1748	City
Limestone Street	Paved	0.2108	City
M L King Jr. Drive	Paved	0.8112	State/Federal
McBride Street	Paved	0.0114	City
Mceachin Street	Paved	0.0579	City
McGregor Street	Paved	0.0809	City
West McKinnon Street	Paved	0.8526	City
McLendon Street	Paved	0.1748	City
West McRae Drive	Paved	0.7421	City
Minnie Street	Paved	0.1986	City
Mockingbird Street	Paved	0.3074	City
West Morrison Street	Paved	0.8819	City
East Mount Vernon Street	Paved	0.1837	City
West Mount Vernon Street	Paved	0.1936	City
South Washington Street	Paved	0.0042	State
O'Conner Street	Paved	0.1028	City
Oconee Circle	Unpaved	0.7106	City
Old Ailey-Lothair Road	Paved	1.2470	City
Palmer Street	Paved	0.4843	City
Pearl Street	Paved	0.0863	City
Rabun Street	Paved	0.3083	City
North Railroad Avenue	Paved	1.7316	State/Federal
South Railroad Avenue	Paved	0.3466	State/Federal
Randolf Street	Paved	0.2490	City
South Robin Street	Paved	0.0751	City
West Robinson Drive	Paved	0.7231	City
Roller Street	Unpaved	0.2345	City
Rudd Street	Unpaved	0.1515	City
Sadie Street	Paved	0.1218	City
East Smith Street	Paved	0.3949	City
West Sutton Street	Paved	0.1555	City
Temple Street	Paved	0.2323	City
Thompson Street	Paved	0.1679	City
US Highway 280 East	Paved	0.9758	State/Federal
US Highway 280 West	Paved	1.3094	State/Federal
Name of Road	Paved/Unpaved	Mileage	Type of Road
Underwood Street	Paved	0.2837	City
West Broad Street	Paved	0.3737	City
West Elise Street	Paved	0.1656	City

Walker Street	Paved	0.3149	City
North Washington Street	Paved	0.8101	City
South Washington Street	Paved	0.8101	City
Willie Street	Paved	0.0589	City
Wooten Street	Paved	0.6243	City
Spring Lane	Unpaved	0.1	City
Ben Anderson Street	Paved	0.2	City
Connie Street	Paved	0.2	City
Fifth Avenue	Paved	0.4	City
Jones Street	Paved	0.2	City
Kayla Court	Unpaved	0.1	City
South Mason Street	Paved	0.44	State
North Twin Street	Paved	0.3	City
Faye D. Brewer Street	Paved	0.1	City
College Street	Paved	0.69	State/Federal

City of Tarrytown List of Roads

Name of Road	Paved/Unpaved	Mileage	Type of Road
First Street	U		City
Second Street	U		City
Third Street	P		City
Fourth Street	P		City
Fifth Street	P		City
Sixth Street	U		City
Florida Avenue	P		City
Georgia Avenue	P		City
Cooper Street	P		City
Railroad Avenue	P		City
Bear Creek Road	P		County
GA 15	P		City/State

City of Uvalda List of Roads

Name of Road	Paved/Unpaved	Mileage	Type of Road
Main Street	P	1.5	State
First Street	P	1.5	State/US
Myrtle Street	P (1 Block UP)	.65	City
Maple Street	P	.35	City
Knox Street	P	.45	City
Oak Street	U	.9	City
Pine Street	P	.2	City
Benuial Street	P	.82	City
Warren Street	P	.4	City
Ash Street	P	.35	City
Jones Street	P	.35	City
Morris Lane	U	.2	City
Railroad Street	P	.95	City
Broad Street	P (2 Block UP)	.25	City
Griffin Street	P	.12	City
Underwood Street	P	.3	City
Rawlings Way	P	.5	City
Brown Street	P	.2	City
Ottice Shipman Drive	P	.2	City
M.L.K. Drive	P	.2	City
Price Street	P	.4	City
Church Street	P	.1	City
Washington Street	P	.2	City
Geraldine Street	P	.1	City
Cindy Street	P	.25	City
Peggy Street	P	.2	City
Ava Street	P	.2	City
Youmans Road	U	.1	City

APPENDIX B

Implementation Strategy and Five Year Short-Term Work Programs

Reports of Accomplishments

Short-Term Work Programs

IMPLEMENTATION STRATEGY AND FIVE-YEAR SHORT-TERM WORK PROGRAMS

Introduction

As stated earlier, *The Joint Montgomery County Comprehensive Plan* is a local plan developed by the citizens and leaders of Montgomery County in the true spirit and intent of the Georgia Planning Act of 1989. It is a consensus of community needs and desires to make Montgomery County and its cities an even better place to live and work in the future. However, the best of plans are simply guides to action; it takes concerted actions by people to make plans reality. As part of the planning process mandated by the Georgia Planning Act of 1989 and its Minimum Planning Standards and Procedures, communities must include an “implementation strategy,” including a five-year short-term work program. It is appropriate to quote the purpose of the implementation strategy as specified in an earlier version of the Minimum Standards:

Purpose: The purpose of the implementation strategy is to ensure that the comprehensive plan developed by a community is used by the community leaders as a guide to make decisions affecting the community’s future. Too often in the past, comprehensive plans have been developed for communities but not used to help guide decisions. It is the intent of the planning act for plans to be developed so that they can be implemented and used in the local, regional, and state decision-making process. To be implemented, a local plan must have the support of the governing officials, of the local residents and of the local businesses and developers. Without resident and community involvement in the process, implementation will be difficult, at best. A community and its residents must feel ownership in its plan and the plan must contain appropriate goals for the community and address unique needs and aspirations.

Local Implementation Strategy Format

Montgomery County, the City of Ailey, the City of Alston, the City of Higgston, the City of Mount Vernon, the City of Tarrytown, and the City of Uvalda have chosen to combine and delineate overall implementation strategies with their statements of needs and goals in the text following each planning element. There is a “Goal, Objectives, and Implementation Policies/Actions” section at the end of each element and its discussion on inventory, assessment and needs. The “Objectives” will provide overall guidance for dealing with growth and development of Montgomery County and its municipalities over the next 20 years. More specific implementation activities to carry out the outlined goals are detailed in the “Implementation

Policies/Actions.” While the Implementation Strategy contains specific activities to address the needs and goal outlined for each element, statements outlining local government policy concerning the identified needs and goals are also included in order to set future policy parameters. The overriding strategies articulated by this plan are provision of facilities and services to prepare for and accommodate economic growth. At the same time, there is recognition that Montgomery County’s vast forests, agricultural base, and very unique natural and cultural resources deserve protection through education, promotion, proper planning, and specific land use regulations and ordinances. They offer much potential as a focal point for multi-faceted future economic development.

Since the local plan is a full update of the existing comprehensive plan prepared in 1995, it is necessary and required that a Report of Accomplishments for each local government’s existing Five-Year Short Term Work Program be prepared. This is a useful tool that allows a local government to evaluate its progress in implementing the goals, objectives, and actions identified in its local plan. It is also helpful to a local government in identifying current and future needs. The Report of Accomplishments lists for each element the projects that were included to accomplish the needs and goal for that particular element, and gives the status of each project listed. Many projects can be completed within the five-year allotted period, while others may be ongoing but not yet completed. Other projects may have had to be postponed or even dropped from the Five-Year Short-Term Work Program for various reasons, including, but certainly not limited to, a lack of available financial resources or a lack of community or political support. For each project listed, the status of that project is given along with a clarifying comment or explanation. Where such projects were either postponed or dropped, an explanation is given as to why the local government(s) involved was not able to initiate or complete the project. Finally, some projects and activities may be of such a nature that it may take more than five years to successfully complete. Where this is the case, these projects are carried over into the next Five-Year Short-Term Work Program to be completed during that time period.

The following Five-Year Short-Term Work Programs provide a detailed listing of the specific programs and projects which each local government needs to carry out, or at least initiate, in the first five years of the planning period of the new plan. Activities and projects resulting from the planning process were prioritized by the Montgomery County Local Plan Coordination Committee and the local governing bodies. These activities and projects are listed for each local government for each of the five years, 2006 through 2010. Under each local government’s Five-Year Short-Term Work Program, activities and projects are grouped by the six planning areas (economic development, natural and cultural resources, community facilities and services, housing, land use, and intergovernmental coordination).

Each activity or project is prioritized according to the year chosen by the local planning process as appropriate for initiation of action. A project often will take more than one year to accomplish. Some projects may apply to more than one planning area. Where this is the case, the applicable project will be listed once with the other applicable element(s) being included. Similarly a project, or more likely a program or activity, may be listed under every local government's work program, even if the role of the smaller governments is limited. This was often done on issues of countywide importance where the support and involvement of everyone in the county is needed.

These Short-Term Work Programs need to be incorporated into the decision-making and budgeting processes of the local governments of Montgomery County. These guides to action should be used by the local governments and by other interested parties, such as the Montgomery County Chamber of Commerce and the Montgomery County Development Authority, as benchmarks for progress in improving Montgomery County. It would be best that as each year comes to an end, an evaluation of progress be made, any necessary changes accommodated, and a new five-year work program be established. Local governments should not wait until the end of the five years to prepare the mandated new Short-Term Work Program. The plan is and can be a community tool for improvement, not just a mandated exercise, if it is used and kept current. This requires a commitment of involved action by all concerned.

Comprehensive Plan Reports of Accomplishments

Montgomery County

City of Ailey

City of Alston

City of Higgston

City of Mount Vernon

City of Tarrytown

City of Uvalda

MONTGOMERY COUNTY
Comprehensive Plan Short Term Work Program
Report of Accomplishments

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
ED	2005	Construct a day care facility in Mount Vernon	Y	2003						A day care facility was constructed in Mount Vernon in 2003.
ED	2002	Pursue development of a new industrial park and provide the necessary infrastructure (such as water, sewer, and rail access)	N		N			Y	2009	A new industrial park was located along U.S. 280 in Ailey. Land has been cleared, but the extension of water and sewer lines has been postponed until such time as possible tenants show interest in locating within the park. It is hoped that such an interest can be developed and a specific tenant can be obtained for water and sewer extensions to take place by 2009.
ED, CF	2002	Pursue the construction of a Regional Convention Center in conjunction with Brewton-Parker College	Y	2003						Accomplished in 2003 with the construction of Brewton-Parker College's Student Activities Center.
ED, CF	2001	Support the improvement of education in the county through participation in the Certified Literate Community Program and Southeastern Technical Institute's Literacy Center	N		Y	2008				Montgomery County has been participating with Tattall and Toombs counties since 2002 in the pursuit of Certified Literate Community status for all three counties, and it is expected that this status will be achieved by 2008.

MONTGOMERY COUNTY
Comprehensive Plan Short Term Work Program
Report of Accomplishments

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
NR	2001	Develop and adopt the Georgia Department of Natural Resources rules on environmental protection for groundwater and wetlands in the county	Y	2001						Each of the local governments in Montgomery County adopted a model ordinance in 2001 that was based on the DNR's Part V Minimum Environmental Planning Criteria concerning groundwater recharge areas, wetlands, and protected river corridors.
NR	2001	Follow-up with the Flood Plain Ordinance & its implementation	Y	2002						Accomplished in 2002.
NR	2001	Survey sites for eligibility as National/State Historic Properties	N		N			N	Y	This activity was dropped due to a lack of adequate interest at the present time.
NR	2001	Develop, adopt and implement an ordinance for the protection of the Oconee-Altamaha River Corridors in the county	Y	2001						Each of the local governments in Montgomery County adopted a model ordinance in 2001 that was based on the DNR's Part V Minimum Environmental Planning Criteria that included provisions for protected river corridors.
NR	2002	Consider the adoption and the implementation of the Timber Harvesting Ordinance	N		N			N	Y	Dropped due to a lack of interest at the present time.

MONTGOMERY COUNTY
Comprehensive Plan Short Term Work Program
Report of Accomplishments

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
NR	2001	Promote the preservation of the natural and historical resources of the county for tourism and as a liveable residential community, especially for retirees	N		N		N		Y	This activity will be continued on an ongoing basis but will be dropped due to its present wording as a policy statement rather than a specific activity. It will be addressed in the future through the Goals and Objectives of the Comprehensive Plan.
NR	2001	Survey and nominate places in the county for inclusion in the National Register of Historic Places	N		N		N		Y	This activity was dropped due to a lack of adequate interest at the present time.
CF	2001	Support DOT in making U.S. 280 and SR 29 four-laned	N		Y	Beyond 2009				Both U.S. 280 and SR 29 through Montgomery County are included in the Governor's Road Improvement Program (GRIP). However, it is likely that the widening of both routes through the county will not be completed until some time beyond 2009 due to funding issues and DOT preparation and construction timelines. This activity will be reworded in the new STWP to reflect a more specific activity rather than a general policy statement.

MONTGOMERY COUNTY
Comprehensive Plan Short Term Work Program
Report of Accomplishments

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments	
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N		
CF	2001	Upgrade recreation programs and facilities	N		N			N		Y	This activity was dropped as the County no longer is a provider of recreation service countywide. Recreation is now provided countywide through the City of Mount Vernon. This is also addressed in the countywide Service Delivery Strategy.
CF	2002	Seek to acquire voting machines for the county	Y	2003							New voting machines were acquired in 2003.
CF	2001	Continue to upgrade road equipment as needed	N		Y	Ongoing					This activity will be continued on an as needed basis. In recent years, the County has purchased a backhoe, grader, front end loader, and dumpsters.
CF	2001	Pave existing county roads	N		Y	Ongoing					This activity will be continued on an as needed basis. The County is currently undertaking efforts to pave Green-Thigpen Road and Dead River Road.

MONTGOMERY COUNTY
Comprehensive Plan Short Term Work Program
Report of Accomplishments

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
HO	2005	Develop county-wide housing and building codes	N		N		Y	2008		Although the County is currently pursuing the establishment of mobile home and subdivision ordinances countywide, the development of countywide housing and building codes has been postponed until 2008 so that the necessary public and political interest and support can be obtained.
HO	2005	Support the improvement and expansion of public housing within and outside the cities of the county	N		N		N		Y	While the County will continue to support the improvement of public housing on an ongoing basis, it is being dropped from the County's STWP due to its wording as a policy statement and its handling through the cities of Mount Vernon and Uvalda rather than the County.

MONTGOMERY COUNTY
Comprehensive Plan Short Term Work Program
Report of Accomplishments

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
LU	2005	Adopt development permit regulations	N		N		Y	2006		The County is currently pursuing the establishment of mobile home and subdivision ordinances countywide, and the establishment of countywide development permit regulations has been postponed until 2006 pending the development of mobile home and subdivision ordinances countywide.
LU	2001	Consider and develop land use measures based on the Georgia DNR on River Corridor protection to protect adverse developments along the Oconee and Altamaha river corridors	N		N		N		Y	This item will be continued on an ongoing basis but will be dropped due to its present wording as a policy statement rather than a specific activity. It will be addressed in the future through the Goals and Objectives of the Comprehensive Plan.

CITY OF AILEY
Comprehensive Plan Short Term Work Program
Report of Accomplishments

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments	
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N		
ED	2001	Extend water and sewer to Highway 292 industrial corridor	N		N			Y	2009		A new industrial park was located along U.S. 280. Land has been cleared, but the extension of water and sewer lines has been postponed until such time as possible tenants show interest in locating within the park. It is hoped that such an interest can be developed and a specific tenant can be obtained for water and sewer extensions to take place by 2009.
ED	2001	Revitalize the business district with downtown business group	Y	2001							Accomplished in 2001.
NR	2001	Promote the preservation of the natural and historical resources of the city for tourism and recreation	N		N			N		Y	This item will be continued on an ongoing basis but will be dropped due to its present wording as a policy statement rather than a specific activity. It will be addressed in the future through the Goals and Objectives of the Comprehensive Plan.

CITY OF AILEY
Comprehensive Plan Short Term Work Program
Report of Accomplishments

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
NR	2001	Develop and adopt the Georgia Department of Natural Resources rules on environmental protection for groundwater recharge areas and wetlands county-wide	Y	2001						Each of the local governments in Montgomery County adopted a model ordinance in 2001 that was based on the DNR's Part V Minimum Environmental Planning Criteria concerning groundwater recharge areas, wetlands, and protected river corridors.
CF	2001	Continue to pave unpaved city streets with the goal of one (1) new paved mile a year	N		Y	Ongoing				This activity will be continued on an ongoing basis.
CF	2001	Continue resurfacing city streets through the LARP program	N		Y	Ongoing				The City continues to resurface its streets on an ongoing basis as needed and as sufficient LARP funding is available. The City currently seeks to have one street resurfaced per year.

CITY OF AILEY
Comprehensive Plan Short Term Work Program
Report of Accomplishments

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
CF	2003	Make repairs to the four pumping stations at the city's water and wastewater treatment plants	N		N		Y	2006		This activity has been postponed due to the lack of sufficient funding. The City is currently pursuing the option of utilizing General Obligation bonds to fund the needed repairs, and hopes to have the necessary funding in place to begin making the repairs by 2006.
CF	2004	Conduct maintenance repairs on the city's main sewer lines	Y	2004						Accomplished in 2004.
CF	2001	Remodel the Rosenwald School for use as a community center	N		Y	2006				Efforts have been ongoing to remodel the former Rosenwald School. Additional improvements still to be made include the installation of a heating/air conditioning system and a new kitchen. It is expected that renovation efforts will be completed by 2006.
LU	2001	Work with the county and the cities in developing and implementing county-wide land use measures based on the Georgia DNR on wetlands, watersheds, floodplains and other natural resources	N		N		N		Y	This item will be continued on an ongoing basis but will be dropped due to its present wording as a policy statement rather than a specific activity. It will be addressed in the future through the Goals and Objectives of the Comprehensive Plan.

CITY OF ALSTON
Comprehensive Plan Short Term Work Program
Report of Accomplishments

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments	
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N		
ED	2001	Support the revitalization of downtown	N		N			N		Y	Dropped due to its wording as a policy statement rather than a specific activity and a lack of sufficient interest from downtown property owners at the present time.
ED	2005	Encourage the development of a nursing home as an economic development in the city	N		N			N		Y	Dropped as a local action due to its handling by the private sector. This item will be continued through the informal efforts of the Montgomery County Chamber of Commerce and local officials.
ED	2001	Beautify the city's business district with local businesses and community groups – tree/plant/flower planting within the downtown, especially within the Alston Railroad Park	N		N			N		Y	Landscaping improvements within the downtown area, particularly the Alston Railroad Park, are continuously undertaken, and these efforts will continue on an ongoing basis. However, this item is being dropped due to its present wording as a policy statement rather than a specific activity. It will be addressed in the future through the Goals and Objectives of the Comprehensive Plan.

CITY OF ALSTON
Comprehensive Plan Short Term Work Program
Report of Accomplishments

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
NR	2001	Develop and adopt the Georgia Department of Natural Resources rules on environmental protection for groundwater and wetlands county-wide	Y	2001						Each of the local governments in Montgomery County adopted a model ordinance in 2001 that was based on the DNR's Part V Minimum Environmental Planning Criteria concerning groundwater recharge areas, wetlands, and protected river corridors.
NR	2001	Support Montgomery County Historical Society in the rehabilitation of historic resources in the city	N		N			N		The City continues to support the Historical Society's efforts to preserve and/or rehabilitate historic structures in the city on a continuous basis. However, this item is being dropped due to its present wording as a policy statement rather than a specific activity. It will be addressed in the future through the Goals and Objectives of the Comprehensive Plan.
NR	2001	Promote the preservation of the natural and historical resources of the city for tourism and recreation, including the Alston Railroad Park – the "Old Caboose"	N		N			N		This item will be continued on an ongoing basis. However, it is being dropped due to its present wording as a policy statement rather than a specific activity. It will be addressed in the future through the Goals and Objectives of the Comprehensive Plan.

CITY OF ALSTON
Comprehensive Plan Short Term Work Program
Report of Accomplishments

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
CF	2002	Establish a cultural festival committee to study the feasibility of citywide annual cultural and art festival to boost tourism in the city	Y	2004						Discussions concerning the feasibility of establishing a citywide annual festival were held in 2004.
CF	2002	Organize a citywide cultural festival, if feasible	N		N			Y	2009	Although there have been discussions concerning the establishment of a local festival, this activity has been postponed due to the lack of a suitable venue in the city to host such an event. The City is currently pursuing the rehabilitation of its former school for future use as a community center. Once this is accomplished, it would then be more feasible to establish a citywide festival. It is hoped that efforts to renovate the former school and the establishment of a festival could be take place by 2009.
CF	2001	Replace the existing city water mains of less than 6” with 6” mains throughout the city and extend water lines to all parts of the city	N		Y	2007				The City applied for CDBG funds in 2004 but was denied funding. The City has reapplied in 2005, and it is expected that new water lines could be in place throughout the city by 2007 pending the approval of sufficient funding.

CITY OF ALSTON
Comprehensive Plan Short Term Work Program
Report of Accomplishments

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
CF	2001	Install a 100,000 gallon or more elevated water storage tank to replace the existing groundlevel water storage system	N		N		Y	2006		Postponed until 2006 due to the lack of adequate funding. The City applied for CDBG funds in 2004 to replace its water lines but was denied funding. The City reapplied in 2005, and the installation of new water lines must take place prior to installing an elevated water storage tank.
CF	2005	Install a new water pump and well	N		N		Y	2006		Postponed until 2006 due to the lack of adequate funding. The City applied for CDBG funds in 2004 to replace its water lines but was denied funding. The City reapplied in 2005, and the installation of new water lines must take place prior to installing a new pump and well.
CF	2001	Install fire hydrants to all parts of the city	N		N		Y	2006		The CDBG that the city has applied for includes the installation of approximately 20-25 new fire hydrants. This item has been postponed until 2006 pending the acquisition of sufficient funding.

CITY OF ALSTON
Comprehensive Plan Short Term Work Program
Report of Accomplishments

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
CF	2005	Install a sewerage system in the city	N		N		Y	2009		A study concerning a sewerage system was conducted in 2002. However, this action has been postponed until 2009 pending the ongoing pursuit of improvements to the city's water system.
CF	2001	Improve existing city park or construct a new park for active recreation such as basketball courts, tennis courts, softball fields, etc.	N		Y	Ongoing				The City has a recreation park at the site of its former school and continues to make improvements on an ongoing basis as need arises.
CF	2005	Consider establishing a full-time police department with a certified police officer	N		N		N		Y	The establishment of a full-time police department has been dropped at this time due to a current lack of feasibility and a determination that the county's law enforcement service provided to the city is effective enough at this time.
CF	2001	Consider building a new city hall complex	Y	2002						A new city hall complex was constructed in 2002.
CF	2001	Continue resurfacing existing streets	N		Y	Ongoing				The City continues to resurface its streets on an ongoing basis as needed and as such LARP funding is available. Two streets are currently on the list to be resurfaced, and two more have been resurfaced within the last year.

CITY OF ALSTON
Comprehensive Plan Short Term Work Program
Report of Accomplishments

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
CF	2001	Pave unpaved city streets	N		Y	Ongoing				The City continues to pave unpaved streets on an ongoing basis as sufficient funds are available. One street has been paved the last year.
CF	2001	Continue to upgrade the city's Fire Department as needed	N		Y	Ongoing				The City has applied for a new firefig vehicle through the Department of Homeland Security's Assistance to Firefighters Grant Program to lower the City's ISO rating from a Seven to a Five. This activity will continue on an as needed basis.
HO	2005	Apply for housing rehabilitation grants for the elimination of sub-standard housing in the city	N		Y	Ongoing				This activity will be continued on an as needed basis.
HO	2005	Support the development of a retirement community/subdivision in the city	N		N		N		Y	This activity has been dropped due to lack of feasibility and interest at the present time.

CITY OF ALSTON
Comprehensive Plan Short Term Work Program
Report of Accomplishments

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
LU	2001	Continue to monitor land developments in the city for efficient utilization of land in the city	N		N		N		Y	This item will be continued on an ongoing basis but will be dropped due to its present wording as a policy statement rather than a specific activity. It will be addressed in the future through the Goals and Objectives of the Comprehensive Plan.
LU	2001	Work with the county and the cities in developing and implementing county-wide land use measures based on the Georgia DNR on wetlands, watersheds, floodplains and other natural resources	N		N		N		Y	This item will be continued on an ongoing basis but will be dropped due to its present wording as a policy statement rather than a specific activity. It will be addressed in the future through the Goals and Objectives of the Comprehensive Plan.

CITY OF HIGGSTON
Comprehensive Plan Short Term Work Program
Report of Accomplishments

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments	
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N		
ED	2001	Work for the recruitment of industries in the city	N		N			N		Y	The recruitment of industries will be continued on an ongoing basis, particularly as it pertains to the small business industrial park located near the City. However, this item is being dropped due to its present wording as a policy statement rather than a specific activity. It will be addressed in the future through the Goals and Objectives of the Comprehensive Plan.
NR	2001	Develop and adopt the Georgia Department of Natural Resources rules on environmental protection for groundwater and wetlands in the county	Y	2001							Each of the local governments in Montgomery County adopted a model ordinance in 2001 that was based on the DNR's Part V Minimum Environmental Planning Criteria concerning groundwater recharge areas, wetlands, and protected river corridors.
NR	2001	Promote the beautification of the city through the planting of various trees and flowers	N		N			N		Y	This item will be continued on an ongoing basis. However, it is being dropped due to its present wording as a policy statement rather than a specific activity. It will be addressed in the future through the Goals and Objectives of the Comprehensive Plan.

CITY OF HIGGSTON
Comprehensive Plan Short Term Work Program
Report of Accomplishments

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
CF	2002	Study the feasibility of providing public water and sewerage systems in the city	N		N		Y	2010		Postponed until 2010 due to the lack of sufficient public support at the present time.
CF	2005	Provide public water system in the city, if feasible	N		N		Y	2010		Postponed until 2010 due to the lack of sufficient public support at the present time.
CF	2005	Provide public sewerage system in the city, if feasible	N		N		Y	2010		Postponed until 2010 due to the lack of sufficient public support at the present time.
CF	2002	Study the feasibility of purchasing land for a community house	N		N		Y	2010		Postponed until 2010 pending the acquisition of adequate funding and the construction of a new fire station.
CF	2004	If feasible, purchase land for a community house	N		N		Y	2010		Postponed until 2010 pending the acquisition of adequate funding and the construction of a new fire station.
CF	2001	Purchase equipment for the recreation park (Ex: playground equipment, pavilion, tables)	Y	2001						Accomplished in 2001.
CF	2001	Purchase Christmas decorations	Y	2001						Accomplished in 2001.

CITY OF HIGGSTON
Comprehensive Plan Short Term Work Program
Report of Accomplishments

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
CF	2005	Continue to upgrade the city's Fire Department as needed	N		Y	Ongoing				This activity will be continued on an as needed basis. Two fire trucks were purchased in recent years.
CF	2002	Purchase land adjacent to the City Hall	Y	2002						Accomplished in 2002.
CF	2005	Pave unpaved roads and city streets	N		N		Y	2006		Postponed until 2006 due to the lack of adequate funding in recent years.
LU	2005	Develop subdivision regulations for the city if found desirable	Y	2003						Accomplished in 2003.
LU	2001	Work with the county and the cities in developing and implementing county-wide land use measures based on the Georgia DNR on wetlands, watersheds, floodplains and other natural resources	N		N		N		Y	This item will be continued on an ongoing basis but will be dropped due to its present wording as a policy statement rather than a specific activity. It will be addressed in the future through the Goals and Objectives of the Comprehensive Plan.

CITY OF MOUNT VERNON
Comprehensive Plan Short Term Work Program
Report of Accomplishments

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
ED	2001	Support the Montgomery County Chamber of Commerce and the Montgomery County Development Authority in working to retain old businesses and industries and in the recruitment of manufacturing industries to the county	N		N		N		Y	The City of Mount Vernon's support of the Chamber's and Development Authority's efforts will be continued on an ongoing basis. However, this item will be dropped due to its present wording as a policy statement rather than a specific activity. It will be addressed in the future through the Goals and Objectives of the Comprehensive Plan.
ED	2001	Support the revitalization and rehabilitation of downtown with local merchants	N		N		N		Y	Support will continue on an ongoing basis, but this item will be dropped due to its present wording as a policy statement rather than a specific activity. It will be addressed in the future through the Goals and Objectives of the Comprehensive Plan.
NR	2001	Develop and adopt the Georgia Department of Natural Resources rules on environmental protection for groundwater and wetlands county-wide	Y	2001						Each of the local governments in Montgomery County adopted a model ordinance in 2001 that was based on the DNR's Part V Minimum Environmental Planning Criteria concerning groundwater recharge areas, wetlands, and protected river corridors.

CITY OF MOUNT VERNON
Comprehensive Plan Short Term Work Program
Report of Accomplishments

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
NR	2001	Support the Montgomery County Historical Society in identifying and rehabilitating properties that may be eligible for National (or State) Register	N		N		N		Y	This item will be continued on an ongoing basis. However, it is being dropped due to its present wording as a policy statement rather than a specific activity. It will be addressed in the future through the Goals and Objectives of the Comprehensive Plan.
NR	2001	Identify and protect natural and historic properties located in the city	N		N		N		Y	This item will be continued on an ongoing basis but will be dropped due to its present wording as a policy statement rather than a specific activity. It will be addressed in the future through the Goals and Objectives of the Comprehensive Plan.
NR	2001	Promote the beautification of the city by encouraging the preservation of the natural and historical resources of the city for tourism and recreation	N		N		N		Y	This activity will be continued on an ongoing basis but will be dropped due to its present wording as a policy statement rather than a specific activity. It will be addressed in the future through the Goals and Objectives of the Comprehensive Plan.

**CITY OF MOUNT VERNON
Comprehensive Plan Short Term Work Program
Report of Accomplishments**

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments	
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N		
CF	2001	Extend water lines to all parts of the city	Y	2005						A new 300,000 gallon water tank was constructed on the north side of the city in 2005. Water lines were also upgraded and looped for better flows and pressures.	
CF	2001	Continue to utilize prison labor force from the MCI for the maintenance of public facilities in the city	N		N			N		Y	The City has a contract with the Montgomery State Prison for a full-time prison detail to provide work on streets, roads, etc. This item will continue on an ongoing basis as state funding remains available but will be dropped due to its present wording as a policy statement rather than a specific activity. It will be addressed in the future through the Goals and Objectives of the Comprehensive Plan.

CITY OF MOUNT VERNON
Comprehensive Plan Short Term Work Program
Report of Accomplishments

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
CF	2001	Purchase miscellaneous fire protection equipment	N		N		Y	2006		The purchase of fire protection equipment has been postponed due to a lack of sufficient funding. The City has applied for Assistance to Firefighter Grant funding through the Department of Homeland Security for 10 sets of complete turnout gear and two additional self-contained breathing apparatus. It is expected that the purchase of these items will take place by 2006 pending adequate funding.
CF	2001	Install a new 250,000 gallon elevated water storage tank	Y	2005						A new 300,000 gallon water tank was constructed on the north side of the city in 2005.
CF	2001	Upgrade the wastewater treatment plant	Y	2005						Upgrades to the wastewater treatment plant were completed in 2005.
CF	2001	Extend sewer lines to all parts of the city	N		Y	2008				Efforts to extend new sewer lines to provide service to all parts of the city are ongoing and are expected to be completed by 2008.

CITY OF MOUNT VERNON
Comprehensive Plan Short Term Work Program
Report of Accomplishments

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
CF	2001	Encourage the county to continue providing adequate transportation and services with UMTA Section 18 transportation service for the city and county senior citizens	N		N		N		Y	This activity will be continued on an ongoing basis. However, it is being dropped from the new STWP because it is a policy statement rather than a specific activity. This item will be addressed in the new Comprehensive Plan as part of the Goals and Objectives.
CF	2001	Continue resurfacing city streets through the LARP program	N		Y	Ongoing				The City continues to resurface its streets on an ongoing basis as sufficient LARP funding is available. The City has resurfaced four streets within the past five years.
CF	2001	Provide for streetscape improvements by installing new sidewalks on city streets and pave the walking trail in the city	N		Y	2007				The paving of the walking track at the city's new recreation park has been completed. The City has applied for TE funding to install new sidewalks and make other streetscape improvements. It is expected that this project can be completed by 2007 as sufficient funds are available.
CF	2003	Purchase a new sanitation truck	Y	2001						A new sanitation truck was purchased in 2001.

CITY OF MOUNT VERNON
Comprehensive Plan Short Term Work Program
Report of Accomplishments

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
CF	2002	Remodel City Hall	Y	2003						The remodeling of City Hall was completed in 2003.
CF	2005	Place water and sewer lines in the new industrial park	N		Y	2008				Water lines have been extended to the city's industrial park, and the City is in the process of pursuing the extension of sewer. It is expected that this will be completed by 2008.
CF	2001	Continue to support the upgrade of recreation facilities and programs in the city and county	Y	2005						A new recreation park has been completed that includes baseball/softball fields, a tennis court, playground, walking track and restrooms. Landscaping of the park includes new trees and plants.
HO	2001	Encourage private developers to develop subdivisions for single-and multi-family housing units in the city	N		N			N	Y	This activity will continue on an ongoing basis, and the McLendon Subdivision was completed in 2005. However, this item will be dropped from the new STWP because it is a policy statement rather than a specific activity. It will be addressed in the new Comprehensive Plan as part of the Goals and Objectives.

CITY OF MOUNT VERNON
Comprehensive Plan Short Term Work Program
Report of Accomplishments

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
HO	2001	Support the improvement and expansion of public housing in the city	N		N		N		Y	This activity will continue on an ongoing basis. However, this item will be dropped from the new STWP because it is a policy statement rather than a specific activity. It will be addressed in the new Comprehensive Plan as part of the Goals and Objectives.
LU	2001	Work with the county and the cities in developing and implementing county-wide land use measures based on the Georgia DNR on wetlands, watersheds, floodplains and other natural resources	N		Y	Ongoing				This activity will be continued on an ongoing basis but will be reworded in the new STWP to include more specific activities as opposed to a general policy statement.

**CITY OF TARRYTOWN
Comprehensive Plan Short Term Work Program
Report of Accomplishments**

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
ED	2001	Support the Montgomery County Chamber of Commerce and the Montgomery County Development Authority in working to retain old businesses and industries and in the recruitment of manufacturing industries to the county	N		N		N		Y	This item will be continued on an ongoing basis but will be dropped due to its present wording as a policy statement rather than a specific activity. It will be addressed in the future through the Goals and Objectives of the Comprehensive Plan.
NR	2001	Develop and adopt the Georgia Department of Natural Resources rules on environmental protection for groundwater and wetlands county-wide	Y	2001						Each of the local governments in Montgomery County adopted a model ordinance in 2001 that was based on the DNR's Part V Minimum Environmental Planning Criteria concerning groundwater recharge areas, wetlands, and protected river corridors.
NR	2001	Support the Montgomery County Historical Society in identifying and rehabilitating properties that may be eligible for National (or State) Register	N		N		N		Y	This item will be continued on an ongoing basis but will be dropped due to its present wording as a policy statement rather than a specific activity. It will be addressed in the future through the Goals and Objectives of the Comprehensive Plan.

CITY OF TARRYTOWN
Comprehensive Plan Short Term Work Program
Report of Accomplishments

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
NR	2001	Promote the beautification of the city by encouraging the preservation of the natural and historical resources of the city for tourism and recreation	N		N		N		Y	This item will be continued on an ongoing basis but will be dropped due to its present wording as a policy statement rather than a specific activity. It will be addressed in the future through the Goals and Objectives of the Comprehensive Plan.
CF	2001	Develop a ball park and picnic areas at the newly acquired city recreation site	Y	2001 (picnic area)					Y (ball park)	A picnic area was developed in 2001. The construction of a ball park has been dropped at this time due to a lack of adequate funding and interest.
CF	2001	Complete/rehabilitate Tarrytown City Hall	N		N		Y	2009		Postponed until 2009 due to a lack of sufficient funding and the City's decision to pursue the construction of a new city hall facility.
CF	2001	Encourage the county to continue providing adequate transportation and services with UMTA Section 18 transportation service for the city and county senior citizens	N		N		N		Y	This item will be continued on an ongoing basis. However, it is being dropped from the new STWP because it is a policy statement rather than a specific activity. This item will be addressed in the new Comprehensive Plan as part of the Goals and Objectives.

**CITY OF TARRYTOWN
Comprehensive Plan Short Term Work Program
Report of Accomplishments**

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments	
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N		
CF	2001	Continue resurfacing city streets through the LARP program	N		Y	Ongoing				This activity will be continued on an ongoing basis.	
CF	2001	Pursue the construction of a senior citizens center in the city	N		N			Y	2010	Postponed until 2010 due to a lack of adequate funding and interest at the present time.	
HO	2001	Solicit for the construction of low to moderate income public housing	N		N			N		Y	Dropped due to a lack of sufficient interest at the present time.
LU	2001	Work with the county and the cities in developing and implementing county-wide land use measures based on the Georgia DNR on wetlands, watersheds, floodplains and other natural resources	N		N			N		Y	This item will be continued on an ongoing basis but will be dropped due to its present wording as a policy statement rather than a specific activity. It will be addressed in the future through the Goals and Objectives of the Comprehensive Plan.

CITY OF UVALDA
Comprehensive Plan Short Term Work Program
Report of Accomplishments

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments	
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N		
ED	2002	Extend water and sewer to the industrial park	N		N			N		Y	Although the City is in the process of extending water and sewer lines in another part of the City, this item is being dropped due to the non-existence of an industrial park in Uvalda. There are no plans to develop an industrial park in the city at this time.
ED	2005	Locate a technical/vocational school/adult education facility in conjunction with the industrial park	N		N			N		Y	Dropped due to a lack of feasibility at the present time.
ED	2001	Seek ways to promote the city's Old Time Farm Festival as a means of attracting tourists and other visitors to the city	N		Y	Ongoing					This item will be continued on an ongoing basis, but it will be reworded in the new STWP to be a more specific activity as opposed to its current wording as a policy statement.
NR	2001	Develop and adopt the Georgia Department of Natural Resources rules on environmental protection for groundwater and wetlands county-wide	Y	2001							Each of the local governments in Montgomery County adopted a model ordinance in 2001 that was based on the DNR's Part V Minimum Environmental Planning Criteria concerning groundwater recharge areas, wetlands, and protected river corridors.

CITY OF UVALDA
Comprehensive Plan Short Term Work Program
Report of Accomplishments

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments	
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N		
NR	2001	Develop, adopt and implement an ordinance on flood plains and wetlands	Y	2001						Accomplished in 2001.	
NR	2001	Support the efforts of Montgomery County Historical Society to preserve historic properties of the city and the county	N		N			N		Y	Although the City will continue to support the efforts of the Historical Society on an ongoing basis, this item is being dropped from the new STWP due to its wording as a policy statement rather than a specific activity. It will be addressed in the future as part of the Goals and Objectives of the Comprehensive Plan.
NR	2001	Support the preservation of the natural and historical resources of the city and the county for tourism and recreation	N		N			N		Y	Although this item will be continued on an ongoing basis, it is being dropped from the new STWP due to its wording as a policy statement rather than a specific activity. It will be addressed in the future as part of the Goals and Objectives of the Comprehensive Plan.

CITY OF UVALDA
Comprehensive Plan Short Term Work Program
Report of Accomplishments

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
CF	2001	Maximize the city human resources by utilizing prison labor force from the MCI for the maintenance of public facilities in the city	N		N		N		Y	Although this item will be continued on an ongoing basis, it is being dropped from the new STWP due to its wording as a policy statement rather than a specific activity. It will be addressed in the future as part of the Goals and Objectives of the Comprehensive Plan.
CF	2003	Repair or replace old water lines to reduce water line problems using 6" PVC water main	N		N		Y	2006		Postponed until 2006 due to the lack of adequate and available funding. The City is currently pursuing CDBG funding to complete needed upgrades to the water system, and this activity will be listed in the new STWP.
CF	2001	Grade and pave all the unpaved city streets	N		Y	Ongoing				This activity will be continued on an as needed basis.
CF	2001	Resurface city streets through the LARP program	N		Y	Ongoing				This activity will be continued on an ongoing basis.

CITY OF UVALDA
Comprehensive Plan Short Term Work Program
Report of Accomplishments

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
CF	2003	Provide for streetscape improvements by installing new sidewalks and constructing a walking track in the city	N		N		Y	2006		Postponed until 2006 due to a lack of adequate and available funding at the present time. The installing of new sidewalks and the construction of a walking track will be listed separately in the new STWP.
CF	2005	Upgrade recreation facilities and build a pavilion	N		Y	Ongoing (upgrade facilities)	Y	2008 (build pavilion)		The upgrading of recreation facilities will be continued on an as needed basis. The construction of a pavilion has been postponed until 2008 due to a lack of available funding and other priorities at the present time.
CF	2005	Pursue construction of a ball field in the city	N		N		N		Y	The construction of an additional ball field has been dropped due to a lack of need at the present time.
CF	2002	Purchase equipment for the city (Ex: garbage truck, tractor, backhoe)	Y	2005						The City purchased a backhoe in 2002, a tractor in 2003, and a garbage truck in 2005.
CF	2005	Purchase Christmas decorations	Y	2005						Accomplished in 2005.
CF	2005	Remodel City Hall	Y	2005						

CITY OF UVALDA
Comprehensive Plan Short Term Work Program
Report of Accomplishments

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments	
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N		
HO	2001	Apply for housing rehabilitation grants for the elimination of sub-standard housing in the city	N		Y	Ongoing				This item will be continued on an as needed basis through the Mount Vernon Housing Authority, which also serves the City of Uvalda.	
HO	2001	Seek private developers to develop a subdivision for single-and multi-family housing units in the city	N		N			N		Y	This item is being dropped due to its handling by the private sector. No local action is involved.
HO	2001	Support the improvement and expansion of public housing in the city	N		N			N		Y	Although this item will be continued on an ongoing basis, it is being dropped from the new STWP due to its wording as a policy statement rather than a specific activity. It will be addressed in the future as part of the Goals and Objectives of the Comprehensive Plan.
LU	2005	Monitor land developments in the city for efficient utilization of land in the city by employing a Building/Zoning Inspector	Y	2005							Accomplished in 2005 through the hiring of a building inspector.

CITY OF UVALDA
Comprehensive Plan Short Term Work Program
Report of Accomplishments

			Accomplished		Underway		Postponed		Dropped	
Element	Initiation Year	Description	Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	Status/Comments
LU	2002	Develop, adopt and implement a zoning ordinance for the city	Y	2005						A zoning ordinance was developed and adopted in 2005.
LU	2001	Work with the county and the cities in developing and implementing county-wide land use measures based on the Georgia DNR on wetlands, watersheds, floodplains and other natural resources	N		N		N		Y	This item will be continued on an ongoing basis, but will be dropped due to its present wording as a policy statement rather than a specific activity. It will be addressed in the future through the Goals and Objectives of the Comprehensive Plan.
LU	2005	Develop, adopt and implement subdivision regulations for the city	N		N		Y	2006		Postponed until 2006 due to a previous lack of sufficient interest and support.

**Comprehensive Plan Short Term
Work Programs**

Montgomery County

City of Ailey

City of Alston

City of Higgston

City of Mount Vernon

City of Tarrytown

City of Uvalda

**MONTGOMERY COUNTY COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source		
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		Local	State	Federal
ED	Continue funding for a countywide full-time economic development professional to assist in the promotion and marketing of Montgomery County and its municipalities to prospective businesses and industries						X		X		Dev. Auth.	\$50,000/yr.	X		
ED, IC	Continue entrepreneurial activities through Southeastern Technical College and participation in the Tri-County Regional Entrepreneur Support Team, or by other programs, that will help to provide the support structure necessary to encourage the increased development of entrepreneurs						X		X	All	Dev. Auth., GREDC, STC, Tattnall and Toombs cos.	\$12-13,000/yr.	X	X	
ED, IC	Seek the assistance of the Georgia Rural Economic Development Center and other entities (Georgia Tech Economic Development Institute, UGA Small Business Development Center, etc.) as appropriate to assist in creating the infrastructure necessary to support the development of entrepreneurial establishments in Montgomery County						X		X	All	Dev. Auth., GREDC, SBDC, EDI, Tattnall and Toombs cos.	\$5,000 (total)	X	X	

**MONTGOMERY COUNTY COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Funding S	
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		Local	S
ED, LU, IC	Seek funding for the expansion of and to fully develop infrastructure, including water and sewer extension, to the county's rail site in Ailey and the small business industrial park in Higgston				X	X		X	X	Ailey, Higgston	Dev. Auth., DCA (CDBG, OneGeorgia), GEFA, USDA Rural Devt.	\$1 million (total)	X	
ED, IC	Continue to participate in multi-jurisdictional economic development projects with Toombs County and the City of Vidalia, and establish other partnerships with economic development organizations in neighboring counties as appropriate						X		X		Chamber, Dev. Auth., Toombs County, Vidalia, Vidalia Area CVB	NA		
ED, CFS, HO, LU	Seek funding for the development of the proposed regional reservoir site						X	X	X		Chamber, Dev. Auth., Tattnall, Toombs, and Treutlen cos.	\$20,000 (study)	X	
ED, LU	Seek to market and promote the availability of the industrial site along the Altamaha River						X		X		Dev. Auth.	\$10,000 (total)	X	
ED, IC	Complete the process of acquiring Certified Literate Community status for Montgomery County	X	X	X					X		DTAE, Tattnall and Toombs cos.	\$10,000 (total)	X	

**MONTGOMERY COUNTY COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source	
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		Local	State
ED, CFS, IC	Provide assistance to Southeastern Technical College as needed in providing adequate facilities and expansion of services at its Adult Learning Center						X		X	Mount Vernon	Dev. Auth., DTAE, STC	\$100,000 (total)	X	X
ED, CFS, IC	Provide assistance to Brewton-Parker College as needed in providing adequate facilities and expansion of services						X		X	Mount Vernon	Dev. Auth., BPC	\$100,000 (total)	X	
ED	Pursue the development of a land management plan to guide and promote appropriate development to areas of existing or planned infrastructure				X				X	All	Planning Comm.	\$10,000	X	
NCR, LU, IC	Continue to actively participate in the Altamaha River Partnership's efforts to enhance and promote the greater Altamaha Basin for sustainable nature-based tourism						X		X		ARP, Chamber, Dev. Auth.	NA		
NCR, CFS	Seek funding to upgrade existing boat landings along the Oconee and Altamaha rivers as needed						X		X		DNR (LWCF)	\$50,000 (total)	X	X
NCR, CFS, LU	Seek funding to develop recreation facilities, such as a public fishing area, in Montgomery County				X	X			X		Dev. Auth., DNR	\$2.5 million (total)	X	X
NCR	Seek to reactivate the Montgomery County Historical Society						X		X		Hist. Soc.	NA		

**MONTGOMERY COUNTY COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source		
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		Local	State	
NCR	Pursue funding for a docent to develop interpretive programs and give tours of the Cooper-Conner House on the Brewton-Parker College campus					X						Hist. Soc., BPC	\$5,000		
CFS	Advocate the four-laning of SR 15/29 through the county as an Interstate connector						X	X	X			Dev. Auth., DOT	NA (no DOT estimate available)	X	X
CFS	Advocate the four-laning of SR 30/U.S. 280 through the county						X	X	X	Ailey, Higgston, Mount Vernon		Dev. Auth., DOT	NA (no DOT estimate available)	X	X
CFS	Seek funding as needed to upgrade railroad crossings throughout the county with adequate markings, cross arms, and lights where necessary						X					Railroad companies	\$250,000 (total)		
CFS	Pursue funding as needed to pave and/or resurface existing roads within Montgomery County						X		X			DOT (LARP)	\$300,000/yr. (paving)	X	X
CFS	Maintain and upgrade bridges as needed						X		X			DOT	\$100,000/yr.	X	X
CFS	Continue to upgrade equipment needs of the County's roads department as needed						X		X				\$50,000/yr.	X	

**MONTGOMERY COUNTY COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source	
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		Local	State
CFS	Seek funding for state construction of regional bicycle facilities within the county, such as paved shoulders and other improvements to upgrade the Yemassee Trail, and local connector facilities, as appropriate						X		X	Ailey, Alston, Higgston, Mount Vernon, Uvalda	DOT	\$800,000 (total)	X	X
CFS	Seek the construction of a new railroad spur to the industrial park located on GA 30/U.S. 280					X			X		DCA (OneGeorgia)	\$200,000	X	X
CFS	Seek funding as needed to continue to operate the Montgomery County Transit System						X		X			\$30,000/yr.	X	
CFS, LU, IC	Coordinate with the cities of Ailey and Higgston as needed to establish/upgrade the water systems to accommodate economic development growth				X	X		X	X	Ailey, Higgston	Dev. Auth., DCA (CDBG, OneGeorgia), GEFA, USDA Rural Devt.	\$1 million (total)	X	X
CFS, LU, IC	Coordinate with the cities of Ailey and Higgston as needed to establish/upgrade the sewer systems to accommodate economic development growth				X	X		X	X	Ailey, Higgston	Dev. Auth., DCA (CDBG, OneGeorgia), GEFA, USDA Rural Devt.	\$1 million (total)	X	X
CFS	Seek funding for the expansion of recycling activities countywide as needed						X		X			\$10,000/yr.	X	
CFS	Seek to develop a countywide composting/mulching program						X		X		DNR, GEFA	\$50,000 (total)	X	X
CFS	Seek funding to purchase recycling bins													

**MONTGOMERY COUNTY COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source		
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		Local	State	Federal
CFS	Seek funding to develop a countywide collection program for tires			X					X		GEFA	\$50,000 (total)	X	X	
CFS	Investigate the feasibility of reclaiming methane and other products from the closed Montgomery County Landfill			X					X			\$15,000 (study)	X		
CFS, IC	Seek funding for the construction of a joint countywide jail facility			X	X				X			\$3-4 million (total)	X		
CFS	Seek funding for the necessary firefighting equipment to maintain, and possibly lower ISO ratings, in both the incorporated and unincorporated areas						X		X	All	FEMA, GEMA	\$90,000/yr.	X	X	
CFS	Seek funding to upgrade emergency equipment as needed						X		X	All	FEMA, GEMA	\$90,000/yr.	X	X	
CFS	Seek to add additional dry hydrants throughout the county as needed						X		X	All	FEMA, GEMA	\$90,000/yr.	X	X	
CFS	Seek to expand the Montgomery County Health Department for additional space as necessary and hire a translator to assist with Hispanic clientele						X		X		DHR	\$100,000 (total)	X	X	
CFS	Seek funds to build an EMS facility to house an ambulance in the county or to establish a county owned and operated ambulance service			X					X			\$75,000	X		
CFS	Seek funding to upgrade the EMA facility and equipment as needed						X		X			\$50,000 (total)	X		

**MONTGOMERY COUNTY COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source	
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		Local	State
CFS	Pursue the upgrade or relocation of the county extension offices as needed						X		X			\$30,000 (total)	X	
CFS	Seek funding as needed to upgrade and maintain the Montgomery County Courthouse						X		X		DNR	\$50,000/yr.	X	X
CFS	Renovate the voting precincts throughout Montgomery County	X	X						X			\$20,000 (total)	X	
CFS	Pursue funding as needed to upgrade equipment at the Montgomery County Public Library						X		X		DTAE, Ohoopee Regional Lib. Bd.	\$30,000 (total)	X	X
HO	Seek CDBG, CHIP, and other funding as appropriate for the rehabilitation and/or clearance of substandard housing						X		X		DCA (CDBG, CHIP)	\$500,000 (total)	X	X
HO, IC	Continue to actively participate in the Montgomery/Toombs area Habitat for Humanity program						X				Civic Groups, Private Citizens	NA		
HO	Explore the creation of a local Christmas in April program to repair/rehab residences of low income and elderly homeowners						X				Churches, Private Citizens	\$1,000/yr.		

**MONTGOMERY COUNTY COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source	
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		Local	State
HO, LU, IC	Pursue the adoption of Georgia's Uniform Construction Codes countywide, including the development of a coordinated and unified housing/codes enforcement program, possibly in conjunction with the City of Vidalia			X					X	All		\$1,000 (enforcement)	X	
HO, LU, IC	Seek to adopt coordinated manufactured housing ordinance(s) to regulate individual units as well as manufactured home parks in the County's municipalities and unincorporated areas consistent with zoning and subdivision regulations to address manufactured housing location, site restrictions, site amenities, tie-downs, skirting, and other improvements	X							X	All		\$1,000 (enforcement)	X	
HO	Pursue the assistance of the Georgia Department of Community Affairs and other programs to assist in the development of additional affordable housing						X		X		DCA, Private Developers	\$5,000 (local facilitation, no estimate available on private construction)	X	X

**MONTGOMERY COUNTY COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source	
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		Local	State
LU, IC	Establish a countywide planning committee or formal planning commission to assist in growth management education, guidance and evaluation of regulation options				X				X	All	Planning Comm.	NA		
LU, IC	Conduct a public education and information gathering campaign to discuss the need and benefits of land use regulation				X				X	All	Planning Comm.	\$1,000	X	
LU, IC	Develop at least minimal ordinances regulating permit/location, roadway acceptance, subdivision development, and manufactured housing in Montgomery County, Alston, Tarrytown, and Uvalda	X							X	Alston, Tarrytown, Uvalda		\$1,000 (enforcement)	X	
LU	Develop/expand county regulations on subdivision regulations and road development and acceptance as necessary to further advance/coordinate growth management and promote quality development	X							X			\$1,000 (enforcement)	X	
LU, IC	Develop specific new ordinances identified by the Planning Committee or otherwise as needed to protect existing resources and development, to prevent nuisances and uses disruptive to the community's plans and vision, and to encourage quality growth					X		X	X	All	Planning Comm.	\$1,000 (enforcement)	X	

**MONTGOMERY COUNTY COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source	
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		Local	State
LU, IC	Seek to consolidate the various county land use regulations and separate ordinances into a more comprehensive and unified land development ordinance					X			X	All	Planning Comm.	NA		
LU, IC	Develop comprehensive land use management or zoning ordinances in the County and Alston, Tarrytown, and Uvalda compatible with existing zoning in the cities of Ailey, Higgston, and Mount Vernon					X			X	Alston, Tarrytown, Uvalda	Planning Comm., RDC	\$1,000 (enforcement)	X	
LU, IC	Develop measures which accomplish the removal and prevention of abandoned mobile homes and other eyesores in the county and its municipalities					X			X	All	Planning Comm.	\$1,000 (enforcement)	X	

**CITY OF AILEY COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Funding S	
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		Local	S
ED, IC	Continue entrepreneurial activities through Southeastern Technical College and participation in the Tri-County Regional Entrepreneur Support Team, or by other programs, that will help to provide the support structure necessary to encourage the increased development of entrepreneurs						X		X	All	Dev. Auth., GREDC, STC, Tattnall and Toombs cos.	\$12-13,000/yr.	X	
ED, IC	Seek the assistance of the Georgia Rural Economic Development Center and other entities (Georgia Tech Economic Development Institute, UGA Small Business Development Center, etc.) as appropriate to assist in creating the infrastructure necessary to support the development of entrepreneurial establishments in Montgomery County						X		X	All	Dev. Auth., GREDC, SBDC, EDI, Tattnall and Toombs cos.	\$5,000 (total)	X	
ED, LU, IC	Seek funding for the expansion of and to fully develop infrastructure, including water and sewer extension, to the county's rail site in Ailey				X	X		X	X	X	Dev. Auth., DCA (CDBG, OneGeorgia), GEFA, USDA Rural Devt.	\$1 million (total)	X	
ED	Pursue the development of a land management plan to guide and promote appropriate development to areas of existing or planned infrastructure				X				X	All	Planning Comm.	\$10,000	X	

**CITY OF AILEY COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		
NCR	Seek to protect the tract of old growth forest along U.S. 280 in Ailey through public acquisition or other means					X				X		\$100,000	X
CFS, IC	Advocate the four-laning of SR 30/ U.S. 280 through the county						X	X	X	Ailey, Higgston, Mount Vernon	Dev. Auth., DOT	NA (no DOT estimate available)	X
CFS	Seek funding as needed for drainage improvements in identified areas of need			X	X					X	DCA (CDBG)	\$200,000 (total)	X
CFS	Pursue funding as needed to pave and/or resurface existing roads within the City of Ailey			X (pave)	X (pave)		X (resurface)			X	DOT (LARP)	\$200,000 (total)	X
CFS, LU	Seek TE funding as needed for streetscape and other transportation improvements, including improving and expanding curbs, gutters, and sidewalks	X	X							X	DOT (TE)	\$100,000 (total)	X
CFS	Seek funding for state construction of regional bicycle facilities within the county, and local connector facilities, as appropriate						X		X	Ailey, Alston, Higgston, Mount Vernon, Uvalda	DOT	\$800,000 (total)	X
CFS, IC	Seek the construction of a new railroad spur to the industrial park located on GA 30/U.S. 280					X			X		DCA (OneGeorgia)	\$200,000	X

**CITY OF AILEY COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		
CFS, LU, IC	Pursue CDBG and other funding as needed to maintain/upgrade the water system to accommodate economic development growth				X	X		X	X	X	Dev. Auth., DCA (CDBG, OneGeorgia), GEFA, USDA Rural Devt.	\$1 million (total)	X
CFS	Seek funding to renovate the water storage tanks in the City of Ailey	X	X							X	GEFA	\$150,000 (total)	X
CFS	Pursue the development of detailed maps, utilizing GPS, of the water system and its components (valves, etc.) and provide additional dry hydrants	X								X	RDC	\$5,000	X
CFS, LU	Seek funding as necessary to provide sewerage services to all unserved residents of Ailey				X	X				X	DCA (CDBG)	\$150,000 (total)	X
CFS	Seek funding as needed to upgrade sewer lines in the City of Ailey			X	X					X		\$50,000 (total)	X
CFS	Seek funding to repair the four pumping stations at the water and wastewater treatment plants	X								X	GEFA	\$400,000	X
CFS, LU, IC	Pursue CDBG and other funding as needed to maintain/upgrade the sewer system to accommodate economic development growth				X	X		X	X	X	Dev. Auth., DCA (CDBG, OneGeorgia), GEFA, USDA Rural Devt.	\$1 million (total)	X
CFS, IC	Seek funding for the construction of a joint countywide jail facility			X	X					X		\$3-4 million (total)	X

**CITY OF AILEY COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source	
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		Local	State
CFS	Pursue funding as appropriate to improve the piping systems, tank capacity, and establish both wet and dry hydrant locations to increase fire protection						X		X	All	FEMA, GEMA	\$90,000/yr.	X	X
CFS	Seek funding for the necessary firefighting equipment to maintain, and possibly lower ISO ratings, in both the incorporated and unincorporated areas						X		X	All	FEMA, GEMA	\$90,000/yr.	X	X
CFS	Seek funding to upgrade emergency equipment as needed						X		X	All	FEMA, GEMA	\$90,000/yr.	X	X
CFS	Seek funding to construct a new fire station to accommodate the need for space			X						X		\$200,000	X	
CFS	Seek funding to establish a recreation area in the City of Ailey			X						X	DCA (LDF)	\$20,000	X	X
CFS	Seek funding to renovate the Rosenwald School to provide heating and air conditioning, tables, seating, handicap access, and a complete kitchen	X								X		\$10,000	X	
HO	Seek CDBG, CHIP, and other funding as appropriate for the rehabilitation and/or clearance of substandard housing						X			X	DCA (CDBG, CHIP)	\$500,000 (total)	X	X
HO, IC	Continue to actively participate in the Montgomery/Toombs area Habitat for Humanity program						X				Civic Groups, Private Citizens	NA		

**CITY OF AILEY COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source	
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		Local	State
HO	Explore the creation of a local Christmas in April program to repair/rehab residences of low income and elderly homeowners						X				Churches, Private Citizens	\$1,000/yr.		
HO, LU, IC	Pursue the adoption of Georgia's Uniform Construction Codes countywide, including the development of a coordinated and unified housing/codes enforcement program, possibly in conjunction with the City of Vidalia			X					X	All		\$1,000 (enforcement)	X	
HO, LU, IC	Seek to adopt coordinated manufactured housing ordinance(s) to regulate individual units as well as manufactured home parks in the County's municipalities and unincorporated areas consistent with zoning and subdivision regulations to address manufactured housing location, site restrictions, site amenities, tie-downs, skirting, and other improvements	X							X	All		\$1,000 (enforcement)	X	
HO	Pursue the assistance of the Georgia Department of Community Affairs and other programs to assist in the development of additional affordable housing						X			X	DCA, Private Developers	\$5,000 (local facilitation, no estimate available on private construction)	X	X

**CITY OF AILEY COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source	
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		Local	State
LU, IC	Establish a countywide planning committee or formal planning commission to assist in growth management education, guidance and evaluation of regulation options				X				X	All	Planning Comm.	NA		
LU, IC	Conduct a public education and information gathering campaign to discuss the need and benefits of land use regulation				X				X	All	Planning Comm.	\$1,000	X	
LU, IC	Develop specific new ordinances identified by the Planning Committee or otherwise as needed to protect existing resources and development, to prevent nuisances and uses disruptive to the community's plans and vision, and to encourage quality growth					X		X	X	All	Planning Comm.	\$1,000 (enforcement)	X	
LU, IC	Seek to consolidate the various county land use regulations and separate ordinances into a more comprehensive and unified land development ordinance					X			X	All	Planning Comm.	NA		
LU	Seek to revise the City's zoning ordinance as necessary						X			X	RDC	NA		
LU, IC	Develop measures which accomplish the removal and prevention of abandoned mobile homes and other eyesores in the county and its municipalities					X			X	All	Planning Comm.	\$1,000 (enforcement)	X	

**CITY OF ALSTON COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source	
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		Local	State
ED, IC	Continue entrepreneurial activities through Southeastern Technical College and participation in the Tri-County Regional Entrepreneur Support Team, or by other programs, that will help to provide the support structure necessary to encourage the increased development of entrepreneurs						X		X	All	Dev. Auth., GREDC, STC, Tattnall and Toombs cos.	\$12-13,000/yr.	X	X
ED, IC	Seek the assistance of the Georgia Rural Economic Development Center and other entities (Georgia Tech Economic Development Institute, UGA Small Business Development Center, etc.) as appropriate to assist in creating the infrastructure necessary to support the development of entrepreneurial establishments in Montgomery County						X		X	All	Dev. Auth., GREDC, SBDC, EDI, Tattnall and Toombs cos.	\$5,000 (total)	X	X
ED, CFS, LU, IC	Pursue the acquisition of 25 acres of land at the intersection of GA 135 and East Broad Street for a new industrial site			X						X	Dev. Auth., DCA (OneGeorgia)	\$100,000	X	X
ED, LU	Pursue the development of a land management plan to guide and promote appropriate development to areas of existing or planned infrastructure				X				X	All	Planning Comm.	\$10,000	X	

**CITY OF ALSTON COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source	
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		Local	State
NCR, CFS, LU	Pursue funding as needed to preserve and rehabilitate the old Alston Opry House (historic school) for community center use by putting in a new restroom, dining area, and refurbishing the auditorium		X	X						X	DNR (Ga. Heritage), DCA (LDF)	\$100,000 (total)	X	X
CFS	Seek funding as needed for drainage improvements in identified areas of need						X			X		\$20,000/yr.	X	
CFS	Pursue funding as needed to pave and/or resurface existing roads within the City of Alston						X			X	DOT (LARP)	\$60,000 (total)	X	X
CFS, LU	Seek TE funding as needed for streetscape and other transportation improvements, including improving and expanding curbs, gutters, and sidewalks						X			X	DOT (TE)	\$500,000 (total)	X	X
CFS	Seek funding for state construction of regional bicycle facilities within the county, and local connector facilities, as appropriate						X		X	Ailey, Alston, Higgston, Mount Vernon, Uvalda	DOT	\$800,000 (total)	X	X
CFS, LU	Pursue CDBG and other funding as needed to maintain/upgrade the water system by increasing the size of the City's water lines and constructing an elevated water storage tank	X	X							X	DCA (CDBG), GEFA	\$750,000 (total)	X	X

**CITY OF ALSTON COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source	
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		Local	State
CFS	Pursue the development of detailed maps, utilizing GPS, of the water system and its components (valves, etc.) and provide additional dry hydrants			X						X	RDC	\$5,000	X	
CFS	Pursue funding to install a sewerage system				X	X				X	DCA (CDBG), GEFA, USDA Rural Devt.	\$1 million (total)	X	X
CFS, IC	Seek funding for the construction of a joint countywide jail facility			X	X				X			\$3-4 million (total)	X	
CFS	Pursue funding as appropriate to improve the piping systems, tank capacity to increase fire protection	X	X							X	DCA (CDBG), GEFA	\$750,000 (total, part of water system upgrades)	X	X
CFS	Seek CDBG funding to install fire hydrants throughout the City of Alston	X	X							X	DCA (CDBG), GEFA	\$750,000 (total, part of water system upgrades)	X	X
CFS	Seek funding for the necessary firefighting equipment to maintain, and possibly lower ISO ratings, in both the incorporated and unincorporated areas						X		X	All	FEMA, GEMA	\$90,000/yr.	X	X
CFS	Seek funding to upgrade emergency equipment as needed						X		X	All	FEMA, GEMA	\$90,000/yr.	X	X
CFS	Seek funding as needed to improve and upgrade existing parks						X			X	DCA (LDF)	\$15,000 (total)	X	X
CFS	Pursue funding as appropriate to establish a community event in the City of Alston				X					X	Chamber, Vidalia Area CVB	\$5,000	X	

**CITY OF ALSTON COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source	
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		Local	State
HO	Seek CDBG, CHIP, and other funding as appropriate for the rehabilitation and/or clearance of substandard housing						X			X	DCA (CDBG, CHIP)	\$500,000 (total)	X	X
HO, IC	Continue to actively participate in the Montgomery/Toombs area Habitat for Humanity program						X				Civic Groups, Private Citizens	NA		
HO	Explore the creation of a local Christmas in April program to repair/rehab residences of low income and elderly homeowners						X				Churches, Private Citizens	\$1,000/yr.		
HO, LU, IC	Pursue the adoption of Georgia's Uniform Construction Codes countywide, including the development of a coordinated and unified housing/codes enforcement program, possibly in conjunction with the City of Vidalia			X					X	All		\$1,000 (enforcement)	X	
HO, LU, IC	Seek to adopt coordinated manufactured housing ordinance(s) to regulate individual units as well as manufactured home parks in the County's municipalities and unincorporated areas consistent with zoning and subdivision regulations to address manufactured housing location, site restrictions, site amenities, tie-downs, skirting, and other improvements	X							X	All		\$1,000 (enforcement)	X	

**CITY OF ALSTON COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source		
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		Local	State	
HO	Pursue the assistance of the Georgia Department of Community Affairs and other programs to assist in the development of additional affordable housing						X				X	DCA, Private Developers	\$5,000 (local facilitation, no estimate available on private construction)	X	X
LU, IC	Establish a countywide planning committee or formal planning commission to assist in growth management education, guidance and evaluation of regulation options				X				X	All	Planning Comm.	NA			
LU, IC	Conduct a public education and information gathering campaign to discuss the need and benefits of land use regulation				X				X	All	Planning Comm.	\$1,000	X		
LU, IC	Develop at least minimal ordinances regulating permit/location, roadway acceptance, subdivision development, and manufactured housing in Montgomery County, Alston, Tarrytown, and Uvalda	X							X	Alston, Tarrytown, Uvalda		\$1,000 (enforcement)	X		

**CITY OF ALSTON COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source	
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		Local	State
LU, IC	Develop specific new ordinances identified by the Planning Committee or otherwise as needed to protect existing resources and development, to prevent nuisances and uses disruptive to the community's plans and vision, and to encourage quality growth					X		X	X	All	Planning Comm.	\$1,000 (enforcement)	X	
LU, IC	Seek to consolidate the various county land use regulations and separate ordinances into a more comprehensive and unified land development ordinance					X			X	All	Planning Comm.	NA		
LU, IC	Develop comprehensive land use management or zoning ordinances in the County and Alston, Tarrytown, and Uvalda compatible with existing zoning in the cities of Ailey, Higgston, and Mount Vernon					X			X	Alston, Tarrytown, Uvalda	Planning Comm., RDC	\$1,000 (enforcement)	X	
LU, IC	Develop measures which accomplish the removal and prevention of abandoned mobile homes and other eyesores in the county and its municipalities					X			X	All	Planning Comm.	\$1,000 (enforcement)	X	

**CITY OF HIGGSTON COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Funding S	
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		Local	S
ED, IC	Continue entrepreneurial activities through Southeastern Technical College and participation in the Tri-County Regional Entrepreneur Support Team, or by other programs, that will help to provide the support structure necessary to encourage the increased development of entrepreneurs						X		X	All	Dev. Auth., GREDC, STC, Tattnall and Toombs cos.	\$12-13,000/yr.	X	
ED, IC	Seek the assistance of the Georgia Rural Economic Development Center and other entities (Georgia Tech Economic Development Institute, UGA Small Business Development Center, etc.) as appropriate to assist in creating the infrastructure necessary to support the development of entrepreneurial establishments in Montgomery County						X		X	All	Dev. Auth., GREDC, SBDC, EDI, Tattnall and Toombs cos.	\$5,000 (total)	X	
ED, LU, IC	Seek funding for the expansion of and to fully develop infrastructure, including water and sewer extension, to the small business industrial park in Higgston				X	X		X	X	X	Dev. Auth., DCA (CDBG, OneGeorgia), GEFA, USDA Rural Devt.	\$1 million (total)	X	
ED, LU	Pursue the development of a land management plan to guide and promote appropriate development to areas of existing or planned infrastructure				X				X	All	Planning Comm.	\$10,000	X	

**CITY OF HIGGSTON COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source		
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		Local	State	
CFS, IC	Advocate the four-laning of SR 15/29 through the county as an Interstate connector						X	X	X			Dev. Auth., DOT	NA (no DOT estimate available)	X	X
CFS, IC	Advocate the four-laning of SR 30/U.S. 280 through the county						X	X	X		Ailey, Higgston, Mount Vernon	Dev. Auth., DOT	NA (no DOT estimate available)	X	X
CFS	Seek funding as needed for drainage improvements in identified areas of need						X				X		\$20,000/yr.	X	
CFS	Pursue funding as needed to pave and/or resurface existing roads within the City of Higgston						X				X	DOT (LARP)	\$60,000 (total)	X	X
CFS, LU	Seek TE funding as needed for streetscape and other transportation improvements, including improving and expanding curbs, gutters, and sidewalks						X				X	DOT (TE)	\$500,000 (total)	X	X
CFS	Seek funding for state construction of regional bicycle facilities within the county, and local connector facilities, as appropriate						X		X		Ailey, Alston, Higgston, Mount Vernon, Uvalda	DOT	\$800,000 (total)	X	X
CFS, LU, IC	Investigate the feasibility of establishing a municipal water system in the City of Higgston to accommodate economic development growth					X					X		\$20,000 (study)	X	

**CITY OF HIGGSTON COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source	
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		Local	State
CFS, LU, IC	Investigate the feasibility of establishing a municipal sewer system in the City of Higgston to accommodate economic development growth					X				X		\$20,000 (study)	X	
CFS, IC	Seek funding for the construction of a joint countywide jail facility			X	X				X			\$3-4 million (total)	X	
CFS	Pursue funding as appropriate to improve the piping systems and tank capacity to increase fire protection						X		X	All	FEMA, GEMA	\$90,000/yr.	X	X
CFS	Seek funding for the necessary firefighting equipment to maintain, and possibly lower ISO ratings, in both the incorporated and unincorporated areas						X			X	FEMA, GEMA	\$150,000 (total)	X	X
CFS	Seek funding to upgrade emergency equipment as needed						X		X	All	FEMA, GEMA	\$90,000/yr.	X	X
CFS	Seek funding to construct a new fire station in the City of Higgston to accommodate the need for space					X				X		\$300,000	X	X
CFS	Seek funding as needed to improve and upgrade existing parks						X			X	DCA (LDF)	\$15,000 (total)	X	X
CFS, LU	Seek funding to acquire land in Higgston for the location of a new community center					X				X		\$15,000	X	
CFS	Seek funding to renovate the current fire station as a voting precinct for the City					X				X		\$300,000 (total, part of new fire station construction)	X	X

**CITY OF HIGGSTON COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source	
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		Local	State
CFS	Pursue funding as appropriate to establish a community event in the City of Higgston					X				X	Chamber	\$5,000	X	
HO	Seek CDBG, CHIP, and other funding as appropriate for the rehabilitation and/or clearance of substandard housing						X			X	DCA (CDBG, CHIP)	\$500,000 (total)	X	X
HO, IC	Continue to actively participate in the Montgomery/Toombs area Habitat for Humanity program						X				Civic Groups, Private Citizens	NA		
HO	Explore the creation of a local Christmas in April program to repair/rehab residences of low income and elderly homeowners						X				Churches, Private Citizens	\$1,000/yr.		
HO, LU, IC	Pursue the adoption of Georgia's Uniform Construction Codes countywide, including the development of a coordinated and unified housing/codes enforcement program, possibly in conjunction with the City of Vidalia			X					X	All		\$1,000 (enforcement)	X	

**CITY OF HIGGSTON COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source	
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		Local	State
HO, LU, IC	Seek to adopt coordinated manufactured housing ordinance(s) to regulate individual units as well as manufactured home parks in the County's municipalities and unincorporated areas consistent with zoning and subdivision regulations to address manufactured housing location, site restrictions, site amenities, tie-downs, skirting, and other improvements	X							X	All		\$1,000 (enforcement)	X	
HO	Pursue the assistance of the Georgia Department of Community Affairs and other programs to assist in the development of additional affordable housing						X			X	DCA, Private Developers	\$5,000 (local facilitation, no estimate available on private construction)	X	X
LU, IC	Establish a countywide planning committee or formal planning commission to assist in growth management education, guidance and evaluation of regulation options				X				X	All	Planning Comm.	NA		
LU, IC	Conduct a public education and information gathering campaign to discuss the need and benefits of land use regulation				X				X	All	Planning Comm.	\$1,000	X	

**CITY OF HIGGSTON COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source	
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		Local	State
LU, IC	Develop specific new ordinances identified by the Planning Committee or otherwise as needed to protect existing resources and development, to prevent nuisances and uses disruptive to the community's plans and vision, and to encourage quality growth					X		X	X	All	Planning Comm.	\$1,000 (enforcement)	X	
LU, IC	Seek to consolidate the various county land use regulations and separate ordinances into a more comprehensive and unified land development ordinance					X			X	All	Planning Comm.	NA		
LU	Seek to revise the City's zoning ordinance as appropriate						X			X	RDC	NA		
LU, IC	Develop measures which accomplish the removal and prevention of abandoned mobile homes and other eyesores in the county and its municipalities					X			X	All	Planning Comm.	\$1,000 (enforcement)	X	

**CITY OF MOUNT VERNON COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source	
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		Local	State
ED, IC	Continue entrepreneurial activities through Southeastern Technical College and participation in the Tri-County Regional Entrepreneur Support Team, or by other programs, that will help to provide the support structure necessary to encourage the increased development of entrepreneurs						X		X	All	Dev. Auth., GREDC, STC, Tattnall and Toombs cos.	\$12-13,000/yr.	X	X
ED, IC	Seek the assistance of the Georgia Rural Economic Development Center and other entities (Georgia Tech Economic Development Institute, UGA Small Business Development Center, etc.) as appropriate to assist in creating the infrastructure necessary to support the development of entrepreneurial establishments in Montgomery County						X		X	All	Dev. Auth., GREDC, SBDC, EDI, Tattnall and Toombs cos.	\$5,000 (total)	X	X
ED, LU	Pursue the development of a land management plan to guide and promote appropriate development to areas of existing or planned infrastructure				X				X	All	Planning Comm.	\$10,000	X	
NCR	Pursue funding as needed to maintain and utilize the Mount Vernon Community Center						X			X		\$5,000/yr.	X	

**CITY OF MOUNT VERNON COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source	
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		Local	State
NCR	Seek to document the history of the Mount Vernon Community Center for listing in the National Register of Historic Places			X						X	Hist. Soc.	NA		
CFS, IC	Advocate the four-laning of SR 30/ U.S. 280 through the county						X	X	X	Ailey, Higgston, Mount Vernon	Dev. Auth., DOT	NA (no DOT estimate available)	X	X
CFS	Seek funding as needed for drainage improvements in identified areas of need	X	X							X	DCA (CDBG)	\$500,000 (total)	X	X
CFS	Pursue funding as needed to pave and/or resurface existing roads within the City of Mount Vernon	X	X							X	DCA (CDBG)	\$500,000 (total, part of CDBG above, includes paving)	X	X
CFS, LU	Seek TE funding as needed for streetscape and other transportation improvements, including improving and expanding curbs, gutters, and sidewalks	X	X							X	DOT (TE)	\$400,000 (total)	X	X
CFS	Seek funding as needed to upgrade existing streets equipment	X								X		\$50,000	X	
CFS	Seek funding for state construction of regional bicycle facilities within the county, such as paved shoulders and other improvements to upgrade the Yamassee Trail, and local connector facilities, as appropriate						X		X	Ailey, Alston, Higgston, Mount Vernon, Uvalda	DOT	\$800,000 (total)	X	X

**CITY OF MOUNT VERNON COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source	
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		Local	State
CFS, LU	Seek CDBG and other funding as needed to maintain and upgrade the water system		X	X						X	Ailey, Montgomery State Prison, GEFA, DCA (CDBG)	\$1 million	X	X
CFS	Seek funding as needed to renovate the water storage tank		X	X						X	Ailey, Montgomery State Prison, GEFA, DCA (CDBG)	\$600,000 (total, part of water system upgrade above)	X	X
CFS	Pursue the development of detailed maps, utilizing GPS, of the water system and its components (valves, etc.), and provide additional dry hydrants as needed	X								X	RDC	\$5,000	X	
CFS, LU	Pursue funding as necessary to provide sewerage services to all unserved residents		X	X						X	DCA (CDBG), GEFA	\$500,000 (total)	X	X
CFS, LU	Seek funding to upgrade the wastewater system treatment facility by installing new sewer lines		X	X						X	DCA (CDBG), GEFA	\$500,000 (total)	X	X
CFS, LU	Pursue funding to acquire land in order to develop LAS spray fields to increase its treatment capacity		X							X	USDA Rural Devt.	\$4 million	X	
CFS, IC	Seek funding for the construction of a joint countywide jail facility			X	X				X			\$3-4 million (total)	X	

**CITY OF MOUNT VERNON COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source	
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		Local	State
CFS	Pursue funding as appropriate to improve the piping systems, tank capacity, and establish both wet and dry fire hydrant locations to increase fire protection						X		X	All	FEMA, GEMA	\$90,000/yr.	X	X
CFS	Seek funding for the necessary firefighting equipment to maintain, and possibly lower ISO ratings, in both the incorporated and unincorporated areas	X								X	FEMA	\$50,000	X	
CFS	Seek funding to upgrade emergency equipment as needed	X								X	FEMA	\$50,000	X	
CFS	Seek funding to construct a new fire station in the City of Mount Vernon to accommodate the need for space			X						X		\$200,000	X	
CFS	Seek funding as needed to improve and upgrade existing parks				X					X	DCA (LDF)	\$15,000	X	
CFS, LU	Seek funding to acquire additional land and develop new facilities for recreation as necessary						X			X	DCA (LDF), DNR (LWCF)	\$300,000 (total)	X	X
CFS	Seek funding to renovate the Mount Vernon City Hall to add a municipal courtroom	X								X		\$50,000	X	
CFS	Seek funding to build a new police station			X						X		\$200,000	X	
CFS	Pursue funding as appropriate to expand the Heritage Festival						X			X	Chamber	\$5,000	X	

**CITY OF MOUNT VERNON COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source	
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		Local	State
HO	Seek CDBG, CHIP, and other funding as appropriate for the rehabilitation and/or clearance of substandard housing		X							X	DCA (CDBG, CHIP)	\$500,000	X	X
HO, IC	Continue to actively participate in the Montgomery/Toombs area Habitat for Humanity program						X				Civic Groups, Private Citizens	NA		
HO	Explore the creation of a local Christmas in April program to repair/rehab residences of low income and elderly homeowners			X							Churches, Private Citizens	\$1,000		
HO, LU, IC	Pursue the adoption of Georgia's Uniform Construction Codes countywide, including the development of a coordinated and unified housing/codes enforcement program, possibly in conjunction with the City of Vidalia			X					X	All		\$1,000 (enforcement)	X	
HO, LU, IC	Seek to adopt coordinated manufactured housing ordinance(s) to regulate individual units as well as manufactured home parks in the County's municipalities and unincorporated areas consistent with zoning and subdivision regulations to address manufactured housing location, site restrictions, site amenities, tie-downs, skirting, and other improvements	X							X	All		\$1,000 (enforcement)	X	

**CITY OF MOUNT VERNON COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source	
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		Local	State
HO	Pursue the assistance of the Georgia Department of Community Affairs and other programs to assist in the development of additional affordable housing						X			X	DCA, Private Developers	\$5,000 (local facilitation, no estimate available on private construction)	X	X
HO	Pursue obtaining additional three and four bedroom public housing or subsidized rental units as appropriate						X			X	Housing Auth., HUD	\$500,000 (total)	X	
LU, IC	Establish a countywide planning committee or formal planning commission to assist in growth management education, guidance and evaluation of regulation options				X				X	All	Planning Comm.	NA		
LU, IC	Conduct a public education and information gathering campaign to discuss the need and benefits of land use regulation				X				X	All	Planning Comm.	\$1,000	X	
LU, IC	Develop specific new ordinances identified by the Planning Committee or otherwise as needed to protect existing resources and development, to prevent nuisances and uses disruptive to the community's plans and vision, and to encourage quality growth					X		X	X	All	Planning Comm.	\$1,000 (enforcement)	X	

**CITY OF MOUNT VERNON COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source	
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		Local	State
LU, IC	Seek to consolidate the various county land use regulations and separate ordinances into a more comprehensive and unified land development ordinance					X			X	All	Planning Comm.	NA		
LU	Seek to revise the City's zoning ordinance as appropriate						X			X	RDC	NA		
LU, IC	Develop measures which accomplish the removal and prevention of abandoned mobile homes and other eyesores in the county and its municipalities					X			X	All	Planning Comm.	\$1,000 (enforcement)	X	

**CITY OF TARRYTOWN COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source	
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		Local	State
ED, IC	Continue entrepreneurial activities through Southeastern Technical College and participation in the Tri-County Regional Entrepreneur Support Team, or by other programs, that will help to provide the support structure necessary to encourage the increased development of entrepreneurs						X		X	All	Dev. Auth., GREDC, STC, Tattnall and Toombs cos.	\$12-13,000/yr.	X	X
ED, IC	Seek the assistance of the Georgia Rural Economic Development Center and other entities (Georgia Tech Economic Development Institute, UGA Small Business Development Center, etc.) as appropriate to assist in creating the infrastructure necessary to support the development of entrepreneurial establishments in Montgomery County						X		X	All	Dev. Auth., GREDC, SBDC, EDI, Tattnall and Toombs cos.	\$5,000 (total)	X	X
ED, LU	Pursue the development of a land management plan to guide and promote appropriate development to areas of existing or planned infrastructure				X				X	All	Planning Comm.	\$10,000	X	
CFS, IC	Advocate the four-laning of SR 15/29 through the county as an Interstate connector						X	X	X		Dev. Auth., DOT	NA (no DOT estimate available)	X	X

**CITY OF TARRYTOWN COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source	
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		Local	State
CFS	Seek funding as needed for drainage improvements in identified areas of need						X			X		\$20,000/yr.	X	
CFS	Pursue funding as needed to pave and/or resurface existing roads within the City of Tarrytown						X		X	X	DOT (LARP)	\$50,000 (total)	X	X
CFS, LU	Seek TE funding as needed for streetscape and other transportation improvements, including improving and expanding curbs, gutters, and sidewalks						X			X	DOT (TE)	\$500,000 (total)	X	X
CFS, LU	Seek CDBG and other funding as needed to maintain and upgrade the water system, including upgrading older water lines						X			X	DCA (CDBG), GEFA, USDA Rural Devt.	\$500,000 (total)	X	X
CFS	Pursue the development of detailed maps, utilizing GPS, of the water system and its components (valves, etc.), and provide additional dry hydrants as needed	X								X	RDC	\$5,000	X	
CFS	Seek funding for an elevated water storage tank to replace the current ground level storage tank		X	X						X	GEFA, USDA Rural Devt.	\$200,000 (total)	X	X
CFS, IC	Seek funding for the construction of a joint countywide jail facility			X	X				X			\$3-4 million (total)	X	
CFS	Pursue funding as appropriate to improve the piping systems, tank capacity, and establish both wet and dry fire hydrant locations to increase fire protection						X		X	All	FEMA, GEMA	\$90,000/yr.	X	X

**CITY OF TARRYTOWN COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source	
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		Local	State
CFS	Seek funding for the necessary firefighting equipment to maintain, and possibly lower ISO ratings, in both the incorporated and unincorporated areas						X		X	All	FEMA, GEMA	\$90,000/yr.	X	X
CFS	Seek funding to upgrade emergency equipment as needed						X		X	All	FEMA, GEMA	\$90,000/yr.	X	X
CFS	Seek funding to construct a new fire station in the City of Tarrytown to accommodate the need for space			X					X	X		\$75,000	X	
CFS, LU	Seek funding as needed to improve and upgrade the Jmon Warnock Park						X			X	DCA (LDF)	\$15,000 (total)	X	X
CFS	Seek funding to build a new city hall in the City of Tarrytown				X	X			X	X		\$250,000 (total)	X	
CFS	Seek funding to establish a Senior Citizens/Community Center in the City of Tarrytown					X		X	X	X	DCA (LDF)	\$250,000	X	X
CFS	Pursue funding as appropriate to establish a community event in the City of Tarrytown						X			X	Chamber	\$5,000	X	
HO	Seek CDBG, CHIP, and other funding as appropriate for the rehabilitation and/or clearance of substandard housing						X			X	DCA (CDBG, CHIP)	\$500,000 (total)	X	X
HO, IC	Continue to actively participate in the Montgomery/Toombs area Habitat for Humanity program						X				Civic Groups, Private Citizens	NA		

**CITY OF TARRYTOWN COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source	
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		Local	State
HO	Explore the creation of a local Christmas in April program to repair/rehab residences of low income and elderly homeowners						X				Churches, Private Citizens	\$1,000/yr.		
HO, LU, IC	Pursue the adoption of Georgia's Uniform Construction Codes countywide, including the development of a coordinated and unified housing/codes enforcement program, possibly in conjunction with the City of Vidalia			X					X	All		\$1,000 (enforcement)	X	
HO, LU, IC	Seek to adopt coordinated manufactured housing ordinance(s) to regulate individual units as well as manufactured home parks in the County's municipalities and unincorporated areas consistent with zoning and subdivision regulations to address manufactured housing location, site restrictions, site amenities, tie-downs, skirting, and other improvements	X							X	All		\$1,000 (enforcement)	X	
HO	Pursue the assistance of the Georgia Department of Community Affairs and other programs to assist in the development of additional affordable housing						X		X		DCA, Private Developers	\$5,000 (local facilitation, no estimate available on private construction)	X	X

**CITY OF TARRYTOWN COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source	
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		Local	State
LU, IC	Establish a countywide planning committee or formal planning commission to assist in growth management education, guidance and evaluation of regulation options				X				X	All	Planning Comm.	NA		
LU, IC	Conduct a public education and information gathering campaign to discuss the need and benefits of land use regulation				X				X	All	Planning Comm.	\$1,000	X	
LU, IC	Develop at least minimal ordinances regulating permit/location, roadway acceptance, subdivision development, and manufactured housing in Montgomery County, Alston, Tarrytown, and Uvalda	X							X	Alston, Tarrytown, Uvalda		\$1,000 (enforcement)	X	
LU, IC	Develop specific new ordinances identified by the Planning Committee or otherwise as needed to protect existing resources and development, to prevent nuisances and uses disruptive to the community's plans and vision, and to encourage quality growth					X		X	X	All	Planning Comm.	\$1,000 (enforcement)	X	
LU, IC	Seek to consolidate the various county land use regulations and separate ordinances into a more comprehensive and unified land development ordinance					X			X	All	Planning Comm.	NA		

**CITY OF TARRYTOWN COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source	
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		Local	State
LU, IC	Develop comprehensive land use management or zoning ordinances in the County and Alston, Tarrytown, and Uvalda compatible with existing zoning in the cities of Ailey, Higgston, and Mount Vernon					X			X	Alston, Tarrytown, Uvalda	Planning Comm., RDC	\$1,000 (enforcement)	X	
LU, IC	Develop measures which accomplish the removal and prevention of abandoned mobile homes and other eyesores in the county and its municipalities					X			X	All	Planning Comm.	\$1,000 (enforcement)	X	

**CITY OF UVALDA COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source	
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		Local	State
ED, IC	Continue entrepreneurial activities through Southeastern Technical College and participation in the Tri-County Regional Entrepreneur Support Team, or by other programs, that will help to provide the support structure necessary to encourage the increased development of entrepreneurs						X		X	All	Dev. Auth., GREDC, STC, Tattnall and Toombs cos.	\$12-13,000/yr.	X	X
ED, IC	Seek the assistance of the Georgia Rural Economic Development Center and other entities (Georgia Tech Economic Development Institute, UGA Small Business Development Center, etc.) as appropriate to assist in creating the infrastructure necessary to support the development of entrepreneurial establishments in Montgomery County						X		X	All	Dev. Auth., GREDC, SBDC, EDI, Tattnall and Toombs cos.	\$5,000 (total)	X	X
ED, LU	Pursue the development of a land management plan to guide and promote appropriate development to areas of existing or planned infrastructure				X				X	All	Planning Comm.	\$10,000	X	

**CITY OF UVALDA COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source	
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		Local	State
CFS	Seek funding as needed for drainage improvements in identified areas of need						X			X		\$20,000/yr.	X	
CFS	Pursue funding as needed to pave and/or resurface existing roads within the City of Uvalda						X			X	DOT (LARP)	\$10,000/yr.	X	X
CFS, LU	Seek TE funding as needed for streetscape and other transportation improvements, including improving and expanding curbs, gutters, and sidewalks	X	X	X	X	X				X	DOT (TE)	\$500,000 (total)	X	X
CFS	Seek funding as needed to upgrade existing streets equipment						X			X		\$25,000 (total)	X	
CFS	Seek funding for state construction of regional bicycle facilities within the county, such as paved shoulders and other improvements to upgrade the Yamassee Trail, and local connector facilities, as appropriate						X		X	Ailey, Alston, Higgston, Mount Vernon, Uvalda	DOT	\$800,000 (total)	X	X
CFS, LU	Seek CDBG and other funding as needed to maintain and upgrade the water system	X	X	X	X	X				X	DCA (CDBG)	\$500,000 (total)	X	X
CFS	Seek funding as needed to renovate the water storage tank	X								X	GEFA	\$100,000	X	X
CFS	Pursue the development of detailed maps, utilizing GPS, of the water system and its components (valves, etc.), and provide additional dry hydrants as needed	X								X	RDC	\$5,000	X	

**CITY OF UVALDA COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source	
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		Local	State
CFS, LU	Pursue funding as appropriate to provide sewerage services to all unserved residents	X	X							X	DCA (CDBG)	\$500,000 (total)	X	X
CFS, LU	Pursue funding to upgrade sewer lines as needed	X	X							X	DCA (CDBG)	\$500,000 (total, part of CDBG)	X	X
CFS, IC	Seek funding for the construction of a joint countywide jail facility			X	X				X			\$3-4 million (total)	X	
CFS	Pursue funding as appropriate to improve the piping systems, tank capacity, and establish both wet and dry fire hydrant locations to increase fire protection						X		X	All	FEMA, GEMA	\$90,000/yr.	X	X
CFS	Seek funding for the necessary firefighting equipment to maintain, and possibly lower ISO ratings, in both the incorporated and unincorporated areas						X		X	All	FEMA, GEMA	\$90,000/yr.	X	X
CFS	Seek funding to upgrade emergency equipment as needed						X		X	All	FEMA, GEMA	\$90,000/yr.	X	X
CFS, LU	Seek funding as needed to improve and upgrade existing parks						X			X	DCA (LDF)	\$15,000 (total)	X	X
CFS	Seek funding to build a deck at the community center in Uvalda	X								X		\$10,000	X	
CFS	Pursue funding as appropriate to expand the "Ol' Time Farm Festival"						X			X	Chamber	\$5,000 (total)	X	
CFS	Seek funding to construct a pavilion			X						X	DCA (LDF)	\$15,000	X	X
CFS	Pursue funding for the construction of a walking track	X								X	DCA (LDF)	\$20,000	X	X

**CITY OF UVALDA COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source	
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		Local	State
HO	Seek CDBG, CHIP, and other funding as appropriate for the rehabilitation and/or clearance of substandard housing						X			X	DCA (CDBG, CHIP)	\$500,000 (total)	X	X
HO, IC	Continue to actively participate in the Montgomery/Toombs area Habitat for Humanity program						X				Civic Groups, Private Citizens	NA		
HO	Explore the creation of a local Christmas in April program to repair/rehab residences of low income and elderly homeowners						X				Churches, Private Citizens	\$1,000/yr.		
HO, LU, IC	Pursue the adoption of Georgia's Uniform Construction Codes countywide, including the development of a coordinated and unified housing/codes enforcement program, possibly in conjunction with the City of Vidalia			X					X	All		\$1,000 (enforcement)	X	
HO, LU, IC	Seek to adopt coordinated manufactured housing ordinance(s) to regulate individual units as well as manufactured home parks in the County's municipalities and unincorporated areas consistent with zoning and subdivision regulations to address manufactured housing location, site restrictions, site amenities, tie-downs, skirting, and other improvements	X							X	All		\$1,000 (enforcement)	X	

**CITY OF UVALDA COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source	
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		Local	State
HO	Pursue the assistance of the Georgia Department of Community Affairs and other programs to assist in the development of additional affordable housing						X			X	DCA, Private Developers	\$5,000 (local facilitation, no estimate available on private construction)	X	X
HO	Pursue obtaining additional three and four bedroom public housing or subsidized rental units as necessary						X			X	Mount Vernon Housing Auth., HUD	\$500,000 (total)	X	
LU, IC	Establish a countywide planning committee or formal planning commission to assist in growth management education, guidance and evaluation of regulation options				X				X	All	Planning Comm.	NA		
LU, IC	Conduct a public education and information gathering campaign to discuss the need and benefits of land use regulation				X				X	All	Planning Comm.	\$1,000	X	
LU, IC	Develop at least minimal ordinances regulating permit/location, roadway acceptance, subdivision development, and manufactured housing in Montgomery County, Alston, Tarrytown, and Uvalda	X							X	Alston, Tarrytown, Uvalda		\$1,000 (enforcement)	X	

**CITY OF UVALDA COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source	
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		Local	State
LU, IC	Develop specific new ordinances identified by the Planning Committee or otherwise as needed to protect existing resources and development, to prevent nuisances and uses disruptive to the community's plans and vision, and to encourage quality growth					X		X	X	All	Planning Comm.	\$1,000 (enforcement)	X	
LU, IC	Seek to consolidate the various county land use regulations and separate ordinances into a more comprehensive and unified land development ordinance					X			X	All	Planning Comm.	NA		
LU, IC	Develop comprehensive land use management or zoning ordinances in the County and Alston, Tarrytown, and Uvalda compatible with existing zoning in the cities of Ailey, Higgston, and Mount Vernon					X			X	Alston, Tarrytown, Uvalda	Planning Comm., RDC	\$1,000 (enforcement)	X	
LU, IC	Develop measures which accomplish the removal and prevention of abandoned mobile homes and other eyesores in the county and its municipalities					X			X	All	Planning Comm.	\$1,000 (enforcement)	X	

APPENDIX C

The Joint Montgomery County Solid Waste Management Plan

The Joint Montgomery County Solid Waste Management Plan 2015

Prepared For:
Montgomery County
City of Ailey
City of Alston
City of Higgston
City of Mount Vernon
City of Tarrytown
City of Uvalda

Prepared By:
Heart of Georgia Altamaha Regional Development Center
June, 2005

Montgomery County Solid Waste Management Plan

Introduction

Montgomery County is located in the southeastern region of the State of Georgia. Created by a State Legislative act in 1793, Montgomery County is a community with a significant elderly population that is experiencing moderate growth. Located approximately 10 miles

south of Interstate 16 along U.S. Highway 280, Montgomery County has good transportation routes connecting the county to several of Georgia's major cities. These transportation routes serve as major thoroughfares through Montgomery County. Many motorists traveling east to west from Cordele to Savannah utilize State Route 30 /U.S. 280 as an efficient means of transportation. State Route 56/U.S. 221 also serves as a quick and efficient route to reach Augusta and Valdosta. With an estimated 2003 population of 8,691, the county's population increased 24.0 percent from 1980 to 2003. In 2000, the number of occupied housing units was 2,919. A vast majority of Montgomery County's land area consists of agriculture and forestland (approximately 95 percent). The largest employer in Montgomery County is Brewton-Parker College, which employs 156 people. The largest commercial employer is Georgia High-Tech Fabricators, Inc., which employs 68 people. There is one other commercial industry located in Montgomery County that employs 50 or more people. This makes the fabricating employer a critical employer for an economy in Montgomery County that is still fairly dependent upon agriculture and forestry uses.

Montgomery County has six incorporated cities that are participating in this solid waste plan. The City of Mount Vernon is the county seat of Montgomery County and its largest municipality. Its estimated 2003 population was 2,126. The City of Ailey had an estimated 2003 population of 534. The City of Alston had an estimated 2003 population of 164. The City of Higgston had an estimated 2003 population of 332. The City of Tarrytown had an estimated 2003 population of 103. The City of Uvalda had an estimated 2003 population of 546.

Waste Disposal Stream Analysis

A. Inventory of Waste Stream Generators

Contributing to the overall waste stream in the unincorporated areas of Montgomery County are households along with minimal contributions from a number of institutions (such as the Montgomery State Prison) and commercial businesses. These sectors contribute different items such as paper, plastic, brown goods, food, and commercial waste. It is estimated that approximately 85 percent of the material is household garbage, 10 percent is institutional, and five percent is commercial. In the City of Ailey, households, commercial businesses, and industries contribute to the overall waste stream. These sectors contribute different items such as paper, plastic, brown goods, food, and commercial waste. Households contribute approximately 90

percent of the overall waste stream. Commercial businesses contribute roughly five percent. A small number of industries throughout the city contribute approximately five percent as well. In the City of Alston, households and a few commercial businesses contribute to the overall waste stream. These sectors contribute paper, plastics, food, and glass. Households contribute approximately 95 percent of the waste stream. A few commercial businesses in Alston contribute approximately five percent. In the City of Higgston, households and a few commercial businesses contribute to the overall waste stream. These sectors contribute paper, plastics, and food. Households contribute approximately 90 percent of the waste stream while a few commercial businesses contribute approximately 10 percent to the overall waste stream. In the City of Mount Vernon, households, institutions, commercial businesses, and industries contribute to the overall waste stream. Households contribute approximately 70 percent of the overall waste stream. Institutions, primarily Brewton-Parker College, contribute roughly 15 percent. Commercial businesses contribute approximately 10 percent, and a small number of industries throughout the city contribute approximately 5 percent as well. In the City of Tarrytown, households and a few commercial businesses contribute to the overall waste stream. These sectors contribute paper, plastics, food, and glass. Households contribute approximately 95 percent of the waste stream. A few commercial businesses in Tarrytown contribute approximately five percent. In the City of Uvalda, households and a few commercial businesses contribute to the overall waste stream. These sectors contribute paper, plastics, food, and glass. Households contribute approximately 95 percent of the waste stream. A few commercial businesses in Uvalda contribute approximately five percent.

B. Anticipated Waste Amounts

Several steps were required to determine the amount of municipal solid waste that is generated in Montgomery County in terms of pounds per person per day through the years of 2003 to 2015. First, the total population for the county was projected from 2004 through 2015. Once the population was projected, the amount of waste that was disposed of by Montgomery County and its municipalities from 2002-2003 was recorded for each year. The amount of municipal solid waste that was generated each year (2002-2003) was then divided by population estimates from 2002-2003 to get a per capita amount of municipal solid waste. It was then decided to utilize the highest per capita number (0.053 in 2003) to avoid being overly conservative. Then, the 2003 per capita number was utilized to get a constant rate of the amount of solid waste disposed for the remaining

years of the per capita municipal solid waste generated. Thus, it was assumed that the annual rate of growth would remain consistent in order to best produce a reasonable estimate.

To determine the total tonnage disposed, the projected population for each year (2003-2015) was then multiplied by the highest per capita number (0.053 in 2003) to determine an amount disposed for each year. This number resulted in the total projected number of tons of municipal solid waste disposed of in Montgomery County for 2003-2015.

According to the figures obtained from Montgomery County, a total of 415 tons of recyclables are collected per year on average. Figures for the tonnage of plastic, mixed paper, aluminum, scrap metal/appliances and cardboard recycled were based on an average between the years of 1999-2004. The figures were somewhat different for each year, so an average was taken to prevent skewed results because the 1999-2000 figure was significantly higher than those for 2001-2004. The total number of recycled tons collected based upon the average between 1999-2004 was then divided by the total number of tons disposed for 2002-2003, because that was the only year available that included all recyclables upon which to base the projections. This number (0.952) was then multiplied by the amount of tons disposed for each year, which resulted in the amount of tons recycled for each year.

The total tonnage of disposed waste for each year was then added to the total tonnage of recyclables to get a total amount of waste generated per year. That total was then divided by 365 to get the total tons per day. Next, the total tons per day were multiplied by 2,000 (2,000 lbs. equals one ton) to get the total pounds per day. That total was then divided by the projected population to get the total pounds per person per day of waste generated. The estimated numbers are given for each year beginning in 2003 through 2015 in Table 1.

The composition of the municipal solid waste generated each year from 2003-2015 is also broken down in tons based upon the GA EPD state figure during the Fall of 2003 through the Summer of 2004. The figures for Montgomery County are assumed to be the same as the state figures because no figures were available at the local level. The estimated composition of solid waste for each year is given from 2003 through 2015 in Table 2.

The composition of the recyclables generated each year from 2003-2015 is also broken down in tons based upon the estimated figures from Montgomery County in 2002-2003. The estimated figures for the composition of recyclables from 2003 through 2015 can be

found in
Table 3.

Year	Population	Tons Disposed	Tons Recycled	Total Generated	Lbs./Person/Day Generated
2003	8,691	459	438	897	0.57
2004	8,970	477	456	933	0.57
2005	9,087	483	462	945	0.57
2006	9,205	490	468	958	0.57
2007	9,325	496	474	970	0.57
2008	9,446	503	480	983	0.57
2009	9,569	509	486	995	0.57
2010	9,694	515	493	1,008	0.57
2011	9,824	523	499	1,022	0.57
2012	9,954	529	506	1,035	0.57
2013	10,084	536	513	1,049	0.57
2014	10,214	543	520	1,063	0.57
2015	10,343	550	526	1,076	0.57

Table 1
Annual

**Projections of Montgomery County
Municipal Solid Waste 2003-2015 (in Tons)**

Source: US Bureau of the Census, www.census.gov, Heart of Georgia Altamaha RDC Staff, 2005

Table 2
Annual Projections of Montgomery County
Municipal Solid Waste Separated by Type 2003-2015 (in Tons)

Year	Inorganics	Paper	Plastic	Glass	Metal	Organic	C & D
2003	14	170	73	18	28	128	28
2004	14	177	76	19	29	133	29
2005	15	180	76	19	29	135	29
2006	15	181	79	20	29	137	29
2007	15	184	79	21	29	139	29
2008	15	186	79	21	31	141	30
2009	15	188	80	21	31	143	31
2010	16	190	82	21	31	144	31
2011	16	193	85	21	31	146	31
2012	16	196	85	21	32	147	32
2013	16	198	86	21	33	149	33
2014	16	201	87	21	33	152	33
2015	16	203	88	22	33	155	33

Sources: Heart of Georgia Altamaha RDC Staff, GA DCA Staff, 2005

Table 3
Annual Projections of Montgomery County
Recyclables Separated by Type 2003-2015 (in Tons)

Year	Cardboard	Scrap Metal/ Appliances	Mixed Paper	Plastic	Aluminum
2003	125	112	175	13	13
2004	131	117	182	13	13
2005	131	118	185	14	14
2006	133	120	187	14	14
2007	134	122	190	14	14
2008	136	124	192	14	14
2009	138	126	194	14	14
2010	141	127	197	14	14
2011	143	128	200	14	14
2012	146	129	203	14	14
2013	149	130	206	14	14
2014	152	132	208	14	14
2015	154	133	211	14	14

Sources: Heart of Georgia Altamaha RDC Staff, Montgomery County Recycling Center, 2005

Waste Reduction Element

A. Inventory of Current Waste Reduction and Recycling Programs

As a part of the previous State of Georgia's and now local efforts to reduce the amount of waste by 25 percent, Montgomery County and its municipalities have five convenience centers located throughout the county that citizens may utilize voluntarily to drop off various items. These centers are located at the following places: one mile south of Tarrytown on Bear Creek Road; in the Kibbee Community on Thompson Pond Road; in Ailey near the Georgia Forestry Commission office on State Route 30 /U.S. 280; near Alston on the Alston-Mount Vernon Road; and in Uvalda at the intersection of State Route 56/U.S. 221 and Charlottesville Road. Items that are accepted include cardboard, mixed paper, and plastic. The cardboard is bailed and taken by Envirocycle Enterprises, a private recycler, located in Alma. The mixed paper is collected by the County and is also taken by Envirocycle Enterprises. The plastic is collected and taken by Ensley Corporation in Reidsville, North Carolina. The City of Mount Vernon also collects recyclables once a week utilizing curbside pickup. The City collects plastics, aluminum, mixed paper, and cardboard. The City does not charge a fee for the collection of recyclables. The recyclables are then taken to one of the five collection sites provided by the County. The Montgomery County recycling program targets all residents of Montgomery County and encourages the recycling of items through proper disposal. This program has had great success since its inception because of the County's organization of the program and commitment to its successful implementation. The County continuously looks for ways to expand the program.

B. Source Reduction

Montgomery County and its municipalities do not have any formal waste reduction programs through such means as reuse programs, financial incentives, waste audits, waste exchanges, or industrial process changes at this time.

C. Recycling

Montgomery County has developed a recycling and collection program for the County and its municipalities that has had great success thus far. The County has established recycling areas for certain items at the five convenience sites, which is proving to be very accessible to all of the citizens of Montgomery County. The program to collect recyclables in the City of Mount Vernon is proving to be a success as well, operating in conjunction with the County's program. The program is rather large at the present time, and it has the potential to grow further once additional funds become available. In 2003, 897 total tons of solid waste was generated in Montgomery County. Of that total, 438 tons, or 48.8 percent, were recycled. This indicates that Montgomery County easily surpassed the State of Georgia's waste reduction goal of 25% by a large margin.

Yard Trimming Mulching/Composting

A. Inventory of Composting and Mulching Programs

Montgomery County does not have a composting/mulching program. The County encourages citizens to properly dispose of their mulch voluntarily. The cities of Montgomery County do not have a composting/mulching program, nor do they have an everyday curbside pickup that collects yard trimmings. The cities do encourage citizens to properly dispose of their mulch voluntarily.

B. Special Management Items

Montgomery County and its municipalities have five convenience centers located throughout the county that citizens may utilize voluntarily to drop off various special management items. Montgomery County has a concrete slab designated at each of the five centers for citizens to voluntarily drop off their batteries. Once a significant amount of batteries is collected, the County will contact either Braddy and Morris Salvage, located in Lyons, or DD's Starter and Generator in Higgston to collect the batteries and properly dispose of them. There is also an oil drum located at each of the five centers for citizens to voluntarily drop off their oil. Once a certain number of

gallons of oil is collected, the County will contact ASG Oil Services, located in Blakely, to collect the oil and properly dispose of it. There is an area designated for white goods at each of the five centers that citizens may utilize voluntarily to drop off those items. White goods are taken to a private recycler, Whitfield Recycling, located in Bristol, Florida. There is also a roll off container located at each of the centers to collect couches and various types of furniture if citizens wish to voluntarily bring them. The County takes the items to the Toombs County Landfill once a significant amount is collected. The County and its municipalities do not have a program in place to collect tires. Citizens are encouraged to properly dispose of their tires voluntarily. The cities of Montgomery County do not have a program of their own to collect any of the aforementioned items. Citizens are encouraged to utilize one of the five county convenience centers for voluntary drop-off.

C. Waste Reduction Assessment

The Montgomery County recycling program's current waste reduction programs are adequate to achieve the state's per capita and local waste disposal reduction goals. The programs have had great success locally thus far. In 2003, 897 total tons of solid waste was generated in Montgomery County. Of that total, 438 tons, or 48.8 percent, was recycled. This indicates that Montgomery County easily surpassed the State of Georgia's waste reduction goals and the local goal of 25% by a large margin.

D. Waste Reduction Needs:

1. Citizens of Montgomery County need to utilize the five sites located throughout the county to collect and properly dispose of batteries, oil, white goods, and furniture.
2. There is a need to pursue the continued expansion of recycling activities county-wide, and continue to upgrade the county's recycling facilities.
3. Citizens of Montgomery County's municipalities need to continue to utilize the collection program of special management items provided by the County.
4. A need exists to develop a program county-wide to handle the collection and proper disposal of yard trimmings.

Waste Reduction Goals:

1. The County and its municipalities need to pursue the expansion of the current recycling program and target the collection of additional items for recycling.
2. Develop a county-wide composting/mulching program.
3. Purchase recycling bins for the citizens of the City of Mount Vernon once funding becomes available.

Collection Element

A. Inventory of Current Solid Waste and Recyclable Collection Programs

At the present time, Montgomery County operates a collection system for rural residents of the county. The County utilizes five convenience centers located throughout the county to collect household garbage, including two manned centers. Each center has one container for the collection of solid waste along with other containers for the collection of recyclables and special management items. The County does not charge a fee to residents for solid waste collection. The County picks up the solid waste once or twice per week at the centers, depending on the need for collection. Private containers are available and provided by Sullivan Environmental Services out of Vidalia. Once the garbage is collected, the County takes it to the Toombs County Landfill. The Toombs County Landfill has a capacity to operate for approximately 22 more years. Its remaining capacity is 1,849,689 cubic yards. The City of Ailey contracts with Sullivan to collect their household waste. Citizens voluntarily take their garbage to one of two unstaffed green boxes located across the street from city hall. It is open from 6:00 a.m. to 12:00 p.m. Citizens are charged a fee of \$5.00 a month for solid waste service. The containers are collected by Sullivan Environmental Services twice per week. Once the garbage is collected, it is taken to the Toombs County Landfill by Sullivan Environmental Services. In the City of Alston, citizens voluntarily take their solid waste to one of the five convenience centers provided by the County. The City of Alston does not charge a fee for solid waste. The County is responsible for the proper collection and disposal of the solid waste at the five centers located throughout the County. In the City of Higgston, citizens voluntarily take their solid waste to one of the five convenience centers provided by the County. The City of Higgston does not charge a fee for solid waste. The County is responsible for the proper collection and disposal of the solid waste at the five centers located throughout the County. The City of Mount Vernon utilizes curbside pickup once a week for a fee of \$5.00 per month. Once the garbage is collected, it is taken to the

Toombs County Landfill by the City of Mount Vernon. Commercial businesses in the City are encouraged to contract with Sullivan Environmental Services for the collection and disposal of commercial solid waste. In the City of Tarrytown, citizens voluntarily take their solid waste to one of the five convenience centers provided by the County. The City of Tarrytown does not charge a fee for solid waste. The County is responsible for the proper collection and disposal of the solid waste at the five centers located throughout the County. The City of Uvalda utilizes both residential and commercial curbside pickup twice a week for a fee of \$7.50 per month, although some businesses in the City do contract with Sullivan Environmental Services for collection and disposal. Once the garbage is collected, it is taken to the Toombs County Landfill by the City of Uvalda.

Montgomery County and its municipalities have five convenience centers located throughout the county that citizens may utilize voluntarily to drop off various special management items. Montgomery County has a concrete slab designated at each of the five sites for citizens to voluntarily drop off their batteries. Once a significant amount of batteries is collected, the County will contact either Braddy and Morris Salvage, located in Lyons, or DD's Starter and Generator in Higgston to collect the batteries and properly dispose of them. There is also an oil drum located at each of the five centers for citizens to voluntarily drop off their oil. Once a certain number of gallons of oil is collected, the County will contact ASG Oil Services Petroleum, located in Blakely, to collect the oil and properly dispose of it. There is an area designated for white goods at each of the five centers that citizens may utilize voluntarily to drop off the items. White goods are taken to a private recycler, Whitfield Recycling, located in Bristol, Florida. There is also a roll-off container located at each of the sites to collect couches and various types of furniture if citizens wish to voluntarily bring them. The County takes the items to the Toombs County Landfill once a significant amount is collected. The County and its municipalities do not have a program in place to collect tires. Citizens are encouraged to properly dispose of their tires voluntarily. The cities of Montgomery County do not have a program of their own to collect any of the aforementioned items. Citizens are encouraged to utilize one of the five county convenience centers for voluntary drop-off.

Inventory of Landfills and Haulers of Solid Waste Serving Montgomery County

Toombs County Landfill
P.O. Box 112
Lyons, GA 30436

Montgomery County Board of Commissioners
415 South Richardson Street
Mount Vernon, GA 30445

City of Mount Vernon
P.O. Box 237
Mount Vernon, GA 30445

City of Uvalda
P.O. Box 298
Uvalda, GA 30473

Sullivan Environmental Services
425 Highway 292
Vidalia, GA 30474

B. Yard Trimmings Collection

Montgomery County does not have a composting/mulching program. The County encourages citizens to properly dispose of their mulch voluntarily. The cities of Montgomery County do not have a composting/mulching program, nor do they have an everyday curbside pickup that collects yard trimmings. The cities do encourage citizens to properly dispose of their mulch voluntarily.

C. Adequacy of Collection Programs

The collection methods utilized to collect solid waste by Montgomery County and its municipalities are adequate to serve the citizens of Montgomery County. With several regional landfills located in close proximity to Montgomery County, the accessibility of a landfill for solid waste collection purposes by the local governments is adequate. The collection method utilized by Montgomery County and the City of Mount Vernon to collect recyclables is effective. A county-wide program to collect tires and composting/mulching needs to be developed as funds become available. Additional items should be considered for targeted recycling as well. The cities of Montgomery County (except Mount Vernon) utilize the drop-off sites at the five convenience centers located throughout the county for the collection of recyclables. The cities of Montgomery County do not have a program in place to collect special management

items. However, citizens may take their items to the drop-off sites located at the convenience centers throughout the county.

D. Illegal Dumping

There currently is a problem in Montgomery County with illegal dumping. The County utilizes its code enforcement program to combat the problem of illegal dumping. While there are few instances of illegal dumping occurring in the cities of Montgomery County at this time, if it should happen, the cities utilize the County's code enforcement program to combat the problem(s).

E. Collection Needs:

1. Continue current means of collecting solid waste in the unincorporated areas of the county and encourage the increased utilization of recycling by all citizens.
2. Montgomery County needs to investigate the feasibility of establishing a collection program for tires.
3. The City of Mount Vernon needs to investigate the feasibility of purchasing a collection bin(s) for recycling.

Collection Goals:

1. Continue the current method of collection and voluntary drop-off of recyclables county-wide.
2. Continue the current method of collection and voluntary drop-off of special management items county-wide.
3. The County needs to develop a county-wide collection program for tires.

F. Contingency Strategy

In case of a natural disaster or another event that may interrupt the flow of garbage pickup, Montgomery County has the option of utilizing their backup solid waste collection trucks or a private contractor. The City of Ailey has an agreement with Sullivan Environmental Services so that there is no interruption in solid waste pickup. The cities of Alston, Higgston, and Tarrytown rely on the County to continue the collection of solid waste because their citizens voluntarily take their solid waste to one of the five drop-off sites. The City of Mount Vernon would utilize their backup

solid waste collection truck or a private contractor. The City of Uvalda has an understanding with the City of Mount Vernon to utilize their equipment, or the City may utilize a private contractor in case of an emergency. The County and municipalities may also utilize nearby local governments to have access to solid waste collection equipment, if an excessive amount of waste is generated. If one or more of these options are necessary to adequately serve Montgomery County, the local governments would be required to go through the proper procedures to be able to put the options into operation. The time frame required would probably require at least one week to be able to go through the proper procedures to continue solid waste collection. If the collection program should become interrupted in case of a natural disaster or other event, the public will be notified on what procedures will take place via the media. This notification will take place through local newspapers and public service announcements on local radio stations and a local TV station in nearby Vidalia.

Disposal Element

A. Disposal

The Toombs County Landfill is a public municipal solid waste landfill located in Toombs County. According to GA EPD, in 2004, Toombs County's landfill had a remaining capacity of 1,849,689 cubic yards. Its average daily tons in 2004 were 150, and it has a rate of fill of 300 cubic yards per day. Its estimated fill date is July 29, 2026, which means that the landfill has approximately 22 years of remaining capacity. The Toombs County Landfill accepts household wastes.

B. Thermal Treatment Technologies

Montgomery County and its municipalities do not have any thermal treatment technologies, nor are any planned in the future.

C. Adequacy for Planning Period

The Toombs County Landfill will be adequate to meet the needs of Montgomery County and its municipalities for the ten-year planning period. The remaining capacity as of 2004 was 1,849,689 cubic yards, or an estimated life of 22 more years.

D. Disposal Needs:

1. Continue to utilize the Toombs County Landfill or other regional landfill facilities.

Disposal Goals:

1. Continue to utilize the current method of solid waste disposal throughout the county to meet local reduction goals.

E. Assurance of Ten-year Disposal Capacity (See Attachment A)

Continue to utilize the current method of solid waste disposal throughout the county.

F. Contingency Strategy for Disposal

In case of a natural disaster or another event that may interrupt the flow of garbage pickup or generate a large amount of extra waste, Montgomery County and its municipalities have access to a number of regional landfill facilities in close proximity to Montgomery County to handle the excess waste that such an event might generate. These facilities are located in Candler, Laurens, Telfair, and Toombs counties. If this option becomes necessary, the County would be required to go through the proper procedures to be able to put this option into operation. The time frame would probably require at least one week to follow all proper procedures to continue solid waste disposal. If the recycling program should become interrupted in case of a natural disaster or other event, the public will be notified on what procedures will take place via the media. This notification will take place through local newspapers and public service announcements on local radio stations and a local TV station in nearby Vidalia.

Land Limitation Element

A. Natural Environmental Limitations

Montgomery County's abundant natural resources are becoming recognized by its citizens as an increasingly important asset to the county's future growth and development. A growing interest is emerging in protecting the area's fragile resources while balancing the need for growth. The following discussion highlights the natural environmental limitations of Montgomery County.

According to the 1989 Hydrologic Atlas 18 of the Georgia Geologic Survey, Montgomery County's only significant groundwater recharge area is contained in the Miocene/Pliocene Recent Unconfined Aquifer and is located along the County's northeastern corner at the Toombs County line. This area has been identified by the Georgia Department of Natural Resources in a companion pollution susceptibility map as having medium pollution susceptibility, with various other areas of medium pollution

susceptibility being located throughout the county. A countywide ordinance modeled after the Georgia Department of Natural Resources' Part V Environmental Planning Criteria is in effect that protects the county's groundwater recharge area from possible contamination due to toxic or hazardous substances. A sizable portion of Montgomery County (10.9 percent) has also been designated as wetlands on the National Wetlands Inventory prepared by the U.S. Fish and Wildlife Service. Much of the wetlands in the county are located along the Oconee and Altamaha River Basins as well as major creeks such as Milligan Creek, but not all of the wetlands in the county are confined to these areas. These areas of the county are known to contain a variety of habitats of protected flora and fauna, as well as nesting and breeding grounds for a number of protected animals. The County also has two rivers, the Altamaha and the Oconee rivers, which are identified for protection under the 1991 River Corridor Protection Act. The Altamaha River flows on the southern end of the county, forming the county's southern boundary with Jeff Davis County. The Oconee River flows on the western end of the county, forming the county's western boundary with Wheeler County. The Oconee River combines with the Ocmulgee River to form the Altamaha River, with the convergence occurring along the county's southwestern corner where Jeff Davis, Montgomery, and Wheeler counties join together. A variety of hunting and fishing opportunities are located along both rivers, making them very popular for recreational uses. A boat landing is located along the Montgomery County side of the Altamaha River, south of Uvalda off of Georgia Highway 135, which offers the potential for tourism opportunities. There is also a boat landing located along the Montgomery County side of the Oconee River, known as the Bell's Ferry Landing, which is southwest of Uvalda off of Bell's Ferry Road and which also has tourism potential. Development along the Altamaha River in Montgomery County has been minimal, generally limited to weekend hunting/fishing dwellings. More significant residential development has occurred along the Bell's Ferry Landing section of the Oconee River southwest of Uvalda. Development in this area has been based largely on adequate access to roads.

These resources are somewhat protected throughout Montgomery County under a model ordinance that was based on DNR's Part V Environmental Planning Criteria and adopted by all of the local governments in the county in 2001. This ordinance provides for strict limitations on the use of land near these identified resources.

Two other environmental resources identified by DNR under the Part V Environmental Planning Criteria, water supply watersheds and protected mountains, are not present in Montgomery County and thus are not applicable.

B. Criteria for Siting Solid Waste Facilities

The County handles the collection and disposal of solid waste for the unincorporated areas and contracts with the cities of Alston, Higgston, and Tarrytown to provide the service in those jurisdictions. The City of Ailey contracts with Sullivan Environmental Services, Inc. for solid waste collection and disposal within its city limits. The cities of Mount Vernon and Uvalda currently handle the collection and disposal of solid waste within their respective jurisdictions, while private businesses are encouraged to contract with Sullivan Environmental Services, Inc. for commercial solid waste collection. Montgomery County and its municipalities contract with the Toombs County landfill to accept solid waste from their jurisdictions for disposal. The County is responsible for transporting the solid waste it collects from the unincorporated areas and the cities of Alston, Higgston, and Tarrytown to the Toombs County landfill. Sullivan Environmental Services, Inc. transports solid waste that it collects in the City of Ailey to the Toombs County landfill. The cities of Mount Vernon and Uvalda transfer their solid waste to the Toombs County landfill. Because of the County's abundant natural resources and the intent of the County's Community Vision to utilize these resources in the County's future growth and development, the County does not believe that the location of any additional solid waste handling facilities would be compatible with the community's vision for its future growth and development.

While the cities of Ailey, Higgston, Mount Vernon, and Uvalda are the only local governments in Montgomery County that have a zoning ordinance in place, the cities of Alston and Tarrytown and the unincorporated area of Montgomery County do have some land use regulations in place, such as subdivision regulations. There are several factors to be taken into consideration when determining the compatibility of solid waste handling facilities to the surrounding area. The Natural and Cultural Resources Element and other portions of the Montgomery County Joint Comprehensive Plan, as well as this Solid Waste Management Plan, identify areas where such a facility may or may not be acceptable. The County does not desire for such a facility to locate within a five (5) -mile radius of any of the municipalities. This will allow room for residential areas in and near the cities to grow and expand around the cities in those areas that are planned for future residential development. Simultaneously, it is desired that such facilities locate at a minimum of one-half mile from any residential area. This will lessen the possibility of adversely impacting adjacent properties through reduced property values or undue burdens on existing infrastructure.

Other considerations include flood plains. The County does not desire that such a facility locate in the 100-year flood plain. In fact, DNR Rule 391-3-4-.05 (1) (d) states that a facility cannot restrict the flow of the 100-year flood. Wetlands and groundwater recharge areas are protected by the countywide ordinance based on DNR's Part V Environmental Planning Criteria. The County is also desirous of protecting the many and various natural streams that dot the area's landscape. It is desired by the County that no facility locate within one-half mile of any stream. The County is also in the process of exploring the possible development of a regional reservoir in conjunction with Tattall, Toombs, and Treutlen counties, in addition to the possible construction of a recreational lake/public fishing area in the county. It is desired by the County that no facility locate within a five (5)-mile radius of either body of water to protect the surrounding environment of both areas. Solid waste handling facilities are also discouraged from locating near any area of the county that is identified as prime farmland or as an area having either archaeological or historical significance. Airports, fault areas, seismic impact zones, and unstable areas do not apply to Montgomery County.

C. Local Procedures for Siting Solid Waste Facilities

As part of the site selection process, an applicant must prepare an engineering report detailing how the solid waste handling facility will comply with all applicable local, state, and federal regulations. The report must also discuss how the facility will be compatible with surrounding land uses and community facilities, including detailing the impact on roads and any required improvements, the uses of land in close proximity, adjacent properties, required water system improvements, wastewater management systems, and erosion control measures. It should also articulate information pertaining to the operation of the facility, such as the hours of operation, location and size of the facility, capacity, types of materials to be accepted, disposal fees, private or public usage, and number of employees.

Along with an engineering report, the applicant must prepare a Public Participation Plan.

This plan will highlight to the County how the applicant will inform the public, businesses, and interested parties of the proposed facility. The plan must identify the order in which these parties will be notified and the manner in which such notification will be conducted. The County would then review the plan, and upon approval, the applicant would execute the plan and prepare a Public Participation Report that would document the results of the Public Participation Plan. A Public Hearing would then be held at the applicant's expense to solicit the views and concerns of local citizens.

Finally, the applicant must provide an Impact Statement and an Environmental Assessment prior to any action by the County or any public hearing. This is so that the proposed impact on the current solid waste management infrastructure, collection capability and disposal capacity, and the County's ability to meet the State's per capita waste disposal reduction goal and the County's own 25% per capita waste reduction goal can be adequately addressed, along with the potential impact on the surrounding natural environment. The Impact Statement should also address compatibility of the project with the Montgomery County Joint Comprehensive Plan and this Solid Waste Management Plan. Upon the completion and submittal of all required documentation, public hearings, and public meetings, the County will then conduct a review and issue its findings as to the approval or rejection, based on all applicable local, state, and federal regulations, and compatibility with local plans, and shall issue a letter certifying the project's consistency or inconsistency with the County's Solid Waste Management Plan.

D. Land Limitation Needs:

1. There is a need to develop a formal application process with rules and procedures regarding solid waste handling facilities that are consistent with the newly updated Solid Waste Management Plan.

Land Limitation Goals:

1. Montgomery County seeks to create a formal application process that will insure that solid waste handling facilities are located in areas that are suitable for such facilities, are compatible with surrounding land uses, are in compliance with applicable local, state, and federal regulations, preserves the existing rural character and maintains/enhances the current quality of life while providing for compatible and quality future growth and development, prevents nuisances and uses disruptive to the community's plans and vision, and are not considered for location in areas that have been identified as unsuitable due to environmental or land use limitations.

Education and Public Involvement Element

A. Existing Local Government Programs

The local governments in Montgomery County have a couple of different programs to educate the public concerning solid waste management. In 2001, Montgomery County received funds through the Georgia Department of Natural Resources Scrap Tire Management Program to develop a local codes enforcement program to combat

the problems of littering and illegal dumping countywide. All of the county's municipalities are also covered by this program. In addition to enforcing the countywide codes ordinance, the local code enforcement officer has the responsibility of educating the general public about proper solid waste management and source reduction. Realizing that educating the youth of the county is essential to any public education effort, the code enforcement officer periodically gives presentations to the local schools and distributes literature and other materials promoting the use of recycling and the proper disposal of household waste and other materials. Informational articles are periodically submitted to the local media to help reach out to the public at large, and the code enforcement officer gives presentations and training programs to various local civic organizations from time to time. The County's code enforcement program has had limited effectiveness to date in helping to reduce the amount of illegal dumping due to the lack of abundant and available resources. However, littering, though still present to some degree, is not as much of a problem as was the case previously. Because of its effectiveness on both the enforcement front and the education side, Montgomery County needs to continue its code enforcement program and expand as appropriate.

In addition to utilizing the codes enforcement program, Montgomery County has a limited recycling program that has been in existence since the late 1990s. The County funds and operates recycling areas at five convenience centers throughout the county. Citizens countywide can bring certain recyclable items they may have and drop them off at any of the convenience centers on a voluntary basis. Items that are accepted for recycling include cardboard, mixed paper, and plastics. Each of the convenience centers also has a concrete slab where such special management items as batteries, oil, and white goods are accepted. The City of Mount Vernon also has a curbside recycling program within its jurisdiction in conjunction with the county's program. Items that are collected include aluminum, cardboard, mixed paper, and plastics. The items are collected weekly and taken to any one of the five convenience sites in the county. The use of recycling by local citizens appears to be rather effective at the present time. As mentioned earlier, almost one-half of the solid waste that was generated in the county in 2003 was recycled. Currently, the County's recycling program does not accept such items as tires due to limited funding. However, a need does exist for such a program to be implemented. Citizens are left to dispose of these items voluntarily on an individual basis at the present time.

The County utilizes its Codes Enforcement program to promote increased recycling activities among the general public by utilizing the local media for various promotional efforts, and by speaking to numerous civic organizations and the local schools and distributing informational materials. Since the formation of recycling activities in the County, there has been a small increase in the use of recycling participation by the public. The lack of available resources due to the County's small tax base creates limits on the scope of any program that is undertaken. The County recognizes the need to foster increased utilization of recycling activities countywide and will continue to pursue avenues to expand its recycling operations and increase its use by the local citizenry.

The local governments in Montgomery County currently participate in some local or regional public involvement programs. Montgomery County and its municipalities currently participate in the Peachy Clean/Keep America Beautiful program through a local Keep Montgomery Beautiful program and plan to continue to do so. The cities of Ailey and Mount Vernon also have active Garden Clubs in their respective communities. There is a need for the other municipalities to look into the possibility of doing so in the future.

B. Solid Waste Advisory Committee/Task Force

This is not applicable currently in any of the local governments in Montgomery County. There are no plans to establish such a committee in the near future.

C. School System Programs

The only currently organized education program through the Montgomery County School System is that mentioned earlier in conjunction with the countywide codes enforcement program.

D. Litter Control Programs

In addition to its codes enforcement program, Montgomery County and the cities of Ailey, Alston, Mount Vernon, and Uvalda have previously utilized inmates from the Montgomery State Prison in Mount Vernon to conduct roadside pickups and other cleanup methods. The City of Mount Vernon participates each year with DCA's Georgia Cities Week Peachy Clean Program to reduce litter throughout the city. The City of Tarrytown has previously utilized inmates from the Treutlen Boot Camp for the same purpose in that jurisdiction. The City of Higgston has not utilized such a program, but has expressed an interest in doing so in the future. Although this program has been discontinued at the present time due to budget cuts at the state level, the local

governments hope that funding will be available in the future to restart the program. The County also utilizes the volunteer efforts of the Montgomery County 4-H Club from time to time as well. The Ailey Garden Club along with the Mount Vernon Garden Club and Mount Vernon Women's League has also been active in this arena in these communities.

E. Regional RDC Programs

There currently are no RDC programs in effect in Montgomery County, nor are there any plans to establish a program(s) in the near future.

F. Summary of Needs/Assessment

The general priority needs as determined by the local governments for public education and involvement are as follows:

1. There is a need to continue an active codes enforcement program countywide with an increased emphasis on litter control, promoting the use of recycling, source reduction, and reuse where appropriate. Additional funds to expand the program's scope should be pursued as necessary.
2. There is a need to increase the promotion and further continue utilization of recycling activities throughout Montgomery County.
3. There is a need to continue a recycling/waste reduction education program within the Montgomery County School System, in conjunction with the Montgomery County Codes Enforcement.
4. There is a need for the cities of Alston, Higgston, Tarrytown, and Uvalda to participate in local, regional, and state beautification activities.

G. Education and Public Involvement Goals

1. Maintain a countywide education and technical assistance program as a joint effort among Montgomery County and all municipalities in source reduction, reuse, recycling, and composting.

2. Support the continuation of educational programs within the Montgomery County School System concerning recycling and source reduction activities, and establish new programs as needed.
3. Increase the voluntary recycling and reduction opportunities for businesses and industries.
4. Increase participation in local, regional, and state beautification efforts, both in the incorporated and unincorporated areas, and form local programs as appropriate.

Montgomery County Joint Solid Waste Management Plan

Reports of Accomplishments

Montgomery County

City of Ailey

City of Alston

City of Higgston

City of Mount Vernon

City of Tarrytown

City of Uvalda

Montgomery County Solid Waste Management Plan

Report of Accomplishments

Montgomery County – Waste Stream Element

STWP ITEM: Continue the ongoing data collection system addressing collection, reduction, transfer and disposal of Montgomery County Solid Waste.

COMPLETE: Yes.

PROJECT STATUS: The County will continue to maintain its data collection system on an ongoing basis. This item will not be restated in the new STWP.

STWP ITEM: Manage data collection system.

COMPLETE: Yes.

PROJECT STATUS: Montgomery County will continue to manage the data collected on an ongoing basis. This item will not be restated in the new STWP.

STWP ITEM: Monitor waste quantity and composition annually.

COMPLETE: Yes.

PROJECT STATUS: Montgomery County will continue annual monitoring of the waste quantity and composition. This item will not be restated in the new STWP.

**Montgomery County Solid Waste Management Plan
Report of Accomplishments**

Montgomery County – Collection Element

STWP ITEM: Continue status quo for solid waste collection.

COMPLETE: Yes.

PROJECT STATUS: The County plans to continue the current method of solid waste collection for the unincorporated areas of the county, as well as for the cities of Alston, Higgston, and Tarrytown, on an ongoing basis. This item will be restated in the new STWP.

STWP ITEM: Maintain the drop-off system for recyclable materials and make additions/improvements as necessary.

COMPLETE: Yes.

PROJECT STATUS: The County will continue to maintain its present drop-off system for recyclable materials on an ongoing basis and will pursue additions/improvements as necessary and feasible. This item will be restated in the new STWP.

STWP ITEM: Operate and maintain convenience stations.

COMPLETE: Yes.

PROJECT STATUS: The County will continue to operate and maintain its convenience stations on an ongoing basis. This item will be restated in the new STWP.

**Montgomery County Solid Waste Management Plan
Report of Accomplishments**

Montgomery County – Waste Reduction Element

STWP ITEM: **Continue to operate and maintain drop-off system for recyclable materials.**

COMPLETE: Yes.

PROJECT STATUS: The County will continue to operate and maintain its present drop-off system for recyclable materials on an ongoing basis and will pursue additions/improvements as necessary and feasible. This item will be restated in the new STWP.

STWP ITEM: **Continue to research the possibility of adding new drop-off sites throughout the county.**

COMPLETE: Yes.

PROJECT STATUS: The County plans to continue to research additional sites throughout the County in an effort to improve upon the current drop-off system. This item will be restated in the new STWP.

STWP ITEM: **Continue to operate drop-off program.**

COMPLETE: Yes.

PROJECT STATUS: Operation of the countywide drop-off program will continue on an ongoing basis. This item will be restated in the new STWP.

STWP ITEM: **Target specific recyclables for commercial collection.**

COMPLETE: Yes.

PROJECT STATUS: Montgomery County will continue to target specific recyclables for commercial collection throughout the County. This item will be restated in the new STWP.

STWP ITEM: **Continue to operate the recycling facility and coordinate the program with residential drop-offs.**

COMPLETE: Yes.

PROJECT STATUS: The County will continue to operate the recycling facility and coordinate its operation with the residential drop-off program on an ongoing basis. This item will be restated in the new STWP.

STWP ITEM: **Continue to administer a commercial recycling program.**

COMPLETE: Yes.

PROJECT STATUS: The County will continue to administer a commercial recycling program on an ongoing basis. This item will be restated in the new STWP.

STWP ITEM: **Continue to examine economic incentives for commercial businesses in disposal and collection.**

COMPLETE: Yes.

PROJECT STATUS: This item will be continued on an ongoing basis and will be restated in the new STWP.

STWP ITEM: Continue to examine disposal fee incentives for reduction and recycling for industries and develop further incentives as needed.

COMPLETE: Yes.

PROJECT STATUS: This item will be continued on an as needed basis and will be restated in the new STWP.

**Montgomery County Solid Waste Management Plan
Report of Accomplishments**

Montgomery County – Disposal Element

STWP ITEM: Monitoring disposal quantities through a data collection system.
COMPLETE: Yes.
PROJECT STATUS: Montgomery County will continue to monitor disposal quantities through its data collection system on an ongoing basis. This item will be restated in the new STWP.

Montgomery County Solid Waste Management Plan
Report of Accomplishments

Montgomery County – Joint Education Element

STWP ITEM: **Continue to operate the Keep Montgomery Beautiful Program as a joint effort with all of the municipalities.**

COMPLETE: Yes.

PROJECT STATUS: Operation of the program will continue on an ongoing basis and will be restated in the new STWP.

STWP ITEM: **Administer an educational program.**

COMPLETE: Yes.

PROJECT STATUS: This item will be continued on an ongoing basis and will be restated in the new STWP.

STWP ITEM: **Administer a school system program.**

COMPLETE: Yes.

PROJECT STATUS: This item will be continued on an ongoing basis and will be restated in the new STWP.

STWP ITEM: **Develop additional educational programs as needed to inform citizens of recycling and reduction opportunities.**

COMPLETE: Yes.

PROJECT STATUS: Additional educational programs will be developed on an as needed basis. This item will be restated in the new STWP.

STWP ITEM: **Create educational opportunities as needed in conjunction with the commercial recycling program.**

COMPLETE: Yes.

PROJECT STATUS: This item will be continued on an as needed basis and will be restated in the new STWP.

STWP ITEM: **Continue to administer an education program directed toward encouraging industries to undertake voluntary reduction and recycling activities.**

COMPLETE: Yes.

PROJECT STATUS: This item will be continued on an ongoing basis and will be restated in the new STWP.

STWP ITEM: **Continue to utilize the local media as an outlet for educational activities.**

COMPLETE: Yes.

PROJECT STATUS: This item will be continued on an ongoing basis and will be restated in the new STWP.

STWP ITEM: **Continue to develop educational materials as needed for recycling, reuse, reduction, and composting.**

COMPLETE: Yes.
PROJECT STATUS: This item will be continued on an ongoing basis and will be restated in the new STWP.

STWP ITEM: Continue to coordinate special promotions for recycling activities.

COMPLETE: Yes.
PROJECT STATUS: This item will be continued on an ongoing basis and will be restated in the new STWP.

STWP ITEM: Solicit and coordinate a volunteer base to assist with solid waste and recycling educational activities.

COMPLETE: Yes.
PROJECT STATUS: This item will be continued on an ongoing basis and will be restated in the new STWP.

**Montgomery County Solid Waste Management Plan
Report of Accomplishments**

Montgomery County – Financing Element

STWP ITEM: Continue to determine as necessary the most effective methods of revenue recovery for solid waste management programs.

COMPLETE: Yes.

PROJECT STATUS: This item will continue on an ongoing basis but will not be restated in the new STWP.

STWP ITEM: Determine the feasibility of user fees for waste collection and drop-off system and implement, if feasible.

COMPLETE: No.

REASON NC: Montgomery County utilizes the Toombs County landfill and, therefore, does not implement user fees for waste collection at this time. The implementation of user fees, however, may be considered in the future.

PROJECT STATUS: Future consideration of implementing user fees will be restated in the new STWP.

STWP ITEM: Continue to utilize full cost accounting for solid waste management activities.

COMPLETE: Yes.

PROJECT STATUS: This item will continue on an ongoing basis but will not be restated in the new STWP.

STWP ITEM: Continue to examine as necessary economic incentives for commercial and industrial sectors.

COMPLETE: Yes.

PROJECT STATUS: This item will continue on an ongoing basis but will not be restated in the new STWP.

Montgomery County Solid Waste Management Plan

Report of Accomplishments

City of Ailey – Waste Stream Element

STWP ITEM: **Continue the ongoing data collection system addressing collection, reduction, transfer and disposal of solid waste in the City of Ailey.**

COMPLETE: Yes.

PROJECT STATUS: An ongoing data collection system will continue on an ongoing basis through Sullivan Environmental Services, Inc., which has a contract with the City for solid waste collection. This item will not be restated in the new STWP.

**Montgomery County Solid Waste Management Plan
Report of Accomplishments**

City of Ailey – Collection Element

STWP ITEM: Continue status quo for solid waste collection.

COMPLETE: Yes.

PROJECT STATUS: The City will continue to contract with Sullivan Environmental Services, Inc. for solid waste collection on an ongoing basis. This item will be restated in the new STWP.

STWP ITEM: Maintain the drop-off system for recyclable materials and make additions/improvements as necessary.

COMPLETE: Yes.

PROJECT STATUS: The County will continue to maintain its present drop-off system for recyclable materials on an ongoing basis and will pursue additions/improvements as necessary and feasible. This item will be restated in the new STWP.

**Montgomery County Solid Waste Management Plan
Report of Accomplishments**

City of Ailey – Disposal Element

STWP ITEM: Contract with private contractor for disposal of solid waste.
COMPLETE: Yes.
PROJECT STATUS: The City will continue to contract with Sullivan Environmental Services, Inc. for solid waste collection and disposal in the City on an ongoing basis. All non-recyclable waste is then taken to the Toombs County landfill for disposal. However, recyclables are collected by the County at a drop-off site that is located in the City. This item will be restated in the new STWP.

Montgomery County Solid Waste Management Plan
Report of Accomplishments

City of Ailey – Joint Education Element

STWP ITEM: **Continue to operate the Keep Montgomery Beautiful Program as a joint effort with all of the municipalities.**

COMPLETE: Yes.

PROJECT STATUS: Operation of the program will continue on an ongoing basis and will be restated in the new STWP.

STWP ITEM: **Administer an educational program.**

COMPLETE: Yes.

PROJECT STATUS: This item will be continued on an ongoing basis and will be restated in the new STWP.

STWP ITEM: **Administer a school system program.**

COMPLETE: Yes.

PROJECT STATUS: This item will be continued on an ongoing basis and will be restated in the new STWP.

STWP ITEM: **Develop additional educational programs as needed to inform citizens of recycling and reduction opportunities.**

COMPLETE: Yes.

PROJECT STATUS: Additional educational programs will be developed on an as needed basis. This item will be restated in the new STWP.

STWP ITEM: **Create educational opportunities as needed in conjunction with the commercial recycling program.**

COMPLETE: Yes.

PROJECT STATUS: This item will be continued on an as needed basis and will be restated in the new STWP.

STWP ITEM: **Continue to administer an education program directed toward encouraging industries to undertake voluntary reduction and recycling activities.**

COMPLETE: Yes.

PROJECT STATUS: This item will be continued on an ongoing basis and will be restated in the new STWP.

STWP ITEM: **Continue to utilize the local media as an outlet for educational activities.**

COMPLETE: Yes.

PROJECT STATUS: This item will be continued on an ongoing basis and will be restated in the new STWP.

STWP ITEM: **Continue to develop educational materials as needed for recycling, reuse, reduction, and composting.**

COMPLETE: Yes.
PROJECT STATUS: This item will be continued on an ongoing basis and will be restated in the new STWP.

STWP ITEM: Continue to coordinate special promotions for recycling activities.

COMPLETE: Yes.
PROJECT STATUS: This item will be continued on an ongoing basis and will be restated in the new STWP.

STWP ITEM: Solicit and coordinate a volunteer base to assist with solid waste and recycling educational activities.

COMPLETE: Yes.
PROJECT STATUS: This item will be continued on an ongoing basis and will be restated in the new STWP.

**Montgomery County Solid Waste Management Plan
Report of Accomplishments**

City of Ailey – Financing Element

STWP ITEM: Continue to determine as necessary the most effective methods of revenue recovery for solid waste management programs.

COMPLETE: Yes.

PROJECT STATUS: This item will continue on an ongoing basis but will not be restated in the new STWP.

STWP ITEM: Determine the feasibility of user fees for waste collection and drop-off system and implement, if feasible.

COMPLETE: Yes.

PROJECT STATUS: The City charges its customers a user fee of \$5 per month for waste collection at this time. There are no plans to change the fee at this time. However, the City continually seeks ways to deliver the service more efficiently, and future consideration of additional fees is possible. This item will not be restated in the new STWP.

STWP ITEM: Continue to utilize full cost accounting for solid waste management activities.

COMPLETE: Yes.

PROJECT STATUS: This item will continue on an ongoing basis but will not be restated in the new STWP.

STWP ITEM: Continue to examine as necessary economic incentives for commercial and industrial sectors.

COMPLETE: Yes.

PROJECT STATUS: This item will continue on an ongoing basis but will not be restated in the new STWP.

Montgomery County Solid Waste Management Plan

Report of Accomplishments

City of Alston – Waste Stream Element

STWP ITEM: Continue the ongoing data collection system addressing collection, reduction, transfer and disposal of solid waste in the City of Alston.

COMPLETE: Yes.

PROJECT STATUS: Montgomery County will continue to maintain a data collection system on an ongoing basis for the solid waste that it collects in the City of Alston. This item will not be restated in the new STWP.

**Montgomery County Solid Waste Management Plan
Report of Accomplishments**

City of Alston – Collection Element

STWP ITEM: Continue status quo for solid waste collection.

COMPLETE: Yes.

PROJECT STATUS: The City of Alston will continue to have solid waste collection and disposal handled through services provided by Montgomery County. This item will be restated in the new STWP.

STWP ITEM: Maintain the drop-off system for recyclable materials and make additions/improvements as necessary.

COMPLETE: Yes.

PROJECT STATUS: The County will continue to maintain its present drop-off system for recyclable materials on an ongoing basis and will pursue additions/improvements as necessary and feasible. This item will be restated in the new STWP.

**Montgomery County Solid Waste Management Plan
Report of Accomplishments**

City of Alston – Joint Education Element

STWP ITEM: Continue to operate the Keep Montgomery Beautiful Program as a joint effort with all of the municipalities.

COMPLETE: Yes.

PROJECT STATUS: Operation of the program will continue on an ongoing basis and will be restated in the new STWP.

STWP ITEM: Administer an educational program.

COMPLETE: Yes.

PROJECT STATUS: This item will be continued on an ongoing basis and will be restated in the new STWP.

STWP ITEM: Administer a school system program.

COMPLETE: Yes.

PROJECT STATUS: This item will be continued on an ongoing basis and will be restated in the new STWP.

STWP ITEM: Develop additional educational programs as needed to inform citizens of recycling and reduction opportunities.

COMPLETE: Yes.

PROJECT STATUS: Additional educational programs will be developed on an as needed basis. This item will be restated in the new STWP.

STWP ITEM: Create educational opportunities as needed in conjunction with the commercial recycling program.

COMPLETE: Yes.

PROJECT STATUS: This item will be continued on an as needed basis and will be restated in the new STWP.

STWP ITEM: Continue to administer an education program directed toward encouraging industries to undertake voluntary reduction and recycling activities.

COMPLETE: Yes.

PROJECT STATUS: This item will be continued on an ongoing basis and will be restated in the new STWP.

STWP ITEM: Continue to utilize the local media as an outlet for educational activities.

COMPLETE: Yes.

PROJECT STATUS: This item will be continued on an ongoing basis and will be restated in the new STWP.

STWP ITEM: Continue to develop educational materials as needed for recycling, reuse, reduction, and composting.

COMPLETE: Yes.
PROJECT STATUS: This item will be continued on an ongoing basis and will be restated in the new STWP.

STWP ITEM: Continue to coordinate special promotions for recycling activities.

COMPLETE: Yes.
PROJECT STATUS: This item will be continued on an ongoing basis and will be restated in the new STWP.

STWP ITEM: Solicit and coordinate a volunteer base to assist with solid waste and recycling educational activities.

COMPLETE: Yes.
PROJECT STATUS: This item will be continued on an ongoing basis and will be restated in the new STWP.

**Montgomery County Solid Waste Management Plan
Report of Accomplishments**

City of Alston – Financing Element

STWP ITEM: Continue to determine as necessary the most effective methods of revenue recovery for solid waste management programs.

COMPLETE: Yes.

PROJECT STATUS: This item will continue on an ongoing basis but will not be restated in the new STWP.

STWP ITEM: Determine the feasibility of user fees for waste collection and drop-off system and implement, if feasible.

COMPLETE: No.

REASON NC: Montgomery County utilizes the Toombs County landfill and, therefore, does not implement user fees for waste collection at this time. The implementation of user fees, however, may be considered in the future.

PROJECT STATUS: Future consideration of implementing user fees will be restated in the new STWP.

STWP ITEM: Continue to utilize full cost accounting for solid waste management activities.

COMPLETE: Yes.

PROJECT STATUS: This item will continue on an ongoing basis but will not be restated in the new STWP.

STWP ITEM: Continue to examine as necessary economic incentives for commercial and industrial sectors.

COMPLETE: Yes.

PROJECT STATUS: This item will continue on an ongoing basis but will not be restated in the new STWP.

Montgomery County Solid Waste Management Plan

Report of Accomplishments

City of Higgston – Waste Stream Element

STWP ITEM: Continue the ongoing data collection system addressing collection, reduction, transfer and disposal of solid waste in the City of Higgston.

COMPLETE: Yes.

PROJECT STATUS: Montgomery County will continue to maintain a data collection system on an ongoing basis for the solid waste that it collects in the City of Higgston. This item will not be restated in the new STWP.

**Montgomery County Solid Waste Management Plan
Report of Accomplishments**

City of Higgston – Collection Element

STWP ITEM: Continue status quo for solid waste collection.

COMPLETE: Yes.

PROJECT STATUS: The City of Higgston will continue to have solid waste collection and disposal handled through services provided by Montgomery County. This item will be restated in the new STWP.

STWP ITEM: Maintain the drop-off system for recyclable materials and make additions/improvements as necessary.

COMPLETE: Yes.

PROJECT STATUS: The County will continue to maintain its present drop-off system for recyclable materials on an ongoing basis and will pursue additions/improvements as necessary and feasible. This item will be restated in the new STWP.

**Montgomery County Solid Waste Management Plan
Report of Accomplishments**

City of Higgeston – Joint Education Element

STWP ITEM: Continue to operate the Keep Montgomery Beautiful Program as a joint effort with all of the municipalities.

COMPLETE: Yes.

PROJECT STATUS: Operation of the program will continue on an ongoing basis and will be restated in the new STWP.

STWP ITEM: Administer an educational program.

COMPLETE: Yes.

PROJECT STATUS: This item will be continued on an ongoing basis and will be restated in the new STWP.

STWP ITEM: Administer a school system program.

COMPLETE: Yes.

PROJECT STATUS: This item will be continued on an ongoing basis and will be restated in the new STWP.

STWP ITEM: Develop additional educational programs as needed to inform citizens of recycling and reduction opportunities.

COMPLETE: Yes.

PROJECT STATUS: Additional educational programs will be developed on an as needed basis. This item will be restated in the new STWP.

STWP ITEM: Create educational opportunities as needed in conjunction with the commercial recycling program.

COMPLETE: Yes.

PROJECT STATUS: This item will be continued on an as needed basis and will be restated in the new STWP.

STWP ITEM: Continue to administer an education program directed toward encouraging industries to undertake voluntary reduction and recycling activities.

COMPLETE: Yes.

PROJECT STATUS: This item will be continued on an ongoing basis and will be restated in the new STWP.

STWP ITEM: Continue to utilize the local media as an outlet for educational activities.

COMPLETE: Yes.

PROJECT STATUS: This item will be continued on an ongoing basis and will be restated in the new STWP.

STWP ITEM: Continue to develop educational materials as needed for recycling, reuse, reduction, and composting.

COMPLETE: Yes.

PROJECT STATUS: This item will be continued on an ongoing basis and will be restated in the new STWP.

STWP ITEM: Continue to coordinate special promotions for recycling activities.

COMPLETE: Yes.

PROJECT STATUS: This item will be continued on an ongoing basis and will be restated in the new STWP.

STWP ITEM: Solicit and coordinate a volunteer base to assist with solid waste and recycling educational activities.

COMPLETE: Yes.

PROJECT STATUS: This item will be continued on an ongoing basis and will be restated in the new STWP.

**Montgomery County Solid Waste Management Plan
Report of Accomplishments**

City of Higgston – Financing Element

STWP ITEM: Continue to determine as necessary the most effective methods of revenue recovery for solid waste management programs.

COMPLETE: Yes.

PROJECT STATUS: This item will continue on an ongoing basis but will not be restated in the new STWP.

STWP ITEM: Determine the feasibility of user fees for waste collection and drop-off system and implement, if feasible.

COMPLETE: No.

REASON NC: Montgomery County utilizes the Toombs County landfill and, therefore, does not implement user fees for waste collection at this time. The implementation of user fees, however, may be considered in the future.

PROJECT STATUS: Future consideration of implementing user fees will be restated in the new STWP.

STWP ITEM: Continue to utilize full cost accounting for solid waste management activities.

COMPLETE: Yes.

PROJECT STATUS: This item will continue on an ongoing basis but will not be restated in the new STWP.

STWP ITEM: Continue to examine as necessary economic incentives for commercial and industrial sectors.

COMPLETE: Yes.

PROJECT STATUS: This item will continue on an ongoing basis but will not be restated in the new STWP.

Montgomery County Solid Waste Management Plan

Report of Accomplishments

City of Higgston – Waste Stream Element

STWP ITEM: Continue the ongoing data collection system addressing collection, reduction, transfer and disposal of solid waste in the City of Higgston.

COMPLETE: Yes.

PROJECT STATUS: Montgomery County will continue to maintain a data collection system on an ongoing basis for the solid waste that it collects in the City of Higgston. This item will not be restated in the new STWP.

**Montgomery County Solid Waste Management Plan
Report of Accomplishments**

City of Higgston – Collection Element

STWP ITEM: Continue status quo for solid waste collection.

COMPLETE: Yes.

PROJECT STATUS: The City of Higgston will continue to have solid waste collection and disposal handled through services provided by Montgomery County. This item will be restated in the new STWP.

STWP ITEM: Maintain the drop-off system for recyclable materials and make additions/improvements as necessary.

COMPLETE: Yes.

PROJECT STATUS: The County will continue to maintain its present drop-off system for recyclable materials on an ongoing basis and will pursue additions/improvements as necessary and feasible. This item will be restated in the new STWP.

**Montgomery County Solid Waste Management Plan
Report of Accomplishments**

City of Higgeston – Joint Education Element

STWP ITEM: Continue to operate the Keep Montgomery Beautiful Program as a joint effort with all of the municipalities.

COMPLETE: Yes.

PROJECT STATUS: Operation of the program will continue on an ongoing basis and will be restated in the new STWP.

STWP ITEM: Administer an educational program.

COMPLETE: Yes.

PROJECT STATUS: This item will be continued on an ongoing basis and will be restated in the new STWP.

STWP ITEM: Administer a school system program.

COMPLETE: Yes.

PROJECT STATUS: This item will be continued on an ongoing basis and will be restated in the new STWP.

STWP ITEM: Develop additional educational programs as needed to inform citizens of recycling and reduction opportunities.

COMPLETE: Yes.

PROJECT STATUS: Additional educational programs will be developed on an as needed basis. This item will be restated in the new STWP.

STWP ITEM: Create educational opportunities as needed in conjunction with the commercial recycling program.

COMPLETE: Yes.

PROJECT STATUS: This item will be continued on an as needed basis and will be restated in the new STWP.

STWP ITEM: Continue to administer an education program directed toward encouraging industries to undertake voluntary reduction and recycling activities.

COMPLETE: Yes.

PROJECT STATUS: This item will be continued on an ongoing basis and will be restated in the new STWP.

STWP ITEM: Continue to utilize the local media as an outlet for educational activities.

COMPLETE: Yes.

PROJECT STATUS: This item will be continued on an ongoing basis and will be restated in the new STWP.

STWP ITEM: Continue to develop educational materials as needed for recycling, reuse, reduction, and composting.

COMPLETE: Yes.
PROJECT STATUS: This item will be continued on an ongoing basis and will be restated in the new STWP.

STWP ITEM: Continue to coordinate special promotions for recycling activities.

COMPLETE: Yes.
PROJECT STATUS: This item will be continued on an ongoing basis and will be restated in the new STWP.

STWP ITEM: Solicit and coordinate a volunteer base to assist with solid waste and recycling educational activities.

COMPLETE: Yes.
PROJECT STATUS: This item will be continued on an ongoing basis and will be restated in the new STWP.

**Montgomery County Solid Waste Management Plan
Report of Accomplishments**

City of Higgston – Financing Element

STWP ITEM: Continue to determine as necessary the most effective methods of revenue recovery for solid waste management programs.

COMPLETE: Yes.

PROJECT STATUS: This item will continue on an ongoing basis but will not be restated in the new STWP.

STWP ITEM: Determine the feasibility of user fees for waste collection and drop-off system and implement, if feasible.

COMPLETE: No.

REASON NC: Montgomery County utilizes the Toombs County landfill and, therefore, does not implement user fees for waste collection at this time. The implementation of user fees, however, may be considered in the future.

PROJECT STATUS: Future consideration of implementing user fees will be restated in the new STWP.

STWP ITEM: Continue to utilize full cost accounting for solid waste management activities.

COMPLETE: Yes.

PROJECT STATUS: This item will continue on an ongoing basis but will not be restated in the new STWP.

STWP ITEM: Continue to examine as necessary economic incentives for commercial and industrial sectors.

COMPLETE: Yes.

PROJECT STATUS: This item will continue on an ongoing basis but will not be restated in the new STWP.

**Montgomery County Solid Waste Management Plan
Report of Accomplishments**

City of Mount Vernon – Waste Stream Element

STWP ITEM: Continue the ongoing data collection system addressing collection, reduction, transfer and disposal of solid waste in the City of Mount Vernon.

COMPLETE: Yes.

PROJECT STATUS: The City will continue to maintain its data collection system on an ongoing basis. This item will not be restated in the new STWP.

**Montgomery County Solid Waste Management Plan
Report of Accomplishments**

City of Mount Vernon – Collection Element

STWP ITEM: Continue status quo for solid waste collection.

COMPLETE: Yes.

PROJECT STATUS: The City of Mount Vernon will continue to handle collection and disposal of household solid waste, while private businesses will continue to be encouraged to contract with Sullivan Environmental Services, Inc. for collection and disposal of commercial solid waste. The City will collect recyclable items and take them to the County's drop-off site located in the City. This item will be restated in the new STWP.

STWP ITEM: Maintain the drop-off system for recyclable materials and make additions/improvements as necessary.

COMPLETE: Yes.

PROJECT STATUS: The County will continue to maintain its present drop-off system for recyclable materials on an ongoing basis and will pursue additions/improvements as necessary and feasible. This item will be restated in the new STWP.

**Montgomery County Solid Waste Management Plan
Report of Accomplishments**

City of Mount Vernon – Joint Education Element

STWP ITEM: Continue to operate the Keep Montgomery Beautiful Program as a joint effort with all of the municipalities.

COMPLETE: Yes.

PROJECT STATUS: Operation of the program will continue on an ongoing basis and will be restated in the new STWP.

STWP ITEM: Administer an educational program.

COMPLETE: Yes.

PROJECT STATUS: This item will be continued on an ongoing basis and will be restated in the new STWP.

STWP ITEM: Administer a school system program.

COMPLETE: Yes.

PROJECT STATUS: This item will be continued on an ongoing basis and will be restated in the new STWP.

STWP ITEM: Develop additional educational programs as needed to inform citizens of recycling and reduction opportunities.

COMPLETE: Yes.

PROJECT STATUS: Additional educational programs will be developed on an as needed basis. This item will be restated in the new STWP.

STWP ITEM: Create educational opportunities as needed in conjunction with the commercial recycling program.

COMPLETE: Yes.

PROJECT STATUS: This item will be continued on an as needed basis and will be restated in the new STWP.

STWP ITEM: Continue to administer an education program directed toward encouraging industries to undertake voluntary reduction and recycling activities.

COMPLETE: Yes.

PROJECT STATUS: This item will be continued on an ongoing basis and will be restated in the new STWP.

STWP ITEM: Continue to utilize the local media as an outlet for educational activities.

COMPLETE: Yes.

PROJECT STATUS: This item will be continued on an ongoing basis and will be restated in the new STWP.

STWP ITEM: Continue to develop educational materials as needed for recycling, reuse, reduction, and composting.

COMPLETE: Yes.

PROJECT STATUS: This item will be continued on an ongoing basis and will be restated in the new STWP.

STWP ITEM: Continue to coordinate special promotions for recycling activities.

COMPLETE: Yes.

PROJECT STATUS: This item will be continued on an ongoing basis and will be restated in the new STWP.

STWP ITEM: Solicit and coordinate a volunteer base to assist with solid waste and recycling educational activities.

COMPLETE: Yes.

PROJECT STATUS: This item will be continued on an ongoing basis and will be restated in the new STWP.

**Montgomery County Solid Waste Management Plan
Report of Accomplishments**

City of Mount Vernon – Financing Element

STWP ITEM: Continue to determine as necessary the most effective methods of revenue recovery for solid waste management programs.

COMPLETE: Yes.

PROJECT STATUS: This item will continue on an ongoing basis but will not be restated in the new STWP.

STWP ITEM: Determine the feasibility of user fees for waste collection and drop-off system and implement, if feasible.

COMPLETE: Yes.

PROJECT STATUS: The City charges its customers a user fee of \$5 per month for waste collection at this time. There are no plans to change the fee at this time. However, the City continually seeks ways to deliver the service more efficiently, and future consideration of additional fees is possible. This item will not be restated in the new STWP.

STWP ITEM: Continue to utilize full cost accounting for solid waste management activities.

COMPLETE: Yes.

PROJECT STATUS: This item will continue on an ongoing basis but will not be restated in the new STWP.

STWP ITEM: Continue to examine as necessary economic incentives for commercial and industrial sectors.

COMPLETE: Yes.

PROJECT STATUS: This item will continue on an ongoing basis but will not be restated in the new STWP.

Montgomery County Solid Waste Management Plan

Report of Accomplishments

City of Tarrytown – Waste Stream Element

STWP ITEM: Continue the ongoing data collection system addressing collection, reduction, transfer and disposal of solid waste in the City of Tarrytown.

COMPLETE: Yes.

PROJECT STATUS: Montgomery County will continue to maintain a data collection system on an ongoing basis for the solid waste that it collects in the City of Tarrytown. This item will not be restated in the new STWP.

**Montgomery County Solid Waste Management Plan
Report of Accomplishments**

City of Tarrytown – Collection Element

STWP ITEM: Continue status quo for solid waste collection.

COMPLETE: Yes.

PROJECT STATUS: The City of Higgston will continue to have solid waste collection and disposal handled through services provided by Montgomery County. This item will be restated in the new STWP.

STWP ITEM: Maintain the drop-off system for recyclable materials and make additions/improvements as necessary.

COMPLETE: Yes.

PROJECT STATUS: The County will continue to maintain its present drop-off system for recyclable materials on an ongoing basis and will pursue additions/improvements as necessary and feasible. This item will be restated in the new STWP.

**Montgomery County Solid Waste Management Plan
Report of Accomplishments**

City of Tarrytown – Joint Education Element

STWP ITEM: Continue to operate the Keep Montgomery Beautiful Program as a joint effort with all of the municipalities.

COMPLETE: Yes.

PROJECT STATUS: Operation of the program will continue on an ongoing basis and will be restated in the new STWP.

STWP ITEM: Administer an educational program.

COMPLETE: Yes.

PROJECT STATUS: This item will be continued on an ongoing basis and will be restated in the new STWP.

STWP ITEM: Administer a school system program.

COMPLETE: Yes.

PROJECT STATUS: This item will be continued on an ongoing basis and will be restated in the new STWP.

STWP ITEM: Develop additional educational programs as needed to inform citizens of recycling and reduction opportunities.

COMPLETE: Yes.

PROJECT STATUS: Additional educational programs will be developed on an as needed basis. This item will be restated in the new STWP.

STWP ITEM: Create additional educational opportunities as needed in conjunction with the commercial recycling program.

COMPLETE: Yes.

PROJECT STATUS: This item will be continued on an as needed basis and will be restated in the new STWP.

STWP ITEM: Continue to administer an education program directed toward encouraging industries to undertake voluntary reduction and recycling activities.

COMPLETE: Yes.

PROJECT STATUS: This item will be continued on an ongoing basis and will be restated in the new STWP.

STWP ITEM: Continue to utilize the local media as an outlet for educational activities.

COMPLETE: Yes.

PROJECT STATUS: This item will be continued on an ongoing basis and will be restated in the new STWP.

STWP ITEM: Continue to develop educational materials as needed for recycling, reuse, reduction, and composting.

COMPLETE: Yes.

PROJECT STATUS: This item will be continued on an ongoing basis and will be restated in the new STWP.

STWP ITEM: Continue to coordinate special promotions for recycling activities.

COMPLETE: Yes.

PROJECT STATUS: This item will be continued on an ongoing basis and will be restated in the new STWP.

STWP ITEM: Solicit and coordinate a volunteer base to assist with solid waste and recycling educational activities.

COMPLETE: Yes.

PROJECT STATUS: This item will be continued on an ongoing basis and will be restated in the new STWP.

**Montgomery County Solid Waste Management Plan
Report of Accomplishments**

City of Tarrytown – Financing Element

STWP ITEM: Continue to determine as necessary the most effective methods of revenue recovery for solid waste management programs.

COMPLETE: Yes.

PROJECT STATUS: This item will continue on an ongoing basis but will not be restated in the new STWP.

STWP ITEM: Determine the feasibility of user fees for waste collection and drop-off system and implement, if feasible.

COMPLETE: No.

REASON NC: Montgomery County utilizes the Toombs County landfill and, therefore, does not implement user fees for waste collection at this time. The implementation of user fees, however, may be considered in the future.

PROJECT STATUS: Future consideration of implementing user fees will be restated in the new STWP.

STWP ITEM: Continue to utilize full cost accounting for solid waste management activities.

COMPLETE: Yes.

PROJECT STATUS: This item will continue on an ongoing basis but will not be restated in the new STWP.

STWP ITEM: Continue to examine as necessary economic incentives for commercial and industrial sectors.

COMPLETE: Yes.

PROJECT STATUS: This item will continue on an ongoing basis but will not be restated in the new STWP.

**Montgomery County Solid Waste Management Plan
Report of Accomplishments**

City of Uvalda – Collection Element

STWP ITEM: Continue status quo for solid waste collection.

COMPLETE: Yes.

PROJECT STATUS: The City of Uvalda will continue to handle collection and disposal of household solid waste and most commercial solid waste, while some private businesses will continue to contract with Sullivan Environmental Services, Inc. for collection and disposal of commercial solid waste. The City will collect recyclable items and take them to the County's drop-off site located in the City. This item will be restated in the new STWP.

STWP ITEM: Maintain the drop-off system for recyclable materials and make additions/improvements as necessary.

COMPLETE: Yes.

PROJECT STATUS: The County will continue to maintain its present drop-off system for recyclable materials on an ongoing basis and will pursue additions/improvements as necessary and feasible. This item will be restated in the new STWP.

**Montgomery County Solid Waste Management Plan
Report of Accomplishments**

City of Uvalda – Waste Reduction Element

STWP ITEM: Continue to operate and maintain drop-off system for recyclable materials.

COMPLETE: Yes.

PROJECT STATUS: The County will continue to operate and maintain its present drop-off system for recyclable materials on an ongoing basis and will pursue additions/improvements as necessary and feasible. This item will be restated in the new STWP.

STWP ITEM: Continue to research the possibility of adding new drop-off sites throughout the county.

COMPLETE: Yes.

PROJECT STATUS: The County plans to continue to research additional sites throughout the County in an effort to improve upon the current drop-off system. This item will be restated in the new STWP.

STWP ITEM: Continue to operate drop-off program.

COMPLETE: Yes.

PROJECT STATUS: Operation of the countywide drop-off program will continue on an ongoing basis. This item will be restated in the new STWP.

STWP ITEM: Target specific recyclables for commercial collection.

COMPLETE: Yes.

PROJECT STATUS: The County and its municipalities will continue to target specific recyclables for commercial collection. This item will be restated in the new STWP.

STWP ITEM: Continue to operate the recycling facility and coordinate the program with residential drop-offs.

COMPLETE: Yes.

PROJECT STATUS: The County will continue to operate the recycling facility and coordinate its operation with the residential drop-off program on an ongoing basis. This item will be restated in the new STWP.

STWP ITEM: Continue to examine economic incentives for commercial businesses in disposal and collection.

COMPLETE: Yes.

PROJECT STATUS: This item will be continued on an ongoing basis and will be restated in the new STWP.

**Montgomery County Solid Waste Management Plan
Report of Accomplishments**

City of Uvalda – Joint Education Element

STWP ITEM: Continue to operate the Keep Montgomery Beautiful Program as a joint effort with all of the municipalities.

COMPLETE: Yes.

PROJECT STATUS: Operation of the program will continue on an ongoing basis and will be restated in the new STWP.

STWP ITEM: Administer an educational program.

COMPLETE: Yes.

PROJECT STATUS: This item will be continued on an ongoing basis and will be restated in the new STWP.

STWP ITEM: Administer a school system program.

COMPLETE: Yes.

PROJECT STATUS: This item will be continued on an ongoing basis and will be restated in the new STWP.

STWP ITEM: Develop additional educational programs as needed to inform citizens of recycling and reduction opportunities.

COMPLETE: Yes.

PROJECT STATUS: Additional educational programs will be developed on an as needed basis. This item will be restated in the new STWP.

STWP ITEM: Create additional educational opportunities as needed in conjunction with the commercial recycling program.

COMPLETE: Yes.

PROJECT STATUS: This item will be continued on an as needed basis and will be restated in the new STWP.

STWP ITEM: Continue to administer an educational program directed toward encouraging industries to undertake voluntary reduction and recycling activities.

COMPLETE: Yes.

PROJECT STATUS: This item will be continued on an ongoing basis and will be restated in the new STWP.

STWP ITEM: Continue to utilize the local media as an outlet for educational activities.

COMPLETE: Yes.

PROJECT STATUS: This item will be continued on an ongoing basis and will be restated in the new STWP.

STWP ITEM: Continue to develop educational materials as needed for recycling, reuse, reduction, and composting.

COMPLETE: Yes.
PROJECT STATUS: This item will be continued on an ongoing basis and will be restated in the new STWP.

STWP ITEM: Continue to coordinate special promotions for recycling activities.

COMPLETE: Yes.
PROJECT STATUS: This item will be continued on an ongoing basis and will be restated in the new STWP.

STWP ITEM: Solicit and coordinate a volunteer base to assist with solid waste and recycling educational activities.

COMPLETE: Yes.
PROJECT STATUS: This item will be continued on an ongoing basis and will be restated in the new STWP.

**Montgomery County Solid Waste Management Plan
Report of Accomplishments**

City of Uvalda – Financing Element

STWP ITEM: Continue to determine as necessary the most effective methods of revenue recovery for solid waste management programs.

COMPLETE: Yes.

PROJECT STATUS: This item will continue on an ongoing basis but will not be restated in the new STWP.

STWP ITEM: Determine the feasibility of user fees for waste collection and drop-off system and implement, if feasible.

COMPLETE: Yes.

PROJECT STATUS: The City charges its customers a user fee of \$7.50 per month for waste collection at this time. There are no plans to change the fee at this time. However, the City continually seeks ways to deliver the service more efficiently, and future consideration of additional fees is possible. This item will not be restated in the new STWP.

STWP ITEM: Continue to utilize full cost accounting for solid waste management activities.

COMPLETE: Yes.

PROJECT STATUS: This item will continue on an ongoing basis but will not be restated in the new STWP.

STWP ITEM: Continue to examine as necessary economic incentives for commercial and industrial sectors.

COMPLETE: Yes.

PROJECT STATUS: This item will continue on an ongoing basis but will not be restated in the new STWP.

Montgomery County Joint Solid Waste Management Plan

Short Term Work Programs

**Montgomery County
City of Ailey
City of Alston
City of Higgston
City of Mount Vernon
City of Tarrytown
City of Uvalda**

**Montgomery County Solid Waste Management Plan
Short Term Work Program Update
2006-2015**

COLLECTION ELEMENT				
ACTIVITY	YEARS THE PLAN IS COVERING	PARTY OR PARTIES RESPONSIBLE FOR MANAGING THE ACTIVITY	ESTIMATED COST OF PROPOSED PROGRAMS	FUNDING SOURCE
Continue current method of solid waste collection	2006-2015	Montgomery County	\$175,000/yr.	Local
Continue drop-off system for recyclable materials and make additions/improvements as necessary	2006-2015	Montgomery County	\$175,000/yr. (part of solid waste collection)	Local
Continue to operate and maintain convenience stations	2006-2015	Montgomery County	\$175,000/yr. (part of solid waste collection)	Local
Develop a countywide collection program for tires	2008	Montgomery County	\$10,000	Local
WASTE REDUCTION ELEMENT				
ACTIVITY	YEARS THE PLAN IS COVERING	PARTY OR PARTIES RESPONSIBLE FOR MANAGING THE ACTIVITY	ESTIMATED COST OF PROPOSED PROGRAMS	FUNDING SOURCE
Continue to operate and maintain drop-off system for recyclable materials	2006-2015	Montgomery County	\$58,000/yr. (part of solid waste collection)	Local
Continue to research the possibility of adding new drop-off sites throughout the county	2006-2010	Montgomery County	NA	NA

Continue to operate drop-off program	2006-2015	Montgomery County	\$58,000/yr. (part of solid waste collection)	Local
Continue to target specific recyclables for commercial collection	2006-2015	Montgomery County	NA	NA
		WASTE REDUCTION ELEMENT		
ACTIVITY	YEARS THE PLAN IS COVERING	PARTY OR PARTIES RESPONSIBLE FOR MANAGING THE ACTIVITY	ESTIMATED COST OF PROPOSED PROGRAMS	FUNDING SOURCE
Continue to operate the recycling facility and coordinate the program with residential drop-offs	2006-2015	Montgomery County	\$58,000/yr. (part of solid waste collection)	Local
Continue to administer commercial recycling program	2006-2015	Montgomery County	\$58,000/yr. (part of solid waste collection)	Local
Continue to examine economic incentives for commercial businesses in disposal and collection	2006-2010	Montgomery County	NA	NA
Continue to examine disposal fee incentives for reduction and recycling for industries and develop further incentives as needed	2006-2010	Montgomery County	NA	NA
Develop a countywide composting/mulching program	2008	Montgomery County	\$10,000	Local
		DISPOSAL ELEMENT		
ACTIVITY	YEARS THE PLAN	PARTY OR PARTIES RESPONSIBLE	ESTIMATED COST OF	FUNDING SOURCE

promotions for recycling activities				
Solicit and coordinate a volunteer base to assist with solid waste and recycling educational activities	2006-2015	Montgomery County, Ailey, Alston, Higgston, Mount Vernon, Tarrytown, Uvalda, Montgomery Co. Codes Enforcement, KMB	NA	NA

**City of Ailey Solid Waste Management Plan
Short Term Work Program Update
2006-2015**

COLLECTION ELEMENT				
ACTIVITY	YEARS THE PLAN IS COVERING	PARTY OR PARTIES RESPONSIBLE FOR MANAGING THE ACTIVITY	ESTIMATED COST OF PROPOSED PROGRAMS	FUNDING SOURCE
Continue current method of solid waste collection	2006-2010	City of Ailey, Sullivan Environmental Services, Inc.	\$7,500/yr.	Local
Maintain the drop-off system for recyclable materials and make additions/improvements as necessary	2006-2015	Montgomery County	\$175,000/yr. (part of solid waste collection)	Local
WASTE REDUCTION ELEMENT				
ACTIVITY	YEARS THE PLAN IS COVERING	PARTY OR PARTIES RESPONSIBLE FOR MANAGING THE ACTIVITY	ESTIMATED COST OF PROPOSED PROGRAMS	FUNDING SOURCE
Continue to operate and maintain drop-off system for recyclable materials	2006-2015	Montgomery County	\$58,000/yr. (part of solid waste collection)	Local
Continue to research the possibility of adding new drop-off sites throughout the county	2006-2010	Montgomery County	NA	NA
Continue to operate drop-off program	2006-2015	Montgomery County	\$58,000/yr. (part of solid waste collection)	Local
Continue to target specific recyclables for commercial	2006-2015	City of Ailey	NA	NA

Maintain a countywide education and technical assistance program as a joint effort among the County and each of the cities in source reduction, reuse, recycling, and composting	2006-2015	Montgomery County, Ailey, Alston, Higgston, Mount Vernon, Tarrytown, Uvalda, Montgomery Co. Codes Enforcement	\$20,000/yr.	Local
Administer an educational program	2006-2015	Montgomery County, Ailey, Alston, Higgston, Mount Vernon, Tarrytown, Uvalda	\$1,000/yr.	Local
PUBLIC EDUCATION AND INVOLVEMENT ELEMENT				
ACTIVITY	YEARS THE PLAN IS COVERING	PARTY OR PARTIES RESPONSIBLE FOR MANAGING THE ACTIVITY	ESTIMATED COST OF PROPOSED PROGRAMS	FUNDING SOURCE
Administer a school system program	2006-2015	Montgomery County Codes Enforcement, School System	\$1,500/yr.	Local
Develop additional educational programs as needed to inform citizens of recycling and reduction opportunities	2006-2015	Montgomery County Codes Enforcement, KMB	NA	NA
Create educational opportunities as needed in conjunction with the commercial recycling program	2006-2015	Montgomery County Codes Enforcement	NA	NA
Continue to administer an education program directed toward encouraging industries to undertake voluntary reduction and recycling activities	2006-2015	Montgomery County Codes Enforcement, KMB	\$1,000/yr.	Local

**City of Alston Solid Waste Management Plan
Short Term Work Program Update
2006-2015**

COLLECTION ELEMENT				
ACTIVITY	YEARS THE PLAN IS COVERING	PARTY OR PARTIES RESPONSIBLE FOR MANAGING THE ACTIVITY	ESTIMATED COST OF PROPOSED PROGRAMS	FUNDING SOURCE
Continue current method of solid waste collection	2006-2010	Montgomery County, City of Alston	\$175,000/yr.	Local
Maintain the drop-off system for recyclable materials and make additions/improvements as necessary	2006-2015	Montgomery County	\$175,000/yr. (part of solid waste collection)	Local
WASTE REDUCTION ELEMENT				
ACTIVITY	YEARS THE PLAN IS COVERING	PARTY OR PARTIES RESPONSIBLE FOR MANAGING THE ACTIVITY	ESTIMATED COST OF PROPOSED PROGRAMS	FUNDING SOURCE
Continue to operate and maintain drop-off system for recyclable materials	2006-2015	Montgomery County	\$58,000/yr. (part of solid waste collection)	Local
Continue to research the possibility of adding new drop-off sites throughout the county	2006-2010	Montgomery County	NA	NA
Continue to operate drop-off program	2006-2015	Montgomery County	\$58,000/yr. (part of solid waste collection)	Local
Continue to target specific recyclables for commercial	2006-2015	City of Alston	NA	NA

		KMB		
Continue to develop educational materials as needed for recycling, reuse, reduction, and composting	2006-2015	Montgomery Co. Codes Enforcement, KMB	\$1,000/yr.	Local
Continue to coordinate special promotions for recycling activities	2006-2015	Montgomery Co. Codes Enforcement, KMB	NA	NA
Solicit and coordinate a volunteer base to assist with solid waste and recycling educational activities	2006-2015	Montgomery County, Ailey, Alston, Higgston, Mount Vernon, Tarrytown, Uvalda, Montgomery Co. Codes Enforcement, KMB	NA	NA

**City of Higgston Solid Waste Management Plan
Short Term Work Program Update
2006-2015**

COLLECTION ELEMENT				
ACTIVITY	YEARS THE PLAN IS COVERING	PARTY OR PARTIES RESPONSIBLE FOR MANAGING THE ACTIVITY	ESTIMATED COST OF PROPOSED PROGRAMS	FUNDING SOURCE
Continue current method of solid waste collection	2006-2010	Montgomery County, City of Higgston	\$175,000/yr.	Local
Maintain the drop-off system for recyclable materials and make additions/improvements as necessary	2006-2015	Montgomery County	\$175,000/yr. (part of solid waste collection)	Local
WASTE REDUCTION ELEMENT				
ACTIVITY	YEARS THE PLAN IS COVERING	PARTY OR PARTIES RESPONSIBLE FOR MANAGING THE ACTIVITY	ESTIMATED COST OF PROPOSED PROGRAMS	FUNDING SOURCE
Continue to operate and maintain drop-off system for recyclable materials	2006-2015	Montgomery County	\$58,000/yr. (part of solid waste collection)	Local
Continue to research the possibility of adding new drop-off sites throughout the county	2006-2010	Montgomery County	NA	NA
Continue to operate drop-off program	2006-2015	Montgomery County	\$58,000/yr. (part of solid waste collection)	Local
Continue to target specific recyclables for commercial	2006-2015	City of Higgston	NA	NA

		KMB		
Continue to develop educational materials as needed for recycling, reuse, reduction, and composting	2006-2015	Montgomery Co. Codes Enforcement, KMB	\$1,000/yr.	Local
Continue to coordinate special promotions for recycling activities	2006-2015	Montgomery Co. Codes Enforcement, KMB	NA	NA
Solicit and coordinate a volunteer base to assist with solid waste and recycling educational activities	2006-2015	Montgomery County, Ailey, Alston, Higgston, Mount Vernon, Tarrytown, Uvalda, Montgomery Co. Codes Enforcement, KMB	NA	NA

**City of Mount Vernon Solid Waste Management Plan
Short Term Work Program Update
2006-2015**

COLLECTION ELEMENT				
ACTIVITY	YEARS THE PLAN IS COVERING	PARTY OR PARTIES RESPONSIBLE FOR MANAGING THE ACTIVITY	ESTIMATED COST OF PROPOSED PROGRAMS	FUNDING SOURCE
Continue current method of solid waste collection	2006-2010	City of Mount Vernon, Sullivan Environmental Services, Inc.	\$75,000/yr.	Local
Maintain the drop-off system for recyclable materials and make additions/improvements as necessary	2006-2015	Montgomery County	\$175,000/yr. (part of solid waste collection)	Local
WASTE REDUCTION ELEMENT				
ACTIVITY	YEARS THE PLAN IS COVERING	PARTY OR PARTIES RESPONSIBLE FOR MANAGING THE ACTIVITY	ESTIMATED COST OF PROPOSED PROGRAMS	FUNDING SOURCE
Continue to operate and maintain drop-off system for recyclable materials	2006-2015	Montgomery County	\$58,000/yr. (part of solid waste collection)	Local
Continue to research the possibility of adding new drop-off sites throughout the county	2006-2010	Montgomery County	NA	NA
Continue to operate drop-off program	2006-2015	Montgomery County	\$58,000/yr. (part of solid waste collection)	Local
Continue to target specific recyclables for commercial	2006-2015	City of Mount Vernon	NA	NA

collection				
Continue to operate the recycling facility and coordinate the program with residential drop-offs	2006-2015	Montgomery County	\$58,000/yr. (part of solid waste collection)	Local
		WASTE REDUCTION ELEMENT		
ACTIVITY	YEARS THE PLAN IS COVERING	PARTY OR PARTIES RESPONSIBLE FOR MANAGING THE ACTIVITY	ESTIMATED COST OF PROPOSED PROGRAMS	FUNDING SOURCE
Continue to examine economic incentives for commercial businesses in disposal and collection	2006-2010	City of Mount Vernon	NA	NA
Pursue funding for recycling bins	2006-2010	City of Mount Vernon	\$15,000 (total)	Local
		DISPOSAL ELEMENT		
ACTIVITY	YEARS THE PLAN IS COVERING	PARTY OR PARTIES RESPONSIBLE FOR MANAGING THE ACTIVITY	ESTIMATED COST OF PROPOSED PROGRAMS	FUNDING SOURCE
Maintain status quo for solid waste collection and disposal	2006-2010	City of Mount Vernon, Sullivan Environmental Services, Inc.	\$75,000/yr.	Local
		PUBLIC EDUCATION AND INVOLVEMENT ELEMENT		
ACTIVITY	YEARS THE PLAN IS COVERING	PARTY OR PARTIES RESPONSIBLE FOR MANAGING THE ACTIVITY	ESTIMATED COST OF PROPOSED PROGRAMS	FUNDING SOURCE
Continue to operate the Keep Montgomery Beautiful Program as	2006-2015	Montgomery County, Ailey, Alston, Higgston, Mount Vernon, Tarrytown,	\$1,000/yr.	Local

**City of Tarrytown Solid Waste Management Plan
Short Term Work Program Update
2006-2015**

COLLECTION ELEMENT				
ACTIVITY	YEARS THE PLAN IS COVERING	PARTY OR PARTIES RESPONSIBLE FOR MANAGING THE ACTIVITY	ESTIMATED COST OF PROPOSED PROGRAMS	FUNDING SOURCE
Continue current method of solid waste collection	2006-2010	Montgomery County, City of Tarrytown	\$175,000/yr.	Local
Maintain the drop-off system for recyclable materials and make additions/improvements as necessary	2006-2015	Montgomery County	\$175,000/yr. (part of solid waste collection)	Local
WASTE REDUCTION ELEMENT				
ACTIVITY	YEARS THE PLAN IS COVERING	PARTY OR PARTIES RESPONSIBLE FOR MANAGING THE ACTIVITY	ESTIMATED COST OF PROPOSED PROGRAMS	FUNDING SOURCE
Continue to operate and maintain drop-off system for recyclable materials	2006-2015	Montgomery County	\$58,000/yr. (part of solid waste collection)	Local
Continue to research the possibility of adding new drop-off sites throughout the county	2006-2010	Montgomery County	NA	NA
Continue to operate drop-off program	2006-2015	Montgomery County	\$58,000/yr. (part of solid waste collection)	Local
Continue to target specific recyclables for commercial collection	2006-2015	City of Tarrytown	NA	NA

Continue to operate the recycling facility and coordinate the program with residential drop-offs	2006-2015	Montgomery County	\$58,000/yr. (part of solid waste collection)	Local
		WASTE REDUCTION ELEMENT		
ACTIVITY	YEARS THE PLAN IS COVERING	PARTY OR PARTIES RESPONSIBLE FOR MANAGING THE ACTIVITY	ESTIMATED COST OF PROPOSED PROGRAMS	FUNDING SOURCE
Continue to examine economic incentives for commercial businesses in disposal and collection	2006-2010	City of Tarrytown	NA	NA
		PUBLIC EDUCATION AND INVOLVEMENT ELEMENT		
ACTIVITY	YEARS THE PLAN IS COVERING	PARTY OR PARTIES RESPONSIBLE FOR MANAGING THE ACTIVITY	ESTIMATED COST OF PROPOSED PROGRAMS	FUNDING SOURCE
Continue to operate the Keep Montgomery Beautiful Program as a joint effort with all of the municipalities	2006-2015	Montgomery County, Ailey, Alston, Higgston, Mount Vernon, Tarrytown, Uvalda, KMB	\$1,000/yr.	Local
Maintain a countywide education and technical assistance program as a joint effort among the County and each of the cities in source reduction, reuse, recycling, and composting	2006-2015	Montgomery County, Ailey, Alston, Higgston, Mount Vernon, Tarrytown, Uvalda, Montgomery Co. Codes Enforcement	\$20,000/yr.	Local
Administer an educational program	2006-2015	Montgomery County, Ailey, Alston,	\$1,000/yr.	Local

		Higgston, Mount Vernon, Tarrytown, Uvalda		
Administer a school system program	2006-2015	Montgomery County Codes Enforcement, School System	\$1,500/yr.	Local
		PUBLIC EDUCATION AND INVOLVEMENT ELEMENT		
ACTIVITY	YEARS THE PLAN IS COVERING	PARTY OR PARTIES RESPONSIBLE FOR MANAGING THE ACTIVITY	ESTIMATED COST OF PROPOSED PROGRAMS	FUNDING SOURCE
Develop additional educational programs as needed to inform citizens of recycling and reduction opportunities	2006-2015	Montgomery County Codes Enforcement, KMB	NA	NA
Create educational opportunities as needed in conjunction with the commercial recycling program	2006-2015	Montgomery County Codes Enforcement	NA	NA
Continue to administer an education program directed toward encouraging industries to undertake voluntary reduction and recycling activities	2006-2015	Montgomery County Codes Enforcement, KMB	\$1,000/yr.	Local
Continue to utilize the local media as an outlet for educational activities	2006-2015	Montgomery County, Ailey, Alston, Higgston, Mount Vernon, Tarrytown, Uvalda, Montgomery Co. Codes Enforcement, KMB	\$1,000/yr.	Local

Continue to develop educational materials as needed for recycling, reuse, reduction, and composting	2006-2015	Montgomery Co. Codes Enforcement, KMB	\$1,000/yr.	Local
Continue to coordinate special promotions for recycling activities	2006-2015	Montgomery Co. Codes Enforcement, KMB	NA	NA
Solicit and coordinate a volunteer base to assist with solid waste and recycling educational activities	2006-2015	Montgomery County, Ailey, Alston, Higgston, Mount Vernon, Tarrytown, Uvalda, Montgomery Co. Codes Enforcement,	NA	NA

**City of Uvalda Solid Waste Management Plan
Short Term Work Program Update
2006-2015**

		COLLECTION ELEMENT		
ACTIVITY	YEARS THE PLAN IS COVERING	PARTY OR PARTIES RESPONSIBLE FOR MANAGING THE ACTIVITY	ESTIMATED COST OF PROPOSED PROGRAMS	FUNDING SOURCE
Continue current method of solid waste collection	2006-2010	City of Uvalda, Sullivan Environmental Services, Inc.	\$5,500/yr.	Local
Maintain the drop-off system for recyclable materials and make additions/improvements as necessary	2006-2015	Montgomery County	\$175,000/yr. (part of solid waste collection)	Local
		WASTE REDUCTION ELEMENT		
ACTIVITY	YEARS THE PLAN IS COVERING	PARTY OR PARTIES RESPONSIBLE FOR MANAGING THE ACTIVITY	ESTIMATED COST OF PROPOSED PROGRAMS	FUNDING SOURCE
Continue to operate and maintain drop-off system for recyclable materials	2006-2015	Montgomery County	\$58,000/yr. (part of solid waste collection)	Local
Continue to research the possibility of adding new drop-off sites throughout the county	2006-2010	Montgomery County	NA	NA
Continue to operate drop-off program	2006-2015	Montgomery County	\$58,000/yr. (part of solid waste collection)	Local
Continue to target specific recyclables for commercial	2006-2015	City of Uvalda	NA	NA

Maintain a countywide education and technical assistance program as a joint effort among the County and each of the cities in source reduction, reuse, recycling, and composting	2006-2015	Montgomery County, Ailey, Alston, Higgston, Mount Vernon, Tarrytown, Uvalda, Montgomery Co. Codes Enforcement	\$20,000/yr.	Local
Administer an educational program	2006-2015	Montgomery County, Ailey, Alston, Higgston, Mount Vernon, Tarrytown, Uvalda	\$1,000/yr.	Local
PUBLIC EDUCATION AND INVOLVEMENT ELEMENT				
ACTIVITY	YEARS THE PLAN IS COVERING	PARTY OR PARTIES RESPONSIBLE FOR MANAGING THE ACTIVITY	ESTIMATED COST OF PROPOSED PROGRAMS	FUNDING SOURCE
Administer a school system program	2006-2015	Montgomery County Codes Enforcement, School System	\$1,500/yr.	Local
Develop additional educational programs as needed to inform citizens of recycling and reduction opportunities	2006-2015	Montgomery County Codes Enforcement, KMB	NA	NA
Create educational opportunities as needed in conjunction with the commercial recycling program	2006-2015	Montgomery County Codes Enforcement	NA	NA
Continue to administer an education program directed toward encouraging industries to undertake voluntary reduction and recycling activities	2006-2015	Montgomery County Codes Enforcement, KMB	\$1,000/yr.	Local

