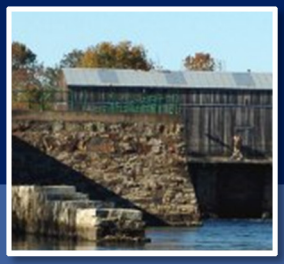
VISION 2035

COLUMBIA COUNTY, GEORGIA



Columbia County Comprehensive Plan

Adopted March 15, 2016

COLUMBIA COUNTY
GEORGIA

ACKNOWLEDGEMENTS

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TABLE OF CONTENTS

1. EXECUTIVE SUMMARY.....1

Plan Highlights 1
Putting the Plan into Action 5

2. INTRODUCTION 8

Purpose 8
Scope 9
Why We Plan 9
Community Participation and Plan Development 9

3. COMMUNITY VISION 13

4. FUTURE DEVELOPMENT GUIDE 21

Future Development Map 21
Character Area Based Planning 22
Character Area Policy 24

5. IMPLEMENTATION PROGRAM 32

Community Work Program 32
Supplemental Plans 38
Long Term Project List 38
Plan Maintenance 39

APPENDIX A: Report of Accomplishments

APPENDIX B: Commuity Assessment

APPENDIX C: Community Participation Program

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Chapter 1

EXECUTIVE SUMMARY

Summary of the Columbia County Comprehensive Plan: Highlights and Putting the Plan into Action

Columbia County's Comprehensive Plan, *Vision 2035*, is a policy document that presents the community's primary goals for achieving its vision for growth and development over the next 20 years. This executive summary presents **Plan Highlights** and **Putting the Plan into Action**. **Plan Highlights** provides a brief overview of the 'Community Vision,' including key goals organized by 'Vision Theme.' **Putting the Plan into Action** provides a synopsis of the steps and players involved in implementation of this Comprehensive Plan.

PLAN HIGHLIGHTS

Recognizing the County will continue to be the fastest growing county in the region, this plan balances the need for residential and economic growth with the desire to maintain rural character. This plan also acknowledges the need to plan in more specific detail for activity centers and major corridors as well as for green space, parks, economic development, and public infrastructure (water, sewer and transportation).

The 'Community Vision', as presented by the Future Development Guide in Chapter 4 and the summarized goals that are categorized by 'Vision Themes' on the following pages, describes the community's desired future state of the County (see Chapter 3 for the more detailed version of the goals and strategies). This vision was formed from stakeholder input gathered during an extensive public involvement process and from an assessment of existing conditions in the County (see *Community Assessment* portion of the plan).

The four Vision Themes are *Development Patterns*, *Resource Conservation*, *Social and Economic Development*, and *Intergovernmental Coordination.* They are intended to organize and represent citizens' ideas and concerns related to the topics of land use, population, housing, economic development, natural resources, historic resources, community facilities and services, transportation, and intergovernmental coordination.

DECISION-MAKING FRAMEWORK

*This plan is based on the community's **VISION** for growth and development over the next 20 years The vision is expressed by a set of goals that address specific needs and opportunities (see Chapter 3) and a Future Development Guide with a map and narrative (see Chapter 4).*

***GOALS** define the desired future state of the community and generally relate to big picture ideas.*

***STRATEGIES** are specific action steps that when completed should implement the community vision. Strategies are represented in Chapters 3 and 5 of this plan.*

Overall, the Comprehensive Plan is used by elected officials to make decisions that guide growth in Columbia County.

Development Patterns

DP Goal 1: Preserve rural development patterns in the Clarks Hill Lake and Appling Areas

- Guide future planning for sewer infrastructure expansion projects, directing growth to areas not designated as Rural Communities
- Create an Agriculture/ Forestry/Rural-Residential zoning district with a 5-acre lot minimum
- Evaluate new tools for conserving land

DP Goal 2: Protect and enhance established neighborhoods

- Implement sidewalk and bicycle facility projects
- Prevent encroachment of commercial uses in residential areas with updated zoning standards
- Identify opportunities for greenspace preservation
- Implement stormwater management projects
- Maintain residential use as the primary land use along major roadways in neighborhood areas (e.g. Riverwatch Parkway)

DP Goal 3: Promote high quality new construction

- Ensure a high quality of residential development with updated standards (e.g. enhanced open space and pedestrian connectivity standards)
- Develop design standards for apartment and townhome projects
- Develop design standards for non-residential development

DP Goal 4: Create vibrant activity centers

- Prepare a new master plan for Evans Town Center
- Update the Central Martinez Area Study
- Prepare master plans for the proposed Gateway Activity Center and Appling-Harlem Employment Center along I-20

DP Goal 5: Improve corridors and connectivity

- Prepare studies for major corridors to improve functionality and land use/transportation relationships
- Update the 2004 Columbia County Long Range Transportation Plan (LRTP)
- Study the feasibility of I-20 frontage road corridor
- Evaluate the potential for corridor-based Community Improvement Districts (CIDs) for funding transportation and aesthetic improvements
- Incorporate streetscape enhancements along major corridors
- Incorporate bicycle/pedestrian projects in future road widenings
- Continue implementation of road improvement projects to improve traffic flow

Resource Conservation (RC)

RC Goal 1: Protect water resources and improve water quality

- Adopt groundwater recharge areas, water supply watersheds and wetland protection ordinances in accordance with state models
- Evaluate potential for increasing the County's rating in the National Flood Insurance Program's Community Rating System
- Monitor impaired streams
- Prepare master plans for water and wastewater
- Support Columbia County Health Department efforts to undertake performance evaluations of septic systems

RC Goal 2: Permanently Protect 20% of the County's land as greenspace consistent with the Columbia County Greenspace Program

- Create a Greenway Master Plan to interconnect recreation areas and protected floodplain areas
- Update the 2006 Greenspace Master Plan
- Monitor the effectiveness of the open space and tree protection standards in the Zoning Ordinance, and consider changes as necessary
- Amend regulations to incorporate minimum open space standards for all new development
- Adopt a Conservation Subdivision Ordinance to encourage design of residential developments with a high percentage of open space

RC Goal 3: Identify and protect historic resources

- Prepare a historic resource survey to identify buildings/sites of historical significance and those that have been lost to development
- Adopt a Historic Preservation Ordinance to meet the eligibility requirements of the federal Certified Local Government (CLG) Program, which provides financial and technical assistance for historic preservation activities
- Pursue CLG status to become eligible for federal historic preservation funding (requires adoption of a Historic Preservation Ordinance)
- Consult with the state's Historic Preservation Division for technical and financial assistance
- Update the list of buildings and sites that are eligible for listing on the National Register of Historic Places

Social and Economic Development (SED)

SED Goal 1: Enhance recreation opportunities for residents

- Expand the Euchee Creek Greenway and provide parks to meet needs in underserved areas of the county
- Update the 2002 Recreation Master Plan
- Coordinate with organizations to fund and implement the expansion of a coordinated trail network throughout the county

SED Goal 2: Capitalize on natural resources as an economic development tool

- Address eco-tourism as part of a county-wide Economic Development Strategy
- Identify and implement appropriate Wildwood Park site enhancements/revenue generators
- Develop a county-wide Gateways and Wayfinding Program to guide visitors to major county sites/facilities

SED Goal 3: Create employment opportunities by recruiting new employers and expanding business diversity

- Prepare an Economic Development Strategy for Columbia County
- Assist with the update to the 2011-2015 regional Comprehensive Economic Development Strategy (CEDS)
- Study the potential for an I-20 "Technology Corridor"

SED Goal 4: Provide infrastructure to accommodate desired development, including 'target industries' identified by the Columbia County Development Authority

- Prepare Water and Wastewater Master Plans
- Incorporate applicable 2040 Augusta Regional Transportation Study recommendations into the update to the county Long Range Transportation Plan
- Coordinate the installation of public infrastructure with the Future Development Map and support industrial development

SED Goal 5: Maintain high quality community services for the citizens of Columbia County

- Implement SPLOST projects to maintain and/or improve public facilities and services
- Prepare a county-wide Solid Waste Management Plan update
- Identify Capital Improvement Projects needed to expand cultural and civic facilities/ services and to maintain a high standard of emergency response

Intergovernmental Coordination (IC)

IC Goal 1: Collaborate with other local governments and entities to address land use and development issues

- Participate in Fort Gordon Joint Land Use Study
- Notify Fort Gordon of nearby zoning proposals in accordance with state law requirements
- Invite Grovetown and Harlem planners to comment on rezoning/development proposals in the vicinity of the cities' boundaries
- Coordinate with the School Board regarding school siting decisions

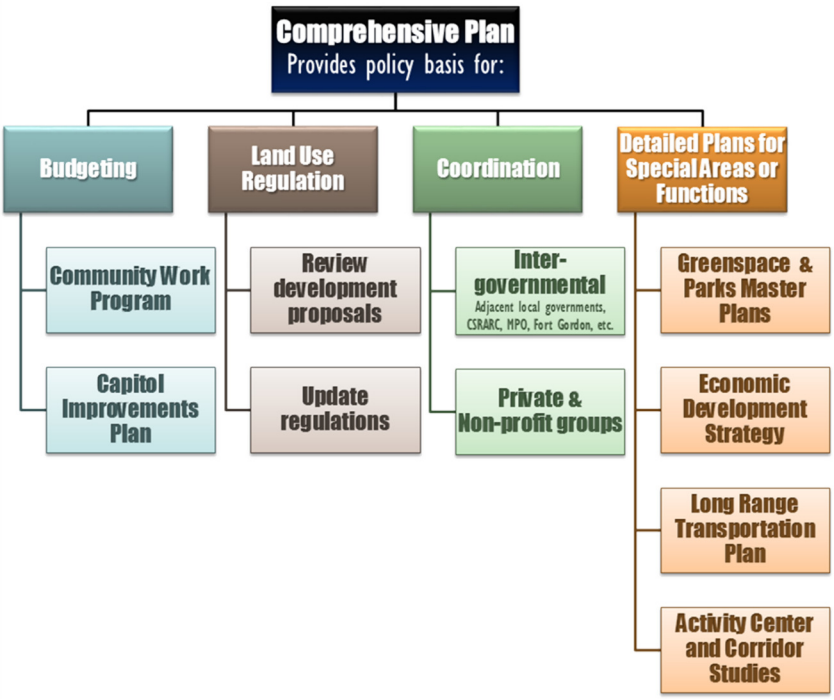
IC Goal 2: Foster a collaborative of local, regional and state leaders to set regional priorities that affect the County

- Participate in regional planning efforts undertaken by the Central Savannah River Area Regional Commission, Augusta Area Metropolitan Planning Organization (transportation planning), and the Savannah-Upper Ogeechee Council (water planning)

PUTTING THE PLAN INTO ACTION

Adopting a comprehensive plan may seem like the end of the process, but actually it represents the beginning of a new phase – implementation. Implementing the plan requires an understanding of the plan recommendations and tools available for putting the plan to work for Columbia County. In short, the plan is a tool that provides a policy basis for:

- Budgeting
- Local land use regulation
- Coordination among local governments, state and federal agencies, utilities, regional agencies
- Detailed plans for special areas, circumstances and functions
- Promotion and economic development



Budgeting

The Implementation Program (see Chapter 5) outlines the overall strategy for achieving the Community Vision for future development and for implementing the Future Development Guide. A 5-year Community Work Program (CWP) prioritizes the recommended strategies and assigns responsible parties to each. As presented, it provides elected officials and staff with a prioritized "to-do" list in addition to providing a policy guide.

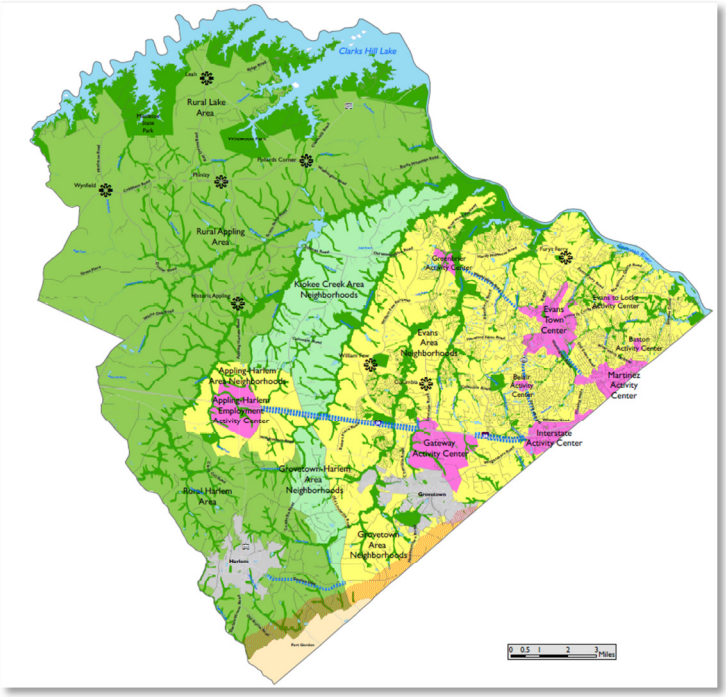
The Board of Commissioners and administrative staff should consult the CWP each year when developing their annual budget. The CWP prioritizes each strategy and can guide future investment. Items listed in the CWP include programs, ordinances, administrative systems, community improvements or investments, and financing arrangements or other programs/initiatives.

Land Use Regulation

The policy basis for land use regulation occurs in two specific ways. First, the Future Development Guide provides a tool for evaluating land development requests. Second, local zoning and subdivision regulations sometimes require amendments based on the Comprehensive Plan recommendations.

Future Development Map

The Future Development Guide (see Chapter 4) consists of the Future Development Map and Character Area Policy. The Future Development Map assigns a unique Character Area to each parcel in Columbia County. The Character Area Policy describes with text and illustrations the vision for growth and development for each Character Area shown on the map. The Future Development Map is used to guide future rezonings; proposed zone change requests are reviewed for consistency with the Character Area Policy associated with the Future Development Map.



Development Regulations and Guidelines

Evaluation and adoption of changes to development regulations is a common follow-up after adoption of a comprehensive plan. The purpose of zoning and subdivision regulation updates is to ensure that local regulatory tools support the implementation of the Future Development Map and specified goals in this plan.

Intergovernmental Coordination

The policy basis for coordination occurs in two major components. First, the County's departments should coordinate their plans with that of the Comprehensive Plan. Second, coordination should occur between Columbia County government and other entities, whether at the local (public or private), regional, or state level.

Service Delivery

The County should review or develop service plans to ensure that they support the goals of the Comprehensive Plan. This includes ensuring that future facilities are planned to meet the service demand promoted by the plan. For example, future planning to offer suburban-scale water and sewer services should be consistent with areas shown on the Future Development Map (and described in the Future Development Guide) as supporting residential and employment growth.

Coordination

This plan provides the opportunity for the County, adjacent local governments and other entities to view future needs from a common policy playbook. For example, private developers, GDOT, and economic development agencies can each see that the community has designated specific areas for future growth and specific areas for rural preservation. As a result, these entities should be able to work together to ensure that their projects and policies support the Community Vision.

Detailed Plans for Special Areas or Functions

'Functional plans' address specific government services such as parks, recreation, and transportation. This plan recommends preparation of several stand-alone plans that are coordinated with and supplement the Comprehensive Plan. These individual plans can address issues and concerns raised by stakeholders during the public planning process in greater detail than a comprehensive plan.

Parks and Recreation Master Plan (update)

An update to the 2002 Columbia County Recreation Master Plan would translate the community's parks needs into recommendations that can be implemented within a planning period, typically 10 years. An updated plan would identify current trends and resident demands for specific types or programs and also recommend additional park and recreation needs based on updated population projections.

Greenspace Master Plan (update)

The County first prepared a Greenspace Master Plan after creating the Columbia County Greenspace Program in 2000. A plan update can help the County identify potential opportunities for permanently protecting additional greenspace toward its goal of 20%. In addition, the plan can incorporate possible greenway connections (i.e. trails) based on recent research and evaluation by the County Planning Department.

Long Range Transportation Plan (update)

A countywide multi-modal transportation plan would update the County's existing Long Range Transportation Plan (LRTP; adopted 2004) and further define long-term needs that support the recently updated Augusta Regional Transportation Study (adopted September 2015).

Economic Development Strategy (new)

Although a regional strategy is in place (2011-2015 Comprehensive Economic Development Strategy, prepared by the Central Savannah Regional Area Regional Commission), a county-specific effort can better position Columbia County to identify and recruit appropriate types of businesses (commercial, office, and/or industrial uses) based on local factors and market conditions.

Master Planning: Activity Centers and Corridors (new)

This plan recommends area-specific planning for existing and proposed activity centers (commercial, mixed-use, and employment) and major corridors to refine land use, design and infrastructure needs and recommendations.

WHAT'S YOUR ROLE IN IMPLEMENTING THE COMPREHENSIVE PLAN?

Elected Officials *(Board of Commissioners) adopt the plan, use the plan as resource for preparation of annual budget/CIP, allocate funding for plan-recommended implementation projects/ studies/additional planning, approve code amendments, etc.*

Planning Commission *members review the plan as it relates to specific zoning, subdivision or other land development requests. They may also recommend updated or new land use/development codes to the elected officials.*

Private landowners/developers *use the plan to identify areas where new development (by type and intensity) may occur. In addition, they help implement goals of the plan through provision of roads, sidewalks, parks, open space, etc. required by local regulations.*

Planning Department Staff *reviews development proposals; updates or prepares new land use/development codes to present to the elected officials for consideration and adoption.*

Other County Staff *review service plans, etc. to ensure that they support the goals and policies in this plan and make changes accordingly.*

Utility *providers (including Columbia County Water Utility) use the plan to determine areas where expansion or improvements to specific utilities are warranted.*

General public *are the watchdogs of the plan and standby to participate when other planning initiatives are underway.*

Chapter 2

INTRODUCTION

Introduction to the Comprehensive Plan for Columbia County

Located along the Savannah River with direct interstate access, Columbia County has historically been the fastest growing county in the Augusta-Richmond Metropolitan Statistical Area (MSA). The County is projected to experience continued growth and investment over the next 20 years. In an effort to meet the community's future needs, Columbia County coordinated the efforts of its citizens to create a community vision for the future that will be guided by the County's Comprehensive Plan: *Vision 2035.*

PURPOSE

Vision 2035 represents the County's growth and development policy, as expressed by a Future Development Map and supporting goals and implementation strategies. This plan also serves the purpose of meeting the intent and requirements of the Georgia Department of Community Affairs' (DCA) "Standards and Procedures for Local Comprehensive Planning," as established on March 1, 2014. Preparation of a plan in accordance with these standards is an essential requirement in maintaining status as a Qualified Local Government (QLG). QLG status allows communities to be eligible for state assistance programs. State law requires adoption of a comprehensive plan update for Columbia County and the Cities of Grovetown and Harlem by February 28, 2016. Although this plan has been prepared with participation by the cities, it is distinct from the comprehensive plan updates undertaken by each city.

COMMUNITY SNAPSHOT

POPULATION TRENDS

Year	Columbia County	Grovetown	Harlem
2000	92,537	6,137	2,010
2010	124,934	11,311	2,687
2015	139,883	13,712	3,176

POPULATION PROJECTIONS

Year	Columbia County
2020	155,809
2025	172,936
2030	191,103
2035	210,259

EMPLOYMENT PROJECTIONS

Year	Columbia County
2015	51,392
2020	57,119
2025	63,359
2030	70,151
2035	77,511

Source: See Appendix B - Community Assessment

SCOPE

This plan addresses the following topics: population growth, economic development, housing, natural and historic resources, land use and development patterns, community facilities, transportation, and intergovernmental coordination. These 'planning elements' are organized into four Vision Themes (see Chapter 3) for the purpose of expressing community goals and implementing strategies. They are addressed as individual components in the Community Assessment (see Appendix B), which provides a summary of existing local conditions and trends and was used in the identification of community needs and opportunities. It is important to note that the topic of transportation is addressed in much greater detail in the Augusta Regional Transportation Study (adopted 2015); the study is the Metropolitan Planning Organization's transportation strategy for the region and is incorporated by reference in this plan to satisfy DCA's "Standards and Procedures for Local Comprehensive Planning" related to transportation.

WHY WE PLAN

Comprehensive planning is an important management tool for promoting a strong, healthy community. A comprehensive plan is a significant policy document that guides the physical development of a community; it can be used to promote orderly and rational development so the County can remain physically attractive and economically viable while preserving important natural and historic resources.

The comprehensive plan allows the community to become more certain about where development will occur, what it will be like, when it will happen, and how the costs of development will be met. It helps the County invest its money wisely in infrastructure such as roads, water and sewer service, parks and green space, and other facilities to maintain and improve residents' quality of life as well as economic development prospects.

Vision 2035 represents these and additional ideas discussed during the public participation process. It lists county-specific needs and opportunities, supporting goals and strategies, desired development patterns and land uses, and 5-year prioritized work program to implement the plan.

COMMUNITY PARTICIPATION AND PLAN DEVELOPMENT

Creating a functional comprehensive plan begins with defining a common vision for the future development of the community. A community vision is the overall image of what the community wants to be and how it wants to look at some point in the future. It is the starting point for creating a plan and actions to implement the plan. A successful visioning process requires meaningful participation from a wide range of community stakeholders.

Visioning Process

The Visioning Process, or citizen participation process, for *Vision 2035* included multiple layers of participation from residents and stakeholders. A countywide Kick-Off Meeting, Visioning Workshops, a countywide Land Use Charrette, a countywide Open House, a telephone survey, an online survey, and "Meeting to Go" materials for community groups to complete at an off-site venue at their convenience provided opportunities for input. In addition, a Steering Committee added considerable input into the

planning process. The Community Participation Program (Appendix C) details the public outreach and participation activities.

Countywide Kickoff Meeting

The countywide Kick-Off Meeting took place March 18, 2015 at the Evans Government Center Auditorium. The planning process, schedule, and future public involvement opportunities (community meetings and email link/hard copy locations of surveys) were presented to the public, who were invited to provide comment and also share their contact information for inclusion on a project e-mail list that was used throughout the development of the plan to distribute meeting and plan status information.

Visioning Workshops

Participants provided their input on the future of Columbia County during the four workshops held in April 2015 at locations throughout the county via prioritization exercises, facilitated discussion and one-on-one conversations with the planning team. The four locations were:

- Patriot's Park (April 20)
- Appling Courthouse (April 23)
- County Exhibition Center (April 27)
- Savannah Rapids Pavilion (April 30)

Visioning Workshop participants prioritized and contributed to a list of community Assets, Issues and Dreams that were compiled from on online survey responses and discussions with the Steering Committee. Participants also provided input during a mapping exercise intended to generate discussion on desired community character (e.g. appropriate land uses, amount of open space, transportation options, etc.), including which areas of the county are likely to support change or should remain relatively unchanged.

Land Use Charrette

The countywide Land Use Charrette was held May 14, 2015 at the Columbia County Library. Attendees participated in small group map exercises and conversed with the planning team to develop scenarios for preferred land use types and intensities across the county. The maps depicted six areas of the county to allow more fine-grain review and detail: The Lake, Evans, Martinez, Grovetown, Harlem and Appling. The planning team also conducted stakeholder interviews with county department heads to inform the planning process.

VISION 2035
PUBLIC PARTICIPATION

Open House

The public was invited to comment on the "preliminary draft" of the plan recommendations at an Open House held on August 17, 2015 at the Evans Government Center Auditorium. The format allowed participants to drop in at their convenience and stay as little or as long as they desired. Participants spoke individually with planning team members and filled out comment forms to present questions or concerns.

Comprehensive Plan Steering Committee

In addition to meetings designed to solicit input from the general public, a Steering Committee appointed by the Board of Commissioners provided important input and feedback into the planning process. The committee included local business and community representatives as well as staff members from Harlem, Grovetown and Ft. Gordon. The committee met six times.

CHAPTER SUMMARIES

The sequence of chapters in this plan is structured to follow the planning process, which can be thought of as answering the question "Where do we want to be in 20 years?" followed by "How do we get there?" The plan is organized into the following chapters:

- Chapter 1: Executive Summary
- Chapter 2: Introduction
- Chapter 3: Community Vision
- Chapter 4: Future Development Guide
- Chapter 5: Implementation Program
- Appendix A: Report of Accomplishments
- Appendix B: Community Assessment
- Appendix C: Community Participation Program

The chapters that follow this introductory chapter are summarized below:

Chapter 3: Community Vision

The Community Vision reflects the community's vision for growth and development for the next 20 years. This vision, which was developed with an extensive public visioning process, is defined by Vision Themes. The **Vision Themes** organize primary needs and opportunities and corresponding goals and strategies under the following headings: Development Patterns, Resource Conservation, Social and Economic Development and Intergovernmental Coordination. These themes address the planning topics of land use, transportation and housing (Development Patterns), natural and historic resources (Resource Conservation), economic development and community facilities (Social and Economic Development) and Intergovernmental Coordination (same). The listed strategies are used to create the Implementation Program chapter.

Chapter 4: Future Development Guide

The Future Development Guide defines the community's desired development patterns and guides future decision-making related to the physical development of the community. It is comprised of a Future Development Map and supporting Character Area Policy.

The **Future Development Map** section presents the recommended character areas for the entire county.

The **Character Area Policy** section describes the intent, general characteristics, application, primary land uses, and design principles for each Character Area, which are areas with unique quality worth preserving or areas that have been identified with the potential to develop into something new or different.

Chapter 5: Implementation Program

The Implementation Program identifies specific actions necessary to achieve the community's vision. This chapter incorporates the strategies presented within the Community Vision and Future Development Guide chapters into a plan of action. The Implementation Program includes ordinances, programs, community improvements or investments, additional plans or studies, administrative systems and financing arrangements or other initiatives to be put in place to implement the Comprehensive Plan. The Community Work Program prioritizes strategies to be implemented over the next five years and assigns responsible parties, identifies potential funding sources, and provides a timeline for completion of each. Chapter 5 also details the specifics of maintaining the Comprehensive Plan in accordance with state requirements.

Appendices

The appendices supplement the information presented in Chapters 1-5 of the Comprehensive Plan as described below:

- Appendix A – Report of Accomplishments (2011-2015 Short Term Work Program)
- Appendix B – Community Assessment
- Appendix C – Community Participation Program

Chapter 3

COMMUNITY VISION

Presenting the Community Vision Themes for Columbia County

Columbia County is a growing community with unique needs and opportunities related to its development patterns and projected future growth. The Community Vision chapter uses a series of Vision Themes to describe a shared 'community vision' – what the community envisions for its future – in terms of identified needs and opportunities that are addressed by recommended goals and strategies.

VISION THEMES

The Vision Themes organize primary needs/opportunities identified during the planning process as needing to be addressed, followed by goals and strategies that in turn address these needs and opportunities. Vision Themes represent the ideas and concerns of participants in the planning process and narrow the big picture vision to specific strategies that aim to make the Community Vision a reality. Recommended strategies are presented in the Implementation Program chapter as specific action items to be undertaken by the County.

The themes presented are:

- Development Patterns
- Resource Conservation
- Social and Economic Development
- Intergovernmental Coordination

These themes generally address the planning topics of land use, transportation and housing (Development Patterns), natural and historic resources (Resource Conservation), economic development and community facilities (Social and Economic Development) and Intergovernmental Coordination (same).

Development Patterns (DP)

Primary Needs and Opportunities

Balanced future development that preserves rural areas – As Columbia County grows, there will be pressures on rural areas to transition to neighborhood development at suburban densities. The current pace of growth was cited as an issue during the Visioning Process, with residents expressing concerns that too many new housing developments detract from the rural character of the county and result in an irreplaceable loss of open space and agricultural land. Land use policy (as illustrated by the Future Development Map), sewer infrastructure planning, and continued application of proactive greenspace preservation measures can be used to preserve rural areas.

Protection of existing single-family neighborhoods – Encroachment of commercial uses, high traffic volumes, lack of sidewalks, stormwater management issues, and loss of open space and tree cover are viewed by the community as having the potential to impair the quality of life that attracted many people to Columbia County. The County has addressed several of these issues in past plans and regulations, which can be used or modified to protect and enhance local neighborhoods.

Enhanced design standards for all development types – The quality of higher density residential development, including apartments and townhomes, has been an issue of concern. Current zoning regulations address building and site design along some corridors (Washington, Furys Ferry, Columbia and Belair Roads) and inside 'nodes' (Evans Town Center, Evans to Locks/Furys Ferry intersection and Belair/Columbia intersection), as well as the Planned Development zoning districts. These standards, as well as commonly approved conditions of zoning relating to design, should be evaluated to determine which provisions should be integrated into other zoning regulations to ensure higher-quality, consistent design standards are applied county-wide.

Creation of activity centers (in addition to Evans) – The Evans Town Center generally functions as the civic and cultural center of Columbia County, with the potential for a greater mix of uses and improved accessibility. Similar multi-faceted centers of activity elsewhere in the county can serve existing residents, provide new employment opportunities and accommodate a variety of higher density housing types (apartments, townhomes, lofts, senior living) needed to meet the needs of a growing population while maintaining the surrounding suburban and rural character that is desired by many residents.

Mitigation of traffic congestion and enhancement of mobility – Transportation-related issues, including traffic congestion, the lack of transportation alternatives and needs for connectivity (such as a sidewalk system) were frequently cited by residents during the Visioning Process. Increased traffic congestion is a result of population growth and recent development patterns and requires an approach that includes transportation projects as well as appropriate land use planning. Transportation infrastructure projects should include walking and biking facilities, which are also beneficial recreational amenities for residents. The 'nodal' land use pattern (shown as Activity Centers and Community Crossroads on the Future Development Map) is intended to concentrate more dense development in centers (such as major intersections) rather than distributing it along the roadways and thereby increasing congestion.

Goals and Strategies

DP Goal 1: Preserve rural development patterns in the Clarks Hill Lake and Appling areas

- **DP Strategy 1.1:** Prepare county-wide Water and Wastewater Master Plans, using the Future Development Map to guide planning for future sewer infrastructure expansion projects, and directing growth to areas not designated as Rural Communities
- **DP Strategy 1.2:** Amend the Zoning Ordinance to create an Agriculture/ Forestry/Rural-Residential zoning district with a 5-acre lot minimum
- **DP Strategy 1.3**: Evaluate new tools for conserving land (e.g. Transfer of Development Rights Program) and promote existing methods already in place (e.g. reduced taxes for agricultural property via Conservation Use Assessment; Columbia County Greenspace Program); use the Georgia Land Conservation Program as an information resource

DP Goal 2: Protect and enhance established neighborhoods

- **DP Strategy 2.1**: Use the 2012 Bicycle/Pedestrian Plan to identify and implement sidewalk and bicycle facility projects that can connect neighborhoods with activity centers, parks and schools
- **DP Strategy 2.2:** Amend Corridor Protection Overlay District standards to prevent encroachment of commercial uses in residential areas (e.g. specify allowable and prohibited uses along corridors and strengthen buffer standards between frontage commercial properties and adjacent neighborhoods)
- **DP Strategy 2.3:** Update the 2006 Greenspace Master Plan to identify opportunities for neighborhood enhancement through greenspace preservation
- **DP Strategy 2.4:** Implement stormwater management projects with dedicated funding provided by the Special Purpose Local Option Sales Tax (SPLOST) and the Columbia County Stormwater Utility
- **DP Strategy 2.5:** Maintain residential use as the primary land use along major roadways in Neighborhood Areas shown on the Future Development Map (e.g. Riverwatch Parkway)

DP Goal 3: Promote high quality new construction

- **DP Strategy 3.1:** Amend regulations to incorporate common conditions of zoning that can ensure a high quality of residential development (e.g. enhanced open space and pedestrian connectivity standards)
- **DP Strategy 3.2:** Develop design standards for apartment and townhome projects (e.g. identify allowable exterior building materials, require construction of apartments to condominium standards)
- **DP Strategy 3.3:** Develop design standards for non-residential development to ensure quality standards are consistently applied throughout the County

DP Goal 4: Create vibrant activity centers

- **DP Strategy 4.1:** Prepare a new master plan for Evans Town Center that emphasizes connectivity, walkability, infill development, and urban design
- **DP Strategy 4.2:** Update the Central Martinez Area Study, with focus on economic/market analysis, traffic circulation, connectivity, infrastructure improvements, and public space enhancement
- **DP Strategy 4.3:** Prepare a master plan for the Gateway Activity Center at I-20 and Lewiston Road and the Appling-Harlem Employment Center at I-20 and Appling-Harlem Road, with emphasis on connectivity and new uses that can benefit from interstate access and provide local employment opportunities and residential uses

DP Goal 5: Improve corridors and connectivity

- **DP Strategy 5.1:** Prepare focused studies for major road corridors to address access management, inter-parcel connectivity and land use/transportation relationships
- **DP Strategy 5.2:** Update the 2004 Columbia County Long Range Transportation Plan (LRTP) to address corridors, multi-modal transportation options, the need for an improved county-wide distributed transportation network with a higher level of connectivity, and the 2040 Augusta Regional Transportation Study (ARTS) as it applies to Columbia County
- **DP Strategy 5.3:** Study the feasibility of I-20 frontage road corridor implementation as part of the LRTP update
- **DP Strategy 5.4:** Coordinate with the Columbia County Development Authority and Chamber of Commerce to evaluate the potential for corridor-based Community Improvement Districts (CIDs); a CID is voluntary self-taxing district and mechanism for funding coordinated transportation and community character improvements
- **DP Strategy 5.5:** Identify opportunities to incorporate streetscape enhancements (e.g. landscaping and decorative lighting) as part of bicycle/pedestrian projects recommended for major corridors in the 2012 Bicycle/Pedestrian Plan
- **DP Strategy 5.6:** Incorporate bicycle/pedestrian projects in future road widenings, where feasible
- **DP Strategy 5.7:** Continue to implement road improvement projects to improve traffic flow, including road widening projects that are underway

Resource Conservation (RC)

Primary Needs and Opportunities

Protection of water resources as county grows – Although the County has development standards in place for protecting water quality (e.g. Savannah River Corridor Buffer ordinance; soil erosion control measures; floodplain protection requirements, etc.) and there is sufficient water withdrawal and treatment capacity, future residential and employment growth may impact water quality and capacity. In addition, state planning standards require the County to consider the Regional Water Plan (Savannah-Upper Ogeechee Regional Water Plan) and the state's Environmental Planning Criteria (established and administered by the Department of Natural Resources pursuant to O.C.G.A. 12- 2-8) to determine if there is need for additional water resource protections.

Protection of open space in rural and developing areas – The loss of open space and tree cover with new development was cited as an important issue in the Visioning Process. Many citizens expressed an interest in permanently protecting some areas from development, which can be achieved in part by the Columbia County Greenspace Program, and requiring set-asides of open space with new development.

Identification and protection of historic resources – Local historic resources are generally dispersed throughout the county and their current condition (including demolition from development or neglect) often unknown. A county-wide historic resource survey would allow the County, including the newly formed Board of Commissioner-appointed Historic Preservation Advisory Committee, to devise a local preservation strategy.

Goals and Strategies

RC Goal 1: Protect water resources and improve water quality

- **RC Strategy 1.1:** Adopt additional provisions to protect water resources based on state model ordinances for the protection of groundwater recharge areas, water supply watersheds and wetlands
- **RC Strategy 1.2:** Evaluate the existing Floodplain Management Program for opportunities to increase the County's rating in the National Flood Insurance Program's Community Rating System (including a review of existing floodplain regulations)
- **RC Strategy 1.3:** Implement Savannah-Upper Ogeechee Regional Water Plan (2011) recommendations, including monitoring of impaired streams and preparation of a Water Master Plan and a Wastewater Master Plan
- **RC Strategy 1.4:** Support Columbia County Health Department efforts to conduct performance evaluations of on-site sewage management systems in accordance with the Georgia Department of Human Resources, Department of Public Health Manual for On-Site Sewage Management Systems (2007); prioritize performance evaluations in the Lake Area

RC Goal 2: Permanently protect 20% of the county's land as greenspace (land which is permanently protected through acquisition, donations, conservation easements or permanent restrictive covenants), consistent with the Columbia County Greenspace Program mission and goals

- **RC Strategy 2.1:** Create a Greenway Master Plan to establish a trail network that interconnects recreation areas and protected floodplain areas
- **RC Strategy 2.2:** Update the 2006 Greenspace Master Plan to identify opportunities for dedicated greenspace (as protected open space and linear greenways) through conservation easements, land donation, and/or purchase
- **RC Strategy 2.3:** Monitor the effectiveness of the open space and tree protection standards in the Zoning Ordinance, and consider changes as necessary
- **RC Strategy 2.4:** Amend regulations to incorporate minimum open space standards for all new development
- **RC Strategy 2.5:** Adopt a Conservation Subdivision Ordinance to encourage design of residential developments (in Rural and Rural Neighborhood Areas on the Future Development Map) with a high percentage of open space, at least half of which is set aside as permanent conservation areas

RC Goal 3: Identify and protect historic resources

- **RC Strategy 3.1**: Commission a new historic resource survey by a historic preservation professional to identify buildings and sites having historical significance and to document resources that have been lost through demolition or development since the 1990 survey was undertaken
- **RC Strategy 3.2:** Adopt a Historic Preservation Ordinance to meet the eligibility requirements of the National Park Service's Certified Local Government (CLG) Program, which provides financial and technical assistance for historic preservation activities
- **RC Strategy 3.3:** Pursue Certified Local Government (CLG) status to become eligible for federal historic preservation funds (requires adoption of a Historic Preservation Ordinance)
- **RC Strategy 3.4:** Consult with the Historic Preservation Division of the Georgia Department of Natural Resources to identify available technical resources, financial assistance and incentives for preserving historic resources

- ☞ **RC Strategy 3.5:** Update the list of buildings and sites that are eligible for listing on the National Register of Historic Places

Social and Economic Development (SED)

Primary Needs and Opportunities

Maintain level of service – County facilities and services were identified during the Visioning Process as assets to the community. In particular, cultural amenities (including parks) and public safety were cited by residents as contributing to a high quality of life. In order to maintain this level of service for current and future residents, continued investment will be made in the provision of public services. Identification and prioritization of projects to receive funding, including SPLOST proceeds, can be facilitated by in part by an update to the Recreation Master Plan, which is over a decade old. The plan can identify current and projected needs for park acreage and programs, and help identify ways to expand existing trails – which are fairly limited but very popular – into a comprehensive network. SPLOST expenditures and annual budgeting can also address issues such as stormwater system maintenance, in terms of repairs as well as proactive projects.

Develop a tailored economic development strategy – Columbia County is forecast to increase its working age population by more than 35% over the next 20 years, more than any other county in the six-county Augusta-Richmond County Metropolitan Statistical Area (MSA). In addition, unlike every other county in the region except Aiken, South Carolina, Columbia County is projected to increase its share of region-wide employment by 2035. Evaluating these demographic trends further in the context of a county-specific Economic Development Strategy would help provide a comprehensive overview of the economy, set policy direction for economic growth, and identify supporting strategies, programs and projects for implementation by the Columbia County Development Authority. An economic development-oriented plan can address specific topics of concern or interest to the County, including the potential for a "Technology Corridor, how to capitalize on the area's significant natural resources (i.e. 'eco-tourism'), how to diversify and recruit smaller businesses to meet shopping and dining needs of local residents, and how to increase job opportunities for County residents. The findings of the plan can also help the Columbia County Water Utility prepare for water and sewer infrastructure needed to serve future employment growth.

Goals and Strategies

SED Goal 1: Enhance recreation opportunities for residents

- ☞ **SED Strategy 1.1:** Prioritize Special Purpose Local Option Sales Tax (SPLOST) funds to expand the Euchee Creek Greenway and provide parks to meet needs in underserved areas of the county
- ☞ **SED Strategy 1.2:** Update the 2002 Recreation Master Plan to identify specific needs for park acreage, facilities and programs
- ☞ **SED Strategy 1.3:** Coordinate with organizations such as the non-profit PATH Foundation (or similar entity) to fund and implement the expansion of a coordinated trail network throughout the county

SED Goal 2: Capitalize on natural resources as an economic development tool

- ☞ **SED Strategy 2.1:** Prepare a county-wide Economic Development Strategy, with eco-tourism as a component

- **SED Strategy 2.2:** Identify and implement appropriate Wildwood Park site enhancements/revenue generators (e.g. food/retail sales, small conference center)
- **SED Strategy 2.3:** Develop a county-wide Gateways and Wayfinding Program, including a directional signage system to guide visitors to the Savannah Rapids Pavilion and other major county facilities

SED Goal 3: Create employment opportunities by recruiting new employers and expanding business diversity

- **SED Strategy 3.1:** Prepare an Economic Development Strategy for the county
- **SED Strategy 3.2**: Coordinate with the Central Savannah Regional Area Regional Commission (CSRA RC) to update the 2011-2015 regional Comprehensive Economic Development Strategy (CEDS)
- **SED Strategy 3.3:** Study the potential for an I-20 "Technology Corridor" as part of the local Economic Development Strategy and Long Range Transportation Plan update processes

SED Goal 4: Provide infrastructure to accommodate desired development, including 'target industries' identified by the Columbia County Development Authority

- **SED Strategy 4.1:** Prepare Water and Wastewater Master Plans to anticipate needed water withdrawal and treatment capacity, as well as wastewater treatment capacity
- **SED Strategy 4.2:** Incorporate 2040 Augusta Regional Transportation Study recommendations for the urbanized area (Evans and Martinez, generally) into the update to the county-wide Long Range Transportation Plan
- **SED Strategy 4.3:** Coordinate the installation of public infrastructure such as water, sewer and roads to ensure they are consistent with the Future Development map and to enhance industrial development

SED Goal 5: Maintain high quality community services for the citizens of Columbia County

- **SED Strategy 5.1:** Implement SPLOST projects to maintain and/or improve public facilities and services, including public safety (fire and sheriff), stormwater, recreation, library services and roads
- **SED Strategy 5.2:** Prepare a comprehensive county-wide Solid Waste Management Plan update that includes 'Green Programs' and addresses the county's projected growth
- **SED Strategy 5.3:** Identify 'quality of life' and public safety Capital Improvement Projects needed to expand cultural and civic facilities/ services and to maintain a high standard of emergency response

Intergovernmental Coordination (IC)

Primary Needs and Opportunities

Coordination of regional agencies, local governments and other entities (e.g. Ft. Gordon) to address impacts of expected population growth – Projects for population growth suggest that all communities in the vicinity of Ft. Gordon will be impacted in the upcoming decades. Growth will be driven by continuation of the baseline trend of population increase in Columbia County, and will be enhanced by the planned expansion of Ft. Gordon. In the vicinity of the base, land development and population increase can tax local infrastructure and services, and can encroach on the military installation and impact its' missions. Frequent collaboration among the County, Grovetown, Harlem, Columbia County School Board, Ft. Gordon, CSRA Regional Commission, Augusta Area MPO and other entities is needed to manage future growth.

Goals and Strategies

IC Goal 1: Collaborate with other local governments and entities to address land use and development issues

- **IC Strategy 1.1:** Participate in the Fort Gordon Joint Land Use Study update to provide input on land use related topics and recommendations, including development 'best management practices' in close proximity to the base
- **IC Strategy 1.2:** Notify Fort Gordon of zoning proposals within 3,000 feet of the base in accordance with the requirements of the state Zoning Procedures Law
- **IC Strategy 1.3:** Invite Grovetown and Harlem planners to provide comment during the review process for county rezoning and development proposals in the vicinity of the cities' boundaries
- **IC Strategy 1.4:** Coordinate with the Columbia County School Board to plan for appropriate development with respect to school siting decisions
- **IC Strategy 1.5:** Coordinate with the U.S. Army Corps of Engineers (USACE) to ensure development proposals conform to the J. Strom Thurmond Project Shoreline Management Plan; also, coordinate with USACE to educate the public about allowable shoreline development activity

IC Goal 2: Foster a coordinated collaborative of local, regional and state leaders to set regional priorities that can have an impact on Columbia County; this cooperation can identify collaborative solutions and technical/financial assistance

- **IC Strategy 2.1:** Participate in regional planning efforts undertaken by the Central Savannah River Area Regional Commission (CSRARC), the Augusta Area Metropolitan Planning Organization (MPO), and the Savannah-Upper Ogeechee Council

Chapter 4

FUTURE DEVELOPMENT GUIDE

Future Development Map and Character Areas for Columbia County

A key component of the comprehensive planning process is the creation of the Future Development Guide. The guide includes the Future Development Map, which depicts unique Character Areas that describe the type of development and land uses desired for particular areas. This guide – in addition to the goals and strategies presented in Chapter 3 – explains and helps illustrate the 'community vision' for growth and development over the next 20 years.

The Future Development Guide includes the three sections shown below:

- Future Development Map
- Character Area-Based Planning
- Character Area Policy

FUTURE DEVELOPMENT MAP

The Future Development Map is used to identify the geographic location of the Character Areas within Columbia County. The Character Areas are described in detail later in this chapter. The Future Development Map is intended to help guide decision making related to the physical location of development and where the most appropriate scale and intensity of development should occur. While the map recommends land uses and development patterns for a 20-year planning horizon, it is important that it reviewed on a regular basis to determine if amendments are needed based on changing market and demographic trends.

Relationship of Future Development Map to Zoning

County zoning consists of a zoning map that assigns a zoning classification (one of the County's residential, commercial, industrial or mixed use zoning districts) to every property. A zoning ordinance describes these classifications, including their allowable land uses and requirements for how buildings, parking, landscaping, signs and other site features may be placed on a parcel.

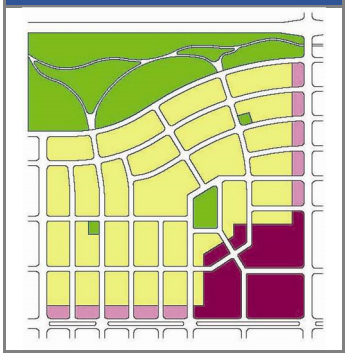
The zoning map and zoning ordinance provide properties in Columbia County with certain rights to development, while the Comprehensive Plan's Future Development Map serves as a guide to the future development of property. The Future Development Map (see page 23) and Character Area Policy (see page 25) should be used as a guide for future rezoning decisions undertaken by the County.

CHARACTER AREA BASED PLANNING

Character Area based planning focuses on the way an area looks and how it functions. Tailored strategies are applied to each area, with the goal of enhancing the existing character/function or promoting a desired new character for the future.

Character Areas are organized by Community Elements. These elements represent the four basic types of development – the primary 'building blocks' of a community – and include Open Space, Neighborhoods, Centers and Corridors. The table below summarizes general characteristics of each element as well as their application on the Future Development Map as specific Character Areas. The Character Areas are further described beginning on page 25.

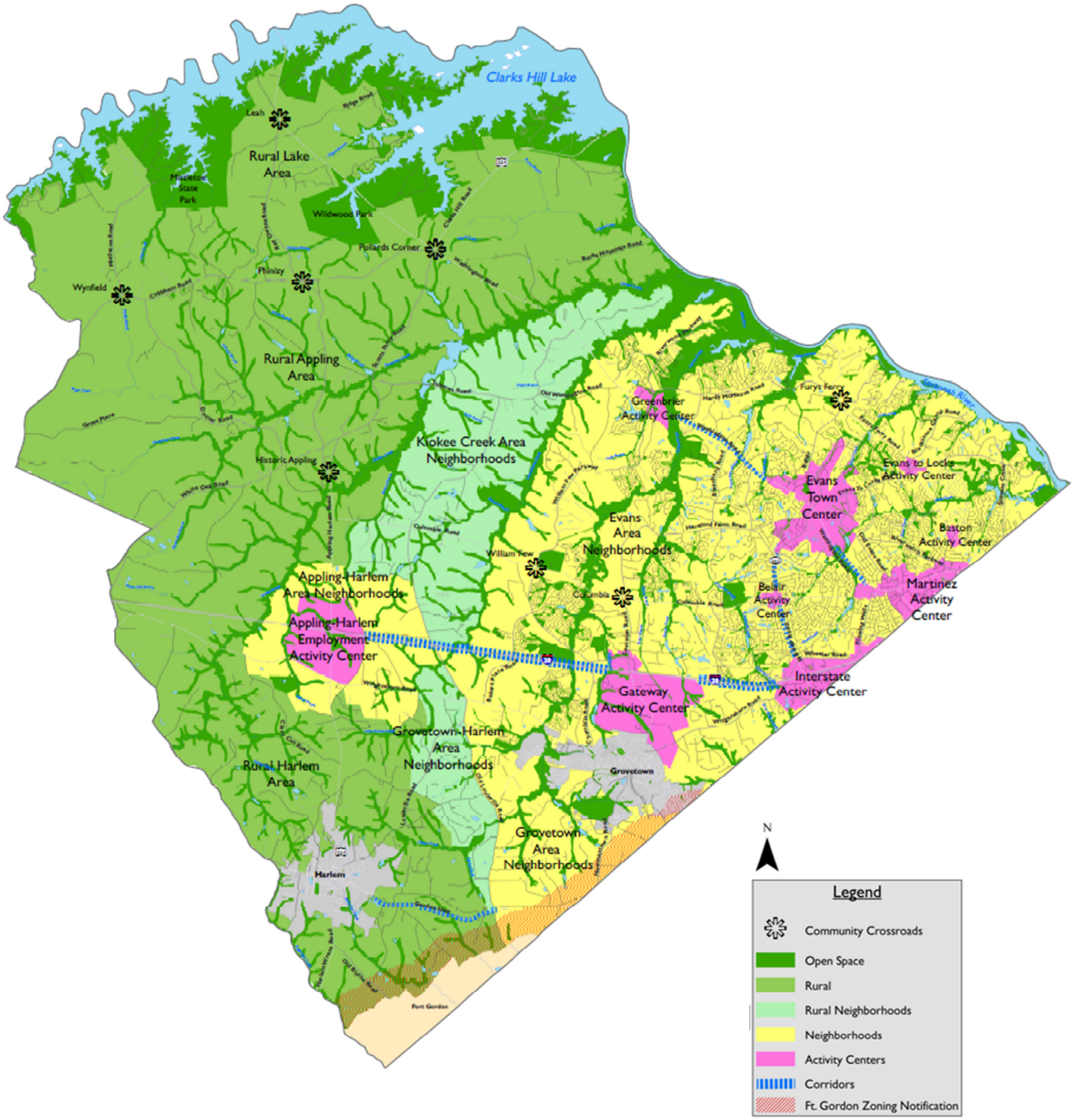
Community Elements



Community Element	*Diagram*	*Summary Description*	*Character Area*
Open Space		• Parks, floodplain, greenspace (public or privately owned) • Intended to be maintained in a natural state or for passive recreation uses	• Open Space • Rural*
Neighborhood		• Existing neighborhoods • Areas suitable for new housing development / infill development • Located near open spaces, center, and corridors	• Rural* • Rural Neighborhood • Neighborhood
Center		• Provides residents access to a variety of retail and civic uses/space • Includes smaller neighborhood commercial uses in rural and suburban areas • May be larger commercial (local retail / service uses) centers, single-use employment centers (e.g. business or industrial park), or mixed use centers that include a variety of commercial, residential and/or employment elements	1. Community Crossroads 2. Activity Centers: • Commercial Centers • Mixed Use Activity Centers • Employment Centers
Corridor		• Links activity centers and neighborhoods • Functions as a throughway or a destination, depending on the land use • Primary transportation corridors	Corridors: • Washington Road • Belair Road • I-20 • Gordon Highway

*Includes both open space and neighborhood elements

COLUMBIA COUNTY FUTURE DEVELOPMENT MAP



CHARACTER AREA POLICY

Character Areas shown on the Future Development Map are described on the following pages. Each page presents a 'Character Area Policy' that represents and describes the Character Area in terms of the desired development pattern and supporting implementation strategies.

Each Character Area Policy presented in the narrative incorporates the following components:

- **Intent** describes the policy intent of each Character Area, specifically to *preserve*, *maintain*, *enhance* and/or *create* a desired character.
- **General Characteristics** provides a general overview of desired development pattern in terms of characteristics that are more specifically addressed in the Design Principles.
- **Application** provides a general description of areas where the Character Areas can be found or appropriately applied based on characteristics of the land and infrastructure.
- **Primary Future Land Uses** lists appropriate land uses that support the desired mix and/or type of land uses in a Character Area.
- **Design Principles** describes the form, function and character of physical elements of the Character Area. This includes density/intensity, green space, transportation and infrastructure (public utilities).
- **Strategies** are the implementation measures needed to achieve the desired development patterns for the character area. They reference strategies identified in Chapter 3: Community Vision.

Open Space

Intent: PRESERVE existing undisturbed natural areas and open space not suitable for development, park land, and dedicated greenspace (open space and greenways) maintained in its natural state under the County Greenspace Program.

General Characteristics: Open Space Areas are public or privately-owned land intended to remain as open space for natural area conservation and passive recreation purposes. They include properties in the Columbia County Greenspace Program. The program's goals is to preserve 20% of the geographic area of the county as greenspace through fee simple land acquisition, donations, conservation easements or permanent restrictive covenants.

Application: Open Space Areas are located throughout the community, represented primarily by floodplain areas, park land, and County Greenspace properties (including greenways).

Primary Future Land Uses

- Undeveloped areas in their natural state
- Passive recreation, including greenways and trails
- Cemeteries and burial grounds
- Civic benefit uses suitable for the area such as educational or nature centers and nature preserves

Implementation Strategies (see Chapter 3)

- DP 1.1, DP 1.3
- RC 1.1, RC 1.2, RC 1.3, RC 1.4, RC 2.1, RC 2.2
- SED 1.1, SED 1.2, SED 1.3, SED 2.1, SED 2.2, SED 2.3
- IC 1.5, IC 2.1

Design Principles

Density/Intensity

- Natural landscape with limited recreation buildings to provide access and education to community
- Building placement and exterior materials should blend with surrounding landscape and to reduce visual impacts

Green Space

- Natural landscape
- Maintain and create connections between natural features

Transportation

- Pedestrian connectivity with greenways, trails
- Limited vehicular access with informal roadways such as unpaved roads

Infrastructure

- Not applicable

Illustrative Photos

Rural

Intent: PRESERVE the existing rural character, including agricultural uses and large-lot residential uses, as well as natural and historic features.

General Characteristics: Rural Areas are characterized by very low-density single-family residential uses and agricultural/forestry activities. The development pattern is generally scattered with large distances between buildings and deep setbacks from two-lane roads. Typical road sections are defined by a ditch and swales and informal landscaping or farm fences lining the edges. Natural features include extensive tree cover and open space areas due to limited development, as well as historic buildings and sites.

Application: Rural Areas primarily represent private agricultural/forestry, large-lot residential or undeveloped land in the western half of the County, including the Lake, Harlem and Appling areas. These areas are generally located outside of the County's sewer service area. Extension of sewer lines into Rural Areas should be discouraged in order to limit development pressures on the area. Instead, infrastructure expansion should be directed to non-Rural Areas where suburban development patterns are appropriate.

Primary Future Land Uses

- Agricultural/forestry uses and accessory uses such as barns and stables
- Very low-density detached single-family residential uses
- Civic benefit uses such as places of workshop and parks
- Greenways and trails
- Undeveloped areas in their natural state

Implementation Strategies (see Chapter 3)

- DP 1.1, DP 1.2, DP 1.3
- RC 1.1, RC 1.2, RC 1.3, RC 1.4, RC 2.1, RC 2.2, RC 2.3, RC 2.4, RC 2.5, RC 3.1, RC 3.2, RC 3.3, RC 3.4, RC 3.5
- SED 1.1, SED 1.2, SED 1.3, SED 2.1, SED 2.3, SED 5.1, 5.2, 5.3, 5.4
- IC 1.1, IC 1.2, IC 1.3, IC 1.4, IC 1.5, IC 2.1

Design Principles

Density/Intensity

- Very low density/intensity
- 1 dwelling unit per 5 acres (max. net density)
- Deep building setbacks with green space on large lots
- Residential subdivision design should set aside a high percentage of open space

Green Space

- Natural landscape
- Maintain and create connections between natural features
- Preserve agricultural/forestry land

Transportation

- Low to moderate pedestrian connectivity with greenway and trails
- Rural, two-lane roads

Infrastructure

- Limited public water and sewer
- Primary sewer treatment utilizes septic systems

Illustrative Photos

Rural Neighborhoods

Intent: PRESERVE the established residential/rural character and **CREATE** a transition between Rural Areas and development Neighborhood Areas.

General Characteristics: Rural Neighborhood Areas are characterized by low-density single-family residential uses with deep setbacks from the road. Future development should continue to reflect lower density detached single-family residential uses, and neighborhood design should incorporate a high percentage of open space (i.e. 'Conservation Subdivision' design).

Application: Rural Neighborhood Areas are generally located west of Kiokee Creek (north of I-20) and west of Grovetown. Future residential development is intended to accommodate densities that are higher than are appropriate for Rural Areas but less than the more densely developed areas to the east in the Evans area.

Primary Future Land Uses

- Low-density detached single-family residential uses (including the option of Conservation Subdivision design that sets aside a high percentage of open space within a new neighborhood)
- Civic benefit uses such as places of worship, schools, community centers, parks, county services
- Greenways and trails

Implementation Strategies (see Chapter 3)

- DP 1.3, DP 2.1, DP 2.3, DP 2.4, DP 3.1, DP 5.2
- RC 1.1, RC 1.2, RC 1.3, RC 1.4, RC 2.1, RC 2.2, RC 2.3, RC 2.4, RC 2.5, RC 3.1, RC 3.2, RC 3.3, RC 3.4, RC 3.5
- SED 1.1, SED 1.2, SED 1.3, SED 5.1, 5.2, 5.3, 5.4
- IC 1.1, IC 1.2, IC 1.3, IC 1.4, IC 2.1

DESIGN PRINCIPLES

Density/Intensity

- Low density
- 1 dwelling unit per 1 to 5 acres (max. net density)
- Residential subdivision design should set aside a high percentage of open space

Green Space

- Natural landscape
- Maintain and create connections between natural features
- Informal landscaping

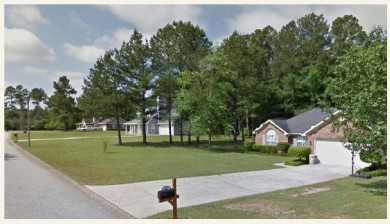
Transportation

- Low to moderate pedestrian connectivity with greenways and trails
- Low vehicular connectivity with generous distance between intersections

Infrastructure

- Extension of public water and sewer

Illustrative Photos



Community Crossroads

Intent: MAINTAIN and **CREATE** access to local goods and services at major intersections throughout the community.

General Characteristics: Community Crossroads are characterized by clustered commercial development around the intersection of prominent roads. The general development pattern is compact, with stand-alone or multiple businesses on a site, depending on the location. In more rural areas, a single business typically occupies a property; the building is located close to the street with parking that may be located to the front, side or year. In developed, suburban areas, buildings may be located in a small shopping center and vehicular and pedestrian access is available to multiple businesses.

In areas designated as "Rural" future development of Community Crossroads should emphasize the compact, small scale development that supports the immediate surrounding rural area. In "Neighborhood" designated areas, future development of Community Crossroads should emphasize connectivity and be organized in a compact form around a major intersection.

Application: Community Crossroads are located in both Rural and Neighborhood designated areas. In Rural Areas, they have traditionally developed as commercial clusters (Wynfield, Phinizy, Pollards Corner and Historic Appling). In Neighborhood Areas they have developed – or have the potential to develop – at major intersections in proximity to residential areas (indicated as William Few, Columbia and Furys Ferry on the Future Development Map).

Primary Future Land Uses

- Neighborhood commercial uses (smaller-scale retail and services serving nearby residents)
- Civic benefit uses such as community centers, places or workshop or schools

Implementation Strategies (see Chapter 3)

- DP 1.1, DP 2.5, DP 3.3, DP 5.1
- RC 1.1, RC 1.2, RC 1.3, RC 1.4, RC 2.3, RC 3.1, RC 3.2, RC 3.3, RC 3.4, RC 3.5
- SED 3.1, SED 4.1
- IC 2.1

Design Principles

Density/Intensity

- Low to moderate density (Rural Areas)
- Moderate density (Neighborhood Areas)

Green Space

- Formal landscaping with built areas

Transportation

- Internal vehicular and pedestrian connectivity (Neighborhood Areas)

Infrastructure

- Limited public sewer (Rural Areas)
- Public sewer availability (Neighborhood Areas)

Illustrative Photos

Rural Areas

Neighborhood Areas

Neighborhoods

Intent: PRESERVE established neighborhoods and **CREATE** quality new residential construction at suburban densities.

General Characteristics: Neighborhood Areas are characterized by moderate-density residential development and neighborhoods. Street networks are defined by curvilinear streets and green space is largely provided on individual lots but neighborhood open space and/or park amenities may also be provided. Pedestrian connectivity is moderate, where sidewalks may be internal to a neighborhood but may not connect nearby parks and schools.

Future development will continue to detached, single family homes and should occur at moderate densities, with emphasis placed on building materials and site design standards.

Application: Neighborhood Areas are located in the Evans, Martinez and Grovetown areas, as well as the area surrounding the proposed Appling-Harlem Employment Activity Center.

Primary Future Land Uses

- Moderate density detached single-family uses
- Greenways and trails
- Civic benefit uses such as community centers, libraries, places of worship and schools

Implementation Strategies

- DP 1.1, DP 2.1, DP 2.2, DP 2.3, DP 2.4, DP 2.5, DP 3.1
  RC 1.1, RC 1.2, RC 1.3, RC 1.4, RC 2.1, RC 2.3, RC 2.4,
  RC 3.1, RC 3.2, RC 3.3, RC 3.4, RC 3.5
- SED 1.1, SED 1.2, SED 1.3, SED 4.1, SED 5.1, SED 5.2,
  SED 5.3, SED 5.4
- IC 1.1, IC 1.2, IC 1.3, IC 1.4, IC 2.1

DESIGN PRINCIPLES

Density/Intensity

- Moderate density
- 1 to 4 dwellings per acre (max. net density)

Green Space

- Formal landscaping with built areas
- Informal landscaping with passive use areas
- Neighborhood and Community Parks

Transportation

- Moderate to high pedestrian connectivity with sidewalks, greenways, and pedestrian paths
- Moderate vehicular connectivity with curvilinear streets and generous to moderate distance between intersections

Infrastructure

- Public water and sewer

Illustrative Photos

Corridors

Intent: ENHANCE and **MAINTAIN** well-functioning corridors that facilitate vehicular traffic flow and pedestrian/bicycle connectivity, serve local needs, and coordinate land use patterns without encroaching on adjacent neighborhoods. Also, **CREATE** employment opportunities where a location benefits from direct I-20 access.

General Characteristics: Corridors on the Future Development Map are generally those roadways in the Neighborhood Area that connect Activity Centers and that are intended to accommodate a variety of non-residential uses without encroaching upon adjacent residential neighborhoods. Many of the Corridors intersect with identified Activity Centers and areas that have the potential to become a center of activity, such as the I-20/Louisville interchange identified in the 2040 Augusta Regional Transportation Study.

Future development will reflect current land uses (Washington Road), transitioning uses (Belair Road), or new uses as development occurs (Gordon Highway and I-20). Emphasis will be placed on connectivity and building/site design standards.

Application: Identified Corridors are along I-20, Belair Road, Washington Road and Gordon Highway.

Primary Future Land Uses

- Washington Road: neighborhood services, office, warehousing
- Belair Road: office (continuing the transition from residential to professional office use)
- I-20: industrial, mid-rise office, technology-based (R&D centers, data centers)
- Gordon Highway: light industrial

Implementation Strategies

- DP 2.1, DP 2.2, DP 2.4, DP 2.5, DP 3.3, DP 5.1, DP 5.2, DP 5.3, DP 5.4, DP 5.5, DP 5.6
- RC 1.1, RC 1.2, RC 1.3, RC 1.4, RC 2.3, RC 2.4
- SED 3.1, SED 3.2, SED 3.3, SED 4.1, SED 4.2, SED 5.1, SED 5.2
- IC 2.1

Design Principles

Density/Intensity

- Moderate - Washington Rd., Belair, Rd., Gordon Hwy
- Moderate to high – I-20

Green Space

- Formal landscaping with built areas, including adequate screening between frontage uses and adjacent residential areas

Transportation

- High vehicular and pedestrian connectivity
- Access management to facilitate traffic flow (e.g. shared drives, interparcel access, etc.)

Infrastructure

- Public water and sewer

Illustrative Photos

Commercial uses with emphasis on streetscape elements (sidewalk and landscape)

Light industrial (flex/warehouse space)

Mid-rise R&D center

Activity Centers

Intent: ENHANCE and **CREATE** concentrated commercial uses, employment centers and mixed use development in defined areas that are served by a network of paths and streets suitable for pedestrians as well as cars.

General Characteristics Activity Centers are characterized by compact, walkable, higher density developments. These areas provide additional employment opportunities and support residential uses (e.g. townhomes, loft apartments, condominiums) that contribute to a live-work-play environment but are not consistent with the rural and suburban development patterns found in much of the county. Future development should also emphasize high quality building and site design, including dedicated open / civic space.

Application: Activity Centers are classified into three categories: *Commercial Centers* (Greenbrier, Evans to Locks, Baston and Belair Activity Centers); *Mixed Use Activity Centers* (Evans, Martinez and Gateway Activity Centers); and Employment *Centers* (Appling-Harlem and Interstate Activity Centers).

Primary Future Land Uses

- *Commercial Centers*: neighborhood services, shops, restaurants, civic uses
- *Mixed Use Activity Centers*:
  - Evans and Martinez – shops, restaurants, office, higher density residential (including apartments/condos above retail and townhomes), civic uses and open space
  - Gateway – retail (including hotels)/restaurants, office, large-scale recreation, higher density residential (including apartments and condos), civic uses and open space
- *Employment Centers*:
  - Appling-Harlem – master planned business park or industrial park (light industrial, office/flex warehouse space), manufacturing (if I-20 frontage), mid-rise office, R&D Centers
  - Interstate – commercial uses serving both local and regional users (includes sales, service, distribution or storage activities), light industrial, heavy industrial (if I-20 frontage; includes manufacturing, assembling, and warehousing)

Implementation Strategies

- DP 2.1, DP 2.2, DP 2.4, DP 2.5, DP 3.1, DP 3.2, DP 3.3, DP 4.1, DP 4.2, DP 4.3, DP 5.1, DP 5.2, DP 5.3, DP 5.4, DP 5.5, DP 5.6
- RC 1.1, RC 1.2, RC 1.3, RC 1.4, RC 2.1, RC 2.3, RC 2.4
- SED 3.1, SED 3.2, SED 3.3, SED 4.1, SED 4.2, SED 5.1, SED 5.2, SED 5.3, SED 5.4,
- IC 1.3, IC 1.4, IC 2.1

Design Principles

Density/Intensity

- High density/intensity in general
- High density residential uses in Mixed Use and Employment Centers (townhomes, apartments and condos)
- Mixed uses may be vertical (multi-story) or horizontal (individual uses laid out in a campus setting)

Green Space

- Formal landscaping with built areas
- Open space (civic space)
- Neighborhood and community parks

Transportation

- High vehicular and pedestrian/bicycle connectivity

Infrastructure

- Public water and sewer

Illustrative Photos

Mixed uses with retail, residential & open space:

Mix of commercial uses:

Master planned business park:

Chapter 5

IMPLEMENTATION PROGRAM

Presents the items designed to implement the Comprehensive Plan

The Implementation Program identifies the specific measures to implement *Vision 2035.* The Implementation Program includes the following elements:

- 2015-2020 Community Work Program
- Description of Specific Actions
- Supplemental Plans
- Long Term Projects List
- Plan Maintenance

COMMUNITY WORK PROGRAM

The Community Work Program (CWP), shown in Table 5-1, identifies specific implementation actions the County and other entities intend to take during the first five-year timeframe of the planning period. This includes programs, ordinances, administrative systems, community improvements or investments, and financing arrangements or other programs/initiatives to be put in place to implement *Vision 2035*. For each action the CWP outlines the following information:

- Type of action/strategy
- Brief description
- Timeframe for undertaking the activity (2016, 2017, 2018, 2019 or 2020)
- Estimated cost
- Responsible party for implementing the activity
- Funding source
- Strategy reference number (from Chapter 3: Community Vision)

Table 5-1 Columbia County 2016-2020 Community Work Program

Action/ Implementation Strategy	Time Frame					Cost Est.	Responsible Party	Funding Source	Strategy Ref. Number (see Chpt. 3)
	16	17	18	19	20				
Regulations									
Create an Agriculture/ Forestry/Rural-Residential zoning district (5 ac. min. lot size)			✓			Staff Time	Planning Dept.	GF	DP 1.2
Amend regulations to incorporate additional design standards for single-family development (based on commonly applied conditions of zoning)	✓					Staff Time	Planning Dept.	GF	DP 3.1
Develop design standards for apartment and townhome projects	✓					Staff Time	Planning Dept.	GF	DP 3.2
Develop design standards for non-residential development	✓					Staff Time	Planning Dept.	GF	DP 3.3
Amend regulations to incorporate minimum open space standards for all new development	✓					Staff Time	Planning Dept.	GF	RC 2.4
Adopt additional standards to protect water resources based on the state model groundwater recharge area protection ordinance	✓					Staff Time	Engineering, Planning, Water Utility	GF	RC 1.1
Adopt additional standards to protect water resources based on the state model water supply watershed ordinance	✓					Staff Time	Engineering, Planning	GF	RC 1.1
Adopt additional standards to protect water resources based on the state model wetlands protection ordinance	✓					Staff Time	Engineering, Planning	GF	RC 1.1
Evaluate Floodplain Management Program	✓					Staff Time	Engineering	GF	RC 1.2
Amend Corridor Protection Overlay District standards to protect adjacent neighborhoods		✓				Staff Time	Planning Dept.	GF	DP 2.2
Adopt a Conservation Subdivision Ordinance		✓				Staff Time	Planning Dept.	GF	RC 2.5
Functional Plans									
Prepare county-wide Water Master Plan	✓					TBD	Water Utility	GF	DP 1.1, RC 1.3, SED 4.1
Prepare county-wide Wastewater Master Plan	✓					TBD	Water Utility	GF	DP 1.1, RC 1.3, SED 4.1
Prepare a county-wide Solid Waste Management Plan	✓					$20,000		GF	SED 5.2
Update the 2002 Recreation Master Plan	✓	✓				$50,000	Parks & Rec	GF	SED 1.2
Update the 2006 Greenspace Master Plan	✓	✓				$40,000	Planning Dept.	GF	DP 2.3, RC 2.2
Create a Greenway Master Plan	✓	✓				$40,000	Planning Dept.	GF	RC 2.2
Coordinate with CSRA RC to update the 2011-2015 regional Comprehensive Economic Development Strategy (CEDS)	✓	✓				Staff Time	Development Authority	GF	SED 3.2M IC 2.1
Prepare an Economic Development Strategy for the county	✓	✓				$100,000	Development Authority	GF	SED 2.1, SED 3.1, SED 3.3
Update the 2004 Columbia County Long Range Transportation Plan		✓				$200,000	Planning Dept., Engineering	GF	DP 5.2, DP 5.3
Small Area/Master Plans									
Prepare a new master plan for Evans Town Center	✓					$100,000	Planning Dept.	GF	DP 4.1
Participate in the Fort Gordon Joint Land Use Study update	✓	✓				Staff Time	Planning Dept.	GF	IC 1.1
Prepare a master plan for the Gateway Activity Center		✓				$100,000	Planning Dept., Development Authority	GF	DP 4.3
Prepare a master plan for the Appling-Harlem Employment Center		✓				$100,000	Planning Dept., Development Authority	GF	DP 4.3
Update the Central Martinez Area Study			✓			$75,000	Planning Dept.	GF	DP 4.2

Table 5-1 Columbia County 2016-2020 Community Work Program

Action/ Implementation Strategy	Time Frame					Cost Est.	Responsible Party	Funding Source	Strategy Ref. Number (see Chpt. 3)
	16	17	18	19	20				
Prepare focused studies for existing major corridors to address access management, inter-parcel connectivity and land use/transportation relationships				✓		TBD	Planning, Engineering	GF	DP 5.1
Process/Program									
Evaluate new tools for conserving land and promote existing methods already in place	✓					Staff Time	Planning Dept.	GF	DP 1.3
Evaluate the potential for corridor-based Community Improvement Districts (CIDs)	✓	✓				TBD	Planning Dept., Development Authority	GF	DP 5.4
Develop a county-wide Gateways and Wayfinding Program	✓	✓				$30,000	Planning Dept., Development Authority	GF	SED 2.3
Implement the Gateways and Wayfinding Program			✓			TBD	Planning Dept., Development Authority	GF, Hotel-Motel Tax	SED 2.3
Prioritize sidewalk / bicycle facility projects in 2012 Bicycle/Pedestrian Plan		✓				Staff Time	Engineering, Planning	GF	DP 2.1
Consult with the Historic Preservation Division of the Georgia DNR to identify available technical/financial resources	✓	✓	✓	✓	✓	Staff Time	Historic Preservation Advisory Cmte.	GF	RC 3.4
Coordinate with organizations such as the non-profit PATH Foundation (or similar entity) to fund and implement the expansion of a comprehensive trail network *	✓	✓	✓	✓	✓	TBD	Parks & Rec		SED 1.3
Maintain residential uses as the primary land use along major roadways in Neighborhood Areas*	✓	✓	✓	✓	✓	Staff Time	Planning Dept.	GF	DP 2.5
Notify Fort Gordon of zoning proposals within 3,000 feet of the base per state Zoning Procedures Law*	✓	✓	✓	✓	✓	Staff Time	Planning Dept.	GF	IC 1.2
Invite Grovetown and Harlem planners to provide comment during the review process for county rezoning and development proposals in the vicinity of the cities' boundaries*	✓	✓	✓	✓	✓	Staff Time	Planning Dept.	GF	IC 1.3
Coordinate with the Columbia County School Board to plan for appropriate development with respect to school siting decisions*	✓	✓	✓	✓	✓	Staff Time	County Administrator, Planning Dept.	GF	IC 1.4
Coordinate with the U.S. Army Corps of Engineers (USACE) to ensure development proposals conform with the J. Strom Thurmond Project Shoreline Management Plan; also, coordinate with USACE to educate the public about allowable shoreline development activity*	✓	✓	✓	✓	✓	Staff Time	Planning Dept.	GF	IC 1.5
Participate in regional planning efforts undertaken by the Central Savannah River Area Regional Commission (CSRARC), the Augusta Area Metropolitan Planning Organization (MPO), and the Savannah-Upper Ogeechee Council*	✓	✓	✓	✓	✓	Staff Time	BOC, Multiple Departments	GF	IC 2.1
Inventory/Assessment									
Monitor impaired streams in accordance with Savannah-Upper Ogeechee Regional Water Plan (2011) recommendations	✓	✓	✓	✓	✓	TBD	Water Utility, Engineering	GF	RC 1.3
Monitor the effectiveness of open space and tree protection standards, and identify potential zoning amendments, as necessary	✓	✓	✓	✓	✓	Staff Time	Planning Dept.	GF	RC 2.3

Table 5-1 Columbia County 2016-2020 Community Work Program

Action/ Implementation Strategy	Time Frame					Cost Est.	Responsible Party	Funding Source	Strategy Ref. Number (see Chpt. 3)
	16	17	18	19	20				
Conduct performance evaluations of on-site sewage management systems, beginning with the Lake Area		✓	✓	✓	✓	TBD	Columbia County Health Dept.		RC 1.4
Commission a new historic resource survey			✓			$15,000	BOC, Historic Preservation Advisory Cmte.	GF	RC 3.1
Update the list of buildings and sites that are eligible for listing on the National Register of Historic Places			✓				Historic Preservation Advisory Cmte.	GF	RC 3.5
Infrastructure Projects									
Implement stormwater management projects identified by Engineering Dept.	✓					TBD	Engineering	SPLOST, Stormwater Utility	DP 2.4, SED 5.1
Incorporate bicycle/pedestrian projects in future road widenings, where feasible	✓	✓	✓	✓	✓	TBD	Engineering	GF, SPLOST	DP 5.6
Implement SPLOST projects to maintain and/or improve public facilities and services, including public safety (fire and sheriff), stormwater, recreation, library services and roads	✓	✓	✓	✓	✓	TBD	BOC, County Administrator	SPLOST	SED 5.1
Identify 'quality of life' and public safety CIP projects needed to expand cultural and civic facilities/ services and to maintain a high standard of emergency response	✓	✓	✓	✓	✓	TBD	BOC, County Administrator	GF	SED 5.3
Expand the Euchee Creek Greenway *		✓				TBD	Parks & Rec	SPLOST	SED 1.1
Identify and implement Wildwood Park site enhancements/revenue generators		✓				TBD	Parks & Rec	GF, SPLOST	SED 2.2
Prioritize SPLOST funds to provide parks in underserved areas		✓				TBD	Parks & Rec	SPLOST	SED 1.1
Identify opportunities to incorporate streetscape enhancements with bike/ped project implementation		✓	✓			TBD	Engineering	GF	DP 5.5
Implement sidewalk / bicycle facility projects from 2012 Bicycle/Pedestrian Plan		✓	✓			TBD	Engineering, Planning	GF, SPLOST	DP 2.1
Coordinate the installation of public infrastructure with the Future Development Map	✓	✓	✓	✓	✓	TBD	BOC, Multiple Departments, Development Authority	SPLOST, GF	SED 4.3
Continue to implement the road widening projects listed below:									
Washington Rd. (2 to 4 lanes, Gibbs Rd.to Wm. Few Pkwy)		✓	✓			$21,302,000	Engineering	SPLOST	DP 5.7
Fury's Ferry Rd. (2 to 4 lanes, River Watch Pkwy to Evans to Locks Rd.)	✓	✓	✓	✓	✓	$7,300,000	GDOT	State	DP 5.7
Old Petersburg Rd. and Old Evans Rd. (2 to 4 lanes and 0 to 4 lanes from River Watch Pkwy to Washington Rd.; includes realignment)		✓	✓			$34,089,000	GDOT	Federal, State	DP 5.7
Flowing Wells Rd. (2 to 4 lanes, Wheeler Rd. to Washington Rd.)	✓	✓	✓	✓	✓	$7,000,000	GDOT	State	DP 5.7
Owens/Cox/Gibbs Rd. (Washington Rd. to Washington Rd.)		✓	✓	✓		$15,089,560	Engineering	County, Federal, State	DP 5.7
Hereford Farm Rd. (Belair Rd. to Gibbs Rd.)	✓	✓	✓	✓	✓	$5,269,721	Engineering	County, State	DP 5.7
I-20/Lewiston Rd. (Columbia Rd. to Grovetown)				✓	✓	$10,000,000	GDOT	County, Federal, State	DP 5.7

* Also included in Long Term Project List

Description of Specific Actions

This description of specific actions provides additional information related to recommended regulatory updates (i.e. zoning, subdivision regulations, environmental regulations), and new and updated plans. Each description for the regulations and plans references the specific strategies presented in Chapter 3, and the descriptions for the regulatory changes also cite the Character Areas implemented by the specific action.

Regulatory Updates

Evaluation and adoption of changes to land use and development regulations is a common follow-up after completion of a comprehensive plan. The purpose of updates to local regulations is to ensure that local governments' development tools support and implement the goals and strategies outlined in Chapter 3: Community Vision, as well as the Character Areas and development patterns described in Chapter 4: Future Development Guide. The following amendments to the County's development regulations are recommended:

- ☞ *Amend the Zoning Ordinance to create an Agriculture/ Forestry/Rural-Residential zoning district with a 5-acre lot minimum. (DP 1.2) (Rural)*
- ☞ *Amend the Corridor Protection Overlay District standards to prevent encroachment of commercial uses in residential areas (e.g. specify allowable and prohibited uses along corridors and strengthen buffer standards between frontage commercial properties and adjacent neighborhoods) (DP 2.2) (Neighborhoods, Corridors, Activity Centers)*
- ☞ *Amend regulations to incorporate common conditions of zoning that can ensure a high quality of residential development (e.g. enhanced open space and pedestrian connectivity standards) (DP 3.1) (Rural Neighborhoods, Neighborhoods, Activity Centers)*
- ☞ *Develop design standards for apartment and townhome projects (e.g. identify allowable exterior building materials, require construction of apartments to condominium standards) (DP 3.2) (Activity Centers)*
- ☞ *Develop design standards for non-residential development to ensure quality standards are consistently applied throughout the County (DP 3.3) (Community Crossroads, Corridors, Activity Centers)*
- ☞ *Adopt additional provisions to protect water resources based on state model ordinances for the protection of groundwater recharge areas, water supply watersheds and wetlands (RC 1.1) (All Character Areas)*
- ☞ *Strengthen floodplain standards by specifying that A.) within a 25 foot buffer (measured from top of bank) there can be no fill or development, and that B.) without exception, greater than 50% of a lot which intersects a floodplain must be located outside of the floodplain (RC 1.2) (All Character Areas)*
- ☞ *Monitor the effectiveness of the open space and tree protection standards in the Zoning Ordinance, and consider changes as necessary (RC 2.3)*
- ☞ *Amend regulations to incorporate minimum open space standards for all new development (RC 2.4)*
- ☞ *Adopt a Conservation Subdivision Ordinance to encourage design of residential developments (in Rural and Rural Neighborhood Areas on the Future Development Map) with a high percentage of open space, at least half of which is set aside as permanent conservation areas (RC 2.5)*

Detailed Planning Studies

Functional plans that address a community facility/service or planning topic and **small area / master plans** that focus on a specific geographic area may be prepared and adopted as implementing measures of the Comprehensive Plan. These are more detailed planning studies to meet certain goals described within the plan. The facility improvements recommended by these plans will conform to the overall

Comprehensive Plan. The following planning studies are recommended, with the supporting strategy from Chapter 3 identified:

Parks and Recreation Master Plan (update)

An update to the 2002 Columbia County Recreation Master Plan would translate the community's parks needs into recommendations that can be implemented within a planning period, typically 10 years. An updated plan would identify current trends and resident demands for specific types or programs and also recommend additional park and recreation needs based on updated population projections.

- ☞ *Update the 2002 Recreation Master Plan to identify specific needs for park acreage, facilities and programs (SED 1.2)*

Greenspace Master Plan (update) / Greenway Master Plan (new)

The County first prepared a Greenspace Master Plan after creating the Columbia County Greenspace Program in 2000. A plan update can help the County identify potential opportunities for permanently protecting additional greenspace toward its goal of 20%. In addition, the plan can incorporate possible greenway connections (i.e. trails) to create a comprehensive network that includes the Euchee Creek Greenway, based on recent research and evaluation by the County Planning Department.

- ☞ *Update the 2006 Greenspace Master Plan to identify opportunities for neighborhood enhancement through greenspace preservation (DP 2.3)*
- ☞ *Create a Greenway Master Plan to establish a trail network that interconnects recreation areas and protected floodplain areas (RC 2.1)*
- ☞ *Update the 2006 Greenspace Master Plan to identify opportunities for dedicated greenspace (as protected open space and linear greenways) through conservation easements, land donation, and/or purchase (RC 2.2)*

Long Range Transportation Plan (update)

A countywide multi-modal transportation plan would update the County's existing Long Range Transportation Plan (LRTP; adopted 2004) and further define long-term needs that support the recently updated Augusta Regional Transportation Study (adopted September 2015).

- ☞ *Update the 2004 Columbia County Long Range Transportation Plan (LRTP) to address corridors, multi-modal transportation options, the need for an improved county-wide distributed transportation network with a higher level of connectivity, and the 2040 Augusta Regional Transportation Study (ARTS) as it applies to Columbia County (DP 5.2)*
- ☞ *Study the feasibility of I-20 frontage road corridor implementation as part of the LRTP update (DP 5.3)*
- ☞ *Study the potential for an I-20 "Technology Corridor" as part of the local Economic Development Strategy and Long Range Transportation Plan update processes (SED 3.3)*
- ☞ *Incorporate 2040 Augusta Regional Transportation Study recommendations for the urbanized area (Evans and Martinez, generally) into the update to the county-wide Long Range Transportation Plan (SED 4.2)*

Economic Development Strategy (new)

Although a regional strategy is in place (2011-2015 Comprehensive Economic Development Strategy, prepared by the Central Savannah Regional Area Regional Commission), a county-specific effort can better position Columbia County to identify and recruit appropriate types of businesses (commercial, office, and/or industrial uses) based on local factors and market conditions.

- *Prepare a county-wide Economic Development Strategy, with eco-tourism as a component (SED 2.1)*
- *Prepare an Economic Development Strategy for the county (SED 3.1)*
- *Coordinate with the Central Savannah Regional Area Regional Commission (CSRA RC) to update the 2011-2015 regional Comprehensive Economic Development Strategy (CEDS) (SED 3.2)*
- *Study the potential for an I-20 "Technology Corridor" as part of the local Economic Development Strategy and Long Range Transportation Plan update processes (SED 3.3)*

Master Planning: Activity Centers and Corridors (new)

Vision 2035 recommends area-specific planning for existing and proposed activity centers (commercial, mixed-use, and employment) and major corridors to refine land use, design and infrastructure needs and recommendations.

- *Prepare a new master plan for Evans Town Center that emphasizes connectivity, walkability, infill development, and urban design (DP 4.1)*
- *Update the Central Martinez Area Study, with focus on economic/market analysis, traffic circulation, connectivity, infrastructure improvements, and public space enhancement (DP 4.2)*
- *Prepare a master plan for the Gateway Activity Center at I-20 and Lewiston Road and the Appling-Harlem Employment Center at I-20 and Appling-Harlem Road, with emphasis on connectivity and new uses that can benefit from interstate access and provide local employment opportunities and residential uses (DP 4.3)*

SUPPLEMENTAL PLANS

Supplemental plans are planning documents that address in detail a specific topic or issue of importance to the community and that have applicable project recommendations for Columbia County. These plans support the implementation of the Comprehensive Plan by addressing identified goals and strategies in Chapters 3 and 4, and their recommendations should be used by the County to identify and prioritize projects in conjunction with the Community Work Program. The supplemental plans listed below are incorporated into the *Columbia County 2035* by reference.

- Columbia County Hazard Mitigation Plan (most recent update)
- Augusta Regional Transportation Study: Bicycle and Pedestrian Plan Update (2012)
- 2040 Augusta Regional Transportation Study (2015)

LONG TERM PROJECT LIST

The Long Term Project List, shown in Table 5-2, identifies specific long-term implementation actions the County intend to take beyond the first five-year timeframe of the planning period, including items in the CWP that will be on-going activities.

Table 5-2 Columbia County Long Term Project List

Action/Implementation Strategy	Strategy Ref. No. (see Chapter 3)
Adopt a Historic Preservation Ordinance to meet the eligibility requirements of the CLG Program	RC 3.2
Pursue Certified Local Government (CLG) status to become eligible for federal historic preservation funds	RC 3.3
Complete the Euchee Creek Greenway	SED 1.1
Provide parks to meet needs in underserved areas of the county	SED 1.1
Coordinate with organizations to fund and implement the expansion of a comprehensive trail network	SED 1.3
Adopt a Historic Preservation Ordinance to meet the eligibility requirements of the CLG Program	RC 3.2
Maintain residential uses as the primary land use along major roadways in Neighborhood Areas	DP 2.5
Notify Fort Gordon of zoning proposals within 3,000 feet of the base per state Zoning Procedures Law	IC 1.2
Invite Grovetown and Harlem planners to provide comment during the review process for county rezoning and development proposals in the vicinity of the cities' boundaries	IC 1.3
Coordinate with Columbia Co. School Board to plan for appropriate development with respect to school siting decisions	IC 1.4
Coordinate with USACE to ensure development proposals conform with the J. Strom Thurmond Project Shoreline Management Plan; also, coordinate with USACE to educate the public about allowable shoreline development activity	IC 1.5
Participate in regional planning efforts undertaken by the CSRARC, the Augusta Area Metropolitan Planning Organization (MPO), and the Savannah-Upper Ogeechee Council	IC 2.1

PLAN MAINTENANCE

The Board of Commissioners is responsible for maintaining *Vision 2035* to accurately reflect current community conditions and the community's vision and priorities for the future. Specific requirements for amendments and updates are described in the Rules of Georgia Department of Community Affairs (DCA) Chapter 110-12-1 "Minimum Standards and Procedures for Local Comprehensive Planning.

Annual Review

County staff will provide a status of the plan implementation to the Board of Commissioners on an annual basis. Specifically, the Community Work Program will be reviewed to identify the current status of the implementation measures and an informal progress report will be prepared. If the County chooses, the annual review process can be used to undertake a formal annual update (see below).

Plan Amendments

According to the DCA rules, the local government determines when a plan amendment is necessary to address changing circumstances that may have detracted from the usefulness of the plan as a guide to local decision-making.

Updates to the Comprehensive Plan

At a minimum, a plan update must be completed every five years, in accordance with the Local Comprehensive Plan Recertification Schedule maintained by DCA. An annual update option is provided for communities wanting to update their plan on a more frequent basis. The annual update requires

submittal of a new fifth year for the Community Work Program and any changes needed for the other years of the CWP.

Appendix A:

Report of Accomplishments

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The Report of Accomplishments (ROA) provides a status of each work item identified in the Columbia County 2011-2015 Short Term Work Program, as indicated in the following table:

Activity	Status				
	Complete	Underway	Postponed	Dropped	Notes/Reason Postponed or Dropped
Growth Management					
Expand existing CPOD guidelines to include all nodes and corridors				✓	N/A for remaining corridors, which are primarily residential in use/zoning and are not expected to transition; Martinez and Evans nodes to be reassessed
Develop a Unified Development Code (UDC), incorporating zoning, subdivision and site design standards that integrate the principles of the GMP				✓	Will evaluate need for UDC after Comprehensive Plan update; specific zoning ordinance amendments will be addressed in 2016-2020 CWP
Offer incentives for redevelopment of existing lots within the Martinez node				✓	A routine responsibility of the Development Authority; also, the Central Martinez Area Study needs to be updated to identify tailored incentives
Amend subdivision regulations to require PUD process for all commercial developments on identified corridors between nodes				✓	Change in priorities
Amend Zoning Ordinance permitted use table to include appropriate uses within Tier I, and Tier II Corridors.				✓	Change in priorities
Amend Zoning Ordinance to allow for conditional interconnectivity requirement for new development within Tier I, and Tier II Corridors.	✓				Interparcel access requirements apply to office, retail sales or service use
Housing					
Revise subdivision regulations to increase interconnectivity within subdivisions, such as paved roads, connectivity between subdivisions and multiple entrances	✓				
Develop a Rural Residential Zone for large lot development for the rural and conservation character areas			✓		Reevaluated during Comprehensive Plan update; 2018 completion (est.)
Revise PUD standards to incorporate the multi-family development design guidelines and any additional design standards established by the UDC			✓		Reevaluated during Comprehensive Plan update; 2016 completion (est.)
Economic Development					
Coordinate the installation of public infrastructure such as water, sewer, and roads to ensure they are consistent with the GMP and enhance industrial development		✓			On-going
Offer incentives to developers to spur the redevelopment of the Martinez area identified in the Central Martinez revitalization plan				✓	A routine responsibility of the Development Authority; also, the Central Martinez Area Study needs to be updated to identify tailored incentives
Initiate the Central Martinez revitalization plan – including the improvement district for landscaping, circulation, and streetscapes			✓		Updated Central Martinez Area Study is needed – estimated 2018 completion
Implement the Evans Town Center Plan		✓			Park-related improvements have been implemented; a new Evans Town Center Master Plan will be developed in 2016 (est.) to guide remaining development opportunities

Activity	Status				
	Complete	Underway	Postponed	Dropped	Notes/Reason Postponed or Dropped
Community Facilities					
Establish a coordinated planning process with the Board of Education where the GMP and school facility plans are reviewed annually			✓		To be addressed upon adoption of Comprehensive Plan update
Create a capital improvement plan that is coordinated with proposed node development				✓	Standard operating procedure
Continued upgrades to existing parks and recreation facilities – parking, equipment, storage, restrooms, etc.		✓			On-going
Evans Town Center Park Development (Park Facility)	✓				
Animal Control Building Expansion – Pet interaction & familiarization	✓				
Health Department Building Expansion	✓				
Natural Resources					
Use Greenspace acquisition program to integrate open space, plazas and paths within Martinez and Evans				✓	Central Martinez Area Study update and Evans Town Center Study needed to identify greenspace opportunities
Develop additional guidelines for development along the lake and river shorelines to increase public access and protect environmentally sensitive areas				✓	Lake development regulated by U.S. Army Corps of Engineers
Establish requirements for open space and enhanced landscaping as part of the UDC and Overlays			✓		Reevaluated during Comprehensive Plan update; 2018 completion (est.) of amendments to zoning ordinance that address open space and landscaping
Transportation					
Explore the feasibility of developing an Access Management Plan.	✓				
Establish additional transportation safety and design standards as part of an Access Management Plan and the UDC			✓		Lack of funding; 2019 completion (est.)
Construct and re-stripe for bike lanes and multi-use paths as part of the Central Martinez (CM) revitalization				✓	Central Martinez Area Study update needed to reevaluate transportation improvements
Construct Rose Lane extension as part of the CM Revitalization				✓	Central Martinez Area Study update needed to reevaluate transportation improvements
Construct Settlement Road and Rose Street connector as part of the CM revitalization				✓	Central Martinez Area Study update needed to reevaluate transportation improvements
Realign and construct Marsella Avenue and Settlement Road as part of CM revitalization				✓	Central Martinez Area Study update needed to reevaluate transportation improvements
Streetscape projects as part of the CM revitalization				✓	Central Martinez Area Study update needed to reevaluate transportation improvements
Construct William Few Connector from William Few to Hardy McManus	✓				
Widen Washington Road from 2 to 4 lanes from Gibbs Road to William Few Parkway		✓			2017 completion (est.)
Widen Fury's Ferry Road from 2 to 4 lanes from River Watch Parkway to Evans to Locks Road		✓			Design estimated to begin in 2016

Activity	Status				
	Complete	Underway	Postponed	Dropped	Notes/Reason Postponed or Dropped
Widen and realign Old Petersburg Road and Old Evans Road from 2 to 4 lanes and 0 to 4 lanes from River Watch Parkway to Washington Road		✓			2017 completion (est.)
Widen Flowing Wells Road from 2 to 4 lanes from Wheeler Road to Washington Road		✓			Design estimated to begin in 2016
Widen Owens/Cox/Gibbs/Road from Washington Road to Washington Road		✓			Cox Rd. portion is complete
Widen Hereford Farm Road from Belair Road to Gibbs Road		✓			Design estimated to begin in 2016
Widen I-20/Lewiston Road from Columbia Road to Grovetown		✓			Late 2019 estimated start date
Resurfacing road projects				✓	Addressed every year; routine operations of Public Works Dept.
Dirt road paving projects				✓	Addressed every year; routine operations of Public Works Dept.
Land Use					
Establish a review process with municipalities regarding re-zoning and infrastructure improvements adjacent to County/City limits	✓				
Create the Greenbrier Town Center Plan				✓	Change in priorities
Develop node guidelines for each node that address land use, design, parking, access management, and green space			✓		To be addressed in 2016 and 2018, respectively (as part of Evans Town Center and Central Martinez studies)

Appendix B:

Community Assessment

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TABLE OF CONTENTS

1. INTRODUCTION 1

2. DEMOGRAPHICS 3

Study Area 3
Summary: Columbia County Past, Present & Future 4
Population 7
Minority Population 7
Population Age 0 to 17 8
Population Age 70 and Over 8
Average Household Size 9
Number of Households 9
Average Household Total Personal Income (in 2009 dollars) 9
Lower Income Households 11
Working Age Population 18 to 69 11
Total Employment 12
Jobs by Category 12
Building Permit Data 13
"Multi-Family Housing in Columbia County" Report 17

3. DEVELOPMENT PATTERNS 18

4. NATURAL RESOURCES 22

Environmental Planning Criteria 22
Regional Water Plan 25
Other Natural Resources 26
Other Protection Measures 28

5. HISTORIC RESOURCES 29

Inventory of Historic Resources 29
National Register of Historic Places 30
Historical Markers 32
Local Historic Districts 33
Archaeological Resources 33
Regionally Important Resources 33
Historic Preservation Boards 33
Other Preservation Tools 34

6. COMMUNITY FACILITIES 35

Water and Wastewater Supply and Treatment 35
Other Facilities and Services 37

7. INTERGOVERNMENTAL COORDINATION 41

Adjacent Local Governments 41
Independent Agencies, Boards and Authorities 41
School Boards 41
Regional and State Programs 42
Consistency with Fort Gordon Joint Land Use Study 43
Consistency with Service Delivery Strategy 43

8. TRANSPORTATION 44

APPENDIX B-1: ATLAS OF TABLES & CHARTS 45

Population 45
Minority Population 45
Population Age 0 to 17 45
Population Age 65 and Over 45
Average Household Size 45
Number of Households 45
Average Household Total Personal Income (in 2009 dollars) 45
Households with Incomes Less Than $30,000 45
Working Age Population 18 to 64 45
Total Employment 45
Farm, Forestry and Mining Jobs 45
Construction Jobs 45
Commercial and Industrial Jobs 45
Federal Civilian and Military Jobs 45
State and Local Government Jobs 45

APPENDIX B-2: CITY POPULATION PROJECTION METHODOLOGY 76

City Population Projections 77
Overview of the Population Methodology 77
Population Trend Data: 1990-2013 77
Population Trend Line Regressions 79
Grovetown Projections 79
Harlem Projections 79

APPENDIX B-3: WOODS & POOLE METHODOLOGY 85

Introduction 86
Overview of the Projection Methods 86
The 'Export-Base' Approach 87
The Demographic Model 88
Population 89
Households 89
Employment 90
Employment by Sector 90
Personal Income 94
The Accuracy of the Projections 95

APPENDIX B-4: THE DATA REGRESSION PROCESS 96

'Best Fit' Regressions 97
Trend Line Projections 99

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Chapter 1

INTRODUCTION

Introduction to the Community Assessment for Columbia County

The Community Assessment presents an inventory and evaluation of existing local conditions that were used, in conjunction with input from the public participation process, to identify needs and opportunities in *Columbia County Vision 2035*. The Community Assessment Appendix is organized into the following sections:

- Demographics
- Land Use
- Natural Resources
- Historic Resources
- Community Facilities
- Intergovernmental Coordination
- Transportation
- Appendix B-1: Atlas of Tables & Charts
- Appendix B-2: City Population Projections Methodology
- Appendix B-3: Woods & Poole Methodology
- Appendix B-4: The Data Regression Process

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Chapter 2

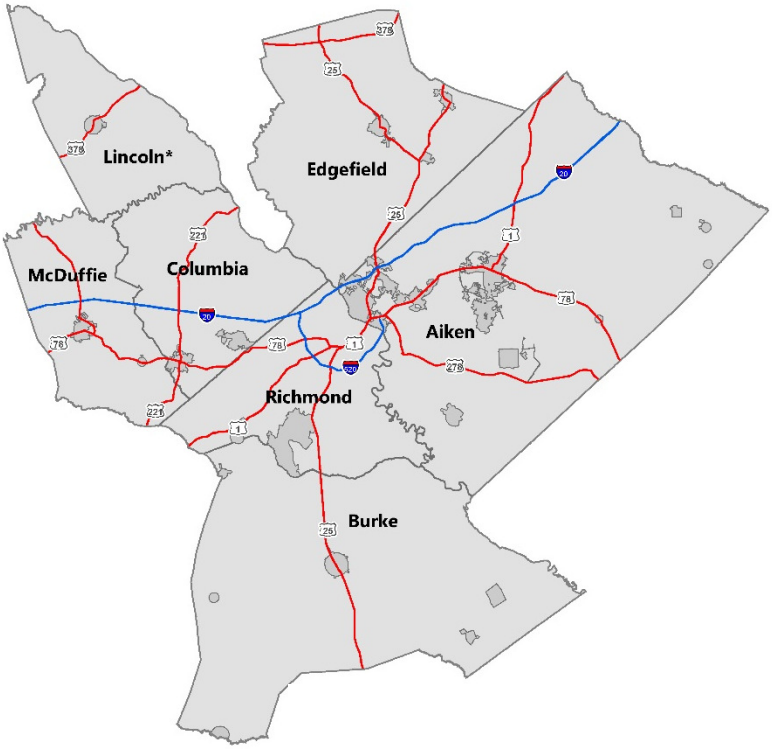
DEMOGRAPHICS

Identification of trends in the population, housing and economic characteristics of the community

STUDY AREA

Where does Columbia County 'fit' within its region? How does it compare to the other counties in the region and what characteristics are unique to Columbia County? What trends, past or future, have implications for policies to encourage beneficial growth, prosperity and a livable community?

Columbia County's 'Region' is comprised of those counties that are included within its Metropolitan Statistical Area, or MSA, as defined by the US Office of Management and Budget (OMB). The Augusta-Richmond County MSA includes Columbia County along with the other Georgia counties of Richmond, McDuffie and Burke, and Aiken and Edgefield Counties in South Carolina.



By definition, an MSA contains a core urban area of 50,000 or more population, and consists of the county that contains the core urban area along with any adjacent counties that have a high degree of social and economic integration (as measured by commuting to work) within the urban core.

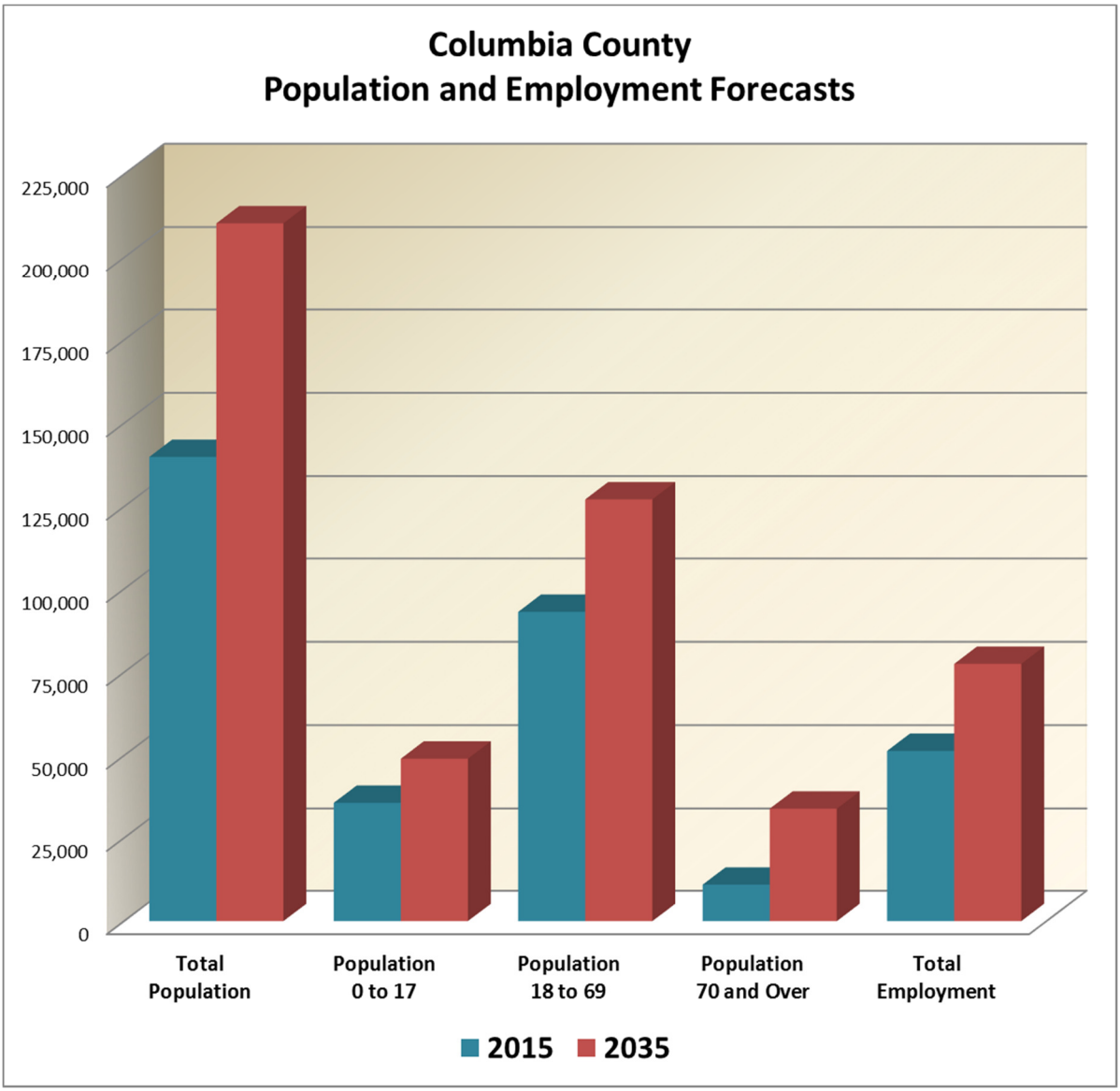
It should be noted that Lincoln County, Georgia, was added to the MSA in 2013. However, because that county's historical data is not included in the MSA in prior years, and before 2000 Lincoln County was not considered adequately integrated with Augusta, the data for that county are not included in this analysis.

SUMMARY: COLUMBIA COUNTY PAST, PRESENT & FUTURE

The table and chart on the next page summarize county growth over the next 20 years. The table on the next page presents all of the socioeconomic data for Columbia County for each category that is compared in this chapter to the other counties in the region. The data fields start in 1990 and proceed to the horizon year of 2035, twenty years from now. The data in both tables are further described beginning on page 7.

All of the data presented in this chapter is drawn from data and forecasts prepared by Washington DC-based Woods & Poole Economics in 2014[I]. Woods & Poole maintains a database that contains more than 900 economic and demographic variables for every county in the United States for every year beginning with 1970. This comprehensive database includes detailed population data by age, sex, and race; employment and earnings by major industry; personal income by source of income; retail sales by kind of business; and data on the number of households, their size, and their income. All of these variables are projected for each year through 2035 in this document. In total, there are over 180 million statistics in the regional database. The fact that the proprietary Woods & Poole economic and demographic projections rely on a very detailed database makes them one of the most comprehensive county-level projections available. A complete description of the Woods & Poole model and methodology is found in Appendix A-3.

[I] Note: The 2014 Woods & Poole dataset for Columbia County shows lower population levels in the short term (relative to the recently released 2015 Woods & Poole database and 2015 US Census estimates) but yields a significantly higher population projection for the end of the forecast period (2035). For purposes of long range planning, the higher projection for year 2035 population as presented in this section is consistent with expected growth drivers, including the future influence of anticipated expansion at Fort Gordon.



	Total Population	Population 0 to 17	Population 18 to 69	Population 70 and Over	Total Employment
2015	139,883	35,807	93,127	10,949	51,392
2035	210,259	49,050	127,148	34,061	77,511

Summary: Columbia County Past, Present and Future

	People				Households				Working Age	Jobs in Columbia County					
	Total Population	Minority Population	Population 0 to 17	Population 70 and Over	Average HH Size	Number of Households	Mean HH Income	Incomes Less Than $30K	Population 18 to 69	Farm, Forestry & Mining Jobs	Construction Jobs	Commercial & Industrial	US Civilian & Military Jobs	State & Local Government	Total Employment
1990	66,819	10,081	20,496	2,376	2.99	21,942	$ 87,209	3,914	43,947	427	2,451	13,104	444	2,285	18,711
1991	69,625	10,545	21,303	2,551	2.98	22,993	$ 86,642	4,275	45,771	403	2,430	13,864	390	2,390	19,477
1992	71,767	11,001	21,994	2,718	2.96	23,927	$ 90,638	4,555	47,055	404	2,448	14,389	416	2,570	20,227
1993	75,226	11,698	23,123	2,928	2.96	25,098	$ 90,121	4,784	49,175	443	2,462	15,363	417	2,674	21,359
1994	78,149	12,415	23,821	3,265	2.95	26,143	$ 91,722	4,948	51,063	454	2,580	16,790	376	2,804	23,004
1995	81,491	13,231	24,752	3,622	2.92	27,570	$ 92,649	4,988	53,117	474	2,765	18,173	394	2,646	24,452
1996	83,077	13,896	25,101	3,926	2.90	28,351	$ 93,557	5,120	54,050	463	2,881	19,268	384	2,769	25,765
1997	85,106	14,590	25,540	4,216	2.88	29,285	$ 95,713	5,137	55,350	506	2,977	20,268	400	2,781	26,932
1998	86,675	15,294	25,928	4,472	2.86	30,078	$ 99,173	5,038	56,275	505	3,168	22,583	411	2,840	29,507
1999	88,280	15,944	26,205	4,611	2.83	30,902	$ 101,377	5,142	57,464	461	3,492	23,572	416	2,912	30,853
2000	90,138	16,224	26,621	4,877	2.86	31,321	$ 104,636	5,158	58,640	469	3,605	24,718	403	3,031	32,226
2001	92,537	17,572	26,939	5,269	2.78	33,023	$ 101,186	5,653	60,329	457	3,644	24,565	404	3,196	32,266
2002	95,818	18,965	27,640	5,640	2.77	34,349	$ 99,902	6,087	62,538	439	3,777	26,183	442	3,329	34,170
2003	98,761	20,402	28,259	6,049	2.73	35,860	$ 100,671	6,460	64,453	471	3,917	28,116	454	3,488	36,446
2004	102,934	22,422	29,078	6,541	2.74	37,287	$ 101,500	6,847	67,315	462	4,267	30,781	428	3,772	39,710
2005	106,477	23,794	29,894	6,819	2.73	38,708	$ 102,961	6,968	69,764	482	4,794	33,717	431	3,887	43,311
2006	110,845	25,474	30,966	7,202	2.73	40,280	$ 105,808	7,102	72,677	482	4,984	34,834	454	4,500	45,254
2007	115,074	27,101	32,065	7,559	2.72	42,078	$ 107,744	7,478	75,450	493	5,093	36,287	472	4,750	47,095
2008	117,504	28,029	32,508	7,673	2.72	42,950	$ 111,555	7,814	77,323	507	4,702	37,989	537	4,990	48,725
2009	121,050	29,629	33,198	7,903	2.73	44,034	$ 109,182	7,950	79,949	522	4,063	36,990	567	5,003	47,145
2010	124,934	31,132	33,988	8,184	2.75	45,220	$ 110,983	8,823	82,762	440	3,799	37,206	593	4,888	46,926
2011	128,112	33,232	34,099	8,586	2.74	46,551	$ 112,484	9,426	85,427	449	3,582	37,718	616	4,811	47,176
2012	130,959	34,293	34,549	9,105	2.76	47,273	$ 115,925	9,242	87,305	452	3,599	38,630	625	4,897	48,203
2013	133,874	35,350	34,986	9,745	2.74	48,689	$ 116,007	9,514	89,143	455	3,616	39,558	633	4,984	49,246
2014	136,852	36,471	35,436	10,325	2.72	50,115	$ 116,187	9,709	91,091	457	3,633	40,506	642	5,072	50,310
2015	139,883	37,584	35,807	10,949	2.70	51,544	$ 116,475	9,899	93,127	460	3,649	41,473	650	5,160	51,392
2016	142,964	38,716	36,356	11,598	2.69	52,958	$ 116,907	10,082	95,010	463	3,665	42,460	660	5,250	52,498
2017	146,099	39,899	36,873	12,790	2.68	54,350	$ 117,488	10,257	96,436	465	3,681	43,464	669	5,341	53,620
2018	149,286	41,101	37,482	13,824	2.67	55,724	$ 118,207	10,424	97,980	467	3,696	44,489	679	5,432	54,763
2019	152,525	42,348	37,983	14,871	2.66	57,091	$ 119,034	10,585	99,671	470	3,711	45,534	688	5,525	55,928
2020	155,809	43,601	38,527	15,851	2.65	58,461	$ 119,953	10,646	101,431	474	3,726	46,602	699	5,618	57,119
2021	159,147	44,917	39,113	16,829	2.65	59,839	$ 120,941	10,699	103,205	476	3,741	47,685	709	5,712	58,323
2022	162,528	46,250	39,672	17,914	2.65	61,194	$ 122,052	10,739	104,942	478	3,755	48,788	720	5,807	59,548
2023	165,952	47,632	40,347	19,153	2.64	62,536	$ 123,262	10,767	106,452	481	3,769	49,911	731	5,903	60,795
2024	169,426	49,072	41,056	20,412	2.64	63,878	$ 124,540	10,788	107,958	483	3,783	51,056	743	6,000	62,065
2025	172,936	50,539	41,642	21,708	2.64	65,218	$ 125,891	10,797	109,586	486	3,796	52,225	754	6,098	63,359
2026	176,493	52,008	42,411	22,959	2.64	66,564	$ 127,295	10,802	111,123	488	3,809	53,414	766	6,197	64,674
2027	180,089	53,547	43,134	24,190	2.64	67,913	$ 128,754	10,851	112,765	491	3,822	54,620	778	6,297	66,008
2028	183,725	55,143	43,860	25,348	2.64	69,266	$ 130,268	10,894	114,517	494	3,834	55,853	791	6,397	67,369
2029	187,395	56,727	44,724	26,648	2.64	70,622	$ 131,837	10,929	116,023	495	3,846	57,105	803	6,498	68,747
2030	191,103	58,359	45,414	28,009	2.65	71,979	$ 133,465	10,960	117,680	498	3,858	58,378	817	6,600	70,151
2031	194,856	60,065	46,112	29,302	2.65	73,346	$ 135,134	10,985	119,442	501	3,870	59,674	830	6,703	71,578
2032	198,646	61,834	46,840	30,561	2.65	74,720	$ 136,850	11,004	121,245	503	3,881	60,991	844	6,807	73,026
2033	202,478	63,664	47,562	31,626	2.65	76,105	$ 138,606	11,018	123,290	505	3,892	62,332	858	6,912	74,499
2034	206,351	65,539	48,320	32,817	2.65	77,504	$ 140,399	11,026	125,214	508	3,902	63,695	874	7,017	75,996
2035	210,259	67,453	49,050	34,061	2.65	78,912	$ 142,237	11,028	127,148	510	3,912	65,078	888	7,123	77,511
20-Year Change	73,407	30,982	13,614	23,736	(0.07)	28,797	$ 26,050	1,319	36,057	53	279	24,572	246	2,051	27,201

The information under each of the following topics (pages 6-10) is drawn from the Woods & Poole forecasts of growth and change in each of the region's six counties. Detailed data tables and graphs are contained in the Atlas of Tables & Charts.

POPULATION

Columbia County has been and will continue to be the fastest growing county in the region. At an average growth rate per year of 2.5%, the county's 2035 population of 210,259 will closely rival Augusta-Richmond County (at 213,168) and Aiken County (215,388). Columbia County's 'share' of the total regional population is projected to grow from about 24% to over 29% by 2035, compared to Augusta-Richmond County's share falling from almost 35% to 30% and Aiken County's share increasing from almost 29% to only 30%. Together, these three counties will be home to slightly more than 89% of the total population in the region by 2035.

Average Annual Growth Rate	
Columbia County*	2.5%
Augusta-Richmond Co.	0.2%
McDuffie County	0.1%
Burke County	0.5%
Aiken County	1.3%
Edgefield County	0.4%

*See Appendix A-2 for city-specific data

Over the next 20 years Columbia County is projected to grow by approximately 50%. The City of Grovetown's population is projected to increase 74%, which is consistent with the city's proximity to Fort Gordon and the anticipated employment growth that the Army base is expected to generate (and its need for close in 'quick-response' housing). Unlike Grovetown, Harlem's growth is anticipated to take advantage of a somewhat different set of opportunities, including its access to I-20, developing commercial and workplace concentrations, and its relatively higher-priced housing market (see the Building Permits section). From its small current size of almost 3,000 people, Harlem is expected to experience the highest growth rate in the county, increasing 125% to over 7,100 people by 2035.

MINORITY POPULATION

The region's minority population is projected to increase from 273,401 today to 369,660 by 2035, growing from 46.6% to 51.5% of the total regional population. Only Columbia County and Aiken County are expected to increase their proportion of minority population in the coming 20 years, with Columbia County increasing the most by 4.5 percentage points compared to Aiken's 3.7.

Minority Population: Percent of Region		
	2015	2035
Columbia County	13.7%	18.2%
Augusta-Richmond Co.	47.6%	42.3%
McDuffie County	3.6%	3.2%
Burke County	4.7%	4.2%
Aiken County	20.3%	24.0%
Edgefield County	10.0%	8.0%

The projected increase in Columbia County's minority population between 2015 and 2035 is 80% (from 37,584 to 67,453 individuals), which is less than half the growth in the county's minority population between 1995 and 2015 (184%).

POPULATION AGE 0 TO 17

Overall, the portion of the total regional population comprised of children is projected to remain fairly constant, decreasing slightly from an estimated 24.3% today to 23.5% by 2035. Numerically, this represents a net increase of almost 26,000 children region-wide.

Population 0 to 17: Percent of Region		
	2015	2035
Columbia County	25.1%	34.4%
Augusta-Richmond Co.	36.0%	37.7%
McDuffie County	4.0%	3.8%
Burke County	4.6%	4.6%
Aiken County	26.5%	34.0%
Edgefield County	3.8%	3.6%

On the other hand, Columbia County and Aiken County are projected to increase their number of children dramatically, with Columbia's proportion leading the way, increasing by 9.3 percentage points (a net increase of 13,243 children to over 49,000) and Aiken's number growing by 7.5 percentage points (a net increase of 10,779 children to about 48,500). These two counties will contain 58% of all children in the region (Augusta-Richmond County will account for about 32%).

In Columbia County, the increase in the number of children by 2035 will represent a 37% increase over 2015, the highest increase in the region, followed by Aiken County with a 29% increase. The increase in Columbia County is slightly less than the growth in the number of children in the previous 20 years, which was 44.6%.

POPULATION AGE 70 AND OVER

At the other end of the age spectrum, the population in the region that is 70 and over is projected to increase from 54,027 today to 110,859 by 2035, a numerical increase of 56,832, and a proportional increase from 9.2% of the total 2015 regional population to 15.5% in 2035.

Population 70 and Over: Percent of Region		
	2015	2035
Columbia County	21.4%	30.6%
Augusta-Richmond Co.	30.1%	22.9%
McDuffie County	4.1%	3.2%
Burke County	3.9%	3.6%
Aiken County	35.4%	35.0%
Edgefield County	5.2%	4.6%

Again, Columbia County takes the lead in the region, increasing its proportion of older residents by 10.4 percentage points, with a numerical increase of 211%, more than tripling its total of 10,949 to a total of 34,061 by 2035. Columbia County is the only county that increases its proportion of elderly residents in the MSA, and rises from 3rd place to 2nd place in numbers, exceeded only by Aiken County. All of the other counties show relatively minor percentage reductions over the coming 20 years, except for Augusta-Richmond County where the proportion of elderly as a percentage of the region falls significantly by 8.0 percentage points (although the total number increases from 16,290 to 24,650).

According to the findings of the Columbia County Retirement Report (2012), the number of residents aged 45-54 that are anticipated to begin retiring within the next ten years will place a greater demand on existing retirement communities (ranging from independent living to assisting living and skilled nursing care) and will create demand for new developments suited for the younger, active retire market. In addition, the Retirement Report found that the majority of seniors in Columbia County have aged in place having moved to the county for work, or to be closer to family, prior to retiring. Based on 2010 Census data analyzed for the report, concentrations of potential 'naturally occurring retirement communities'

(NORCs) are scattered around the Appling, Clarks Hill Lake, and Martinez areas. These potential NORCs are areas where more than 50 percent of the residents are age 60+. The report concluded that existing county services such as public transit and organized activities/programs will need to be expanded to accommodate a growing senior population.

Average Household Size

In the region today, the average number of people living together in a family (or independently by themselves) is estimated at 2.50. This is expected to fall only slightly to 2.49 by 2035.

Average Household Size Compared to Region		
	2015	2035
Columbia County	8.0%	6.4%
Augusta-Richmond Co.	-2.8%	-3.6%
McDuffie County	2.8%	4.8%
Burke County	6.4%	6.4%
Aiken County	-3.2%	-3.6%
Edgefield County	0.4%	-1.2%

When compared to the regional averages on a county-by-county basis, however, clear differences appear. With an average household size of 2.70, Columbia County exceeds the regional average by the greatest percentage, and consistently exceeds the regional average throughout the 20-year forecast period, although the average falls 1.6 percentage points to a size of 2.65 people per household by 2035. This will leave it and Burke County tied as having the highest average household sizes in the region at that point. The other counties are projected to have, on average, smaller households by 2035 except McDuffie (with a 2 percentage point increase). Of the three counties projected to have smaller households than the regional average in the next 20 years, only Edgefield County's average is currently greater than the regional average.

Number of Households

Consistent with the population forecasts and the average household size forecasts, the number of households in the region is projected to increase 23.2% by 2035, adding 52,621 households and bringing the total to almost 280,000.

Number of Households: % Increase	
Columbia County	53.1%
Augusta-Richmond Co.	5.0%
McDuffie County	0.0%
Burke County	9.7%
Aiken County	27.7%
Edgefield County	13.1%

Also consistent with the forecast that Columbia County will continue to be the fastest growing county in the region for the next 20 years, the county is expected to realize a 53.1% increase in the number of households, moving from 51,544 in 2015 to 78,912 in 2035 (a numerical increase of almost 27,400). No other county in the region can equal this increase numerically or in percentage of growth. The closest county is Aiken County, which is projected to add 19,112 households for a 27.7% increase.

Average Household Total Personal Income (in 2009 dollars)

Personal income includes all wages and other labor income, proprietors' income and rental income of persons, dividend and interest income, and transfer payments, less personal contributions for FICA and Medicare. The income data in this report are the average amounts per household stated in constant (2009) dollars. 'Constant' dollars are used to measure the 'real' change in income, unaffected by inflation.

Today, it is estimated that the average personal income for a household in the region is $87,451, and this is projected to grow (in constant dollars) to $117,005 by 2035 (about a 34% increase). For Columbia County, these figures are $116,475 in 2015, increasing to $142,237 by 2035 (a 22% increase). For 2015, Columbia County is the only county that exceeds the regional average and it will still hold that distinction in 2035 except for Aiken County (which will barely exceed the regional average by less than $800, or 0.7%). In contrast, between 2015 and 2035, each of the five other counties is projected to experience a higher percentage increase in average household personal income than Columbia County, ranging from a low of 23.5% (Edgefield County) to a high of 41.8% (Burke County).

Household Income Compared to Region		
	2015	**2035**
Columbia County	33.2%	21.6%
Augusta-Richmond Co.	-15.9%	-16.1%
McDuffie County	-8.4%	-9.6%
Burke County	-14.8%	-9.6%
Aiken County	-1.6%	0.7%
Edgefield County	-1.6%	-9.2%

By 2035, however, at a total of $11.27 billion, Columbia residents will be earning 33.5% of all of the personal income in the region (up from 29.5% in 2015). The only other county that is projected to register an increase is Aiken County, which is projected to move from a slightly lower dollar total than Columbia County in 2015 to a regional share of only 31.3%. All of the other counties are projected to lose regional share, with Augusta-Richmond County dropping the most by 4.3 percentage points.

Total Personal Income (in millions of 2009 dollars)							
	Columbia	**Richmond**	**McDuffie**	**Burke**	**Aiken**	**Edgefield**	**MSA**
2015	$6,026.7	$6,115.3	$680.2	$673.7	$6,020.4	$913.0	$20,429.2
2035	$11,256.1	$8,615.9	$899.3	$1,049.1	$10,537.8	$1,257.0	$33,615.1
Percent Increase	86.8%	40.9%	32.2%	55.7%	75.0%	37.7%	64.5%
Percent of MSA							
2015	29.5%	29.9%	3.3%	3.3%	29.5%	4.5%	100.0%
2035	33.5%	25.6%	2.7%	3.1%	31.3%	3.7%	100.0%
Change	4.0	(4.3)	(0.7)	(0.2)	1.9	(0.7)	

Lower Income Households

While Columbia County households have and will continue to have the highest average personal incomes in the region, the number of its households earning less than $30,000 a year will grow.

Households Earning Less Than $30,000		
	2015	2035
Columbia County	12.7%	17.3%
Augusta-Richmond Co.	41.3%	35.1%
McDuffie County	4.4%	3.4%
Burke County	5.5%	4.7%
Aiken County	31.4%	34.2%
Edgefield County	4.7%	5.2%

Regionwide, the number of households with money incomes less than $30,000 is projected to fall from 78,010 today to only 63,751 in 2035, a drop of over 18%. Columbia County, in contrast, is projected to be the only county to increase its number of lower income households, adding 1,129 from 9,899 to 11,028 during the coming 20 years. As a percentage of the region, Columbia County's share is projected to grow by 4.6 percentage points, outpacing Aiken (up 2.8 points) and Edgefield (up 0.5)—although each of the latter two will experience a decrease in the actual number of these households.

As a percentage of all households in the county, however, the number of Columbia's lower income households, while rising in number, is projected to decrease from 19.2% to 14.0% of the total by 2035. This compares to a regionwide reduction from 34.3% of all households in the MSA today to 22.8% in 2035. Aiken County is expected to "pace" the region with a 2015-2035 reduction from 35.4% to 24.7% of its households, while Richmond County is projected to record a drop from 40.5% to 26.8%.

Working Age Population 18 to 69

Labor force forecasts are not available. As a substitute, data for the number of people in the 18 to 69 age group are presented. Although this age group is generally considered being of 'working age' (70 being the "new 60"), many of course are not actually employed.

Population 18 to 69: Percent of Region		
	2015	2035
Columbia County	23.9%	29.0%
Augusta-Richmond Co.	35.0%	30.8%
McDuffie County	3.6%	3.0%
Burke County	4.0%	3.6%
Aiken County	28.7%	29.1%
Edgefield County	4.9%	4.5%

Columbia County shows the greatest percentage share increase of working age people, growing by 5 percentage points between 2015 and 2035. None of the other counties increase their share of this age group in the region except Aiken County, which is expected to post an increase of 0.4 points.

Even with the increase in the number of children in Columbia County by 37%, and an increase of 211% in the number of residents 70 and over, between 2015 and 2035 the county is forecast to increase its working age population by more than 36%, adding 34,021 people to today's working age total. No other county in the region is projected to add more working age people to its population or increase by a percentage greater than Columbia County. The next highest is Aiken County, with a projected 13% increase adding 15,071 people of working age.

Overall, the working age population in the region is projected to increase by 47,480, or 12.2%, over 2015. Of this, Columbia's increase of 34,021 will represent almost 72% of the regional increase.

TOTAL EMPLOYMENT

In 2010 the Census reported that only 35% of county residents who had jobs actually worked in the county.

Total Employment Compared to MSA		
	2015	2035
Columbia County	16.5%	19.1%
Augusta-Richmond Co.	43.4%	38.0%
McDuffie County	3.1%	2.6%
Burke County	3.2%	3.1%
Aiken County	31.1%	34.9%
Edgefield County	2.7%	2.3%

The employment forecasts by Woods & Poole, however, show an increase in jobs within the County. Unlike every other county in the region except Aiken, Columbia County is projected to increase its share of region-wide employment by 2035. Though only 2.6 percentage points over 2015, the total number of new jobs is projected to be 26,119, a 51% increase over 2015. The only county that is projected to add more jobs is Aiken; their projected number of new jobs of 43,643 is much larger that Columbia's, but represents only a 45% increase.

Augusta-Richmond County is next in total job growth, adding a net of 15,984 jobs by 2035; being the home of Ft. Gordon, this increase is heavily influenced by the total number of federal civilian and military workers employed there.

JOBS BY CATEGORY

The Atlas of Tables & Charts provides detailed data for each of the job categories addressed here. The following table (Percentage of County Jobs Compared to Region) provides a jobs profile for each county in terms of that county's 'share' of all such jobs in the region, and compares the current distribution of jobs to those projected to 2035. Notably, only Columbia and Aiken Counties show gains in the number of private commercial and industrial jobs. As shown in the Atlas of Tables, the vast majority of jobs in Columbia County are currently in the Commercial and Industrial category (80.7%), followed by State and Local Government (10%) and Construction (7.0%).

Percentage of County Jobs Compared to Region						
2015 Profile	**Columbia**	**Richmond**	**McDuffie**	**Burke**	**Aiken**	**Edgefield**
Farm, Forestry & Mining	8.5%	11.1%	10.1%	11.8%	39.6%	19.0%
Construction	20.0%	32.3%	3.4%	2.3%	40.2%	1.9%
Commercial and Industrial	18.0%	39.0%	3.1%	3.2%	34.4%	2.3%
Federal Civilian and Military	3.0%	86.1%	0.8%	0.5%	7.0%	2.5%
State and Local Government	13.0%	57.6%	3.7%	3.8%	18.6%	3.3%
2035 Profile						
Farm, Forestry & Mining	9.7%	12.2%	10.9%	10.0%	40.8%	16.4%
Construction	19.7%	32.3%	3.3%	2.1%	40.6%	2.0%
Commercial and Industrial	20.8%	32.7%	2.5%	3.1%	39.0%	2.0%
Federal Civilian and Military	3.7%	86.0%	0.7%	0.4%	6.6%	2.6%
State and Local Government	16.5%	55.2%	3.4%	3.9%	17.8%	3.2%
Change 2015-2035						
Farm, Forestry & Mining	1.1%	1.1%	0.9%	-1.8%	1.3%	-2.6%
Construction	-0.3%	0.0%	-0.1%	-0.1%	0.4%	0.1%
Commercial and Industrial	2.8%	-6.4%	-0.6%	-0.1%	4.6%	-0.3%
Federal Civilian and Military	0.6%	-0.2%	0.0%	-0.1%	-0.4%	0.1%
State and Local Government	3.5%	-2.3%	-0.3%	0.1%	-0.7%	-0.2%

Building Permit Data

Cities and counties across the country report the number of housing units they authorize with building permits, some monthly and some annually, to the Census Bureau. The data is reported by the number of units in a building: single-family dwellings, two family buildings, three and four families, and five or more families. The reports also include a 'cost of construction' figure, which is an estimate of the anticipated cost, exclusive of the cost of the land, overhead or profit.

When a locality misses a reporting month, the Census Bureau 'imputes' the data from other sources. This has occurred from time-to-time for all three issuing authorities in Columbia County over the past decade: the County itself (for construction in the unincorporated area), Grovetown and Harlem.

Importantly, manufactured homes are not included to the extent that building permits usually are not required for their placement. The permit data from the Census Bureau, therefore, are intended to be for permanent construction.

The New Housing Units Table shows the total number of housing units authorized by building permits issued in Columbia County for the years 1999 through 2013, by each issuing authority, as reported by the Census Bureau. It is assumed, of course, that a unit issued a building permit in one year will appear as part of the inventory of housing in the following year.

Unfortunately, the building permit data for the issuing authorities in Columbia County are not reliable enough when considering past and future growth trends, as illustrated on the Housing Units: 2000 & 2010 Table.

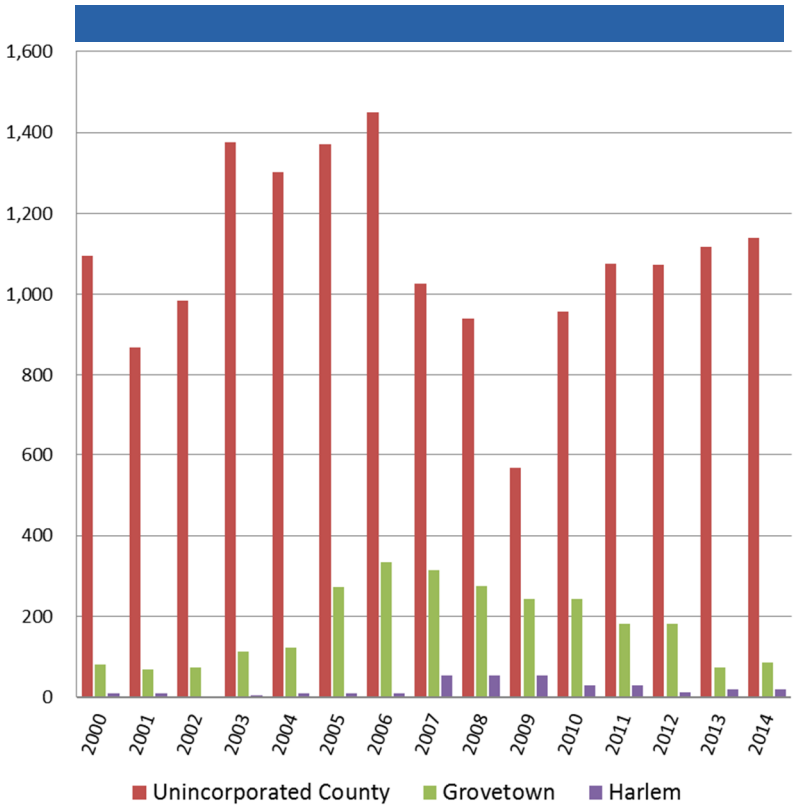
Housing Units: 2000 & 2010				
	Unincorporated County	Grovetown	Harlem	Total County
2000 Census – All Units	30,085	2,473	763	33,321
Less: Manufactured Homes in 2000	3,518	968	33	4,519
Net Units – 2000	26,567	1,505	730	28,802
Plus: New Units Added 2000-2010	10,841	2,053	226	13,120
Net Units – 2010	37,408	3,558	956	41,922
Plus: Manufactured Homes in 2010	3,718	883	10	4,611
Imputed Total Units	41,126	4,441	966	46,533
2010 Census Count	43,208	4,298	1,120	48,626
Variance	**2,082**	**(143)**	**154**	**2,093**

As a general rule, some housing units get permitted but are never built. The 'net percentage' of actual building activity can be an important indicator for future growth, particularly by housing type. To correlate housing production between the Census counts of 2000 and 2010 with permit authorizations, manufactured homes are first subtracted from the total 2000 housing count, the number of new units added to the inventory during 2000 to 2010 are included, and the number of manufactured homes in 2010 are added in. The results, shown on the table, vary considerably from the actual housing unit counts in the 2010 Census.

New Housing Units					
Permit Issued*	Added to Inventory	Unincorporated County	Grovetown	Harlem	Total County
1999	2000	1,095	80	9	1,184
2000	2001	868	67	8	943
2001	2002	983	74	2	1,059
2002	2003	1,375	111	3	1,489
2003	2004	1,302	121	8	1,431
2004	2005	1,370	272	8	1,650
2005	2006	1,450	335	9	1,794
2006	2007	1,027	313	53	1,393
2007	2008	940	274	53	1,267
2008	2009	568	243	53	864
2009	2010	958	243	29	1,230
2010	2011	1,075	182	29	1,286
2011	2012	1,074	180	11	1,265
2012	2013	1,118	72	19	1,209
2013	2014	1,139	84	18	1,241

Note: Permits for new construction exclude manufactured homes.
* Totals include Census Bureau estimates for months not reported by locality.
Source: US Bureau of the Census, monthly building permit reporting system.

While the accuracy of the building permit data is questionable, partly because the Census Bureau 'imputes' its own data when nothing is submitted by the locality, the 'cost of construction' figures offer some insight to the different housing markets in the county.

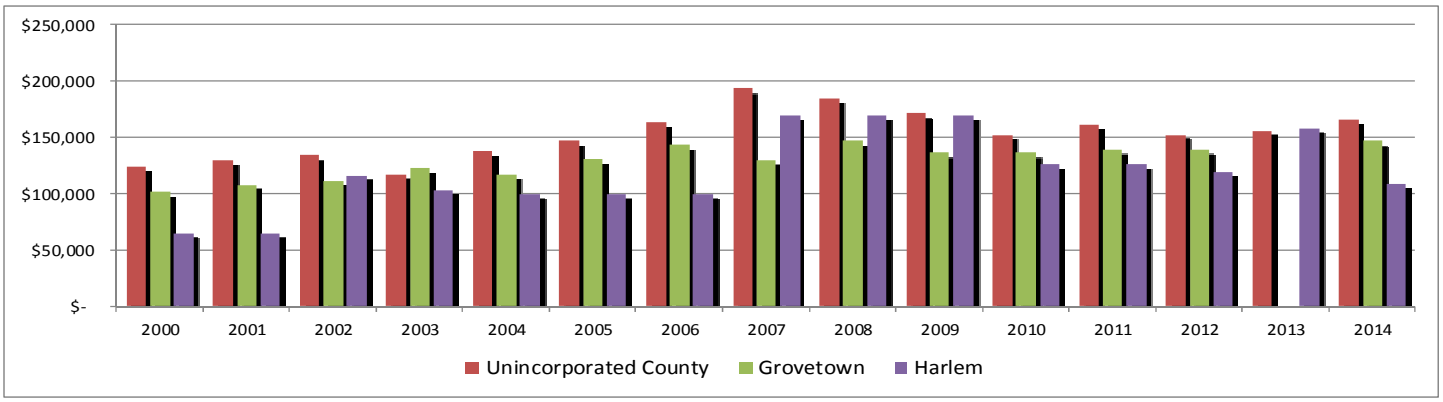


The table on the next page shows the construction costs for single-family homes by issuing authority added to the inventory between 2000 and 2014. These figures, as noted above, are estimates, are not verified in any way, and no comparison between estimated construction cost and sales price has ever been done. However, trends are apparent. While cost estimates for homes in the unincorporated area are generally higher every year than in the cities, overall Grovetown homes have

generally paced the county costs while Harlem gained considerably in cost estimates from 2007 to 2013, exceeding Grovetown in several years. For the 2000-2014 period, the average construction cost estimated in the unincorporated area was $152,270. For Grovetown, the average $133,938 was 88% of the county's, while Harlem's average of $144,877 was 95% of the county average over the 15 year period (primarily affected by its 2007-2013 surge). While cautiously interesting, little reliance can be placed on these figures.

Average Construction Costs: Single Family Homes

Permit Issued*	Added to Inventory	Unincorporated County			Grovetown			Harlem		
		Units	Total cost**	Average	Units	Total cost**	Average	Units	Total cost**	Average
1999	2000	891	$ 110,369,126	$ 123,871	80	$ 8,129,413	$ 101,618	9	$ 585,788	$ 65,088
2000	2001	868	$ 112,740,532	$ 129,885	63	$ 6,811,350	$ 108,117	8	$ 520,700	$ 65,088
2001	2002	983	$ 131,766,898	$ 134,046	74	$ 8,231,465	$ 111,236	2	$ 233,000	$ 116,500
2002	2003	1,181	$ 138,635,404	$ 117,388	107	$ 13,145,520	$ 122,855	3	$ 307,900	$ 102,633
2003	2004	1,302	$ 179,718,845	$ 138,033	121	$ 14,143,275	$ 116,887	8	$ 798,900	$ 99,863
2004	2005	1,360	$ 199,977,284	$ 147,042	272	$ 35,600,930	$ 130,886	8	$ 798,900	$ 99,863
2005	2006	1,450	$ 237,670,739	$ 163,911	319	$ 45,821,861	$ 143,642	9	$ 898,762	$ 99,862
2006	2007	1,025	$ 198,312,973	$ 193,476	301	$ 39,168,148	$ 130,127	53	$ 8,985,750	$ 169,542
2007	2008	940	$ 173,388,449	$ 184,456	274	$ 40,406,835	$ 147,470	53	$ 8,985,750	$ 169,542
2008	2009	568	$ 97,379,144	$ 171,442	243	$ 33,136,400	$ 136,364	53	$ 8,985,750	$ 169,542
2009	2010	958	$ 145,525,140	$ 151,905	243	$ 33,136,400	$ 136,364	17	$ 2,150,800	$ 126,518
2010	2011	1,075	$ 173,283,010	$ 161,193	182	$ 25,403,430	$ 139,579	17	$ 2,150,800	$ 126,518
2011	2012	1,074	$ 163,905,732	$ 152,612	180	$ 25,124,271	$ 139,579	3	$ 357,000	$ 119,000
2012	2013	1,118	$ 174,202,026	$ 155,816	0	$ -	$ -	7	$ 1,107,800	$ 158,257
2013	2014	1,139	$ 189,089,980	$ 166,014	84	$ 12,345,992	$ 146,976	18	$ 1,959,500	$ 108,861



* Totals include Census Bureau estimates for months not reported by locality.
** Direct cost of construction as estimated by builders. Does not include land or profit.
Source: US Bureau of the Census, monthly building permit reporting system.

"MULTI-FAMILY HOUSING IN COLUMBIA COUNTY" REPORT

The Multi-Family Housing in Columbia County report, prepared by the Columbia County Planning Department in 2010, assessed the county's multi-family housing stock (i.e. townhouses and apartments). The report found that over the last 25 years the percentage of single family homes and apartments remained steady, at 79% and 3% of the total housing stock, respectively. During the same time, the percentage of townhomes increased and the percentage of manufactured homes declined.

Relative to six Georgia counties that were comparable to Columbia County in total population, population, and household income, the County had the highest rate of owner-occupied housing (86%). Neighboring Augusta-Richmond County was found to have the highest rate of renter-occupied housing at 43%.

Columbia County also had fewer apartments than similar jurisdictions. At the time of the report's preparation, there were 1,430 apartment units with an additional 600 units under construction and zoning in place that would allow another 1,300 units. There were 2,000 existing townhome units, approximately 230 under construction and zoned land for another 1,500 units. The report found that if most of the 140 vacant acres already zoned for apartments are developed by 2015, then the County's apartment total of about 3,500 units would constitute 7% of all housing, which is comparable to the 9% average of the similar communities.

The report recommended that future rezoning of property to allow apartments should match the population growth rate in order to preserve a balanced housing mix. From 2000 to 2008, the County's population increased an average of 2.7 % each year. Therefore, approval of zoning to allow a 2.7 % annual increase in new apartments (in addition to those already approved) was identified as an appropriate maximum threshold for apartment development through 2015. This calculates to about 50 units per year. Since most apartment developments average about 200 units, this would effectively result in only one rezoning over the next four years. With reference to townhouses, this calculates to about 60 units per year. These annual caps were instituted by the County subsequent to the report's completion.

The report further recommended annual monitoring of the development of the vacant acreage and tracking of the number of apartment units and townhouses added each year. It also encouraged locating new apartment developments within nodes identified in the Growth Management Plan and locating any new townhouse development (not to exceed 8 units per acre) within nodes or along corridors.

Chapter 3

DEVELOPMENT PATTERNS

Analysis of existing land uses and areas requiring special attention

EXISTING LAND USE

This section describes the nature of existing land use in Columbia County in terms of relative quantities of different land use types and community development characteristics. The Existing Land Use Map displays countywide existing land use, defined as the current use of parcels of land and categorized as described in the Existing Land Use Categories table below. The Existing Land Use Map was developed through a process of GIS analysis that involved tax digest data from Columbia County, aerial photography from various sources, and windshield surveys.

Existing Land Use Categories	
Category	**Description**
Agriculture/Forestry	Land dedicated to agricultural and forestry activities
Parks/Recreation/Conservation	Dedicated open space such as public parks and state and federal lands
Residential (single-family)	Single-family detached homes and manufactured homes on individual lots
Multi-Family	Apartments, attached homes (i.e. townhomes, duplexes), condominiums
Manufactured Home Park	Multiple manufactured homes (“mobile homes”) on a single, unsubdivided lot
Commercial	Non-industrial businesses including retail sales, office, services and entertainment
Industrial	Land dedicated to warehousing, wholesale trade and manufacturing
Public/Institutional	State, federal or local government uses including city halls and government building complexes, police and fire stations, libraries, prisons, schools, etc.
Transportation/Communication/Utilities	Properties devoted to power generation plants, radio towers, telephone switching stations, electric utility substations, and other similar uses

The areas of most intense development in Columbia County include both incorporated and unincorporated communities. South of I-20, the cities of Harlem and Grovetown have concentrations of development that are typical of small towns in the CSRA region, though Grovetown has seen more residential expansion that is largely attributable to its proximity to Fort Gordon. North of I-20, approximately one quarter of the county has been substantially developed in the unincorporated Evans and Martinez communities.

Despite the significant levels of land development and population growth in recent decades, approximately half of Columbia County is still classified as Agriculture/Forestry; the vast majority being pine forest in active silviculture. An additional 5.9% of the county's land area is classified as Parks/Recreation/Conservation, and 3.1% was determined to be "Undeveloped" by land use analysis. In total, approximately 59% of Columbia County has not been developed for residential or commercial/industrial land use.

Three residential categories together represent 31.7% of countywide land use. Of all residential land use, 98% is classified as single-family residential. The relatively small amount of multi-family residential land use is mostly located in Evans and Martinez. Manufactured home parks are scattered, with several in the Grovetown community.

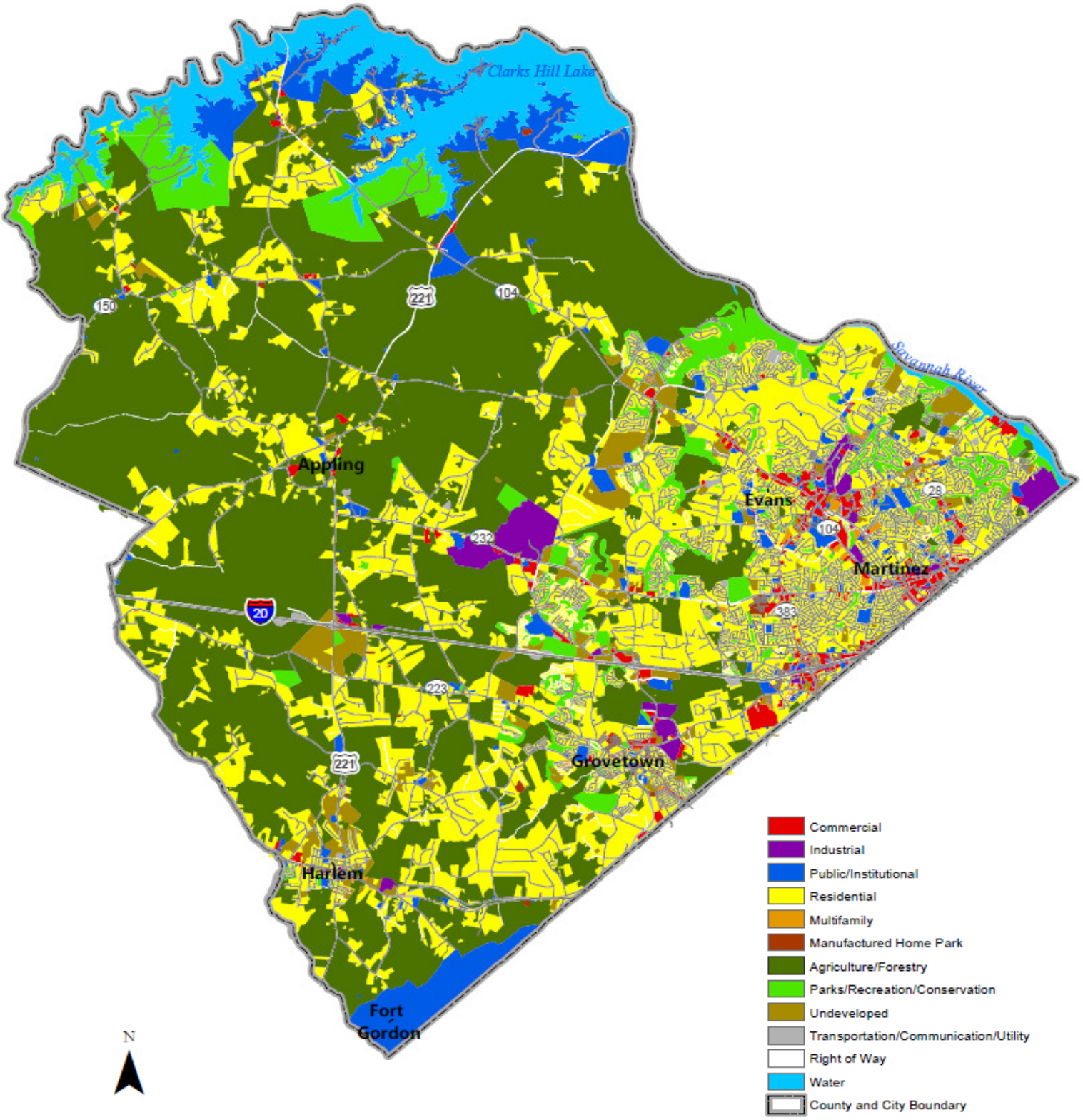
The combination of existing commercial and industrial land use in Columbia County totals approximately 3.1% of countywide land use. Of this, approximately 55% is classified as commercial and 45% industrial. The majority of commercial use is situated along the major road corridors in the Evans, Martinez and Grovetown communities, and adjacent to I-20 exits. Industrial land is generally clustered in industrial park settings, with some exceptions.

Due largely to the portion of Fort Gordon that is located within Columbia County, the Public/Institutional classification totals 5.6% of countywide land. Other Public/Institutional uses include schools, churches, and local government facilities.

Existing Land Use Composition (includes cities)

Land Use Classification	Acres	% of Total
Agriculture/Forestry	88,985	50.1%
Parks/Recreation/Conservation	10,449	5.9%
Residential (single-family)	55,200	31.1%
Multi-Family	704	0.4%
Manufactured Home Park	377	0.2%
Commercial	3,003	1.7%
Industrial	2,498	1.4%
Public/Institutional	10,034	5.6%
Transportation/Communication/Utilities	932	0.5%

EXISTING LAND USE MAP



AREAS REQUIRING SPECIAL ATTENTION

Growth inevitably impacts natural and cultural resources as well as the community facilities, services, and infrastructure required to service the local economy and population. Table 3 describes the Columbia County areas requiring special attention due to growth-related impacts, either actual or potential. Categories are listed in the left column of the table with the corresponding summary of the area and specific needs in the right column.

Areas Requiring Special Attention	
Category	**Summary**

Areas of significant natural or historic resources, particularly where these are likely to be intruded upon or otherwise impacted by development	• *Historic*
	  • Appling area (including Courthouse and surrounding area / historic resources)
	• *Natural*
	  • Lake and River areas
	  • Around Heggie's Rock
	  • See also Natural Resources Chapter and Map

Areas where rapid development or change of land uses is likely to occur	• Near I-20 interchanges (existing and future locations, including Louisville Rd at I-20) • Grovetown and Harlem communities (associated with Fort Gordon expansion and general population growth) • North and west of Evans town center (Evans continues to expand to the north and west) • West of Grovetown
Areas where the pace of development has and/or may outpace the availability of community facilities and services, including transportation	• Washington Road corridor in Martinez and Evans • Louisville Road corridor in Grovetown • Harlem and Grovetown communities near Fort Gordon • Columbia Road corridor between Evans and Appling

Areas in need of redevelopment and/or significant improvements to aesthetics or attractiveness (including strip commercial corridors)	For the most part, the corridors listed below have experienced extensive and piecemeal strip development, or have the potential to attract such growth, that would benefit in some areas from traffic calming measures and from improvements that make it easier to walk and bike along the corridor. These include:
	  • Washington Road commercial corridor through Martinez and Evans
	  • Belair Road corridor in Martinez and Evans
	  • Wrightsboro Road between I-20 and Grovetown
	  • Areas surrounding Grovetown including Lewiston Road

Areas with significant infill development opportunities (scattered vacant sites)	• Evans town center infill development opportunities • Highway corridors throughout the county, many of which are identified as areas in need of redevelopment or significant improvements (see above) • Grovetown and Harlem communities

Chapter 4

NATURAL RESOURCES

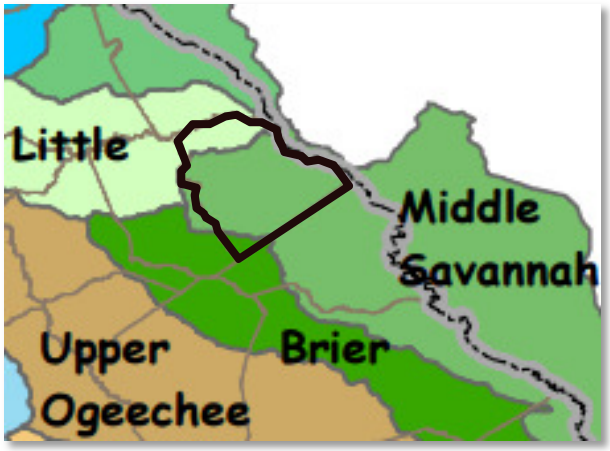
Description of natural resources and their vulnerability to growth and development

ENVIRONMENTAL PLANNING CRITERIA

In order to protect the state's natural resources and environment, the Georgia Department of Natural Resources (DNR) developed *Rules for Environmental Planning Criteria* (Chapter 391-3-16). These minimum standards and procedures, also known as *Part V Criteria*, are required under the Georgia Planning Act to be used by local communities in the development of comprehensive plans. In addition, the Georgia Department of Community Affairs' (DCA) Minimum Standards and Procedures for Local Comprehensive Planning (Chapter 110-2-1) require local governments to review the Part V Criteria to determine if there is need to adapt development regulations to address protection of the following natural resources:

- Water Supply Watersheds
- Groundwater Recharge Areas
- Wetlands
- Protected Rivers
- Protected Mountains

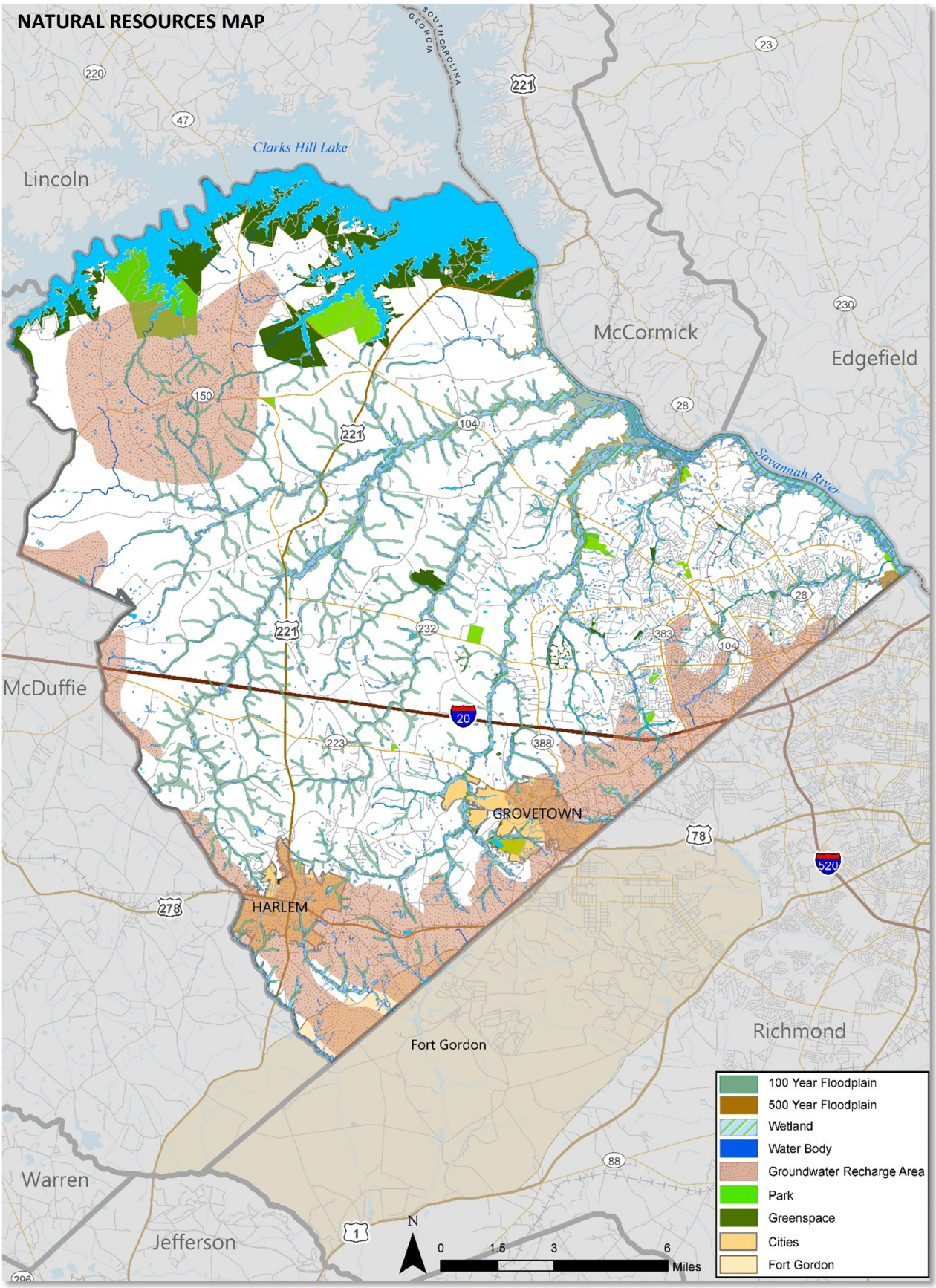
The Compliance with State Environmental Planning Criteria table on the next page indicates whether these natural resources are present in Columbia County and if the County has implemented protection efforts. The resources are also depicted on the Natural Resources Map, with the exception that water supply watersheds (portions of the Little, Brier and Middle Savannah watersheds) are shown at right.



WATER SUPPLY WATERSHEDS IN THE COUNTY

Compliance with State Environmental Planning Criteria			
Resource	**Definition[1]**	**Location**	**Local Protections**
Water Supply Watershed	The area of land upstream of a governmentally owned public drinking water intake; a "large water supply watershed" is 100 square miles or more of land within the drainage basin upstream of the intake	There are portions of three large water supply watersheds in the county: Little, Brier and Middle Savannah (see next page)	Watershed Protection Ordinance: **No** Typical provisions: • Buffer and impervious surface requirements streams within a 7-mile radius of a water supply reservoir
Groundwater Recharge Areas	Any portion of the earth's surface where water infiltrates into the ground to replenish an aquifer.	As delineated by the DNR in Hydrologic Atlas 18, 1989 edition: • Lower susceptibility areas in the upper northwest part of the county • Average and higher susceptibility areas across the southern county boundary	Groundwater Recharge Area Protection Ordinance: **No** Typical provisions: • Septic tank regulations, including minimum lot sizes for new homes • Special requirements for uses with on-site hazardous materials
Wetlands	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.	County-wide, as delineated by the U.S. Fish and Wildlife Service National Wetlands Inventory.	Wetlands Protection Ordinance: **No** Typical provisions: • Uses associated with contaminants are prohibited • Local development permit is required for regulated activity
Protected Rivers	Any perennial river or watercourse with an average annual flow of at least 400 cubic feet per second as determined by appropriate U.S. Geological Survey documents.	Savannah River between Clarks Hill Dam on the north and the county line on the south	Savannah River Corridor Buffer: **Yes** Key provisions: • 100-feet buffer • Limits on land disturbance within the buffer
Protected Mountains	All land area 2,200 feet or more above mean sea level, that has a slope of 25% or greater for at least 500 feet horizontally, and shall include the crests, summits, and ridge tops which lie at elevations higher than any such area.	There are no protected mountains in Columbia County.	Not applicable to Columbia County

[1] Definitions taken from DNR Rules for Environmental Planning Criteria (Chapter 391-3-16)


NATURAL RESOURCES MAP
SOUTH CAROLINA
GEORGIA
Clarks Hill Lake
Lincoln
McCormick
Edgefield
Savannah River
McDuffie
GROVETOWN
HARLEM
Fort Gordon
Richmond
Warren
Jefferson
100 Year Floodplain
500 Year Floodplain
Wetland
Water Body
Groundwater Recharge Area
Park
Greenspace
Cities
Fort Gordon
N
0
1.5
3
6
Miles

REGIONAL WATER PLAN

DCA's Minimum Standards and Procedures for Local Comprehensive Planning require local governments to review the Regional Water Plan when preparing a comprehensive plan to determine whether additional or modified regulations/actions are needed. In Columbia County, primary water resources are the Savannah River and Clarks Hill Lake. The Savannah River forms the boundary between Columbia County and South Carolina and is a primary source of drinking water for residents in both the County and the surrounding region. Clarks River Lake, the largest Army Corps of Engineers lake east of the Mississippi River, was created by the construction of the J. Strom Thurmond Dam and is another source of drinking water.

The Savannah-Upper Ogeechee Council coordinates regional planning efforts that address long-term water quality protection and adequate water supply. The Council is comprised of residents of a 19-county area who were appointed the Governor, Lt. Governor, and Speaker of the House to prepare a regional water plan in accordance with the requirements of the Statewide Comprehensive Water Management Plan. The Savannah-Upper Ogeechee Regional Water Plan, adopted in November 2011, describes water resources conditions, projects future demands, identifies resource management issues, and recommends appropriate water management practices to be employed in the region through 2050.

Water Availability and Quality

The Regional Water Plan found that future water availability and water quality issues include the need for additional water withdrawal and treatment capacity as well as additional wastewater treatment capacity in fast growing counties such as Columbia County. Columbia County can currently treat up to 46 Million Gallons per Day (MGD) of water from the Savannah River, and up to 8 MGD from Clarks Hill Reservoir; the 54 MGD total is higher than the projected 2050 maximum monthly demand of 45.1 MGD. Should additional capacity be needed, a "high rate" expansion (expansion of existing filters) at the Jim Blanchard Water Treatment Plant is anticipated increase water treatment capacity from 46 MGD to 54 MGD. In addition, the County anticipates increasing the water storage contract with the Corps of Engineers for the Clarks Hill Water Treatment Plant over the next two years.

With respect to wastewater treatment capacity, overall system capacity is at approximately 66%. Current and planned expansion projects (see also the Community Facilities Chapter) are expected to adequately serve the County through 2030. Projects that can add capacity needed to serve the County through 2050, which is the planning horizon in the Regional Water Plan, can be identified in a Wastewater Master Plan. The County currently does not have a Wastewater Master Plan or a Water Master Plan; the Regional Water Plan recommends local governments prepare and maintain these long-range infrastructure plans.

Impaired Streams

The Clean Water Act requires the Georgia Environmental Protection Division (EPD) to monitor the quality of fresh water rivers, streams and lakes. Water bodies that do not support their designated uses (e.g. recreation, water supply, aquatic life) due to poor water quality are included on a list of impaired waters, also known as the 303(d) list of waters. Impairments must be addressed through the development of a Total Maximum Daily Load (TMDL), which sets a pollutant budget and outlines strategies for corrective action. The Regional Water Plan maps the region's impaired streams, which in Columbia County are: Jones Creek, Reed Creek and Uchee Creek. The latest water quality assessments by EPD (conducted in 2012) indicate the streams are do not support their designated uses for fishing due to fecal coliform due from stormwater runoff. TMDL's were previously completed for each impaired stream, which require ongoing

fecal coliform source tracking. The most recent Special Purpose Local Option Sales Tax (2017-2022 SPLOST) includes funds to perform this TMDL tracking for all three streams. In addition, the Columbia County Adopt-A-Stream Program (through the Keep Columbia County Beautiful Program) has reported on-going clean-up activities along Reed Creek. Past projects have addressed Uchee Creek and Jones Creek.

OTHER NATURAL RESOURCES

Floodplains

A floodplain is any land area susceptible to being inundated by water from any source. Floodplains serve three major purposes: natural water storage and conveyance, water quality maintenance, and groundwater recharge. Unsuitable development can destroy their value. For example, any fill material placed in the floodplain eliminates essential water storage capacity, causing water elevation to rise, resulting in the flooding of previously dry land. Columbia County's 100 and 500-year floodplains are shown on the Natural Resources Map in this chapter.

In the majority of the county, floodplains tend to be narrow, except in the southern part of the county where they are moderately wide. The upland soils are generally well drained. The bottomland waterways drain off slowly and remain wet for long periods. Flood prone areas include densely developed areas in the vicinity of Reed Creek, Betty's Branch, and Jones Creek. Localized flooding may occur around these creeks after heavy storms. The 2017-2022 SPLOST includes culvert upgrade and stream stabilization projects along these streams to address flooding issues. In addition, the County has adopted a Flood Damage Prevention Ordinance, which sets forth standards for development within the floodplain.

State of Georgia Recreation Areas

Located on Clarks Hill Lake, Mistletoe State Park is situated on a nearly 2,000 acre peninsula. Prior to construction of the lake, the area was farmland. The park now includes mixed pine and hardwood forest and attracts a diversity of wildlife, including Canadian geese, ring-necked ducks, wood ducks, wading birds, wild turkey, white-tailed deer, red and gray foxes, and songbirds.

The Keg Greek Wildlife Management Area (WMA) is 800 acres of designated land on Clarks Hill Lake and is frequented by fishermen, hikers and mountain bikers. Wildlife Management Areas are public lands set aside by the Georgia Department of Natural Resources for the preservation of natural wildlife habitats and provision of recreational opportunities for outdoor sportsmen.

Heggie's Rock

Heggie's Rock is a 130-acre Piedmont flat rock outcrop rising approximately 70 feet above neighboring Benton Branch and Little Kiokee Creek in Appling. The Nature Conservancy owns 101 acres of the site, named the Heggie's Rock Preserve, and Columbia County purchased 140 acres surrounding the outcropping as part of its Greenspace Program (see also below) with funds from the Georgia Wetland Trust Fund, the State of Georgia's Greenspace Program grant monies, SPLOST funds, and The Nature Conservancy.

Greenspace Program

The stated mission of the Columbia County Greenspace Program is to maintain a proper balance between people and their environment by conserving the abundant precious natural resources of the County for

future generations and to enhance the quality of life for all residents. The County's Greenspace Program was established after the Georgia General Assembly created the Georgia Greenspace Program in 2000. The Program is administered by the Columbia County Community and Leisure Division with input from a Greenspace Advisory Board. The Board's members are volunteers appointed by the Columbia County Board of Commissioners.

The County's goal is to preserve 20% of the geographic area of the county as greenspace (open space and greenways). To date, approximately 11,000 acres of the 30,000 acre-goal has been obtained. Acreage that has been designated as greenspace includes county-acquired properties as well as U.S. Army Corps of Engineer property at Clarks Hill Lake that cannot be built on. Future acquisitions may be in the form of fee simple land acquisition, donations, conservation easements or permanent restrictive covenants.

Specific acreage that has been preserved includes the following, based on recommended priority areas in the Greenspace Master Plan prepared after the County's Greenspace Program was established:

Permanently Protected Greenspace		
Land Type	**Description**	**Permanently Protected Acreage to Date**
Savannah River Conservation Area and Greenway	Proposed 200-feet wide corridor along the southern banks of the Savannah River to connect the existing North Augusta Greenway to Clarks Hill Lake.	5,598 acres
Floodplain Greenways	Proposed 100-feet wide corridors along the Kiokee, Little Kiokee, Euchee, Betty's Branch, Jones and Reed Creek floodplains, linking urbanized parts of the county to passive recreational areas.	376 acres
Martinez-Evans Open Space	Proposed acquisition of vacant parcels to provide small-scale pocket parks and passive open space.	50 acres
Conservation Area	Proposed dedicated greenspace in the northwest party of the county, where there is a significant groundwater recharge area (see Natural Resources Map) and development pressure due to proximity to Clarks Hill Lake and Mistletoe State Park	0
Historic/Natural Resources	Includes Corps of Engineers and State-owned properties, as well as areas that buffer Heggie's Rock.	4,148 acres

Other Protection Measures

In addition to environmental ordinances that address DNR's Part V Criteria (see the Compliance with State Environmental Planning Criteria Table), local governments also adopt additional ordinances for natural resource protection. Columbia County has adopted several ordinances that address water resource protection, including:

- Soil Erosion, Sedimentation and Pollution Control Ordinance
- Flood Damage Prevention Ordinance
- Stormwater Management Ordinance (including a 2015 Columbia County Supplement to the Georgia Stormwater Management Manual to better address local water quality and stormwater management issues)
- Outdoor Water Use Ordinance
- Cross-Connection Control Program

Chapter 5

HISTORIC RESOURCES

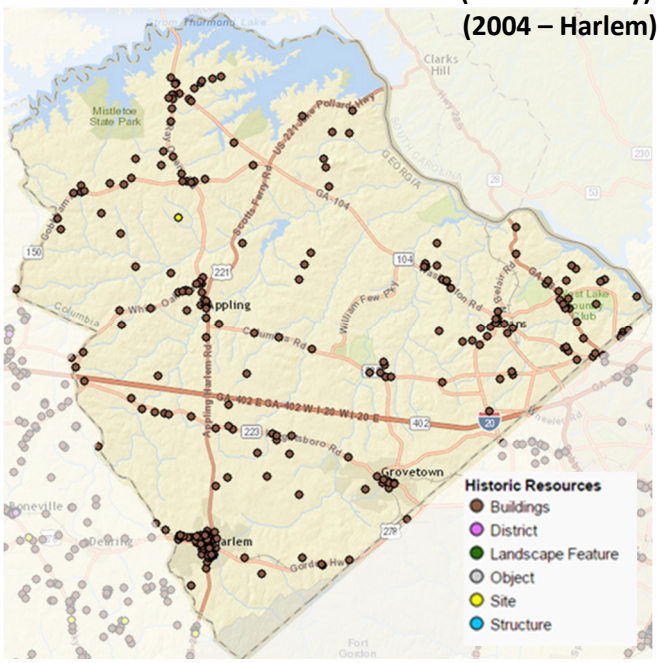
Identification of historic resources and their potential for preservation

INVENTORY OF HISTORIC RESOURCES

Historic resource surveys provide a working base for communities in devising a local preservation strategy. In 1990 the Columbia County Board of Commissioners authorized a survey of all historic resources in the County built prior to 1940. Approximately 95% of the county was surveyed, resulting in a list of 26 properties identified as being eligible for nominating to the National Register of Historic Places (see National Register of Historic Places Section in this Chapter). At that time, about 75% of the properties surveyed were in good condition. In the written survey prepared by the surveyor, it was stated that numerous important historic sites were being neglected as a result of rapid development and increasing property values. In 2004, a second survey was conducted around the Harlem area, but the original county-wide survey has not been updated, and the status of several of the National Register-eligible properties has changed. Properties have been demolished over the past 25 years, and other structures or sites now have greater historical significance due to their age.

The public can view the resources from these surveys on DNR's official web-based database system: NAHRGIS (Natural, Archaeological, and Historic Resources Geographic Information Systems). The map at right shows the locations of the surveyed resources, which are primarily buildings.

SURVEYED HISTORIC RESOURCES (1990 – County) (2004 – Harlem)



The following list identifies the National Register eligible resources from the original historic resources survey, with a current status of the building, where known:

1. "The Cedars," c. 1885
2. Macedonia Baptist Church, c. 1880 – *Original building gone, replaced by c. 1948 structure*
3. Evans School Dormitory, c. 1900 – *Demolished*
4. Evans School Arch and Columns, c. 1925 – *Relocated due to development*
5. G.B. Lamkin House, c. 1925 – *Demolished*
6. "Cedar Hill." c. 1820
7. Old Washington Road
8. Damascus Baptist Church, c. 1900
9. Dunns' Chapel, c. 1890
10. Winfield Area, c. 1840
11. Sharon Church, 1869
12. William Few house site, c. 1930
13. Shiloh Church, c. 1857
14. Cedar Dale, c. 1858
15. Appling Community (multiple sites, c. 1850-1925)
16. Shucraft Road House, c. 1890
17. Columbia Road at Hereford Farm Road, c. 1870
18. Plantation House on Columbia Road, c. 1830
19. Columbia Road, c. 1790
20. Otts House, c. 1865
21. Wrightsboro Road, c. 1815
22. Magruder Home, c. 1810
23. Grovetown (multiple sites along Robinson Avenue)
24. The Dodge House, c. 1910
25. Campania
26. Harlem (multiple sites, c. 1850) – *Local Historic Districts designated (see Local Historic Districts Section)*

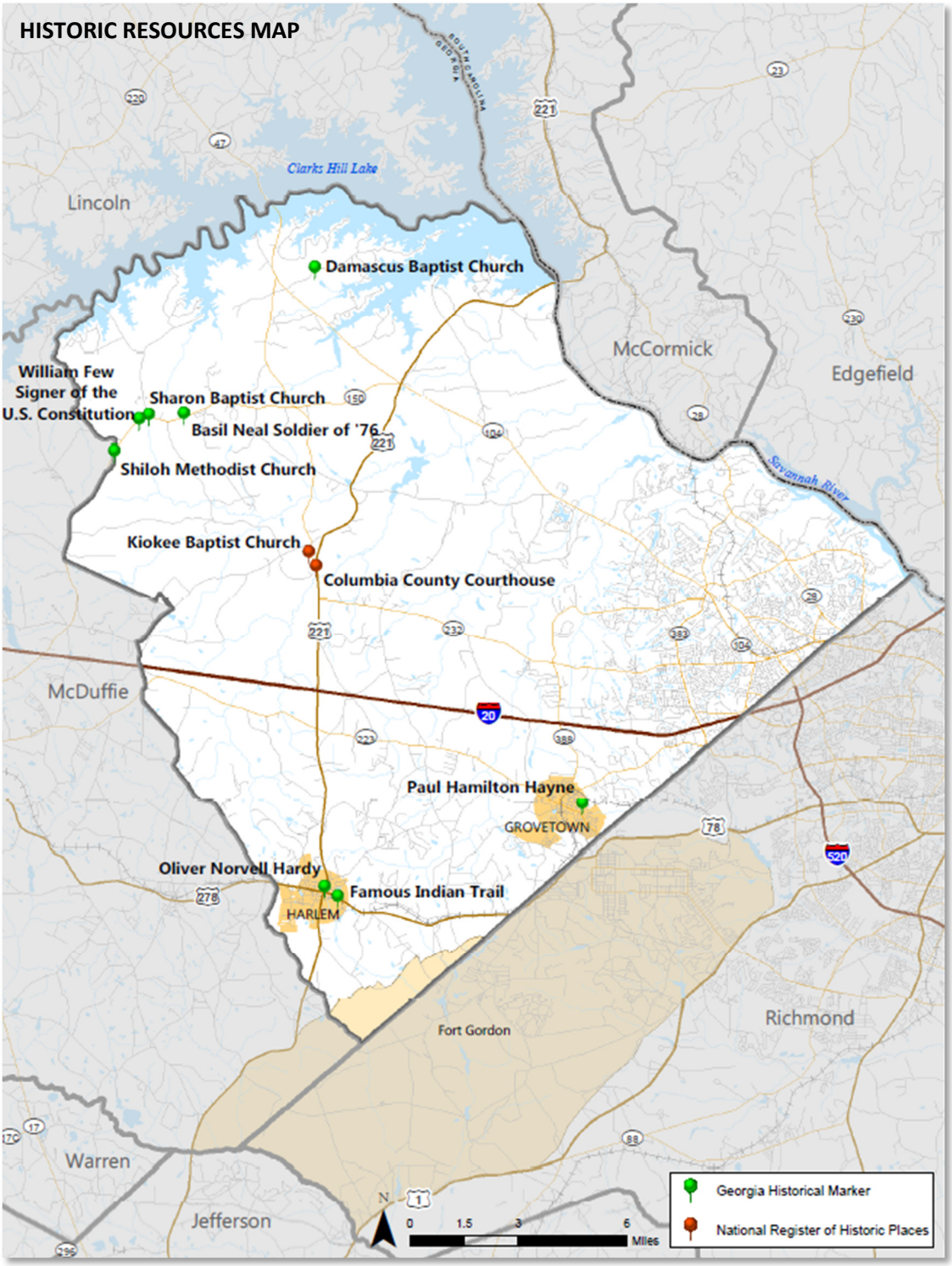
NATIONAL REGISTER OF HISTORIC PLACES

The National Register of Historic Places (National Register) is the official list of the nation's historic and archaeological resources worthy of protection. A program of the U.S. Department of the Interior's National Park Service, the National Register is intended to identify, evaluate and protect historic places. As an honorary designation, National Register status places no obligations or restrictions on private

owners. However, in order to take advantage of incentive-based preservation programs such as the 20% Federal Historic Preservation Tax Incentives Program, rehabilitation projects must retain a property's historic character by following the Secretary of the Interior's Standards for Rehabilitation. The National Register includes four Columbia County historic resources (see Historic Resources Map; two – Stallings Island and Woodville -- are not shown due to their archaeological or historic sensitivity).

HISTORICAL MARKERS

Historical markers (see Historic Resources Map) educate citizens and visitors about the people and events that shaped Georgia's past and present. The Georgia Historical Society has managed the state markers program since 1998; prior to that time markers were placed by the Georgia Historical Commission. Local historical societies may also erect markers.



Local Historic Districts

While National Register designation is largely symbolic, a locally-designated historic district can afford meaningful protection to a historic resource. The City of Harlem is the only jurisdiction that has adopted locally-designated historic districts: the Central, Sanders, and Sawdust Districts. Local designation, accomplished by adoption of an ordinance, requires review and approval of proposed exterior alterations to an affected property. A historic preservation commission (HPC) is appointed as the reviewing body, and approvals are granted in the form of a Certificate of Appropriateness (COA). An HPC is also authorized to review and approve the proposed relocation or demolition of a building. A COA must be granted before building permits are issued.

Archaeological Resources

Stallings Island

Stallings Island, a National Historic Landmark site, was a major settlement of Late Archaic Native Americans from 4,500 to 3,500 years ago. Located in the Savannah River, the 16-acre private island is the namesake of Stallings Culture. It is maintained by the Augusta Archaeological Society. As a National Historic Landmark, Stallings Island is automatically listed on the National Register of Historic Places. National Historic Landmarks (NHLs) are historic places that possess exceptional value in commemorating or illustrating the history of the United States. The National Park Service's National Historic Landmarks Program oversees the designation of such sites.

Regionally Important Resources

The Central Savannah River Area Regional Commission's (CSRARC) Regionally Important (RIR) Resources Plan includes Fort Gordon, a portion of which is located in the southwestern part of the county. The RIR Plan is intended to serve as a guide for the protection and management of the natural, cultural, and historic resources found throughout the CSRA region. Fort Gordon, or Camp Gordon, as it was known in 1941, was initiated for infantry and armor training for World War II soldiers. Fifteen years later in 1956, Camp Gordon was designated Fort Gordon, making it a permanent military installation. During these 62 years, the installation has undergone numerous reorganizations, but it is known as the "Home of the Signal Corps."

The RIR Plan's recommends best practices applicable to new developments within a one-mile radius of Fort Gordon. These recommendations are consistent with the recommendations in the 2005 Joint Land Use Study (See Intergovernmental Coordination Chapter).

Historic Preservation Boards

Columbia County Historical Society

The Columbia County Historical Society was founded in 1975 to promote and preserve the County's history. The Historical Society endeavors to preserve and restore significant buildings and sites and promote awareness of the area's history. The group meets monthly at the restored county jail in Appling.

Columbia County Historic Preservation Advisory Committee

The newly formed seven-member advisory committee, appointed by the Board of Commissioners, is charged with raising awareness of Columbia County's history, making recommendations about historic properties and other preservation issues and collecting and preserving historic documents and artifacts.

OTHER PRESERVATION TOOLS

Certified Local Government Program

The Certified Local Government Program (CLG) is a federal program administered at the state level by HPD. Any city, town, or county that has enacted a historic preservation ordinance and enforces that ordinance through a local preservation commission, is eligible to become a CLG. The benefits of becoming a CLG include eligibility for federal historic preservation grant funds, the opportunity to review local nominations for the National Register prior to consideration by the Georgia National Register Review Board, opportunities for technical assistance, and improved communication and coordination among local, state, and federal preservation activities. The City of Harlem is a CLG.

Chapter 6

COMMUNITY FACILITIES

Identification of primary public facilities and services available to Columbia County residents; see also Intergovernmental Coordination Chapter for service arrangements among the County's jurisdictions

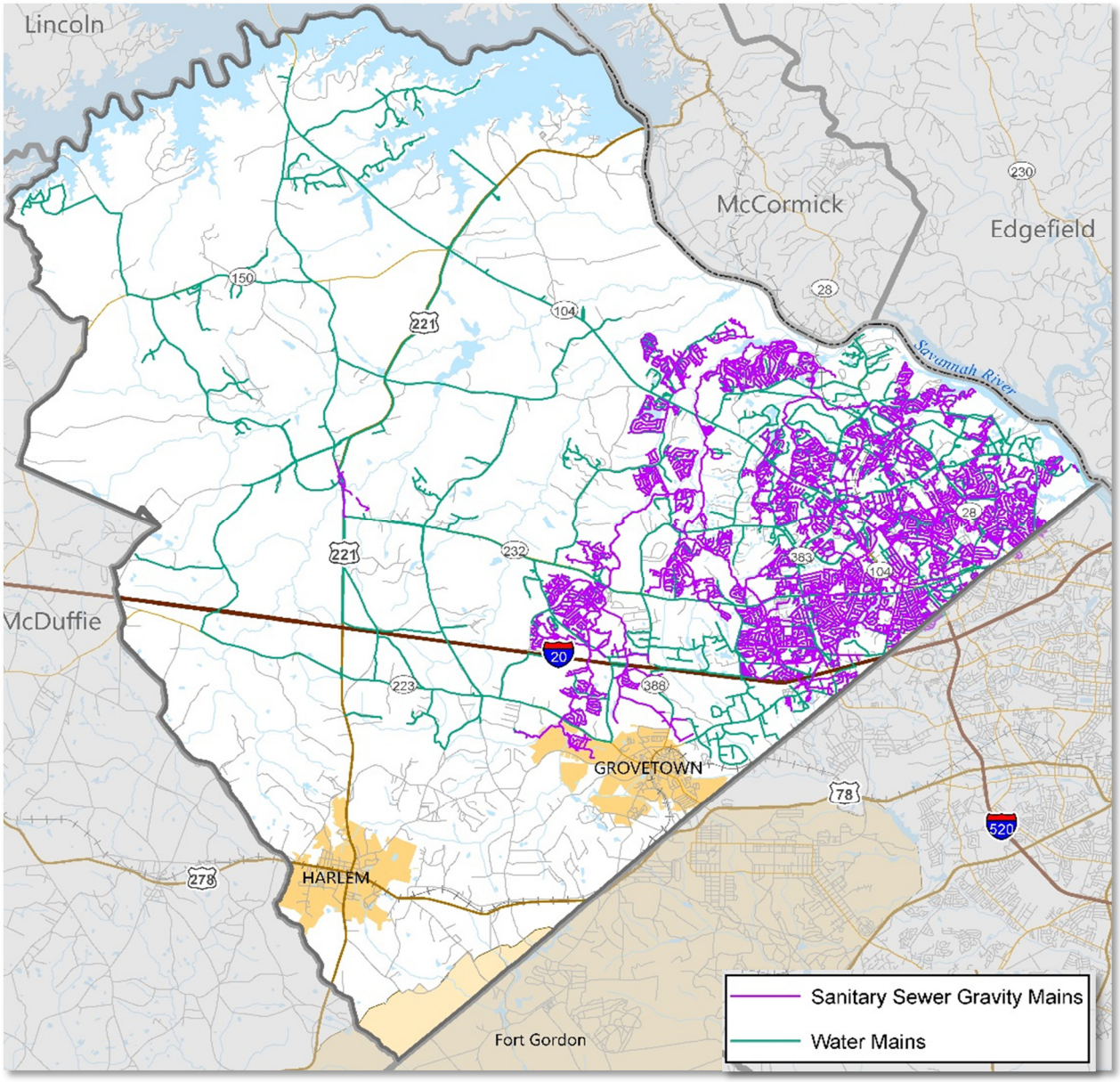
WATER AND WASTEWATER SUPPLY AND TREATMENT

Capacity

The Columbia County Water Utility manages services for drinking water and wastewater treatment. Generally, water service is provided to much of the county, while sewer service is currently limited to the mostly densely developed areas in the southeastern part of the county, as shown in the Sewer Service Map (note: the map also shows water main lines, but does not represent the exact water service area). Water and wastewater treatment capacity is sufficient for meeting current demand, and the daily averages (in Million Gallons per Day, or MGD) are generally well below the maximum permitted capacities.

Water and Wastewater Treatment Capacity			
Water Treatment	**Maximum Permitted Capacity**	**Average Daily Capacity**	**Expansion Projects**
Jim Blanchard	46 MGD (from Savannah River)	18 MGD	Expanding current filters can increase capacity to 54 MGD
Clarks Hill	8 MGD (from Clarks Hill Reservoir)	2.4 MGD	Anticipate increasing water storage contract with Corps of Engineers
Overall capacity is anticipated to be sufficient through 2030			
Wastewater Treatment			
Little River	6 MGD	3.89 MGD	Expansion to 12 MGD (2016)
Reed Creek	4.6 MGD	3.48 MGD	Expansion to 7.5 MDG (2018)
Kiokee Creek	0.3 MGD	0.025 MGD	Expansion to 0.6 MGD (2018)
Crawford Creek	1.5 MGD	0.8 MGD	No expansion slated, but have the ability to by-pass flow to the Little River plant
Overall capacity is approximately 66% of the total capacity, which is sufficient through 2030			

SEWER SERVICE AREA MAP



System Expansion

In addition to capacity improvement projects identified in the Water and Wastewater Treatment Table, expansion or upgrades to sewer lines are planned for the high growth areas in the County, including along: William Few Parkway between Washington and Columbia Roads; Baker Place and Wrightsboro Roads; and Scotts Ferry Road. Expansion in the Little Kiokee Creek Basin, toward the western portion of the county, may occur upon approval of 2018 Revenue Bond, and redevelopment in the Martinez and Evans areas will likely result in septic to sewer conversions as lines extend. The availability of sewer along Highway 221 and its proximity to I-20 may place development pressure on large tracts of land in the Appling and Harlem areas.

To date, sewer expansion has not continued at the same pace as water expansion; however the historic trend has been to not prevent sewer from extending beyond the most developed areas of the county. Growth and development policies adopted as part of this Comprehensive Plan should guide future sewer expansion, and the creation of Water and Wastewater Master Plans (which currently do not exist), can be coordinated with the Comprehensive Plan to ensure additional infrastructure is directed to those areas most suitable for accommodating growth and higher density development.

OTHER FACILITIES AND SERVICES

Stormwater Utility

The Columbia County Board of Commissioners established a Stormwater Management Utility in 2000. The Stormwater Utility provides a dedicated funding source from stormwater service fees that are based on the amount of impervious surface on a property. The revenue is used for projects in the "service area," which generally encompasses Martinez and Evans within the Reed Creek, Jones Creek, Betty's Branch, and Euchee Creek watersheds. This area has been more impacted by development and resembles the sewer service area boundaries (see Sewer Service Area Map). The 2017-2022 SPLOST project list also includes $7,000,000 in stormwater management projects in the vicinity of the Wynngate Tributary, Betty's Branch, Jones Creek, Reed creek (outside of Wynngate Tributary) and Uchee Creek.

Fire Protection

The Columbia County Fire Rescue Department has 17 engine companies located in the unincorporated area of Columbia County (see Community Facilities Map). Fifteen stations are fully staffed 24 hours a day, and two stations (one in Harlem, one off of Clarks Hill Road in the northeast part of the County) are fully equipped un-staffed stations that are covered by volunteers. The Department is a combination career paid and volunteer organization with 170 members, along with a business office staff and a 24/7 fire dispatch center. Most are also medical first responder, EMT, or paramedic qualified. The Department has a Class 4/9 Insurance Rating, which results in a 75% or better discount in homeowners insurance, well above the average in Georgia. The first number in the split rating applies to properties within 5 road miles of the responding fire station and 1,000 feet of a creditable water supply, such as a fire hydrant, suction point, or dry hydrant. A classification of "1" is the best that can be achieved by a community; only eight counties in the state have a rating higher than Columbia County. The second number is the class that applies to properties within five road miles of a fire station but beyond 1,000 feet of a creditable water supply.

The Grovetown Department of Public Safety Fire Rescue Division provides fire protection, vehicle extrication, rescue, medical first response, and fire safety education to the citizens of Grovetown. The Department also provide these services in the unincorporated area just south of the city limits, under contract with Columbia County along with mutual and automatic aid to surrounding fire departments. The Harlem Fire Department provides fire protection services in the City of Harlem.

Public Safety

The Columbia County Sherriff's Office provides public safety services through the following Divisions: Administrative Services, Criminal Investigation, Community Services, Special Operations, Professional Standards, Patrol, and Detention and Court Services. The Detention Center has a rated bed space of 280, and an average of 6,400 inmates are processed through the facility each year. The Sherriff's Office is the

first accredited in the State of Georgia. Grovetown Public Safety Department and Harlem Police Department provide public safety services within the respective city jurisdictions.

The Columbia County Emergency Management Agency (EMA) is a department of Columbia County Emergency and Operations Division and serves all of Columbia County, including the cities of Harlem and Grovetown. The EMA's primary responsibilities are to develop and maintain emergency plans (including a Hazard Mitigation Plan, which is currently being updated), conduct disaster training exercises for all County agencies, provide emergency public information, provide awareness and education programs, coordinate area emergency service agencies, and coordinate community warning systems.

Parks and Recreation

The Columbia County Parks and Recreation Department maintains 1,433 acreage in total parkland. The County's parks and recreational facilities include the following:

- Blanchard Park
- Blanchard Woods Park
- Bobby Water Gymnasium at Patriots Park
- Harlem Park
- International Disc Golf Center
- Lonnie Morris Park (Appling)
- Patriots Park
- Reed Creek Nature Park & Interpretive Center
- Riverside Park
- Riverside Dog Park
- Softball Complex at Patriots Park
- Wildwood Park

The 2002 Recreation Master Plan recommends additional parks based on population projections at the time; however, no plan update has been prepared since then to identify current trends / resident demands for specific park types or programs. County investment in park facilities has been consistent, however, including additional projects to be funded with the 2017-2022 SPLOST. These include: park upgrades and property acquisition to provide additional multi-use fields across the county and to target underserved areas such as Martinez, Harlem, Grovetown and Appling; Gateway Regional Park, a planned baseball and softball tournament venue near the Columbia County Exhibition Center; improvements to Blanchard Park and Patriots Park; potentially expanding the water feature at Evans Town Center Park; and, extension of the Euchee Creek Greenway.

Schools

The Columbia County School System includes 17 elementary schools, eight middle schools and six high schools. Total enrollment in 2014 was 24, 649, approximately a 15% increase over the past ten years based on comparative data from the Georgia Department of Education. Due to residential growth in the

Grovetown and Evans areas, the Columbia County Board of Education approved a school rezoning in early 2015 that will shift approximately 2,000 students at 21 schools over a four-year period, including moving students from the overcrowded Greenbrier and Grovetown High Schools.

Population growth has also resulted in fairly steady school construction, with five new schools built since 2008 (two elementary, two middle, and one high school). In addition, the renewed Education Special Purpose Local Option Sales Tax (ESPLOST, approved in 2015) will continue to fund school construction to relieve overcrowding, including a new elementary school on William Few Parkway, a new Grovetown Elementary School, and a new Harlem Middle School.

Libraries

The Columbia County Libraries are part of the Greater Clarks Hill Regional Library System. The Regional Library System serves Columbia, Burke, Lincoln and Warren Counties. There are three library branches in Columbia County: Columbia County Library (in Evans Town Center), Euchee Creek Library (Grovetown) and the Harlem Branch Library.

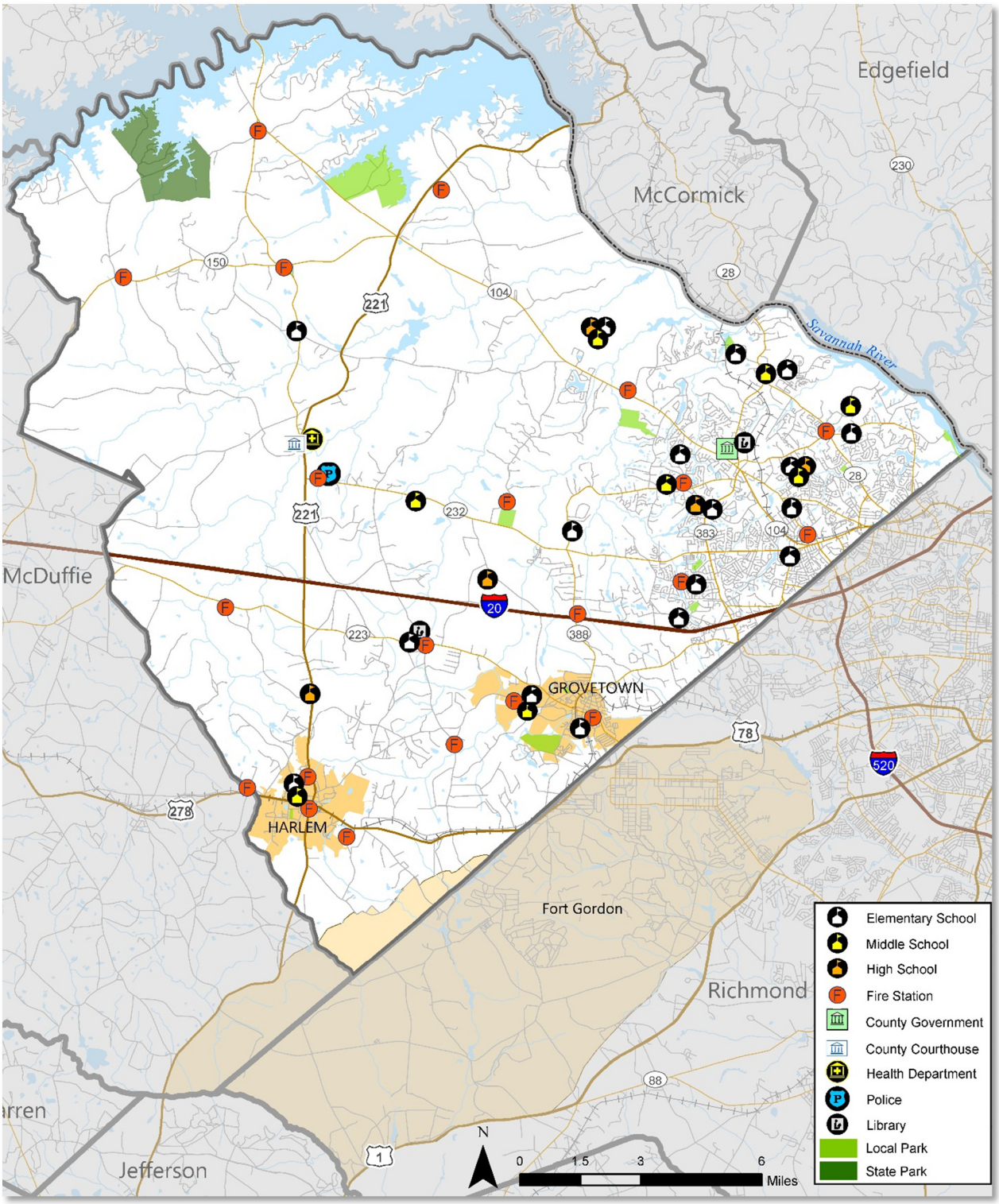
Hospitals

The closest hospitals are located in Augusta; however in 2014, the Georgia Department of Community Health awarded the Georgia Regents Medical Center a certificate of need to build a new hospital in Columbia County. The hospital is anticipated to be located off Exit 190 on I-20, with the County's portion of funding (20% of costs) provided by SPLOST funds.

Other Government Services

The Columbia County Senior Center, located on Euchee Creek Drive in the Grovetown area, provides activities, classes, daily hot lunches, home-delivered meal programs, and roundtrip transportation to the Senior Center for local residences using shuttle buses that are part of the Columbia County Public Transit fleet.

COMMUNITY FACILITIES MAP



Chapter 7

INTERGOVERNMENTAL COORDINATION

Identification of existing coordination mechanisms and processes with adjacent local governments, independent development authorities and districts, school boards, and programs

ADJACENT LOCAL GOVERNMENTS

Columbia County includes two municipalities: Grovetown and Harlem. The county is surrounded by the Georgia county governments of Lincoln, McDuffie and Richmond Counties. It also shares a boundary with Edgefield County, South Carolina. In addition, a large portion of Columbia County falls within the boundary of the Augusta – Richmond County Metropolitan Planning Organization boundary.

INDEPENDENT AGENCIES, BOARDS AND AUTHORITIES

Columbia County Development Authority

The Development Authority of Columbia County is a public, non-profit economic development agency. The role of the Development Authority of Columbia County is to foster economic growth through supporting existing industry and small business, recruiting of new companies, and product development.

SCHOOL BOARDS

Columbia County Board of Education

The Columbia County School Board of Education manages the public school system and its facilities in Columbia County. The five-member School Board is the official governing body for the school system. Its responsibilities include policy making, budget approval, hiring and evaluation of the superintendent, hearing appeals of discipline and grievance issues and other duties as prescribed by law.

REGIONAL AND STATE PROGRAMS

Central Savannah River Area Regional Commission (CSRA RC)

The CSRA RC is a public sector, non-profit planning and development agency that serves a 13 county and 41 city region in the eastern portion of Central Georgia. It provides support to counties and municipalities in the areas of local government planning, economic development, grant preparation and administration, job training, and aging services. It also coordinates regional planning efforts in such areas as comprehensive planning, land use planning, and natural and cultural resource planning.

Savannah-Upper Ogeechee Council

The Savannah-Upper Ogeechee Council coordinates regional planning efforts that address long-term water quality protection and adequate water supply. The Council is comprised of residents of a 19-county area who were appointed the Governor, Lt. Governor, and Speaker of the House to prepare a regional water plan in accordance with the requirements of the Statewide Comprehensive Water Management Plan.

Augusta-Richmond County Planning Commission

Augusta-Richmond County Planning Commission is recognized as the Metropolitan Planning Organization (MPO), in cooperation with the Georgia Department of Transportation and the South Carolina Department of Transportation. It is responsible for carrying out regional transportation planning for the urbanized portions of Columbia and Richmond Counties, as well as Aiken County, South Carolina. It was formed to be consistent with the Federal Aid Highway Act of 1962, which requires transportation projects in urbanized areas with 50,000 or more in population be based on a "comprehensive, coordinated, and continuing (3-C)" planning process. The use of federal funds for local transportation projects is contingent upon a transportation plan approved by the MPO.

Georgia Department of Transportation (GDOT)

GDOT maintains and improves state and Federal highways in Columbia County and provides financial assistance for local road improvements.

Georgia Department of Community Affairs (DCA)

DCA has several management responsibilities for the state's coordinated planning program and reviews plans for compliance with the state's adopted minimum planning standards. It also provides a variety of technical assistance and grant funding to counties and cities.

Georgia Department of Natural Resources (DNR)

DNR is available to provide assistance and guidance to the county in a number of important areas including: water conservation, environmental protection, wildlife preservation and historic preservation. It is the mission of the DNR to sustain, enhance, protect and conserve Georgia's historic and cultural resources for present and future generations, while recognizing the importance of promoting the development of commerce and utilize sound environmental practices. The department has nine divisions working to accomplish this mission: Environmental Protection Division (EPD), the Coastal Resources Division, Pollution Prevention Assistance Division, Wildlife Resources Division, Water Conservation Program, and the Program Support Division.

CONSISTENCY WITH FORT GORDON JOINT LAND USE STUDY

In order to prevent conflicts between military operations and civilian land use and to encourage cooperative land use planning between military installations and surrounding communities, the U.S. Department of Defense (DOD) initiated the Joint Land Use Study (JLUS) program in 1985. The 2005 Fort Gordon Joint Land Use Study, prepared by the CSRA RC, was a collaborative effort between Fort Gordon, Columbia County, Augusta-Richmond County, Jefferson County and McDuffie County.

The Study recommended best management practices applicable to new developments within a one-mile radius of Fort Gordon. These are also generally used by the CSRA RC for review of Developments of Regional Impact located within one mile of resources such as Fort Gordon.

- Local governments with planning and zoning jurisdiction over areas abutting military installations should coordinate with the military to assess the potential impacts of zoning decisions on military operations. State law requires local governments to solicit a written recommendation from a military base's commanding officer when there is a proposed change in zoning or special exception of property that is within 3,000 feet of the installation.
- Flexible zoning approaches should be used, such as planned unit developments, which reduce post impacts through innovative cluster/site design.
- Site plans, building design, and landscaping should be sensitive to proximity of a military training base.
- Infrastructure expansion planning should be used to steer development away from areas of natural, cultural, historic, and environmentally sensitive resources.
- Local plans and ordinances should be updated to incorporate JLUS recommendations (whenever JLUS recommendations are updated).
- Noise and smoke disclosures in Noise Zone I and II and within a 1-mile radius of Fort Gordon should be adopted and made part of the rezoning process.
- A noise contour layer should be provided in parcel mapping and made available to residents.

The Joint Land Use Study will be updated in 2015-2016. The planning process will provide Columbia County an opportunity to review the recommended actions from the 2005 Study, provide a status for each, and provide input on recommended actions moving forward.

CONSISTENCY WITH SERVICE DELIVERY STRATEGY

In 1997, the state passed the Service Delivery Strategy Act (HB489). This law mandates the cooperation of local governments with regard to service delivery issues. The act required each county to adopt a Service Delivery Strategy (SDS).

The Columbia County Board of Commissioners and city councils of Harlem and Grovetown last updated and adopted the Columbia County SDS in 2007. As part of this Comprehensive Plan update, the SDS is being examined and evaluated. The SDS includes an identification of services provided by various entities, assignment of responsibility for provision of services and the location of service areas, a description of funding sources, and an identification of contracts, ordinances, and other measures necessary to implement the SDS.

Chapter 8

TRANSPORTATION

NOTE: The 2040 Augusta Regional Transportation Study (ARTS; adopted in 2015) and the ARTS Bicycle and Pedestrian Plan (2012), evaluate local conditions and are substituted for documentation in this Community Assessment. The studies can be found at www.augustaga.gov.

Appendix B-1

Atlas of Tables & Charts

Population

Minority Population

Population Age 0 to 17

Population Age 65 and Over

Average Household Size

Number of Households

Average Household Total Personal Income (in 2009 dollars)

Households with Incomes Less Than $30,000

Working Age Population 18 to 64

Total Employment

Farm, Forestry and Mining Jobs

Construction Jobs

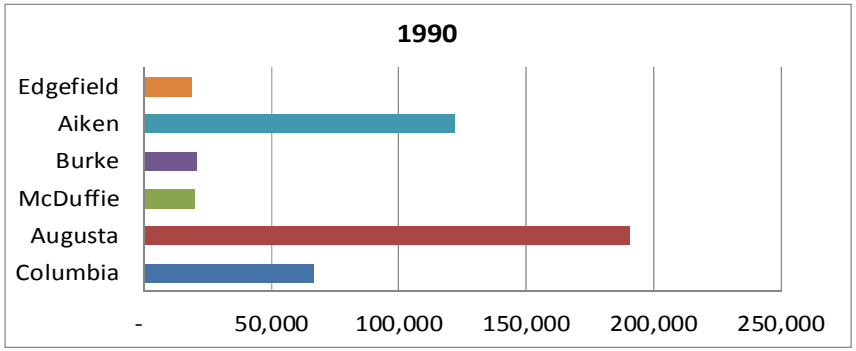
Commercial and Industrial Jobs

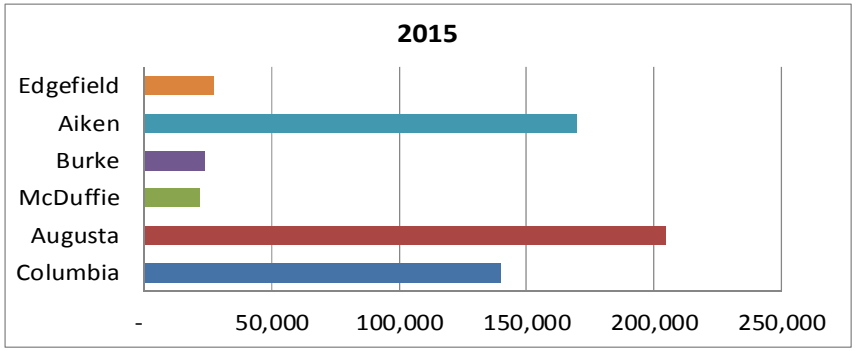
Federal Civilian and Military Jobs

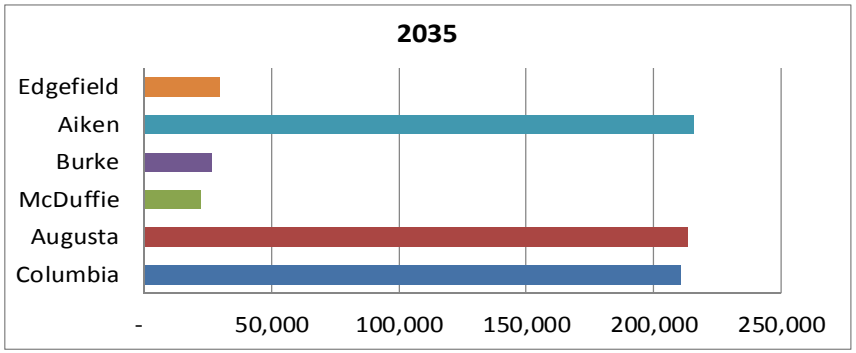
State and Local Government Jobs

Population

	Columbia County	Augusta-Richmond Co	McDuffie County	Burke County	Aiken County	Edgefield County	MSA
1990	66,819	190,689	20,148	20,514	122,046	18,519	438,735
1991	69,625	196,040	20,357	20,465	126,745	19,016	452,248
1992	71,767	204,164	20,713	20,717	129,898	19,506	466,765
1993	75,226	199,234	20,715	20,976	132,694	20,149	468,994
1994	78,149	200,402	20,827	21,023	134,214	20,850	475,465
1995	81,491	200,027	21,045	21,083	135,769	21,704	481,119
1996	83,077	198,821	20,948	21,158	136,477	22,268	482,749
1997	85,106	199,120	21,086	21,641	138,080	22,896	487,929
1998	86,675	199,741	21,141	21,867	139,358	23,627	492,409
1999	88,280	199,395	21,212	22,156	141,379	24,160	496,582
2000	90,138	199,547	21,269	22,279	142,742	24,586	500,561
2001	92,537	199,443	21,323	22,582	143,676	24,690	504,251
2002	95,818	198,670	21,141	22,626	145,226	24,962	508,443
2003	98,761	196,958	21,155	22,692	146,793	25,404	511,763
2004	102,934	196,883	21,256	22,867	148,746	25,819	518,505
2005	106,477	195,837	21,419	22,939	150,152	26,196	523,020
2006	110,845	196,449	21,564	22,875	152,577	26,135	530,445
2007	115,074	196,483	21,527	22,972	154,814	26,493	537,363
2008	117,504	198,423	21,790	23,084	156,896	26,774	544,471
2009	121,050	198,489	21,836	23,117	158,499	27,032	550,023
2010	124,934	200,889	21,869	23,379	160,374	26,940	558,385
2011	128,112	201,217	21,673	23,504	160,682	26,670	561,858
2012	130,959	201,971	21,725	23,650	162,874	26,827	568,006
2013	133,874	202,735	21,778	23,797	165,100	26,986	574,270
2014	136,852	203,500	21,831	23,945	167,356	27,145	580,629
2015	139,883	204,246	21,881	24,091	169,625	27,303	587,029
2016	142,964	204,973	21,929	24,236	171,906	27,459	593,467
2017	146,099	205,681	21,976	24,379	174,199	27,612	599,946
2018	149,286	206,370	22,020	24,520	176,505	27,764	606,465
2019	152,525	207,036	22,061	24,660	178,819	27,913	613,014
2020	155,809	207,672	22,099	24,796	181,136	28,058	619,570
2021	159,147	208,286	22,134	24,929	183,461	28,201	626,158
2022	162,528	208,867	22,166	25,060	185,786	28,340	632,747
2023	165,952	209,413	22,194	25,187	188,107	28,475	639,328
2024	169,426	209,933	22,219	25,311	190,432	28,607	645,928
2025	172,936	210,409	22,240	25,430	192,744	28,733	652,492
2026	176,493	210,855	22,257	25,546	195,056	28,855	659,062
2027	180,089	211,262	22,270	25,658	197,358	28,972	665,609
2028	183,725	211,633	22,279	25,766	199,652	29,085	672,140
2029	187,395	211,959	22,283	25,868	201,930	29,192	678,627
2030	191,103	212,247	22,284	25,966	204,197	29,294	685,091
2031	194,856	212,503	22,281	26,061	206,458	29,392	691,551
2032	198,646	212,721	22,273	26,152	208,706	29,485	697,983
2033	202,478	212,906	22,263	26,238	210,945	29,573	704,403
2034	206,351	213,056	22,248	26,321	213,174	29,657	710,807
2035	210,259	213,168	22,230	26,399	215,388	29,736	717,180

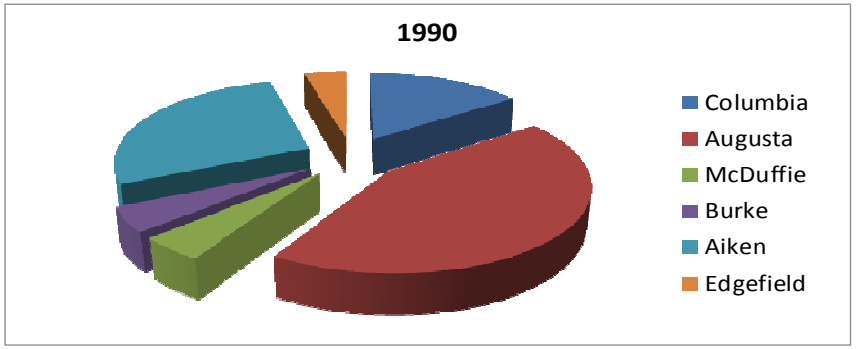


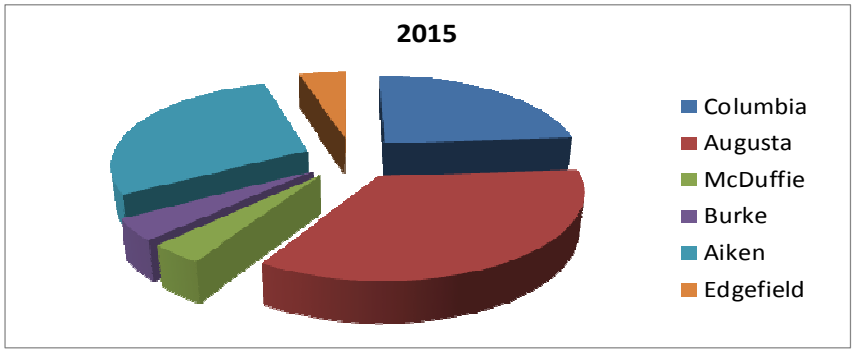


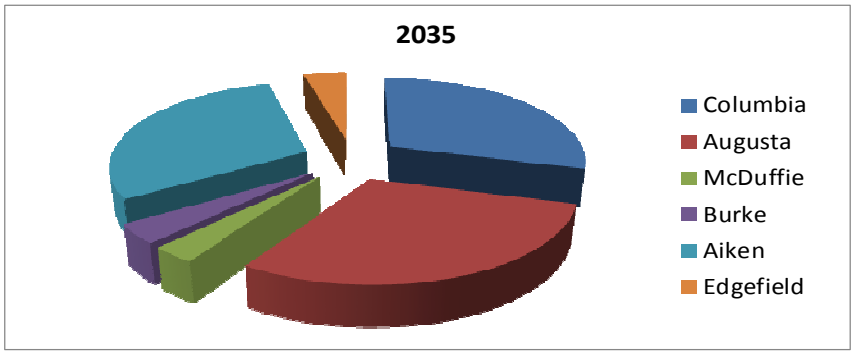


Population (Percent of MSA)

	Columbia County	Augusta-Richmond Co	McDuffie County	Burke County	Aiken County	Edgefield County	MSA
1990	15.2%	43.5%	4.6%	4.7%	27.8%	4.2%	100.0%
1991	15.4%	43.3%	4.5%	4.5%	28.0%	4.2%	100.0%
1992	15.4%	43.7%	4.4%	4.4%	27.8%	4.2%	100.0%
1993	16.0%	42.5%	4.4%	4.5%	28.3%	4.3%	100.0%
1994	16.4%	42.1%	4.4%	4.4%	28.2%	4.4%	100.0%
1995	16.9%	41.6%	4.4%	4.4%	28.2%	4.5%	100.0%
1996	17.2%	41.2%	4.3%	4.4%	28.3%	4.6%	100.0%
1997	17.4%	40.8%	4.3%	4.4%	28.3%	4.7%	100.0%
1998	17.6%	40.6%	4.3%	4.4%	28.3%	4.8%	100.0%
1999	17.8%	40.2%	4.3%	4.5%	28.5%	4.9%	100.0%
2000	18.0%	39.9%	4.2%	4.5%	28.5%	4.9%	100.0%
2001	18.4%	39.6%	4.2%	4.5%	28.5%	4.9%	100.0%
2002	18.8%	39.1%	4.2%	4.5%	28.6%	4.9%	100.0%
2003	19.3%	38.5%	4.1%	4.4%	28.7%	5.0%	100.0%
2004	19.9%	38.0%	4.1%	4.4%	28.7%	5.0%	100.0%
2005	20.4%	37.4%	4.1%	4.4%	28.7%	5.0%	100.0%
2006	20.9%	37.0%	4.1%	4.3%	28.8%	4.9%	100.0%
2007	21.4%	36.6%	4.0%	4.3%	28.8%	4.9%	100.0%
2008	21.6%	36.4%	4.0%	4.2%	28.8%	4.9%	100.0%
2009	22.0%	36.1%	4.0%	4.2%	28.8%	4.9%	100.0%
2010	22.4%	36.0%	3.9%	4.2%	28.7%	4.8%	100.0%
2011	22.8%	35.8%	3.9%	4.2%	28.6%	4.7%	100.0%
2012	23.1%	35.6%	3.8%	4.2%	28.7%	4.7%	100.0%
2013	23.3%	35.3%	3.8%	4.1%	28.7%	4.7%	100.0%
2014	23.6%	35.0%	3.8%	4.1%	28.8%	4.7%	100.0%
2015	23.8%	34.8%	3.7%	4.1%	28.9%	4.7%	100.0%
2016	24.1%	34.5%	3.7%	4.1%	29.0%	4.6%	100.0%
2017	24.4%	34.3%	3.7%	4.1%	29.0%	4.6%	100.0%
2018	24.6%	34.0%	3.6%	4.0%	29.1%	4.6%	100.0%
2019	24.9%	33.8%	3.6%	4.0%	29.2%	4.6%	100.0%
2020	25.1%	33.5%	3.6%	4.0%	29.2%	4.5%	100.0%
2021	25.4%	33.3%	3.5%	4.0%	29.3%	4.5%	100.0%
2022	25.7%	33.0%	3.5%	4.0%	29.4%	4.5%	100.0%
2023	26.0%	32.8%	3.5%	3.9%	29.4%	4.5%	100.0%
2024	26.2%	32.5%	3.4%	3.9%	29.5%	4.4%	100.0%
2025	26.5%	32.2%	3.4%	3.9%	29.5%	4.4%	100.0%
2026	26.8%	32.0%	3.4%	3.9%	29.6%	4.4%	100.0%
2027	27.1%	31.7%	3.3%	3.9%	29.7%	4.4%	100.0%
2028	27.3%	31.5%	3.3%	3.8%	29.7%	4.3%	100.0%
2029	27.6%	31.2%	3.3%	3.8%	29.8%	4.3%	100.0%
2030	27.9%	31.0%	3.3%	3.8%	29.8%	4.3%	100.0%
2031	28.2%	30.7%	3.2%	3.8%	29.9%	4.3%	100.0%
2032	28.5%	30.5%	3.2%	3.7%	29.9%	4.2%	100.0%
2033	28.7%	30.2%	3.2%	3.7%	29.9%	4.2%	100.0%
2034	29.0%	30.0%	3.1%	3.7%	30.0%	4.2%	100.0%
2035	29.3%	29.7%	3.1%	3.7%	30.0%	4.1%	100.0%

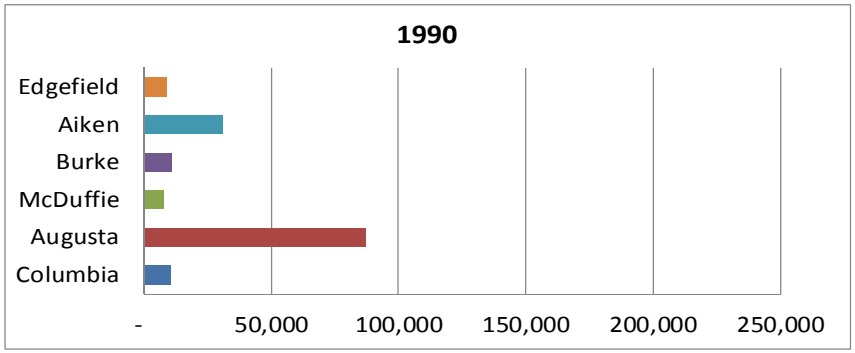


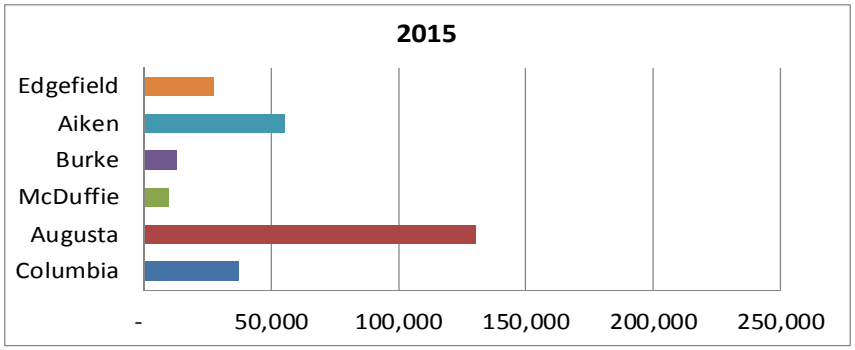


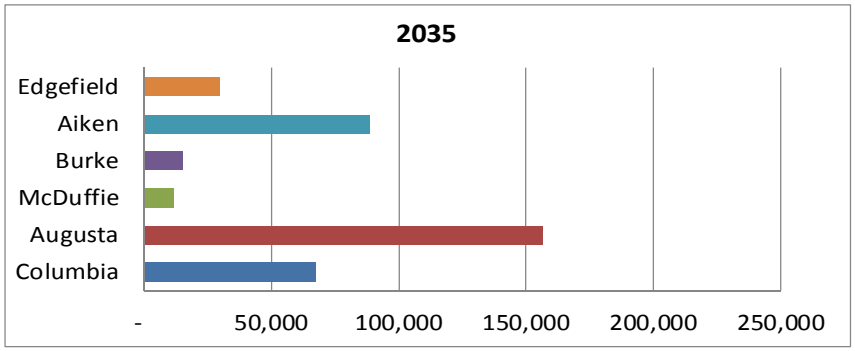


Minority Population

	Columbia County	Augusta-Richmond Co	McDuffie County	Burke County	Aiken County	Edgefield County	MSA
1990	10,081	87,349	7,502	10,866	31,099	8,653	155,550
1991	10,545	91,407	7,635	10,848	32,730	19,016	172,181
1992	11,001	96,598	7,809	10,977	33,980	19,506	179,871
1993	11,698	96,269	7,869	11,147	35,227	20,149	182,359
1994	12,415	98,593	7,993	11,187	36,031	20,850	187,069
1995	13,231	100,463	8,115	11,227	37,010	21,704	191,750
1996	13,896	101,781	8,179	11,344	37,543	22,268	195,011
1997	14,590	103,903	8,290	11,648	38,435	22,896	199,762
1998	15,294	106,045	8,385	11,791	39,179	23,627	204,321
1999	15,944	107,779	8,455	11,976	40,216	24,160	208,530
2000	16,224	110,206	8,376	11,832	41,466	24,586	212,690
2001	17,572	111,608	8,517	11,932	42,327	24,690	216,646
2002	18,965	112,860	8,542	11,904	42,742	24,962	219,975
2003	20,402	114,058	8,594	11,811	43,660	25,404	223,929
2004	22,422	115,531	8,672	11,920	44,550	25,819	228,914
2005	23,794	115,985	8,820	11,984	45,446	26,196	232,225
2006	25,474	117,421	9,029	12,042	46,488	26,135	236,589
2007	27,101	118,326	9,085	12,134	47,426	26,493	240,565
2008	28,029	120,046	9,279	12,241	48,454	26,774	244,823
2009	29,629	121,243	9,332	12,219	49,342	27,032	248,797
2010	31,132	123,256	9,437	12,408	50,274	26,940	253,447
2011	33,232	123,611	9,484	12,518	50,497	26,670	256,012
2012	34,293	125,282	9,563	12,613	51,758	26,827	260,336
2013	35,350	126,936	9,674	12,711	52,985	26,986	264,642
2014	36,471	128,575	9,762	12,816	54,229	27,145	268,998
2015	37,584	130,211	9,861	12,929	55,513	27,303	273,401
2016	38,716	131,830	9,961	13,038	56,798	27,459	277,802
2017	39,899	133,428	10,045	13,141	58,177	27,612	282,302
2018	41,101	135,043	10,146	13,249	59,544	27,764	286,847
2019	42,348	136,607	10,258	13,388	60,994	27,913	291,508
2020	43,601	138,115	10,360	13,501	62,461	28,058	296,096
2021	44,917	139,602	10,476	13,636	63,973	28,201	300,805
2022	46,250	141,087	10,579	13,759	65,511	28,340	305,526
2023	47,632	142,470	10,698	13,888	67,133	28,475	310,296
2024	49,072	143,875	10,810	14,027	68,777	28,607	315,168
2025	50,539	145,229	10,908	14,151	70,455	28,733	320,015
2026	52,008	146,553	11,025	14,279	72,181	28,855	324,901
2027	53,547	147,821	11,137	14,405	73,912	28,972	329,794
2028	55,143	149,039	11,238	14,530	75,689	29,085	334,724
2029	56,727	150,216	11,345	14,664	77,478	29,192	339,622
2030	58,359	151,394	11,454	14,785	79,288	29,294	344,574
2031	60,065	152,530	11,560	14,913	81,130	29,392	349,590
2032	61,834	153,576	11,657	15,031	82,950	29,485	354,533
2033	63,664	154,592	11,766	15,156	84,834	29,573	359,585
2034	65,539	155,566	11,856	15,251	86,715	29,657	364,584
2035	67,453	156,533	11,956	15,373	88,609	29,736	369,660

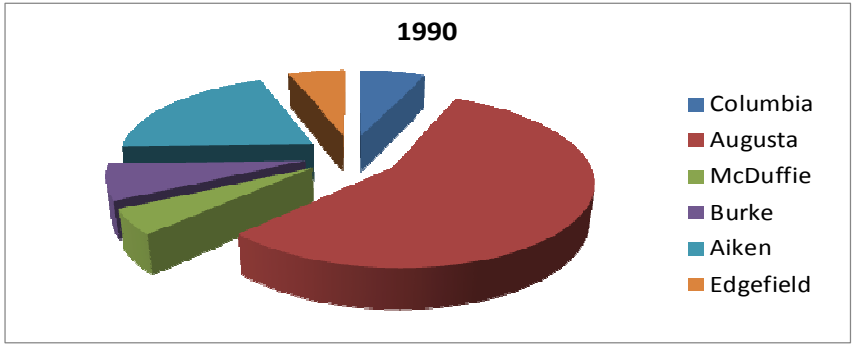


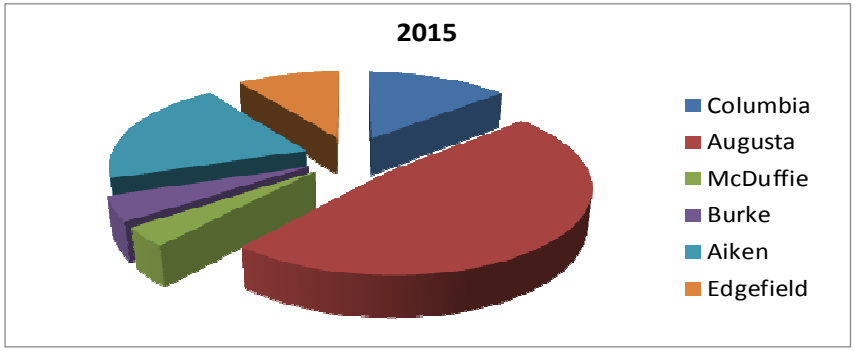


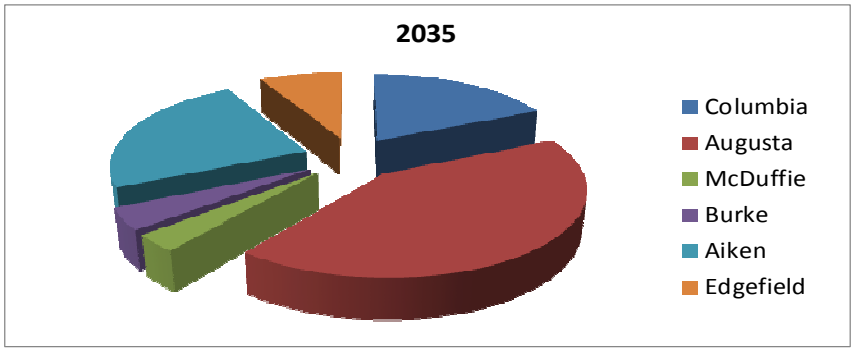


Minority Population (Percent of MSA)

	Columbia County	Augusta-Richmond Co	McDuffie County	Burke County	Aiken County	Edgefield County	MSA
1990	6.5%	56.2%	4.8%	7.0%	20.0%	5.6%	100.0%
1991	6.1%	53.1%	4.4%	6.3%	19.0%	11.0%	100.0%
1992	6.1%	53.7%	4.3%	6.1%	18.9%	10.8%	100.0%
1993	6.4%	52.8%	4.3%	6.1%	19.3%	11.0%	100.0%
1994	6.6%	52.7%	4.3%	6.0%	19.3%	11.1%	100.0%
1995	6.9%	52.4%	4.2%	5.9%	19.3%	11.3%	100.0%
1996	7.1%	52.2%	4.2%	5.8%	19.3%	11.4%	100.0%
1997	7.3%	52.0%	4.1%	5.8%	19.2%	11.5%	100.0%
1998	7.5%	51.9%	4.1%	5.8%	19.2%	11.6%	100.0%
1999	7.6%	51.7%	4.1%	5.7%	19.3%	11.6%	100.0%
2000	7.6%	51.8%	3.9%	5.6%	19.5%	11.6%	100.0%
2001	8.1%	51.5%	3.9%	5.5%	19.5%	11.4%	100.0%
2002	8.6%	51.3%	3.9%	5.4%	19.4%	11.3%	100.0%
2003	9.1%	50.9%	3.8%	5.3%	19.5%	11.3%	100.0%
2004	9.8%	50.5%	3.8%	5.2%	19.5%	11.3%	100.0%
2005	10.2%	49.9%	3.8%	5.2%	19.6%	11.3%	100.0%
2006	10.8%	49.6%	3.8%	5.1%	19.6%	11.0%	100.0%
2007	11.3%	49.2%	3.8%	5.0%	19.7%	11.0%	100.0%
2008	11.4%	49.0%	3.8%	5.0%	19.8%	10.9%	100.0%
2009	11.9%	48.7%	3.8%	4.9%	19.8%	10.9%	100.0%
2010	12.3%	48.6%	3.7%	4.9%	19.8%	10.6%	100.0%
2011	13.0%	48.3%	3.7%	4.9%	19.7%	10.4%	100.0%
2012	13.2%	48.1%	3.7%	4.8%	19.9%	10.3%	100.0%
2013	13.4%	48.0%	3.7%	4.8%	20.0%	10.2%	100.0%
2014	13.6%	47.8%	3.6%	4.8%	20.2%	10.1%	100.0%
2015	13.7%	47.6%	3.6%	4.7%	20.3%	10.0%	100.0%
2016	13.9%	47.5%	3.6%	4.7%	20.4%	9.9%	100.0%
2017	14.1%	47.3%	3.6%	4.7%	20.6%	9.8%	100.0%
2018	14.3%	47.1%	3.5%	4.6%	20.8%	9.7%	100.0%
2019	14.5%	46.9%	3.5%	4.6%	20.9%	9.6%	100.0%
2020	14.7%	46.6%	3.5%	4.6%	21.1%	9.5%	100.0%
2021	14.9%	46.4%	3.5%	4.5%	21.3%	9.4%	100.0%
2022	15.1%	46.2%	3.5%	4.5%	21.4%	9.3%	100.0%
2023	15.4%	45.9%	3.4%	4.5%	21.6%	9.2%	100.0%
2024	15.6%	45.7%	3.4%	4.5%	21.8%	9.1%	100.0%
2025	15.8%	45.4%	3.4%	4.4%	22.0%	9.0%	100.0%
2026	16.0%	45.1%	3.4%	4.4%	22.2%	8.9%	100.0%
2027	16.2%	44.8%	3.4%	4.4%	22.4%	8.8%	100.0%
2028	16.5%	44.5%	3.4%	4.3%	22.6%	8.7%	100.0%
2029	16.7%	44.2%	3.3%	4.3%	22.8%	8.6%	100.0%
2030	16.9%	43.9%	3.3%	4.3%	23.0%	8.5%	100.0%
2031	17.2%	43.6%	3.3%	4.3%	23.2%	8.4%	100.0%
2032	17.4%	43.3%	3.3%	4.2%	23.4%	8.3%	100.0%
2033	17.7%	43.0%	3.3%	4.2%	23.6%	8.2%	100.0%
2034	18.0%	42.7%	3.3%	4.2%	23.8%	8.1%	100.0%
2035	18.2%	42.3%	3.2%	4.2%	24.0%	8.0%	100.0%

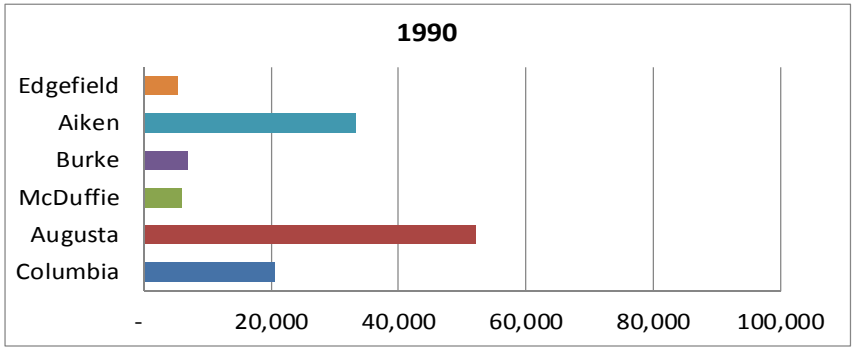


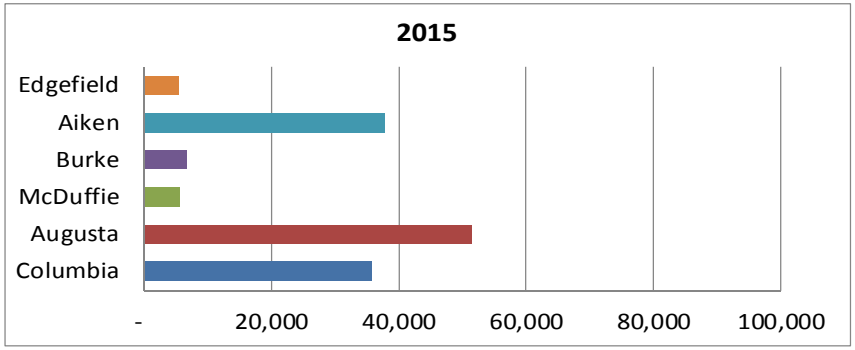


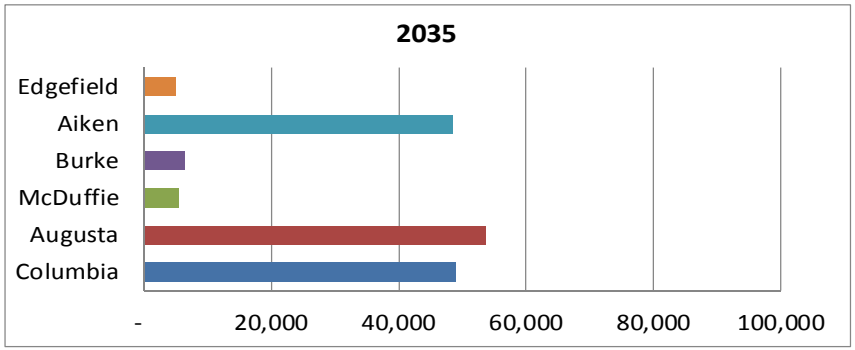


Population Age 0 to 17 Years

	Columbia County	Augusta-Richmond Co	McDuffie County	Burke County	Aiken County	Edgefield County	MSA
1990	20,496	52,047	5,947	6,849	33,247	5,322	123,908
1991	21,303	52,817	5,971	6,767	34,426	5,410	126,694
1992	21,994	54,469	6,067	6,836	35,182	5,510	130,058
1993	23,123	54,549	6,076	6,942	35,875	5,640	132,205
1994	23,821	54,596	6,093	6,933	36,380	5,820	133,643
1995	24,752	54,447	6,149	6,918	36,663	5,868	134,797
1996	25,101	54,080	6,088	6,889	36,750	5,931	134,839
1997	25,540	54,288	6,045	7,034	36,965	5,977	135,849
1998	25,928	54,784	6,004	7,030	36,737	6,028	136,511
1999	26,205	54,361	5,990	7,037	36,936	5,993	136,522
2000	26,621	53,398	5,913	6,961	37,298	5,911	136,102
2001	26,939	52,887	6,009	7,125	37,147	5,838	135,945
2002	27,640	52,755	5,857	7,069	37,170	5,903	136,394
2003	28,259	52,383	5,840	7,007	36,949	5,837	136,275
2004	29,078	51,564	5,801	6,983	36,894	5,785	136,105
2005	29,894	51,006	5,801	6,984	36,707	5,859	136,251
2006	30,966	50,328	5,914	6,809	36,781	5,822	136,620
2007	32,065	49,991	5,839	6,824	36,879	5,839	137,437
2008	32,508	49,711	5,812	6,730	36,880	5,804	137,445
2009	33,198	49,327	5,795	6,651	36,656	5,847	137,474
2010	33,988	49,261	5,676	6,586	36,764	5,734	138,009
2011	34,099	49,653	5,604	6,444	35,604	5,535	136,939
2012	34,549	49,808	5,615	6,449	36,056	5,472	137,949
2013	34,986	50,062	5,654	6,494	36,573	5,456	139,225
2014	35,436	50,762	5,674	6,520	37,155	5,412	140,959
2015	35,807	51,411	5,731	6,557	37,737	5,384	142,627
2016	36,356	51,959	5,741	6,617	38,343	5,374	144,390
2017	36,873	52,554	5,724	6,656	39,035	5,415	146,257
2018	37,482	53,000	5,709	6,684	39,597	5,359	147,831
2019	37,983	53,342	5,715	6,667	40,115	5,312	149,134
2020	38,527	53,502	5,695	6,640	40,657	5,292	150,313
2021	39,113	53,844	5,733	6,657	41,287	5,259	151,893
2022	39,672	54,210	5,722	6,616	41,885	5,211	153,316
2023	40,347	54,490	5,689	6,611	42,400	5,174	154,711
2024	41,056	54,604	5,675	6,595	42,977	5,148	156,055
2025	41,642	54,633	5,688	6,595	43,482	5,132	157,172
2026	42,411	54,583	5,666	6,585	44,008	5,132	158,385
2027	43,134	54,706	5,633	6,587	44,498	5,091	159,649
2028	43,860	54,528	5,628	6,564	44,811	5,082	160,473
2029	44,724	54,437	5,587	6,572	46,482	5,253	163,055
2030	45,414	54,329	5,579	6,567	46,820	5,240	163,949
2031	46,112	54,203	5,560	6,555	47,155	5,225	164,810
2032	46,840	54,084	5,549	6,545	47,492	5,199	165,709
2033	47,562	53,963	5,537	6,542	47,831	5,176	166,611
2034	48,320	53,840	5,516	6,533	48,169	5,164	167,542
2035	49,050	53,737	5,489	6,522	48,516	5,152	168,466

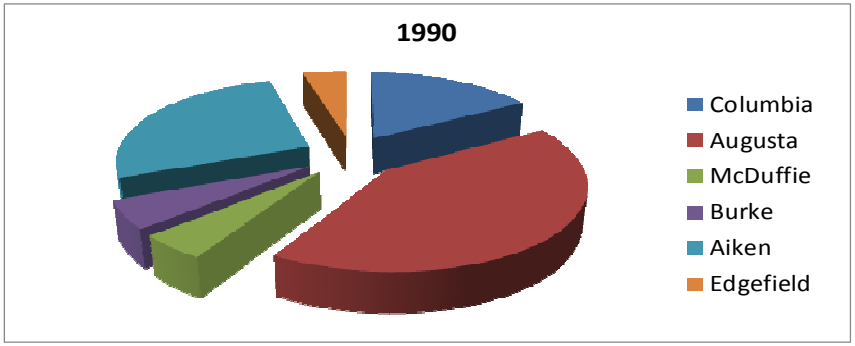


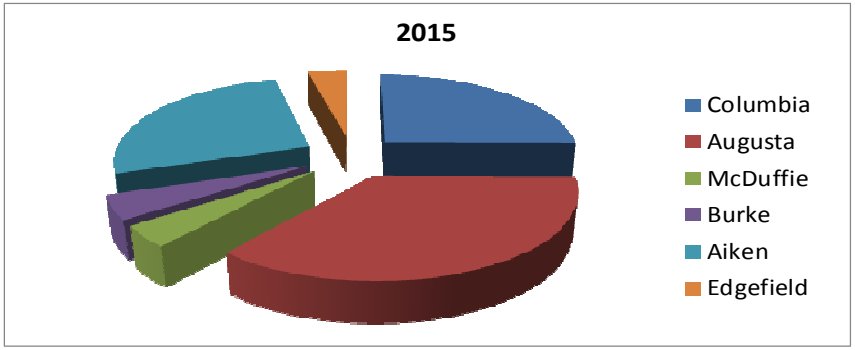


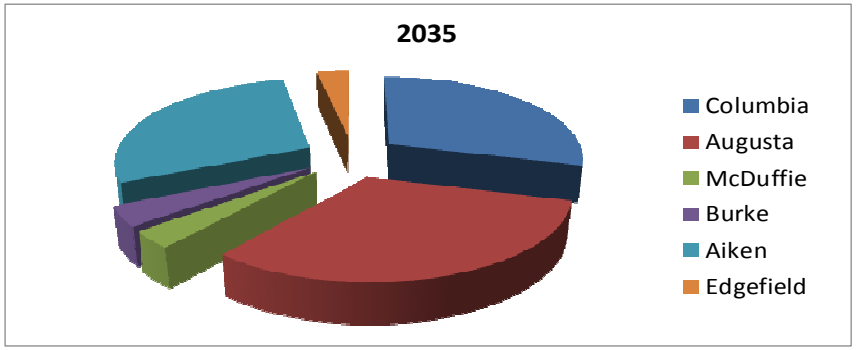


Population Age 0 to 17 Years (Percent of MSA)

	Columbia County	Augusta-Richmond Co	McDuffie County	Burke County	Aiken County	Edgefield County	MSA
1990	16.5%	42.0%	4.8%	5.5%	26.8%	4.3%	100.0%
1991	16.8%	41.7%	4.7%	5.3%	27.2%	4.3%	100.0%
1992	16.9%	41.9%	4.7%	5.3%	27.1%	4.2%	100.0%
1993	17.5%	41.3%	4.6%	5.3%	27.1%	4.3%	100.0%
1994	17.8%	40.9%	4.6%	5.2%	27.2%	4.4%	100.0%
1995	18.4%	40.4%	4.6%	5.1%	27.2%	4.4%	100.0%
1996	18.6%	40.1%	4.5%	5.1%	27.3%	4.4%	100.0%
1997	18.8%	40.0%	4.4%	5.2%	27.2%	4.4%	100.0%
1998	19.0%	40.1%	4.4%	5.1%	26.9%	4.4%	100.0%
1999	19.2%	39.8%	4.4%	5.2%	27.1%	4.4%	100.0%
2000	19.6%	39.2%	4.3%	5.1%	27.4%	4.3%	100.0%
2001	19.8%	38.9%	4.4%	5.2%	27.3%	4.3%	100.0%
2002	20.3%	38.7%	4.3%	5.2%	27.3%	4.3%	100.0%
2003	20.7%	38.4%	4.3%	5.1%	27.1%	4.3%	100.0%
2004	21.4%	37.9%	4.3%	5.1%	27.1%	4.3%	100.0%
2005	21.9%	37.4%	4.3%	5.1%	26.9%	4.3%	100.0%
2006	22.7%	36.8%	4.3%	5.0%	26.9%	4.3%	100.0%
2007	23.3%	36.4%	4.2%	5.0%	26.8%	4.2%	100.0%
2008	23.7%	36.2%	4.2%	4.9%	26.8%	4.2%	100.0%
2009	24.1%	35.9%	4.2%	4.8%	26.7%	4.3%	100.0%
2010	24.6%	35.7%	4.1%	4.8%	26.6%	4.2%	100.0%
2011	24.9%	36.3%	4.1%	4.7%	26.0%	4.0%	100.0%
2012	25.0%	36.1%	4.1%	4.7%	26.1%	4.0%	100.0%
2013	25.1%	36.0%	4.1%	4.7%	26.3%	3.9%	100.0%
2014	25.1%	36.0%	4.0%	4.6%	26.4%	3.8%	100.0%
2015	25.1%	36.0%	4.0%	4.6%	26.5%	3.8%	100.0%
2016	25.2%	36.0%	4.0%	4.6%	26.6%	3.7%	100.0%
2017	25.2%	35.9%	3.9%	4.6%	26.7%	3.7%	100.0%
2018	25.4%	35.9%	3.9%	4.5%	26.8%	3.6%	100.0%
2019	25.5%	35.8%	3.8%	4.5%	26.9%	3.6%	100.0%
2020	25.6%	35.6%	3.8%	4.4%	27.0%	3.5%	100.0%
2021	25.8%	35.4%	3.8%	4.4%	27.2%	3.5%	100.0%
2022	25.9%	35.4%	3.7%	4.3%	27.3%	3.4%	100.0%
2023	26.1%	35.2%	3.7%	4.3%	27.4%	3.3%	100.0%
2024	26.3%	35.0%	3.6%	4.2%	27.5%	3.3%	100.0%
2025	26.5%	34.8%	3.6%	4.2%	27.7%	3.3%	100.0%
2026	26.8%	34.5%	3.6%	4.2%	27.8%	3.2%	100.0%
2027	27.0%	34.3%	3.5%	4.1%	27.9%	3.2%	100.0%
2028	27.3%	34.0%	3.5%	4.1%	27.9%	3.2%	100.0%
2029	27.4%	33.4%	3.4%	4.0%	28.5%	3.2%	100.0%
2030	27.7%	33.1%	3.4%	4.0%	28.6%	3.2%	100.0%
2031	28.0%	32.9%	3.4%	4.0%	28.6%	3.2%	100.0%
2032	28.3%	32.6%	3.3%	3.9%	28.7%	3.1%	100.0%
2033	28.5%	32.4%	3.3%	3.9%	28.7%	3.1%	100.0%
2034	28.8%	32.1%	3.3%	3.9%	28.8%	3.1%	100.0%
2035	29.1%	31.9%	3.3%	3.9%	28.8%	3.1%	100.0%

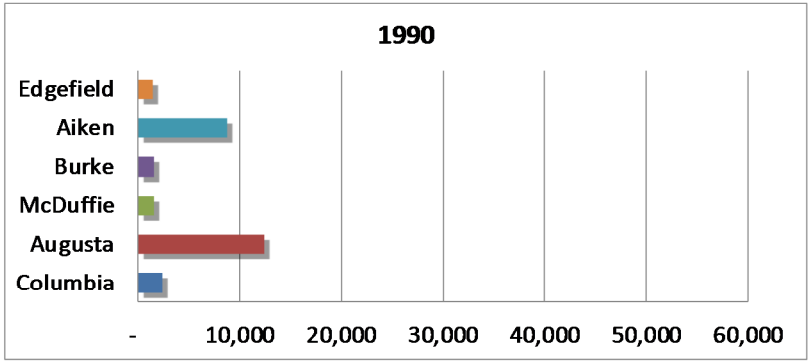


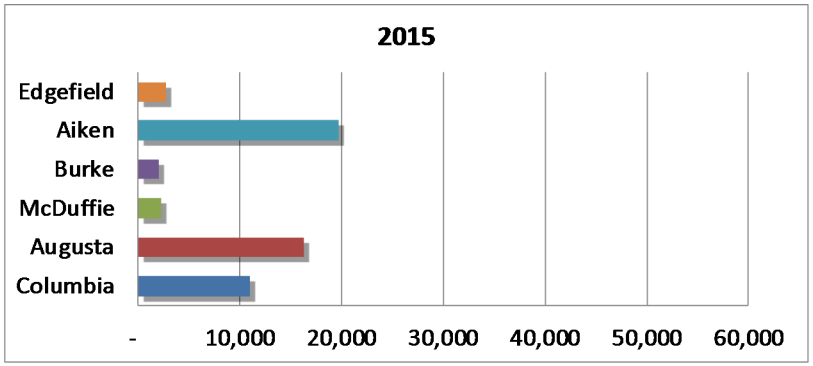


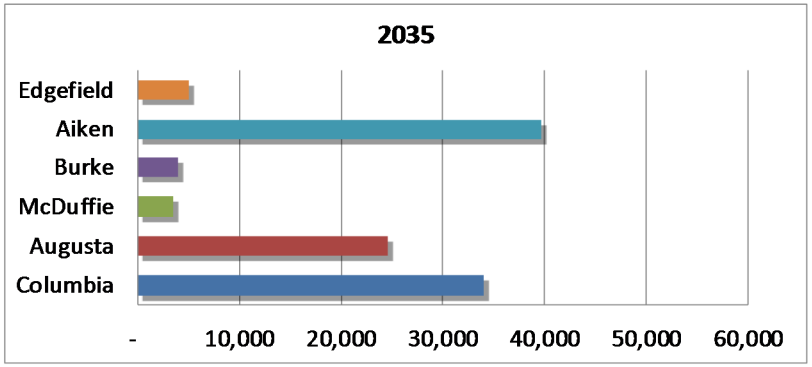


Population Age 70 Years and Over

	Columbia County	Augusta-Richmond Co	McDuffie County	Burke County	Aiken County	Edgefield County	MSA
1990	2,376	12,408	1,566	1,618	8,827	1,478	28,273
1991	2,551	12,774	1,602	1,655	9,272	1,539	29,393
1992	2,718	13,180	1,660	1,671	9,782	1,577	30,588
1993	2,928	13,407	1,714	1,680	10,194	1,626	31,549
1994	3,265	13,570	1,744	1,674	10,599	1,655	32,507
1995	3,622	13,906	1,758	1,674	10,966	1,698	33,624
1996	3,926	14,119	1,765	1,672	11,353	1,720	34,555
1997	4,216	14,314	1,781	1,663	11,823	1,765	35,562
1998	4,472	14,621	1,777	1,673	12,149	1,785	36,477
1999	4,611	14,864	1,746	1,655	12,483	1,814	37,173
2000	4,877	15,199	1,776	1,716	12,890	1,862	38,320
2001	5,269	15,037	1,763	1,652	13,136	1,950	38,807
2002	5,640	14,804	1,738	1,629	13,414	1,955	39,180
2003	6,049	14,497	1,723	1,601	13,706	2,012	39,588
2004	6,541	14,272	1,735	1,610	13,999	2,058	40,215
2005	6,819	14,471	1,759	1,583	14,362	2,131	41,125
2006	7,202	14,576	1,771	1,702	15,061	2,172	42,484
2007	7,559	14,552	1,822	1,715	15,356	2,202	43,206
2008	7,673	14,849	1,900	1,760	15,813	2,208	44,203
2009	7,903	15,068	1,885	1,774	16,162	2,264	45,056
2010	8,184	15,445	1,945	1,784	16,445	2,292	46,095
2011	8,586	15,842	1,982	1,804	16,983	2,349	47,546
2012	9,105	15,898	2,053	1,846	17,530	2,441	48,873
2013	9,745	16,011	2,110	1,902	18,255	2,539	50,562
2014	10,325	16,190	2,180	1,977	19,018	2,637	52,327
2015	10,949	16,290	2,247	2,061	19,744	2,736	54,027
2016	11,598	16,360	2,330	2,146	20,535	2,881	55,850
2017	12,790	16,781	2,436	2,223	21,561	3,015	58,806
2018	13,824	17,160	2,535	2,319	22,528	3,141	61,507
2019	14,871	17,680	2,600	2,448	23,502	3,302	64,403
2020	15,851	18,152	2,709	2,569	24,444	3,447	67,172
2021	16,829	18,607	2,752	2,668	25,385	3,547	69,788
2022	17,914	19,062	2,778	2,782	26,374	3,643	72,553
2023	19,153	19,569	2,822	2,894	27,348	3,751	75,537
2024	20,412	20,146	2,880	3,008	28,419	3,871	78,736
2025	21,708	20,752	2,945	3,138	29,538	4,008	82,089
2026	22,959	21,319	3,025	3,233	30,693	4,114	85,343
2027	24,190	21,952	3,070	3,324	31,766	4,235	88,537
2028	25,348	22,427	3,142	3,427	32,918	4,367	91,629
2029	26,648	22,953	3,198	3,507	33,888	4,488	94,682
2030	28,009	23,542	3,228	3,623	34,969	4,646	98,017
2031	29,302	23,955	3,272	3,713	35,980	4,696	100,918
2032	30,561	24,214	3,349	3,788	36,887	4,767	103,566
2033	31,626	24,387	3,379	3,861	37,868	4,880	106,001
2034	32,817	24,513	3,458	3,948	38,776	4,961	108,473
2035	34,061	24,650	3,492	3,986	39,657	5,013	110,859

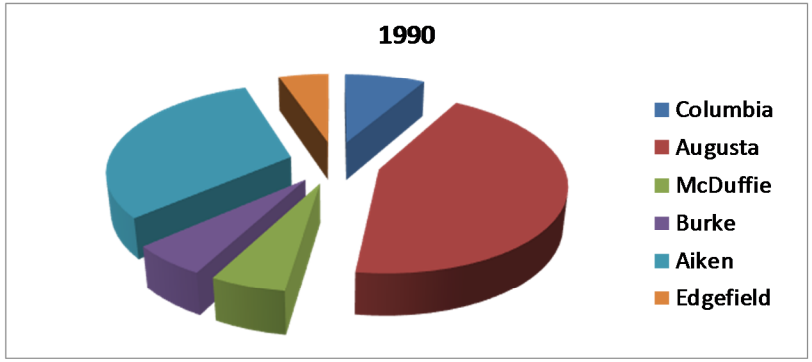


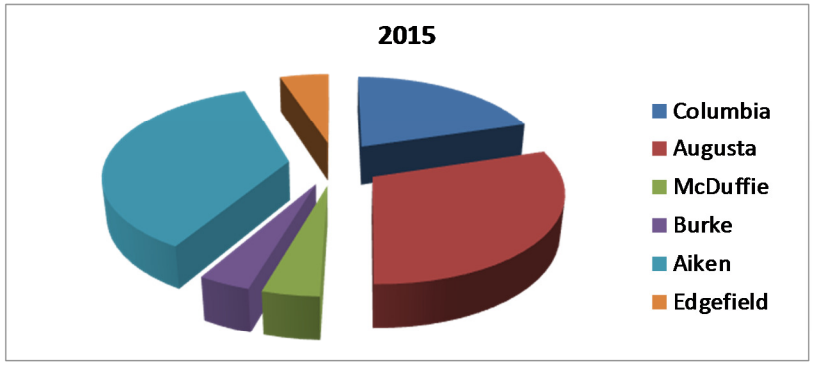


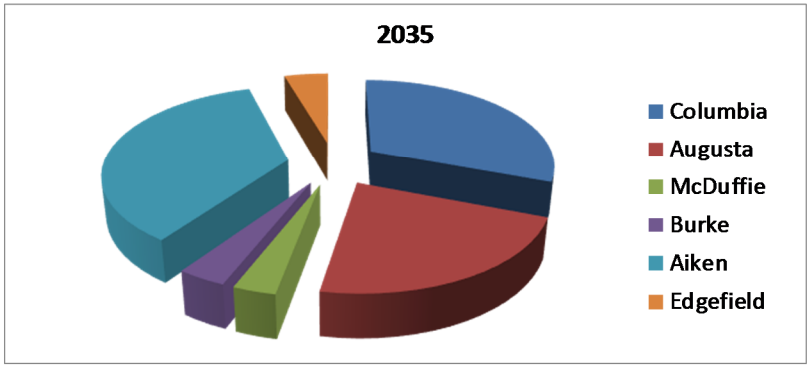


Population Age 70 Years and Over (Percent of MSA)

	Columbia County	Augusta-Richmond Co	McDuffie County	Burke County	Aiken County	Edgefield County	MSA
1990	8.4%	43.9%	5.5%	5.7%	31.2%	5.2%	100.0%
1991	8.7%	43.5%	5.5%	5.6%	31.5%	5.2%	100.0%
1992	8.9%	43.1%	5.4%	5.5%	32.0%	5.2%	100.0%
1993	9.3%	42.5%	5.4%	5.3%	32.3%	5.2%	100.0%
1994	10.0%	41.7%	5.4%	5.1%	32.6%	5.1%	100.0%
1995	10.8%	41.4%	5.2%	5.0%	32.6%	5.0%	100.0%
1996	11.4%	40.9%	5.1%	4.8%	32.9%	5.0%	100.0%
1997	11.9%	40.3%	5.0%	4.7%	33.2%	5.0%	100.0%
1998	12.3%	40.1%	4.9%	4.6%	33.3%	4.9%	100.0%
1999	12.4%	40.0%	4.7%	4.5%	33.6%	4.9%	100.0%
2000	12.7%	39.7%	4.6%	4.5%	33.6%	4.9%	100.0%
2001	13.6%	38.7%	4.5%	4.3%	33.8%	5.0%	100.0%
2002	14.4%	37.8%	4.4%	4.2%	34.2%	5.0%	100.0%
2003	15.3%	36.6%	4.4%	4.0%	34.6%	5.1%	100.0%
2004	16.3%	35.5%	4.3%	4.0%	34.8%	5.1%	100.0%
2005	16.6%	35.2%	4.3%	3.8%	34.9%	5.2%	100.0%
2006	17.0%	34.3%	4.2%	4.0%	35.5%	5.1%	100.0%
2007	17.5%	33.7%	4.2%	4.0%	35.5%	5.1%	100.0%
2008	17.4%	33.6%	4.3%	4.0%	35.8%	5.0%	100.0%
2009	17.5%	33.4%	4.2%	3.9%	35.9%	5.0%	100.0%
2010	17.8%	33.5%	4.2%	3.9%	35.7%	5.0%	100.0%
2011	18.1%	33.3%	4.2%	3.8%	35.7%	4.9%	100.0%
2012	18.6%	32.5%	4.2%	3.8%	35.9%	5.0%	100.0%
2013	19.3%	31.7%	4.2%	3.8%	36.1%	5.0%	100.0%
2014	19.7%	30.9%	4.2%	3.8%	36.3%	5.0%	100.0%
2015	20.3%	30.2%	4.2%	3.8%	36.5%	5.1%	100.0%
2016	20.8%	29.3%	4.2%	3.8%	36.8%	5.2%	100.0%
2017	21.7%	28.5%	4.1%	3.8%	36.7%	5.1%	100.0%
2018	22.5%	27.9%	4.1%	3.8%	36.6%	5.1%	100.0%
2019	23.1%	27.5%	4.0%	3.8%	36.5%	5.1%	100.0%
2020	23.6%	27.0%	4.0%	3.8%	36.4%	5.1%	100.0%
2021	24.1%	26.7%	3.9%	3.8%	36.4%	5.1%	100.0%
2022	24.7%	26.3%	3.8%	3.8%	36.4%	5.0%	100.0%
2023	25.4%	25.9%	3.7%	3.8%	36.2%	5.0%	100.0%
2024	25.9%	25.6%	3.7%	3.8%	36.1%	4.9%	100.0%
2025	26.4%	25.3%	3.6%	3.8%	36.0%	4.9%	100.0%
2026	26.9%	25.0%	3.5%	3.8%	36.0%	4.8%	100.0%
2027	27.3%	24.8%	3.5%	3.8%	35.9%	4.8%	100.0%
2028	27.7%	24.5%	3.4%	3.7%	35.9%	4.8%	100.0%
2029	28.1%	24.2%	3.4%	3.7%	35.8%	4.7%	100.0%
2030	28.6%	24.0%	3.3%	3.7%	35.7%	4.7%	100.0%
2031	29.0%	23.7%	3.2%	3.7%	35.7%	4.7%	100.0%
2032	29.5%	23.4%	3.2%	3.7%	35.6%	4.6%	100.0%
2033	29.8%	23.0%	3.2%	3.6%	35.7%	4.6%	100.0%
2034	30.3%	22.6%	3.2%	3.6%	35.7%	4.6%	100.0%
2035	30.7%	22.2%	3.1%	3.6%	35.8%	4.5%	100.0%

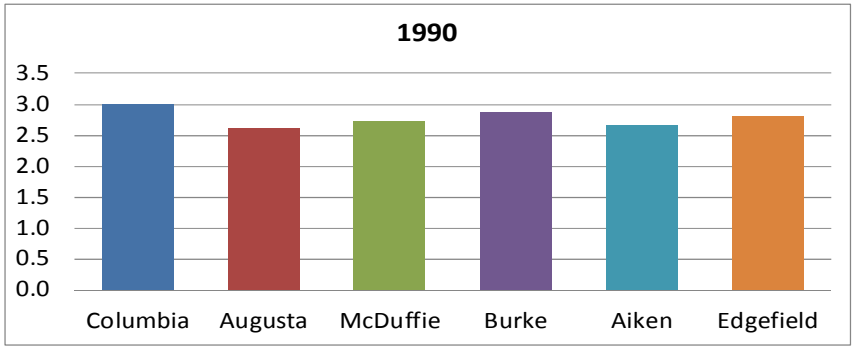


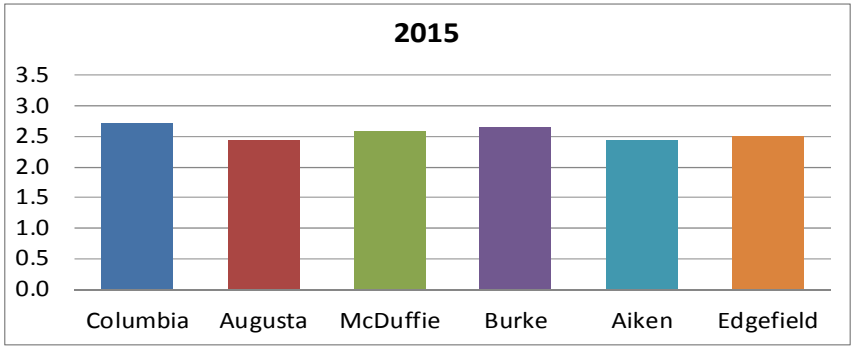


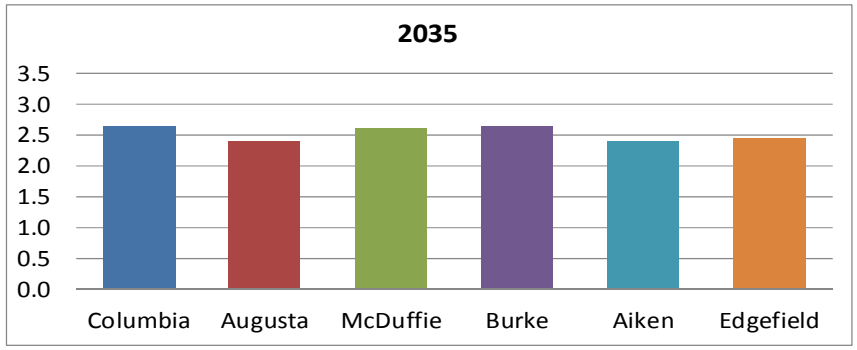


Average Household Size

	Columbia County	Augusta-Richmond Co	McDuffie County	Burke County	Aiken County	Edgefield County	MSA
1990	2.99	2.60	2.72	2.87	2.66	2.81	2.70
1991	2.98	2.60	2.72	2.87	2.65	2.78	2.69
1992	2.96	2.59	2.70	2.85	2.62	2.75	2.67
1993	2.96	2.60	2.71	2.85	2.62	2.75	2.68
1994	2.95	2.60	2.71	2.85	2.61	2.74	2.68
1995	2.92	2.59	2.68	2.82	2.59	2.72	2.66
1996	2.90	2.58	2.67	2.81	2.57	2.69	2.64
1997	2.88	2.57	2.65	2.79	2.55	2.67	2.63
1998	2.86	2.57	2.63	2.77	2.53	2.65	2.62
1999	2.83	2.57	2.62	2.75	2.53	2.65	2.61
2000	2.86	2.55	2.62	2.76	2.52	2.67	2.61
2001	2.78	2.49	2.58	2.68	2.47	2.59	2.55
2002	2.77	2.48	2.57	2.68	2.46	2.61	2.54
2003	2.73	2.45	2.55	2.66	2.44	2.55	2.51
2004	2.74	2.46	2.56	2.66	2.44	2.54	2.52
2005	2.73	2.45	2.56	2.65	2.44	2.55	2.52
2006	2.73	2.45	2.56	2.66	2.43	2.58	2.52
2007	2.72	2.42	2.56	2.64	2.42	2.56	2.50
2008	2.72	2.41	2.57	2.65	2.43	2.57	2.50
2009	2.73	2.43	2.58	2.67	2.43	2.57	2.52
2010	2.75	2.47	2.60	2.70	2.45	2.56	2.54
2011	2.74	2.46	2.59	2.69	2.44	2.55	2.53
2012	2.76	2.48	2.61	2.71	2.46	2.56	2.55
2013	2.74	2.46	2.60	2.69	2.44	2.54	2.53
2014	2.72	2.44	2.58	2.67	2.43	2.53	2.52
2015	2.70	2.43	2.57	2.66	2.42	2.51	2.50
2016	2.69	2.42	2.56	2.65	2.40	2.50	2.49
2017	2.68	2.41	2.55	2.64	2.40	2.49	2.48
2018	2.67	2.40	2.55	2.63	2.39	2.48	2.47
2019	2.66	2.39	2.55	2.63	2.38	2.47	2.47
2020	2.65	2.39	2.54	2.62	2.38	2.46	2.46
2021	2.65	2.38	2.54	2.62	2.38	2.46	2.46
2022	2.65	2.38	2.54	2.62	2.37	2.46	2.46
2023	2.64	2.38	2.55	2.62	2.37	2.45	2.46
2024	2.64	2.38	2.55	2.62	2.37	2.45	2.46
2025	2.64	2.38	2.55	2.62	2.37	2.45	2.46
2026	2.64	2.38	2.56	2.62	2.37	2.45	2.46
2027	2.64	2.38	2.56	2.62	2.38	2.45	2.46
2028	2.64	2.38	2.57	2.63	2.38	2.45	2.47
2029	2.64	2.38	2.57	2.63	2.38	2.45	2.47
2030	2.65	2.39	2.58	2.63	2.38	2.45	2.47
2031	2.65	2.39	2.58	2.64	2.39	2.45	2.47
2032	2.65	2.39	2.59	2.64	2.39	2.46	2.48
2033	2.65	2.39	2.59	2.65	2.39	2.46	2.48
2034	2.65	2.40	2.60	2.65	2.39	2.46	2.48
2035	2.65	2.40	2.61	2.65	2.40	2.46	2.49

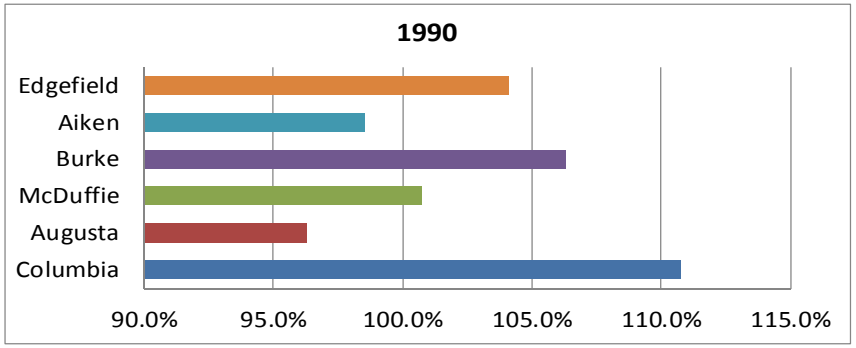


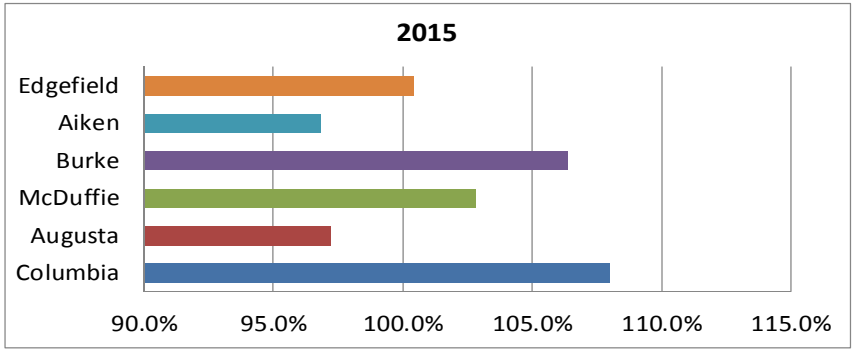


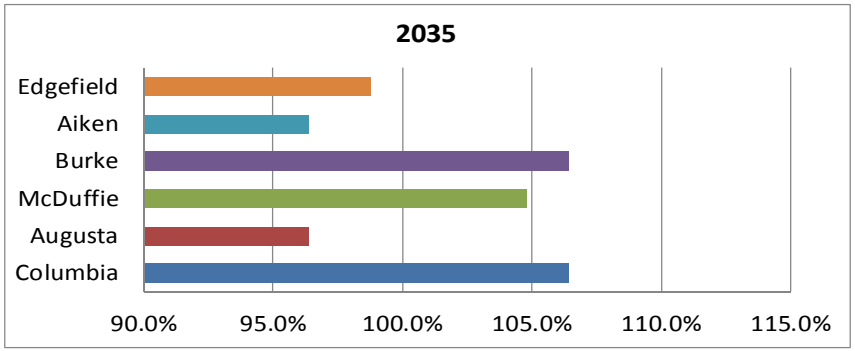


Average Household Size (Percent of MSA)

	Columbia County	Augusta-Richmond Co	McDuffie County	Burke County	Aiken County	Edgefield County	MSA
1990	110.7%	96.3%	100.7%	106.3%	98.5%	104.1%	100.0%
1991	110.8%	96.7%	101.1%	106.7%	98.5%	103.3%	100.0%
1992	110.9%	97.0%	101.1%	106.7%	98.1%	103.0%	100.0%
1993	110.4%	97.0%	101.1%	106.3%	97.8%	102.6%	100.0%
1994	110.1%	97.0%	101.1%	106.3%	97.4%	102.2%	100.0%
1995	109.8%	97.4%	100.8%	106.0%	97.4%	102.3%	100.0%
1996	109.8%	97.7%	101.1%	106.4%	97.3%	101.9%	100.0%
1997	109.5%	97.7%	100.8%	106.1%	97.0%	101.5%	100.0%
1998	109.2%	98.1%	100.4%	105.7%	96.6%	101.1%	100.0%
1999	108.4%	98.5%	100.4%	105.4%	96.9%	101.5%	100.0%
2000	109.6%	97.7%	100.4%	105.7%	96.6%	102.3%	100.0%
2001	109.0%	97.6%	101.2%	105.1%	96.9%	101.6%	100.0%
2002	109.1%	97.6%	101.2%	105.5%	96.9%	102.8%	100.0%
2003	108.8%	97.6%	101.6%	106.0%	97.2%	101.6%	100.0%
2004	108.7%	97.6%	101.6%	105.6%	96.8%	100.8%	100.0%
2005	108.3%	97.2%	101.6%	105.2%	96.8%	101.2%	100.0%
2006	108.3%	97.2%	101.6%	105.6%	96.4%	102.4%	100.0%
2007	108.8%	96.8%	102.4%	105.6%	96.8%	102.4%	100.0%
2008	108.8%	96.4%	102.8%	106.0%	97.2%	102.8%	100.0%
2009	108.3%	96.4%	102.4%	106.0%	96.4%	102.0%	100.0%
2010	108.3%	97.2%	102.4%	106.3%	96.5%	100.8%	100.0%
2011	108.3%	97.2%	102.4%	106.3%	96.4%	100.8%	100.0%
2012	108.2%	97.3%	102.4%	106.3%	96.5%	100.4%	100.0%
2013	108.3%	97.2%	102.8%	106.3%	96.4%	100.4%	100.0%
2014	107.9%	96.8%	102.4%	106.0%	96.4%	100.4%	100.0%
2015	108.0%	97.2%	102.8%	106.4%	96.8%	100.4%	100.0%
2016	108.0%	97.2%	102.8%	106.4%	96.4%	100.4%	100.0%
2017	108.1%	97.2%	102.8%	106.5%	96.8%	100.4%	100.0%
2018	108.1%	97.2%	103.2%	106.5%	96.8%	100.4%	100.0%
2019	107.7%	96.8%	103.2%	106.5%	96.4%	100.0%	100.0%
2020	107.7%	97.2%	103.3%	106.5%	96.7%	100.0%	100.0%
2021	107.7%	96.7%	103.3%	106.5%	96.7%	100.0%	100.0%
2022	107.7%	96.7%	103.3%	106.5%	96.3%	100.0%	100.0%
2023	107.3%	96.7%	103.7%	106.5%	96.3%	99.6%	100.0%
2024	107.3%	96.7%	103.7%	106.5%	96.3%	99.6%	100.0%
2025	107.3%	96.7%	103.7%	106.5%	96.3%	99.6%	100.0%
2026	107.3%	96.7%	104.1%	106.5%	96.3%	99.6%	100.0%
2027	107.3%	96.7%	104.1%	106.5%	96.7%	99.6%	100.0%
2028	106.9%	96.4%	104.0%	106.5%	96.4%	99.2%	100.0%
2029	106.9%	96.4%	104.0%	106.5%	96.4%	99.2%	100.0%
2030	107.3%	96.8%	104.5%	106.5%	96.4%	99.2%	100.0%
2031	107.3%	96.8%	104.5%	106.9%	96.8%	99.2%	100.0%
2032	106.9%	96.4%	104.4%	106.5%	96.4%	99.2%	100.0%
2033	106.9%	96.4%	104.4%	106.9%	96.4%	99.2%	100.0%
2034	106.9%	96.8%	104.8%	106.9%	96.4%	99.2%	100.0%
2035	106.4%	96.4%	104.8%	106.4%	96.4%	98.8%	100.0%

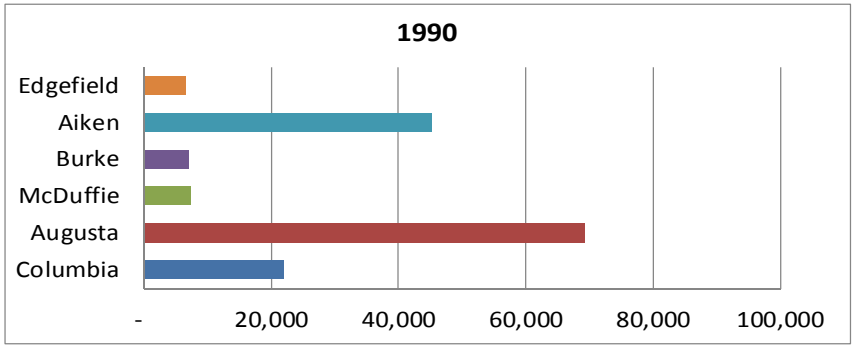


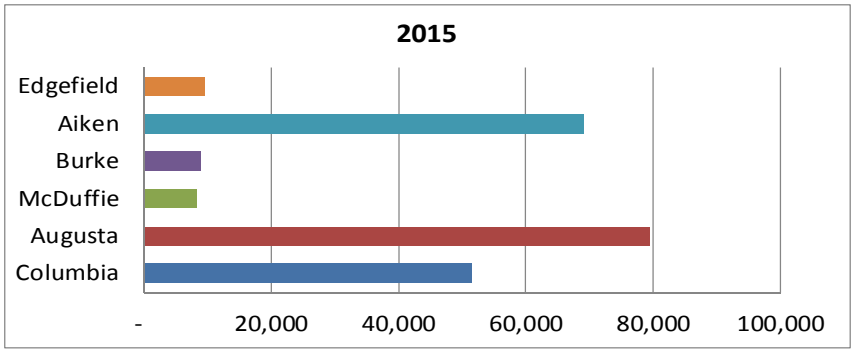


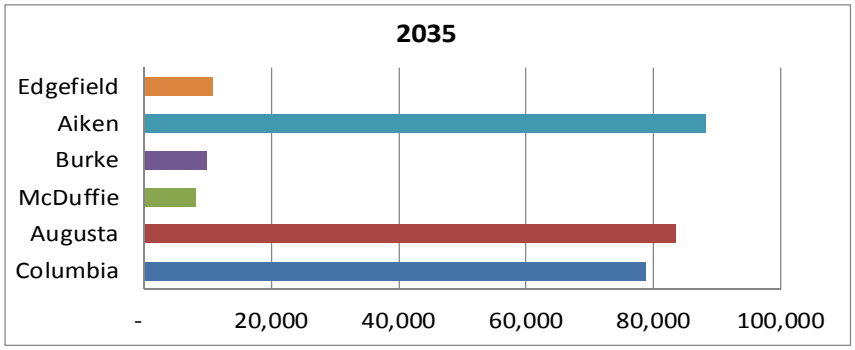


Number of Households

	Columbia County	Augusta-Richmond Co	McDuffie County	Burke County	Aiken County	Edgefield County	MSA
1990	21,942	69,178	7,309	7,070	45,234	6,499	157,232
1991	22,993	70,566	7,398	7,065	47,198	6,670	161,890
1992	23,927	72,670	7,571	7,201	48,788	6,851	167,008
1993	25,098	72,480	7,547	7,268	49,941	7,042	169,376
1994	26,143	72,564	7,590	7,293	50,535	7,255	171,380
1995	27,570	72,785	7,745	7,382	51,748	7,428	174,658
1996	28,351	72,772	7,737	7,434	52,499	7,575	176,368
1997	29,285	73,092	7,840	7,653	53,414	7,793	179,077
1998	30,078	73,556	7,908	7,796	54,236	8,051	181,625
1999	30,902	73,415	7,981	7,946	55,079	8,192	183,515
2000	31,321	73,866	7,990	7,962	55,730	8,249	185,118
2001	33,023	75,719	8,168	8,293	57,373	8,469	191,045
2002	34,349	75,730	8,107	8,327	58,083	8,551	193,147
2003	35,860	76,287	8,172	8,427	59,269	8,779	196,794
2004	37,287	76,046	8,170	8,472	59,927	8,892	198,794
2005	38,708	75,972	8,224	8,517	60,670	9,047	201,138
2006	40,280	76,225	8,275	8,491	61,667	9,010	203,948
2007	42,078	76,840	8,287	8,583	63,058	9,186	208,032
2008	42,950	77,520	8,351	8,587	63,657	9,272	210,337
2009	44,034	77,501	8,333	8,550	64,113	9,333	211,864
2010	45,220	77,061	8,287	8,556	64,368	9,333	212,825
2011	46,551	77,438	8,245	8,635	64,725	9,276	214,870
2012	47,273	77,186	8,198	8,625	65,128	9,279	215,689
2013	48,689	78,018	8,266	8,737	66,472	9,413	219,595
2014	50,115	78,809	8,328	8,844	67,800	9,545	223,441
2015	51,544	79,549	8,386	8,946	69,103	9,671	227,199
2016	52,958	80,211	8,434	9,039	70,357	9,786	230,785
2017	54,350	80,788	8,474	9,124	71,554	9,893	234,183
2018	55,724	81,288	8,505	9,200	72,700	9,989	237,406
2019	57,091	81,732	8,530	9,270	73,810	10,081	240,514
2020	58,461	82,135	8,551	9,335	74,898	10,167	243,547
2021	59,839	82,505	8,568	9,397	75,971	10,254	246,534
2022	61,194	82,801	8,578	9,451	76,989	10,326	249,339
2023	62,536	83,040	8,581	9,499	77,966	10,394	252,016
2024	63,878	83,240	8,581	9,542	78,918	10,460	254,619
2025	65,218	83,402	8,576	9,582	79,846	10,516	257,140
2026	66,564	83,534	8,569	9,618	80,756	10,575	259,616
2027	67,913	83,635	8,558	9,650	81,648	10,628	262,032
2028	69,266	83,708	8,545	9,680	82,521	10,675	264,395
2029	70,622	83,753	8,529	9,706	83,376	10,720	266,706
2030	71,979	83,766	8,510	9,729	84,209	10,763	268,956
2031	73,346	83,759	8,488	9,750	85,031	10,804	271,178
2032	74,720	83,732	8,465	9,768	85,840	10,840	273,365
2033	76,105	83,687	8,441	9,785	86,639	10,878	275,535
2034	77,504	83,629	8,415	9,800	87,433	10,910	277,691
2035	78,912	83,553	8,387	9,813	88,215	10,940	279,820

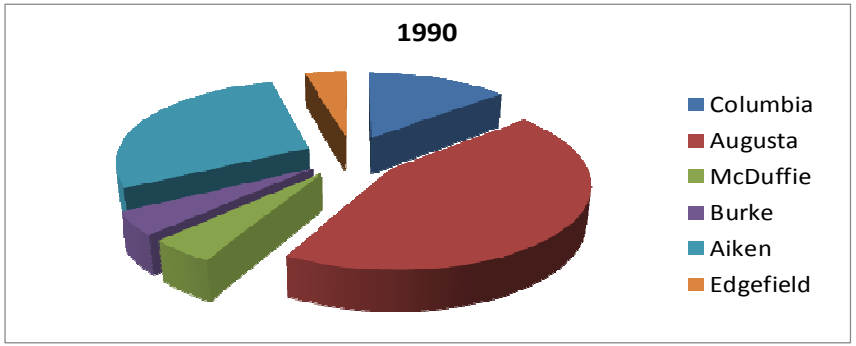


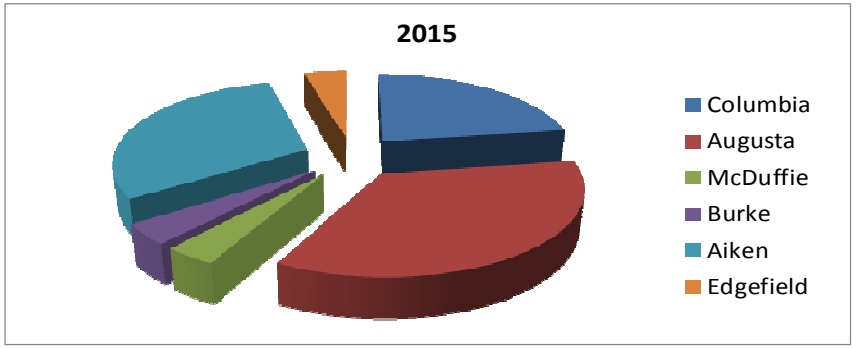


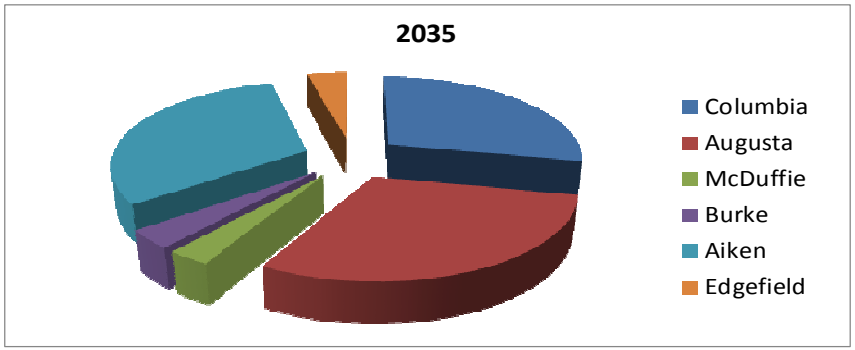


Number of Households (Percent of MSA)

	Columbia County	Augusta-Richmond Co	McDuffie County	Burke County	Aiken County	Edgefield County	MSA
1990	14.0%	44.0%	4.6%	4.5%	28.8%	4.1%	100.0%
1991	14.2%	43.6%	4.6%	4.4%	29.2%	4.1%	100.0%
1992	14.3%	43.5%	4.5%	4.3%	29.2%	4.1%	100.0%
1993	14.8%	42.8%	4.5%	4.3%	29.5%	4.2%	100.0%
1994	15.3%	42.3%	4.4%	4.3%	29.5%	4.2%	100.0%
1995	15.8%	41.7%	4.4%	4.2%	29.6%	4.3%	100.0%
1996	16.1%	41.3%	4.4%	4.2%	29.8%	4.3%	100.0%
1997	16.4%	40.8%	4.4%	4.3%	29.8%	4.4%	100.0%
1998	16.6%	40.5%	4.4%	4.3%	29.9%	4.4%	100.0%
1999	16.8%	40.0%	4.3%	4.3%	30.0%	4.5%	100.0%
2000	16.9%	39.9%	4.3%	4.3%	30.1%	4.5%	100.0%
2001	17.3%	39.6%	4.3%	4.3%	30.0%	4.4%	100.0%
2002	17.8%	39.2%	4.2%	4.3%	30.1%	4.4%	100.0%
2003	18.2%	38.8%	4.2%	4.3%	30.1%	4.5%	100.0%
2004	18.8%	38.3%	4.1%	4.3%	30.1%	4.5%	100.0%
2005	19.2%	37.8%	4.1%	4.2%	30.2%	4.5%	100.0%
2006	19.8%	37.4%	4.1%	4.2%	30.2%	4.4%	100.0%
2007	20.2%	36.9%	4.0%	4.1%	30.3%	4.4%	100.0%
2008	20.4%	36.9%	4.0%	4.1%	30.3%	4.4%	100.0%
2009	20.8%	36.6%	3.9%	4.0%	30.3%	4.4%	100.0%
2010	21.2%	36.2%	3.9%	4.0%	30.2%	4.4%	100.0%
2011	21.7%	36.0%	3.8%	4.0%	30.1%	4.3%	100.0%
2012	21.9%	35.8%	3.8%	4.0%	30.2%	4.3%	100.0%
2013	22.2%	35.5%	3.8%	4.0%	30.3%	4.3%	100.0%
2014	22.4%	35.3%	3.7%	4.0%	30.3%	4.3%	100.0%
2015	22.7%	35.0%	3.7%	3.9%	30.4%	4.3%	100.0%
2016	22.9%	34.8%	3.7%	3.9%	30.5%	4.2%	100.0%
2017	23.2%	34.5%	3.6%	3.9%	30.6%	4.2%	100.0%
2018	23.5%	34.2%	3.6%	3.9%	30.6%	4.2%	100.0%
2019	23.7%	34.0%	3.5%	3.9%	30.7%	4.2%	100.0%
2020	24.0%	33.7%	3.5%	3.8%	30.8%	4.2%	100.0%
2021	24.3%	33.5%	3.5%	3.8%	30.8%	4.2%	100.0%
2022	24.5%	33.2%	3.4%	3.8%	30.9%	4.1%	100.0%
2023	24.8%	33.0%	3.4%	3.8%	30.9%	4.1%	100.0%
2024	25.1%	32.7%	3.4%	3.7%	31.0%	4.1%	100.0%
2025	25.4%	32.4%	3.3%	3.7%	31.1%	4.1%	100.0%
2026	25.6%	32.2%	3.3%	3.7%	31.1%	4.1%	100.0%
2027	25.9%	31.9%	3.3%	3.7%	31.2%	4.1%	100.0%
2028	26.2%	31.7%	3.2%	3.7%	31.2%	4.0%	100.0%
2029	26.5%	31.4%	3.2%	3.6%	31.3%	4.0%	100.0%
2030	26.8%	31.1%	3.2%	3.6%	31.3%	4.0%	100.0%
2031	27.0%	30.9%	3.1%	3.6%	31.4%	4.0%	100.0%
2032	27.3%	30.6%	3.1%	3.6%	31.4%	4.0%	100.0%
2033	27.6%	30.4%	3.1%	3.6%	31.4%	3.9%	100.0%
2034	27.9%	30.1%	3.0%	3.5%	31.5%	3.9%	100.0%
2035	28.2%	29.9%	3.0%	3.5%	31.5%	3.9%	100.0%

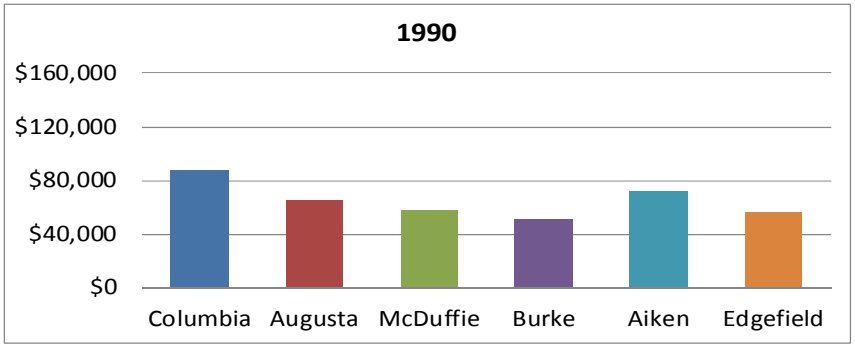


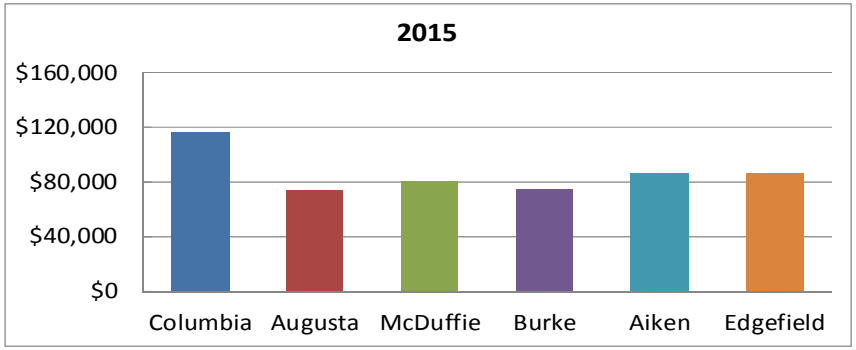


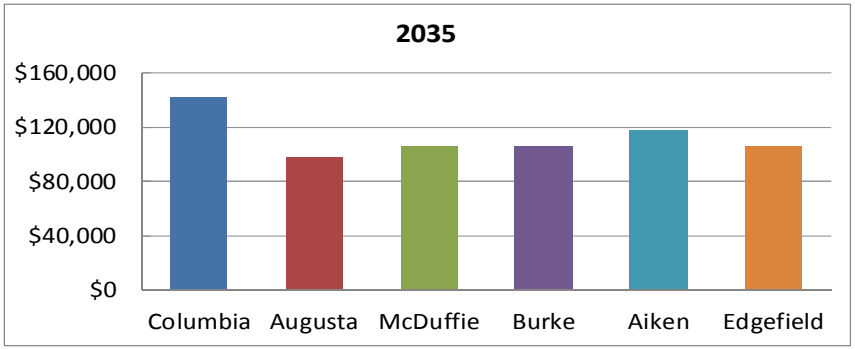


Average Household Total Personal Income (in 2009 dollars)

	Columbia County	Augusta-Richmond Co	McDuffie County	Burke County	Aiken County	Edgefield County	MSA
1990	$ 87,209	$ 65,687	$ 57,363	$ 50,719	$ 71,603	$ 55,753	$ 68,651
1991	$ 86,642	$ 63,616	$ 58,815	$ 52,377	$ 70,194	$ 56,532	$ 67,520
1992	$ 90,638	$ 62,154	$ 59,073	$ 53,597	$ 70,932	$ 57,350	$ 67,754
1993	$ 90,121	$ 62,708	$ 59,412	$ 51,408	$ 70,266	$ 57,213	$ 67,863
1994	$ 91,722	$ 63,525	$ 62,343	$ 53,719	$ 69,720	$ 59,002	$ 68,704
1995	$ 92,649	$ 63,088	$ 62,794	$ 52,950	$ 69,014	$ 58,554	$ 68,575
1996	$ 93,557	$ 65,418	$ 64,048	$ 54,765	$ 68,993	$ 53,919	$ 69,652
1997	$ 95,713	$ 65,419	$ 64,384	$ 53,504	$ 70,757	$ 57,307	$ 70,692
1998	$ 99,173	$ 68,067	$ 68,517	$ 53,988	$ 74,335	$ 58,242	$ 73,668
1999	$ 101,377	$ 69,056	$ 68,495	$ 55,587	$ 75,352	$ 60,918	$ 75,006
2000	$ 104,636	$ 69,765	$ 72,030	$ 59,102	$ 77,903	$ 63,474	$ 77,025
2001	$ 101,186	$ 69,133	$ 74,457	$ 59,496	$ 79,953	$ 64,900	$ 77,116
2002	$ 99,902	$ 71,649	$ 73,572	$ 59,344	$ 80,433	$ 65,396	$ 78,163
2003	$ 100,671	$ 71,042	$ 73,372	$ 60,941	$ 78,879	$ 65,412	$ 77,812
2004	$ 101,500	$ 72,048	$ 77,430	$ 59,544	$ 79,204	$ 66,939	$ 78,815
2005	$ 102,961	$ 72,821	$ 78,399	$ 60,852	$ 79,810	$ 68,930	$ 79,920
2006	$ 105,808	$ 72,131	$ 78,678	$ 62,080	$ 80,295	$ 73,142	$ 80,759
2007	$ 107,744	$ 72,781	$ 79,430	$ 63,554	$ 80,544	$ 74,194	$ 81,761
2008	$ 111,555	$ 72,182	$ 77,997	$ 67,910	$ 81,137	$ 78,018	$ 82,821
2009	$ 109,182	$ 71,584	$ 75,866	$ 68,908	$ 79,742	$ 78,755	$ 81,867
2010	$ 110,983	$ 72,211	$ 76,158	$ 72,247	$ 81,419	$ 80,877	$ 83,361
2011	$ 112,484	$ 72,473	$ 77,790	$ 73,924	$ 82,767	$ 84,362	$ 84,598
2012	$ 115,925	$ 73,010	$ 79,109	$ 72,955	$ 84,933	$ 85,483	$ 86,346
2013	$ 116,007	$ 73,018	$ 79,338	$ 73,363	$ 85,145	$ 85,602	$ 86,574
2014	$ 116,187	$ 73,215	$ 79,691	$ 73,904	$ 85,513	$ 85,772	$ 86,949
2015	$ 116,475	$ 73,555	$ 80,123	$ 74,551	$ 86,016	$ 86,025	$ 87,451
2016	$ 116,907	$ 74,038	$ 80,692	$ 75,326	$ 86,668	$ 86,404	$ 88,096
2017	$ 117,488	$ 74,652	$ 81,366	$ 76,212	$ 87,464	$ 86,877	$ 88,877
2018	$ 118,207	$ 75,384	$ 82,153	$ 77,215	$ 88,396	$ 87,474	$ 89,785
2019	$ 119,034	$ 76,209	$ 83,029	$ 78,308	$ 89,437	$ 88,127	$ 90,794
2020	$ 119,953	$ 77,116	$ 83,973	$ 79,486	$ 90,575	$ 88,860	$ 91,891
2021	$ 120,941	$ 78,087	$ 84,985	$ 80,727	$ 91,792	$ 89,605	$ 93,057
2022	$ 122,052	$ 79,155	$ 86,086	$ 82,070	$ 93,130	$ 90,497	$ 94,337
2023	$ 123,262	$ 80,303	$ 87,276	$ 83,494	$ 94,572	$ 91,437	$ 95,707
2024	$ 124,540	$ 81,513	$ 88,520	$ 84,999	$ 96,095	$ 92,411	$ 97,148
2025	$ 125,891	$ 82,784	$ 89,834	$ 86,562	$ 97,701	$ 93,490	$ 98,661
2026	$ 127,295	$ 84,106	$ 91,192	$ 88,195	$ 99,379	$ 94,552	$ 100,232
2027	$ 128,754	$ 85,480	$ 92,614	$ 89,898	$ 101,130	$ 95,684	$ 101,865
2028	$ 130,268	$ 86,904	$ 94,074	$ 91,651	$ 102,955	$ 96,880	$ 103,557
2029	$ 131,837	$ 88,377	$ 95,594	$ 93,478	$ 104,854	$ 98,106	$ 105,310
2030	$ 133,465	$ 89,905	$ 97,166	$ 95,371	$ 106,833	$ 99,368	$ 107,127
2031	$ 135,134	$ 91,477	$ 98,801	$ 97,321	$ 108,881	$ 100,660	$ 108,996
2032	$ 136,850	$ 93,093	$ 100,470	$ 99,336	$ 111,000	$ 102,014	$ 110,922
2033	$ 138,606	$ 94,753	$ 102,180	$ 101,404	$ 113,190	$ 103,362	$ 112,897
2034	$ 140,399	$ 96,451	$ 103,943	$ 103,534	$ 115,443	$ 104,785	$ 114,923
2035	$ 142,237	$ 98,195	$ 105,757	$ 105,725	$ 117,773	$ 106,241	$ 117,005

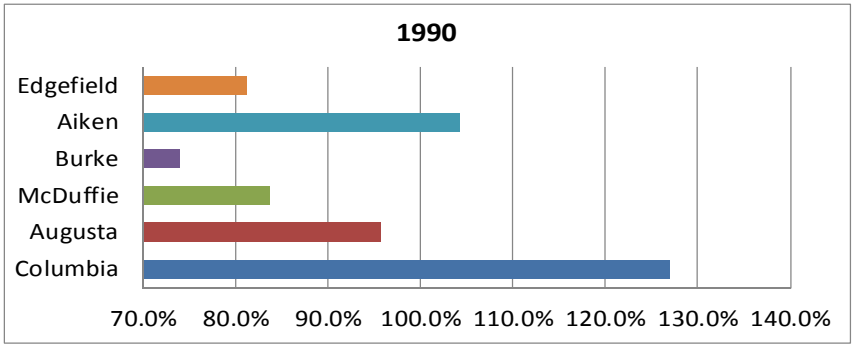


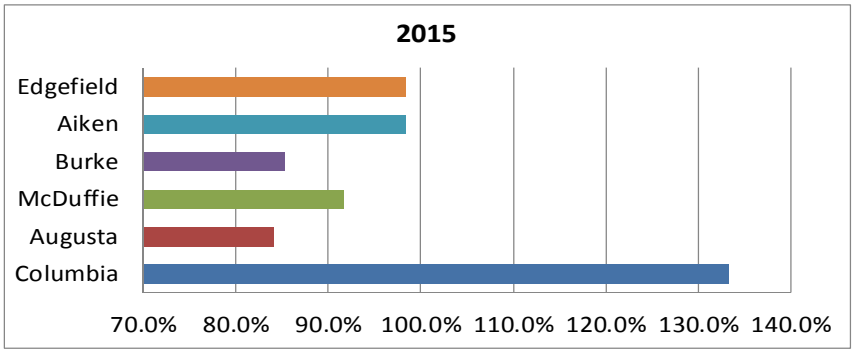


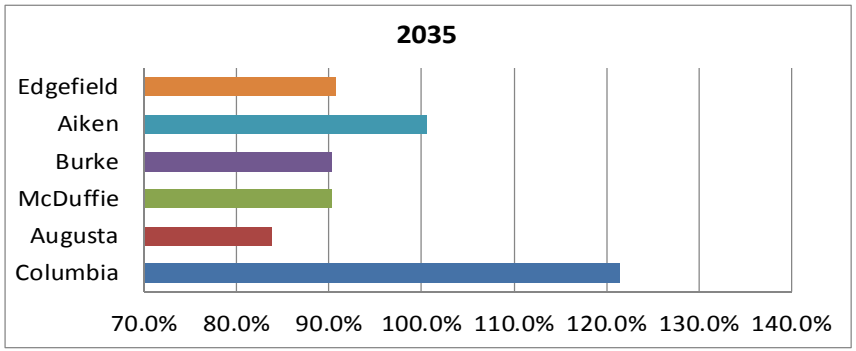


Average Household Total Personal Income (Percent of MSA)

	Columbia County	Augusta-Richmond Co	McDuffie County	Burke County	Aiken County	Edgefield County	MSA
1990	127.0%	95.7%	83.6%	73.9%	104.3%	81.2%	100.0%
1991	128.3%	94.2%	87.1%	77.6%	104.0%	83.7%	100.0%
1992	133.8%	91.7%	87.2%	79.1%	104.7%	84.6%	100.0%
1993	132.8%	92.4%	87.5%	75.8%	103.5%	84.3%	100.0%
1994	133.5%	92.5%	90.7%	78.2%	101.5%	85.9%	100.0%
1995	135.1%	92.0%	91.6%	77.2%	100.6%	85.4%	100.0%
1996	134.3%	93.9%	92.0%	78.6%	99.1%	77.4%	100.0%
1997	135.4%	92.5%	91.1%	75.7%	100.1%	81.1%	100.0%
1998	134.6%	92.4%	93.0%	73.3%	100.9%	79.1%	100.0%
1999	135.2%	92.1%	91.3%	74.1%	100.5%	81.2%	100.0%
2000	135.8%	90.6%	93.5%	76.7%	101.1%	82.4%	100.0%
2001	131.2%	89.6%	96.6%	77.2%	103.7%	84.2%	100.0%
2002	127.8%	91.7%	94.1%	75.9%	102.9%	83.7%	100.0%
2003	129.4%	91.3%	94.3%	78.3%	101.4%	84.1%	100.0%
2004	128.8%	91.4%	98.2%	75.5%	100.5%	84.9%	100.0%
2005	128.8%	91.1%	98.1%	76.1%	99.9%	86.2%	100.0%
2006	131.0%	89.3%	97.4%	76.9%	99.4%	90.6%	100.0%
2007	131.8%	89.0%	97.1%	77.7%	98.5%	90.7%	100.0%
2008	134.7%	87.2%	94.2%	82.0%	98.0%	94.2%	100.0%
2009	133.4%	87.4%	92.7%	84.2%	97.4%	96.2%	100.0%
2010	133.1%	86.6%	91.4%	86.7%	97.7%	97.0%	100.0%
2011	133.0%	85.7%	92.0%	87.4%	97.8%	99.7%	100.0%
2012	134.3%	84.6%	91.6%	84.5%	98.4%	99.0%	100.0%
2013	134.0%	84.3%	91.6%	84.7%	98.3%	98.9%	100.0%
2014	133.6%	84.2%	91.7%	85.0%	98.3%	98.6%	100.0%
2015	133.2%	84.1%	91.6%	85.2%	98.4%	98.4%	100.0%
2016	132.7%	84.0%	91.6%	85.5%	98.4%	98.1%	100.0%
2017	132.2%	84.0%	91.5%	85.7%	98.4%	97.7%	100.0%
2018	131.7%	84.0%	91.5%	86.0%	98.5%	97.4%	100.0%
2019	131.1%	83.9%	91.4%	86.2%	98.5%	97.1%	100.0%
2020	130.5%	83.9%	91.4%	86.5%	98.6%	96.7%	100.0%
2021	130.0%	83.9%	91.3%	86.8%	98.6%	96.3%	100.0%
2022	129.4%	83.9%	91.3%	87.0%	98.7%	95.9%	100.0%
2023	128.8%	83.9%	91.2%	87.2%	98.8%	95.5%	100.0%
2024	128.2%	83.9%	91.1%	87.5%	98.9%	95.1%	100.0%
2025	127.6%	83.9%	91.1%	87.7%	99.0%	94.8%	100.0%
2026	127.0%	83.9%	91.0%	88.0%	99.1%	94.3%	100.0%
2027	126.4%	83.9%	90.9%	88.3%	99.3%	93.9%	100.0%
2028	125.8%	83.9%	90.8%	88.5%	99.4%	93.6%	100.0%
2029	125.2%	83.9%	90.8%	88.8%	99.6%	93.2%	100.0%
2030	124.6%	83.9%	90.7%	89.0%	99.7%	92.8%	100.0%
2031	124.0%	83.9%	90.6%	89.3%	99.9%	92.4%	100.0%
2032	123.4%	83.9%	90.6%	89.6%	100.1%	92.0%	100.0%
2033	122.8%	83.9%	90.5%	89.8%	100.3%	91.6%	100.0%
2034	122.2%	83.9%	90.4%	90.1%	100.5%	91.2%	100.0%
2035	121.6%	83.9%	90.4%	90.4%	100.7%	90.8%	100.0%

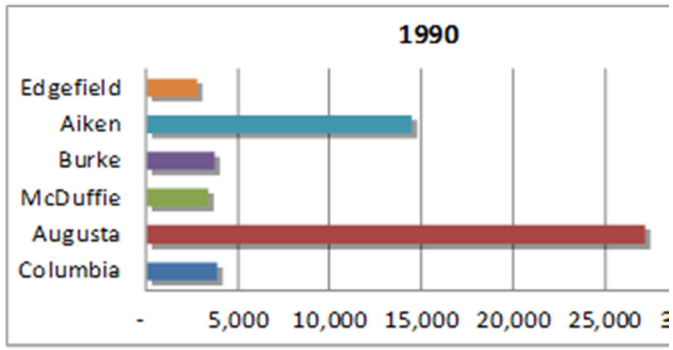


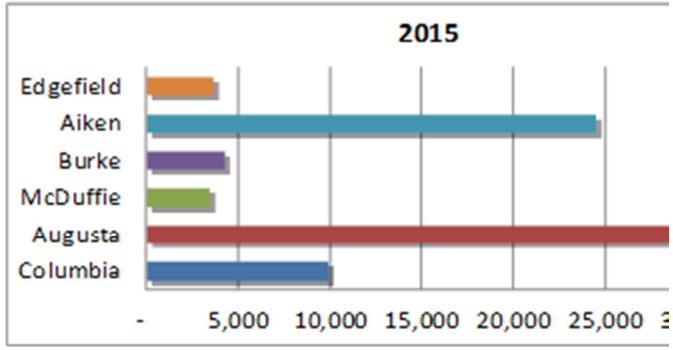


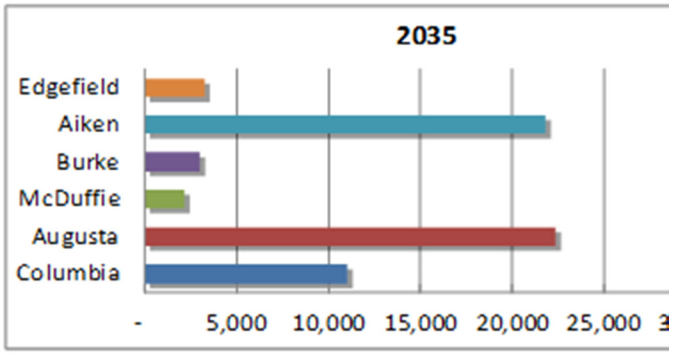


Households with Incomes Less Than $30,000

	Columbia County	Augusta-Richmond Co	McDuffie County	Burke County	Aiken County	Edgefield County	MSA
1990	3,914	27,166	3,422	3,775	14,444	2,792	55,513
1991	4,275	28,733	3,524	3,826	15,821	2,916	59,095
1992	4,555	30,341	3,634	3,927	16,918	3,018	62,393
1993	4,784	30,460	3,589	3,935	17,542	3,081	63,391
1994	4,948	30,505	3,561	3,904	17,852	3,133	63,903
1995	4,988	29,734	3,485	3,809	17,772	3,073	62,861
1996	5,120	29,943	3,459	3,816	18,234	3,118	63,690
1997	5,137	29,603	3,403	3,841	18,313	3,125	63,422
1998	5,038	28,998	3,301	3,784	18,110	3,105	62,336
1999	5,142	28,872	3,272	3,793	18,438	3,119	62,636
2000	5,158	28,945	3,224	3,759	18,649	3,095	62,830
2001	5,653	30,175	3,311	4,013	19,065	3,199	65,416
2002	6,087	30,202	3,338	4,103	19,507	3,311	66,548
2003	6,460	30,924	3,423	4,184	20,441	3,482	68,914
2004	6,847	31,027	3,344	4,297	20,743	3,534	69,792
2005	6,968	30,838	3,342	4,247	20,787	3,551	69,733
2006	7,102	30,798	3,340	4,171	20,960	3,464	69,835
2007	7,478	31,550	3,394	4,222	21,712	3,565	71,921
2008	7,814	32,613	3,557	4,209	22,500	3,620	74,313
2009	7,950	32,064	3,539	4,084	22,429	3,554	73,620
2010	8,823	32,753	3,805	3,971	23,326	3,834	76,512
2011	9,426	32,352	3,675	4,223	23,910	3,653	77,239
2012	9,242	32,212	3,484	4,303	23,717	3,570	76,528
2013	9,514	32,238	3,494	4,318	24,009	3,614	77,187
2014	9,709	32,232	3,481	4,319	24,247	3,642	77,630
2015	9,899	32,196	3,469	4,314	24,466	3,666	78,010
2016	10,082	32,122	3,449	4,307	24,658	3,686	78,304
2017	10,257	32,010	3,428	4,295	24,822	3,701	78,513
2018	10,424	31,861	3,402	4,277	24,959	3,713	78,636
2019	10,585	31,654	3,374	4,254	24,931	3,722	78,520
2020	10,646	31,427	3,330	4,176	24,883	3,729	78,191
2021	10,699	30,806	3,284	4,101	24,820	3,737	77,447
2022	10,739	30,152	3,185	4,024	24,726	3,737	76,563
2023	10,767	29,472	3,083	3,946	24,608	3,741	75,617
2024	10,788	28,774	2,980	3,862	24,440	3,744	74,588
2025	10,797	28,221	2,875	3,779	24,252	3,722	73,646
2026	10,802	27,656	2,803	3,698	24,048	3,701	72,708
2027	10,851	27,079	2,729	3,623	23,831	3,679	71,792
2028	10,894	26,492	2,654	3,546	23,595	3,653	70,834
2029	10,929	25,894	2,579	3,468	23,345	3,605	69,820
2030	10,960	25,326	2,505	3,387	23,077	3,556	68,811
2031	10,985	24,753	2,441	3,311	22,798	3,506	67,794
2032	11,004	24,172	2,377	3,240	22,505	3,454	66,752
2033	11,018	23,587	2,313	3,168	22,202	3,401	65,689
2034	11,026	23,000	2,249	3,096	22,013	3,347	64,731
2035	11,028	22,407	2,187	3,022	21,815	3,292	63,751

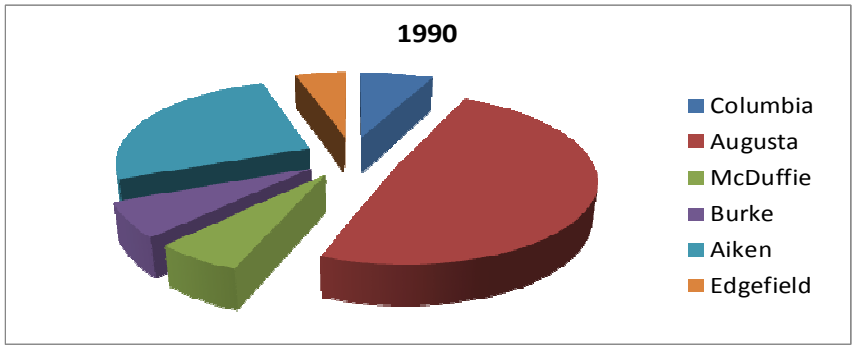


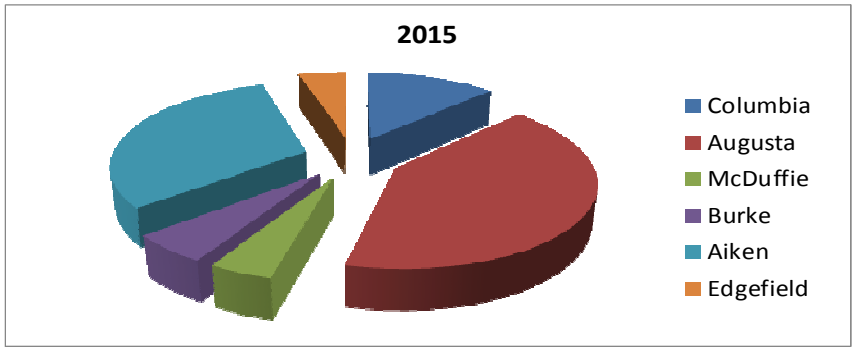


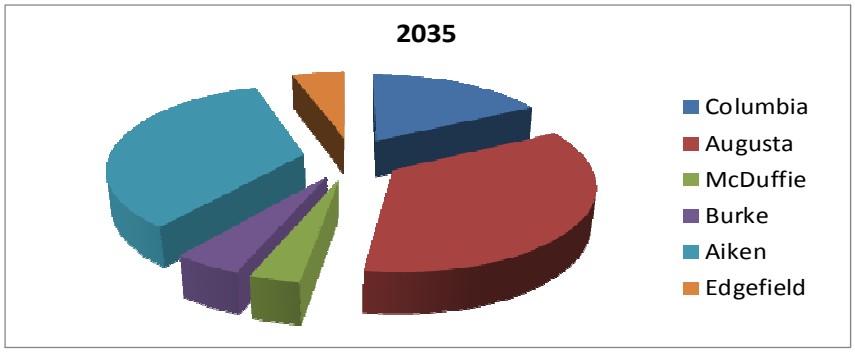


Households with Incomes Less Than $30,000 (Percent of MSA)

	Columbia County	Augusta-Richmond Co	McDuffie County	Burke County	Aiken County	Edgefield County	MSA
1990	7.1%	48.9%	6.2%	6.8%	26.0%	5.0%	100.0%
1991	7.2%	48.6%	6.0%	6.5%	26.8%	4.9%	100.0%
1992	7.3%	48.6%	5.8%	6.3%	27.1%	4.8%	100.0%
1993	7.5%	48.1%	5.7%	6.2%	27.7%	4.9%	100.0%
1994	7.7%	47.7%	5.6%	6.1%	27.9%	4.9%	100.0%
1995	7.9%	47.3%	5.5%	6.1%	28.3%	4.9%	100.0%
1996	8.0%	47.0%	5.4%	6.0%	28.6%	4.9%	100.0%
1997	8.1%	46.7%	5.4%	6.1%	28.9%	4.9%	100.0%
1998	8.1%	46.5%	5.3%	6.1%	29.1%	5.0%	100.0%
1999	8.2%	46.1%	5.2%	6.1%	29.4%	5.0%	100.0%
2000	8.2%	46.1%	5.1%	6.0%	29.7%	4.9%	100.0%
2001	8.6%	46.1%	5.1%	6.1%	29.1%	4.9%	100.0%
2002	9.1%	45.4%	5.0%	6.2%	29.3%	5.0%	100.0%
2003	9.4%	44.9%	5.0%	6.1%	29.7%	5.1%	100.0%
2004	9.8%	44.5%	4.8%	6.2%	29.7%	5.1%	100.0%
2005	10.0%	44.2%	4.8%	6.1%	29.8%	5.1%	100.0%
2006	10.2%	44.1%	4.8%	6.0%	30.0%	5.0%	100.0%
2007	10.4%	43.9%	4.7%	5.9%	30.2%	5.0%	100.0%
2008	10.5%	43.9%	4.8%	5.7%	30.3%	4.9%	100.0%
2009	10.8%	43.6%	4.8%	5.5%	30.5%	4.8%	100.0%
2010	11.5%	42.8%	5.0%	5.2%	30.5%	5.0%	100.0%
2011	12.2%	41.9%	4.8%	5.5%	31.0%	4.7%	100.0%
2012	12.1%	42.1%	4.6%	5.6%	31.0%	4.7%	100.0%
2013	12.3%	41.8%	4.5%	5.6%	31.1%	4.7%	100.0%
2014	12.5%	41.5%	4.5%	5.6%	31.2%	4.7%	100.0%
2015	12.7%	41.3%	4.4%	5.5%	31.4%	4.7%	100.0%
2016	12.9%	41.0%	4.4%	5.5%	31.5%	4.7%	100.0%
2017	13.1%	40.8%	4.4%	5.5%	31.6%	4.7%	100.0%
2018	13.3%	40.5%	4.3%	5.4%	31.7%	4.7%	100.0%
2019	13.5%	40.3%	4.3%	5.4%	31.8%	4.7%	100.0%
2020	13.6%	40.2%	4.3%	5.3%	31.8%	4.8%	100.0%
2021	13.8%	39.8%	4.2%	5.3%	32.0%	4.8%	100.0%
2022	14.0%	39.4%	4.2%	5.3%	32.3%	4.9%	100.0%
2023	14.2%	39.0%	4.1%	5.2%	32.5%	4.9%	100.0%
2024	14.5%	38.6%	4.0%	5.2%	32.8%	5.0%	100.0%
2025	14.7%	38.3%	3.9%	5.1%	32.9%	5.1%	100.0%
2026	14.9%	38.0%	3.9%	5.1%	33.1%	5.1%	100.0%
2027	15.1%	37.7%	3.8%	5.0%	33.2%	5.1%	100.0%
2028	15.4%	37.4%	3.7%	5.0%	33.3%	5.2%	100.0%
2029	15.7%	37.1%	3.7%	5.0%	33.4%	5.2%	100.0%
2030	15.9%	36.8%	3.6%	4.9%	33.5%	5.2%	100.0%
2031	16.2%	36.5%	3.6%	4.9%	33.6%	5.2%	100.0%
2032	16.5%	36.2%	3.6%	4.9%	33.7%	5.2%	100.0%
2033	16.8%	35.9%	3.5%	4.8%	33.8%	5.2%	100.0%
2034	17.0%	35.5%	3.5%	4.8%	34.0%	5.2%	100.0%
2035	17.3%	35.1%	3.4%	4.7%	34.2%	5.2%	100.0%

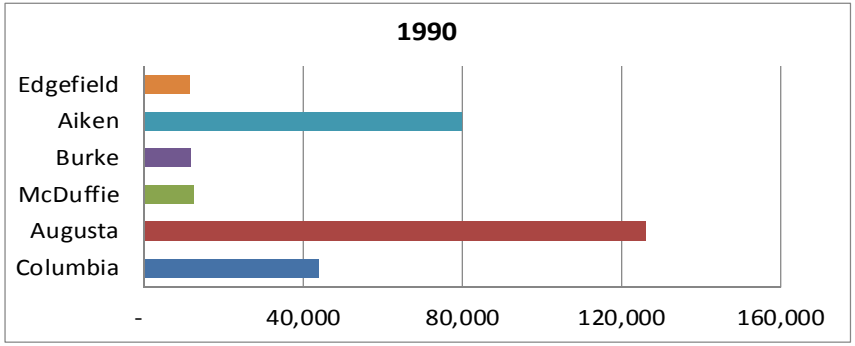


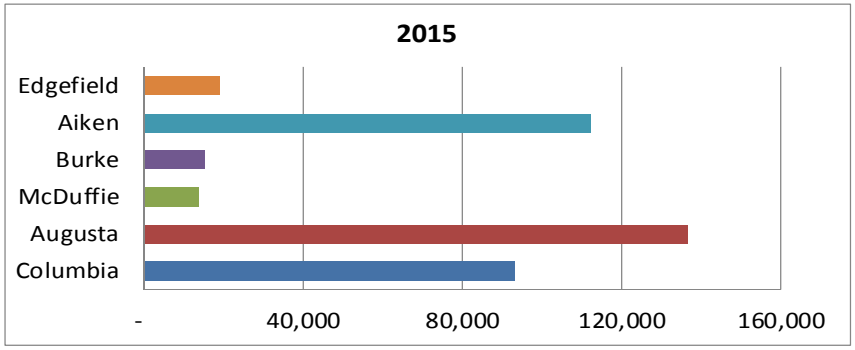


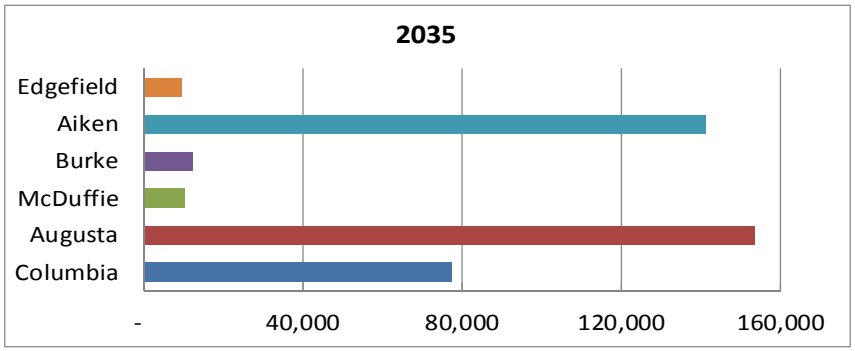


Working Age Population 18 to 69

	Columbia County	Augusta-Richmond Co	McDuffie County	Burke County	Aiken County	Edgefield County	MSA
1990	43,947	126,234	12,635	12,047	79,972	11,719	286,554
1991	45,771	130,449	12,784	12,043	83,047	12,067	296,161
1992	47,055	136,515	12,986	12,210	84,934	12,419	306,119
1993	49,175	131,278	12,925	12,354	86,625	12,883	305,240
1994	51,063	132,236	12,990	12,416	87,235	13,375	309,315
1995	53,117	131,674	13,138	12,491	88,140	14,138	312,698
1996	54,050	130,622	13,095	12,597	88,374	14,617	313,355
1997	55,350	130,518	13,260	12,944	89,292	15,154	316,518
1998	56,275	130,336	13,360	13,164	90,472	15,814	319,421
1999	57,464	130,170	13,476	13,464	91,960	16,353	322,887
2000	58,640	130,950	13,580	13,602	92,554	16,813	326,139
2001	60,329	131,519	13,551	13,805	93,393	16,902	329,499
2002	62,538	131,111	13,546	13,928	94,642	17,104	332,869
2003	64,453	130,078	13,592	14,084	96,138	17,555	335,900
2004	67,315	131,047	13,720	14,274	97,853	17,976	342,185
2005	69,764	130,360	13,859	14,372	99,083	18,206	345,644
2006	72,677	131,545	13,879	14,364	100,735	18,141	351,341
2007	75,450	131,940	13,866	14,433	102,579	18,452	356,720
2008	77,323	133,863	14,078	14,594	104,203	18,762	362,823
2009	79,949	134,094	14,156	14,692	105,681	18,921	367,493
2010	82,762	136,183	14,248	15,009	107,165	18,914	374,281
2011	85,427	135,722	14,087	15,256	108,095	18,786	377,373
2012	87,305	136,265	14,057	15,355	109,288	18,914	381,184
2013	89,143	136,662	14,014	15,401	110,272	18,991	384,483
2014	91,091	136,548	13,977	15,448	111,183	19,096	387,343
2015	93,127	136,545	13,903	15,473	112,144	19,183	390,375
2016	95,010	136,654	13,858	15,473	113,028	19,204	393,227
2017	96,436	136,346	13,816	15,500	113,603	19,182	394,883
2018	97,980	136,210	13,776	15,517	114,380	19,264	397,127
2019	99,671	136,014	13,746	15,545	115,202	19,299	399,477
2020	101,431	136,018	13,695	15,587	116,035	19,319	402,085
2021	103,205	135,835	13,649	15,604	116,789	19,395	404,477
2022	104,942	135,595	13,666	15,662	117,527	19,486	406,878
2023	106,452	135,354	13,683	15,682	118,359	19,550	409,080
2024	107,958	135,183	13,664	15,708	119,036	19,588	411,137
2025	109,586	135,024	13,607	15,697	119,724	19,593	413,231
2026	111,123	134,953	13,566	15,728	120,355	19,609	415,334
2027	112,765	134,604	13,567	15,747	121,094	19,646	417,423
2028	114,517	134,678	13,509	15,775	121,923	19,636	420,038
2029	116,023	134,569	13,498	15,789	121,560	19,451	420,890
2030	117,680	134,376	13,477	15,776	122,408	19,408	423,125
2031	119,442	134,345	13,449	15,793	123,323	19,471	425,823
2032	121,245	134,423	13,375	15,819	124,327	19,519	428,708
2033	123,290	134,556	13,347	15,835	125,246	19,517	431,791
2034	125,214	134,703	13,274	15,840	126,229	19,532	434,792
2035	127,148	134,781	13,249	15,891	127,215	19,571	437,855

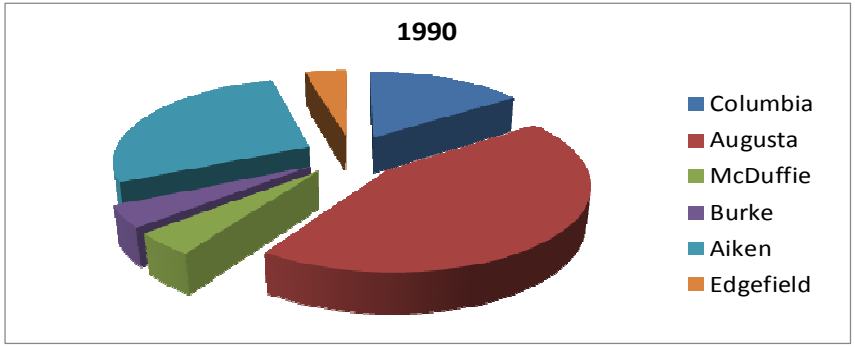


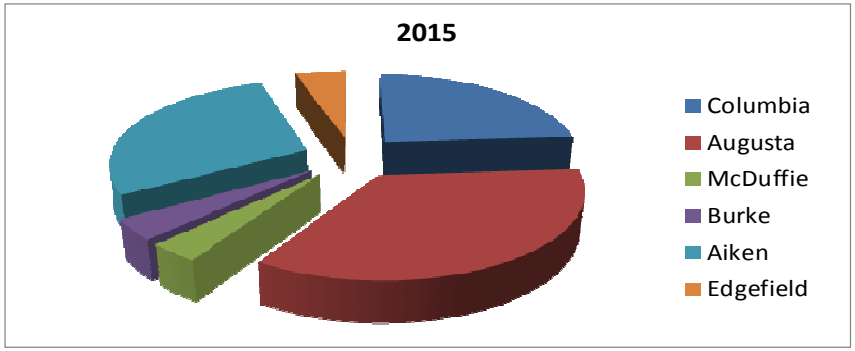


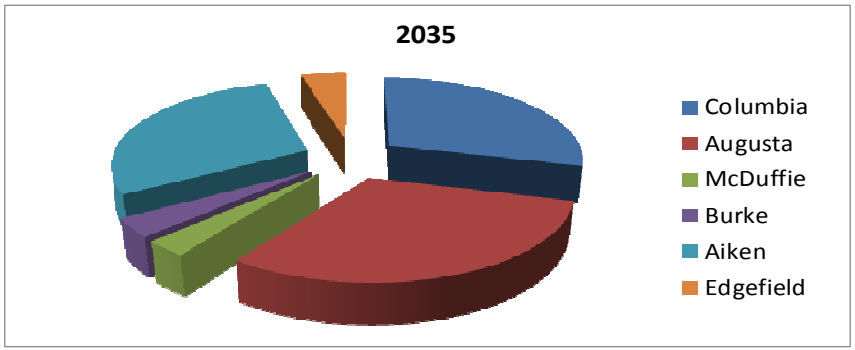


Working Age Population 18 to 69 (Percent of MSA)

	Columbia County	Augusta-Richmond Co	McDuffie County	Burke County	Aiken County	Edgefield County	MSA
1990	15.3%	44.1%	4.4%	4.2%	27.9%	4.1%	100.0%
1991	15.5%	44.0%	4.3%	4.1%	28.0%	4.1%	100.0%
1992	15.4%	44.6%	4.2%	4.0%	27.7%	4.1%	100.0%
1993	16.1%	43.0%	4.2%	4.0%	28.4%	4.2%	100.0%
1994	16.5%	42.8%	4.2%	4.0%	28.2%	4.3%	100.0%
1995	17.0%	42.1%	4.2%	4.0%	28.2%	4.5%	100.0%
1996	17.2%	41.7%	4.2%	4.0%	28.2%	4.7%	100.0%
1997	17.5%	41.2%	4.2%	4.1%	28.2%	4.8%	100.0%
1998	17.6%	40.8%	4.2%	4.1%	28.3%	5.0%	100.0%
1999	17.8%	40.3%	4.2%	4.2%	28.5%	5.1%	100.0%
2000	18.0%	40.2%	4.2%	4.2%	28.4%	5.2%	100.0%
2001	18.3%	39.9%	4.1%	4.2%	28.3%	5.1%	100.0%
2002	18.8%	39.4%	4.1%	4.2%	28.4%	5.1%	100.0%
2003	19.2%	38.7%	4.0%	4.2%	28.6%	5.2%	100.0%
2004	19.7%	38.3%	4.0%	4.2%	28.6%	5.3%	100.0%
2005	20.2%	37.7%	4.0%	4.2%	28.7%	5.3%	100.0%
2006	20.7%	37.4%	4.0%	4.1%	28.7%	5.2%	100.0%
2007	21.2%	37.0%	3.9%	4.0%	28.8%	5.2%	100.0%
2008	21.3%	36.9%	3.9%	4.0%	28.7%	5.2%	100.0%
2009	21.8%	36.5%	3.9%	4.0%	28.8%	5.1%	100.0%
2010	22.1%	36.4%	3.8%	4.0%	28.6%	5.1%	100.0%
2011	22.6%	36.0%	3.7%	4.0%	28.6%	5.0%	100.0%
2012	22.9%	35.7%	3.7%	4.0%	28.7%	5.0%	100.0%
2013	23.2%	35.5%	3.6%	4.0%	28.7%	4.9%	100.0%
2014	23.5%	35.3%	3.6%	4.0%	28.7%	4.9%	100.0%
2015	23.9%	35.0%	3.6%	4.0%	28.7%	4.9%	100.0%
2016	24.2%	34.8%	3.5%	3.9%	28.7%	4.9%	100.0%
2017	24.4%	34.5%	3.5%	3.9%	28.8%	4.9%	100.0%
2018	24.7%	34.3%	3.5%	3.9%	28.8%	4.9%	100.0%
2019	25.0%	34.0%	3.4%	3.9%	28.8%	4.8%	100.0%
2020	25.2%	33.8%	3.4%	3.9%	28.9%	4.8%	100.0%
2021	25.5%	33.6%	3.4%	3.9%	28.9%	4.8%	100.0%
2022	25.8%	33.3%	3.4%	3.8%	28.9%	4.8%	100.0%
2023	26.0%	33.1%	3.3%	3.8%	28.9%	4.8%	100.0%
2024	26.3%	32.9%	3.3%	3.8%	29.0%	4.8%	100.0%
2025	26.5%	32.7%	3.3%	3.8%	29.0%	4.7%	100.0%
2026	26.8%	32.5%	3.3%	3.8%	29.0%	4.7%	100.0%
2027	27.0%	32.2%	3.3%	3.8%	29.0%	4.7%	100.0%
2028	27.3%	32.1%	3.2%	3.8%	29.0%	4.7%	100.0%
2029	27.6%	32.0%	3.2%	3.8%	28.9%	4.6%	100.0%
2030	27.8%	31.8%	3.2%	3.7%	28.9%	4.6%	100.0%
2031	28.0%	31.5%	3.2%	3.7%	29.0%	4.6%	100.0%
2032	28.3%	31.4%	3.1%	3.7%	29.0%	4.6%	100.0%
2033	28.6%	31.2%	3.1%	3.7%	29.0%	4.5%	100.0%
2034	28.8%	31.0%	3.1%	3.6%	29.0%	4.5%	100.0%
2035	29.0%	30.8%	3.0%	3.6%	29.1%	4.5%	100.0%

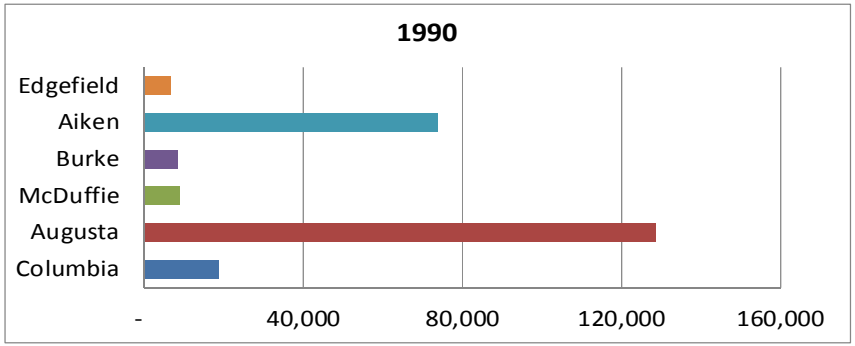


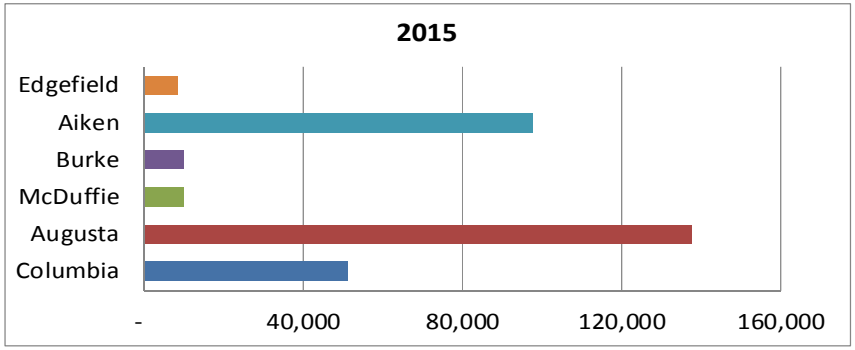


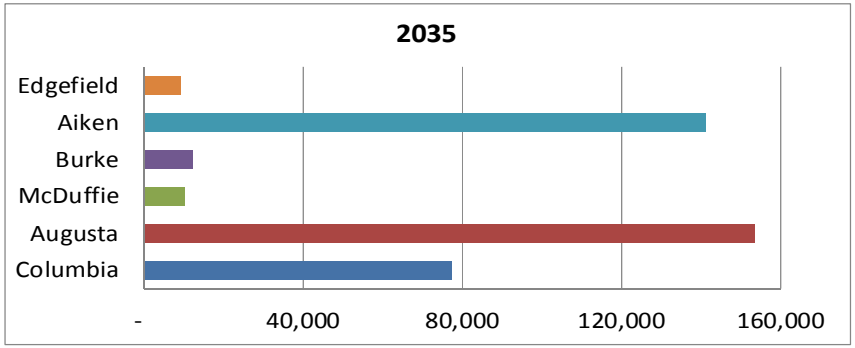


Total Employment

	Columbia County	Augusta-Richmond Co	McDuffie County	Burke County	Aiken County	Edgefield County	MSA
1990	18,711	128,581	8,887	8,280	73,820	6,549	244,828
1991	19,477	124,674	9,025	7,936	73,480	6,309	240,901
1992	20,227	123,483	9,240	7,662	73,750	6,264	240,626
1993	21,359	124,355	9,568	8,011	74,928	6,429	244,650
1994	23,004	125,829	9,797	8,123	74,997	6,690	248,440
1995	24,452	128,274	10,105	8,143	72,506	7,353	250,833
1996	25,765	128,687	10,121	8,028	72,255	7,088	251,944
1997	26,932	131,303	9,908	8,229	73,486	7,266	257,124
1998	29,507	132,191	10,327	8,580	73,878	7,736	262,219
1999	30,853	134,164	10,467	8,702	75,681	8,354	268,221
2000	32,226	134,952	10,672	9,082	75,860	8,209	271,001
2001	32,266	133,319	10,378	9,275	76,015	8,336	269,589
2002	34,170	132,453	10,094	9,272	78,908	8,463	273,360
2003	36,446	134,422	10,358	8,884	80,567	8,426	279,103
2004	39,710	136,532	10,694	8,810	83,403	8,920	288,069
2005	43,311	136,983	11,273	8,857	84,016	8,439	292,879
2006	45,254	136,462	11,117	8,880	84,905	8,226	294,844
2007	47,095	138,257	10,944	8,902	87,880	8,757	301,835
2008	48,725	136,384	10,435	9,022	89,745	8,585	302,896
2009	47,145	134,830	9,783	9,370	88,961	8,446	298,535
2010	46,926	134,060	9,640	9,413	90,741	8,348	299,128
2011	47,176	134,265	9,697	9,685	90,957	8,287	300,067
2012	48,203	135,149	9,733	9,785	92,569	8,332	303,771
2013	49,246	136,021	9,771	9,886	94,217	8,383	307,524
2014	50,310	136,897	9,810	9,987	95,901	8,428	311,333
2015	51,392	137,760	9,845	10,090	97,625	8,480	315,192
2016	52,498	138,624	9,883	10,198	99,387	8,525	319,115
2017	53,620	139,477	9,920	10,301	101,188	8,574	323,080
2018	54,763	140,324	9,954	10,408	103,026	8,623	327,098
2019	55,928	141,166	9,989	10,513	104,908	8,672	331,176
2020	57,119	142,002	10,025	10,624	106,829	8,719	335,318
2021	58,323	142,832	10,062	10,735	108,795	8,770	339,517
2022	59,548	143,656	10,099	10,847	110,804	8,815	343,769
2023	60,795	144,473	10,130	10,958	112,856	8,864	348,076
2024	62,065	145,284	10,164	11,072	114,952	8,914	352,451
2025	63,359	146,087	10,200	11,187	117,094	8,962	356,889
2026	64,674	146,884	10,233	11,305	119,286	9,010	361,392
2027	66,008	147,672	10,270	11,423	121,523	9,059	365,955
2028	67,369	148,456	10,305	11,543	123,812	9,108	370,593
2029	68,747	149,233	10,341	11,666	126,147	9,157	375,291
2030	70,151	150,005	10,374	11,789	128,533	9,206	380,058
2031	71,578	150,764	10,410	11,910	130,974	9,255	384,891
2032	73,026	151,522	10,443	12,034	133,465	9,304	389,794
2033	74,499	152,267	10,478	12,161	136,012	9,355	394,772
2034	75,996	153,008	10,513	12,288	138,611	9,402	399,818
2035	77,511	153,744	10,547	12,419	141,268	9,453	404,942

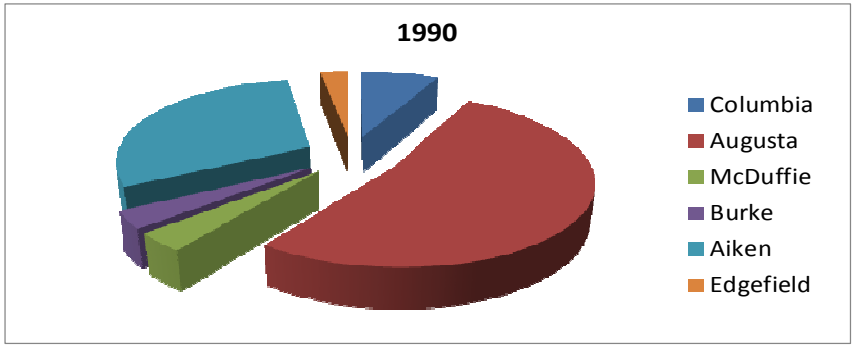


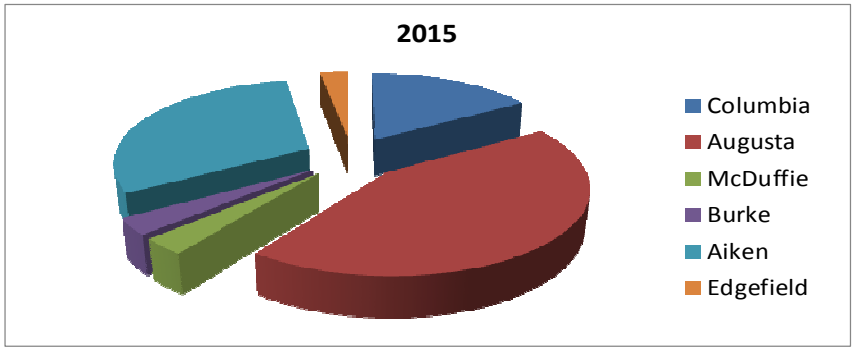


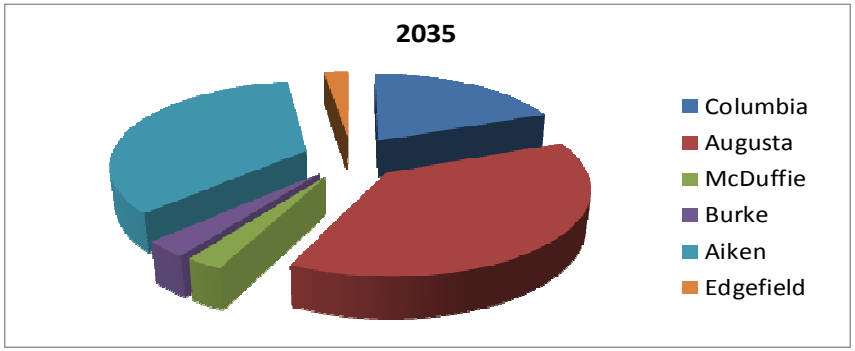


Total Employment (Percent of MSA)

	Columbia County	Augusta-Richmond Co	McDuffie County	Burke County	Aiken County	Edgefield County	MSA
1990	7.6%	52.5%	3.6%	3.4%	30.2%	2.7%	100.0%
1991	8.1%	51.8%	3.7%	3.3%	30.5%	2.6%	100.0%
1992	8.4%	51.3%	3.8%	3.2%	30.6%	2.6%	100.0%
1993	8.7%	50.8%	3.9%	3.3%	30.6%	2.6%	100.0%
1994	9.3%	50.6%	3.9%	3.3%	30.2%	2.7%	100.0%
1995	9.7%	51.1%	4.0%	3.2%	28.9%	2.9%	100.0%
1996	10.2%	51.1%	4.0%	3.2%	28.7%	2.8%	100.0%
1997	10.5%	51.1%	3.9%	3.2%	28.6%	2.8%	100.0%
1998	11.3%	50.4%	3.9%	3.3%	28.2%	3.0%	100.0%
1999	11.5%	50.0%	3.9%	3.2%	28.2%	3.1%	100.0%
2000	11.9%	49.8%	3.9%	3.4%	28.0%	3.0%	100.0%
2001	12.0%	49.5%	3.8%	3.4%	28.2%	3.1%	100.0%
2002	12.5%	48.5%	3.7%	3.4%	28.9%	3.1%	100.0%
2003	13.1%	48.2%	3.7%	3.2%	28.9%	3.0%	100.0%
2004	13.8%	47.4%	3.7%	3.1%	29.0%	3.1%	100.0%
2005	14.8%	46.8%	3.8%	3.0%	28.7%	2.9%	100.0%
2006	15.3%	46.3%	3.8%	3.0%	28.8%	2.8%	100.0%
2007	15.6%	45.8%	3.6%	2.9%	29.1%	2.9%	100.0%
2008	16.1%	45.0%	3.4%	3.0%	29.6%	2.8%	100.0%
2009	15.8%	45.2%	3.3%	3.1%	29.8%	2.8%	100.0%
2010	15.7%	44.8%	3.2%	3.1%	30.3%	2.8%	100.0%
2011	15.7%	44.7%	3.2%	3.2%	30.3%	2.8%	100.0%
2012	15.9%	44.5%	3.2%	3.2%	30.5%	2.7%	100.0%
2013	16.0%	44.2%	3.2%	3.2%	30.6%	2.7%	100.0%
2014	16.2%	44.0%	3.2%	3.2%	30.8%	2.7%	100.0%
2015	16.3%	43.7%	3.1%	3.2%	31.0%	2.7%	100.0%
2016	16.5%	43.4%	3.1%	3.2%	31.1%	2.7%	100.0%
2017	16.6%	43.2%	3.1%	3.2%	31.3%	2.7%	100.0%
2018	16.7%	42.9%	3.0%	3.2%	31.5%	2.6%	100.0%
2019	16.9%	42.6%	3.0%	3.2%	31.7%	2.6%	100.0%
2020	17.0%	42.3%	3.0%	3.2%	31.9%	2.6%	100.0%
2021	17.2%	42.1%	3.0%	3.2%	32.0%	2.6%	100.0%
2022	17.3%	41.8%	2.9%	3.2%	32.2%	2.6%	100.0%
2023	17.5%	41.5%	2.9%	3.1%	32.4%	2.5%	100.0%
2024	17.6%	41.2%	2.9%	3.1%	32.6%	2.5%	100.0%
2025	17.8%	40.9%	2.9%	3.1%	32.8%	2.5%	100.0%
2026	17.9%	40.6%	2.8%	3.1%	33.0%	2.5%	100.0%
2027	18.0%	40.4%	2.8%	3.1%	33.2%	2.5%	100.0%
2028	18.2%	40.1%	2.8%	3.1%	33.4%	2.5%	100.0%
2029	18.3%	39.8%	2.8%	3.1%	33.6%	2.4%	100.0%
2030	18.5%	39.5%	2.7%	3.1%	33.8%	2.4%	100.0%
2031	18.6%	39.2%	2.7%	3.1%	34.0%	2.4%	100.0%
2032	18.7%	38.9%	2.7%	3.1%	34.2%	2.4%	100.0%
2033	18.9%	38.6%	2.7%	3.1%	34.5%	2.4%	100.0%
2034	19.0%	38.3%	2.6%	3.1%	34.7%	2.4%	100.0%
2035	19.1%	38.0%	2.6%	3.1%	34.9%	2.3%	100.0%

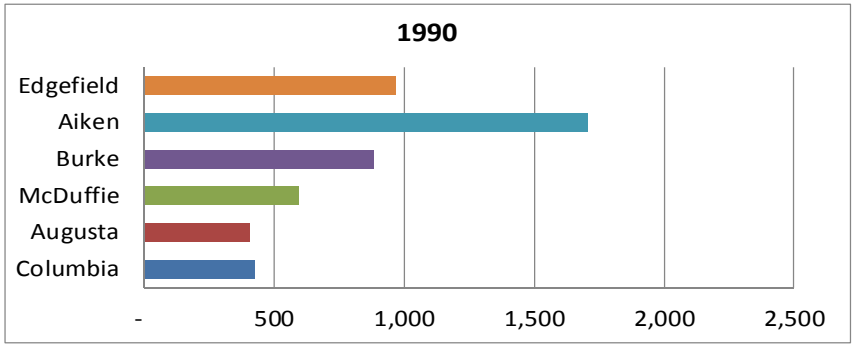


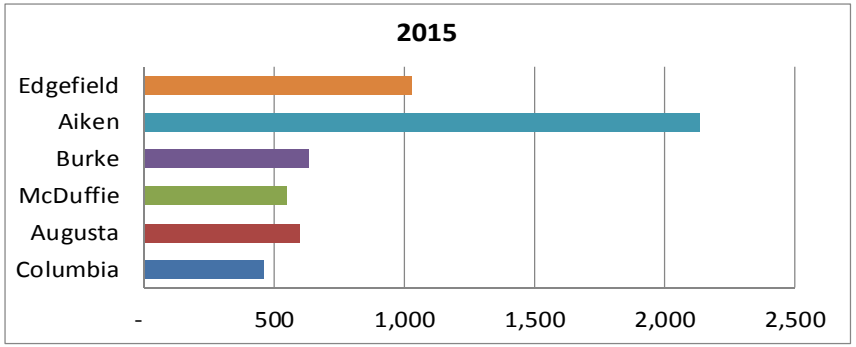


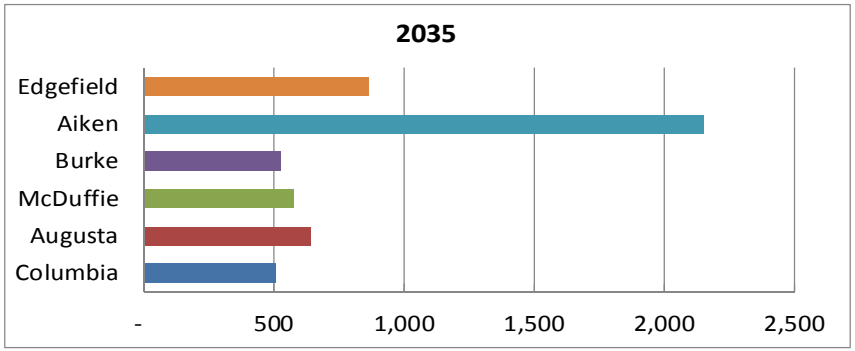


Farm, Forestry and Mining Jobs

	Columbia County	Augusta-Richmond Co	McDuffie County	Burke County	Aiken County	Edgefield County	MSA
1990	427	408	593	882	1,708	968	4,986
1991	403	388	616	835	1,663	835	4,740
1992	404	386	612	804	1,666	760	4,632
1993	443	390	641	811	1,698	791	4,774
1994	454	384	657	796	1,714	809	4,814
1995	474	384	703	793	1,671	905	4,930
1996	463	385	688	778	1,660	934	4,908
1997	506	403	769	828	1,708	1,070	5,284
1998	505	414	786	852	1,805	1,107	5,469
1999	461	409	742	818	1,704	1,015	5,149
2000	469	393	732	822	1,661	895	4,972
2001	457	387	725	802	1,692	898	4,961
2002	439	378	736	744	1,631	952	4,880
2003	471	378	710	727	1,649	910	4,845
2004	462	380	670	711	1,701	981	4,905
2005	482	406	666	734	1,793	930	5,011
2006	482	420	584	692	1,841	970	4,989
2007	493	397	580	670	1,805	941	4,886
2008	507	460	653	778	1,932	983	5,313
2009	522	483	575	681	2,022	1,051	5,334
2010	440	525	591	653	2,104	1,043	5,356
2011	449	590	536	661	2,140	1,059	5,435
2012	452	592	538	654	2,139	1,050	5,425
2013	455	594	541	648	2,137	1,041	5,416
2014	457	598	543	641	2,136	1,033	5,408
2015	460	600	544	635	2,136	1,025	5,400
2016	463	602	548	628	2,135	1,016	5,392
2017	465	604	550	621	2,134	1,008	5,382
2018	467	606	551	615	2,133	999	5,371
2019	470	609	554	609	2,134	991	5,367
2020	474	611	556	603	2,134	983	5,361
2021	476	613	557	597	2,133	975	5,351
2022	478	616	560	592	2,134	966	5,346
2023	481	619	561	586	2,135	958	5,340
2024	483	620	562	580	2,135	950	5,330
2025	486	622	565	575	2,137	942	5,327
2026	488	624	566	569	2,137	934	5,318
2027	491	627	567	564	2,139	926	5,314
2028	494	629	570	559	2,140	919	5,311
2029	495	631	570	554	2,142	910	5,302
2030	498	634	572	550	2,143	903	5,300
2031	501	635	574	545	2,147	896	5,298
2032	503	637	574	540	2,148	888	5,290
2033	505	640	576	535	2,151	881	5,288
2034	508	642	577	530	2,153	873	5,283
2035	510	645	578	526	2,157	866	5,282

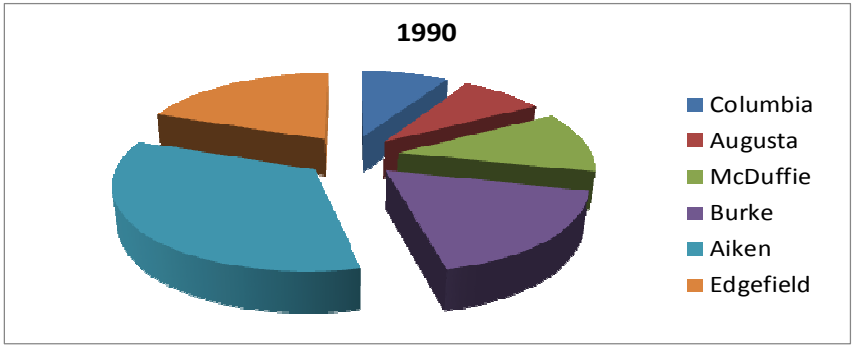


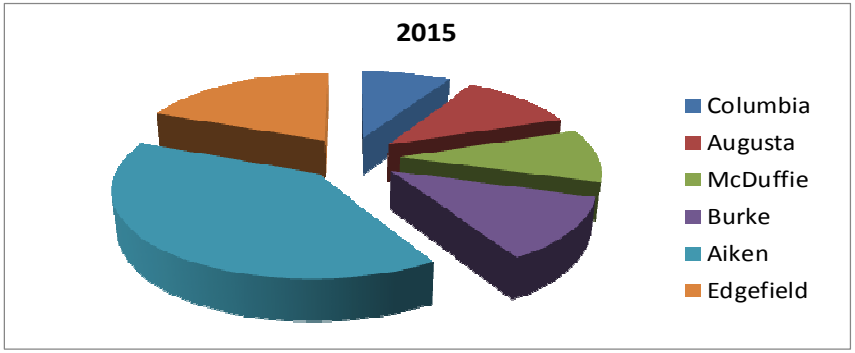


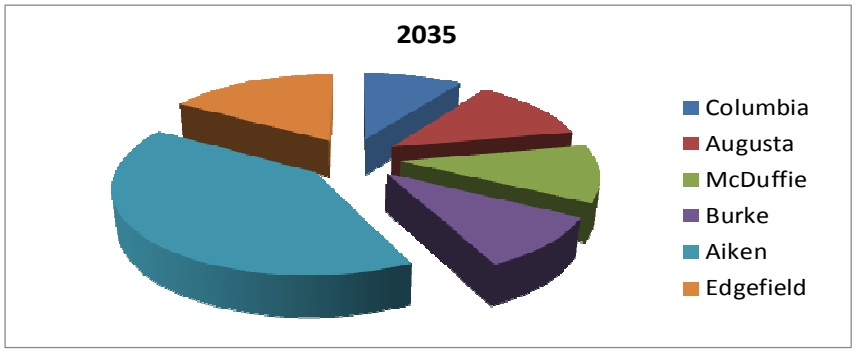


Farm, Forestry and Mining Jobs (Percent of MSA)

	Columbia County	Augusta-Richmond Co	McDuffie County	Burke County	Aiken County	Edgefield County	MSA
1990	8.6%	8.2%	11.9%	17.7%	34.3%	19.4%	100.0%
1991	8.5%	8.2%	13.0%	17.6%	35.1%	17.6%	100.0%
1992	8.7%	8.3%	13.2%	17.4%	36.0%	16.4%	100.0%
1993	9.3%	8.2%	13.4%	17.0%	35.6%	16.6%	100.0%
1994	9.4%	8.0%	13.6%	16.5%	35.6%	16.8%	100.0%
1995	9.6%	7.8%	14.3%	16.1%	33.9%	18.4%	100.0%
1996	9.4%	7.8%	14.0%	15.9%	33.8%	19.0%	100.0%
1997	9.6%	7.6%	14.6%	15.7%	32.3%	20.2%	100.0%
1998	9.2%	7.6%	14.4%	15.6%	33.0%	20.2%	100.0%
1999	9.0%	7.9%	14.4%	15.9%	33.1%	19.7%	100.0%
2000	9.4%	7.9%	14.7%	16.5%	33.4%	18.0%	100.0%
2001	9.2%	7.8%	14.6%	16.2%	34.1%	18.1%	100.0%
2002	9.0%	7.7%	15.1%	15.2%	33.4%	19.5%	100.0%
2003	9.7%	7.8%	14.7%	15.0%	34.0%	18.8%	100.0%
2004	9.4%	7.7%	13.7%	14.5%	34.7%	20.0%	100.0%
2005	9.6%	8.1%	13.3%	14.6%	35.8%	18.6%	100.0%
2006	9.7%	8.4%	11.7%	13.9%	36.9%	19.4%	100.0%
2007	10.1%	8.1%	11.9%	13.7%	36.9%	19.3%	100.0%
2008	9.5%	8.7%	12.3%	14.6%	36.4%	18.5%	100.0%
2009	9.8%	9.1%	10.8%	12.8%	37.9%	19.7%	100.0%
2010	8.2%	9.8%	11.0%	12.2%	39.3%	19.5%	100.0%
2011	8.3%	10.9%	9.9%	12.2%	39.4%	19.5%	100.0%
2012	8.3%	10.9%	9.9%	12.1%	39.4%	19.4%	100.0%
2013	8.4%	11.0%	10.0%	12.0%	39.5%	19.2%	100.0%
2014	8.5%	11.1%	10.0%	11.9%	39.5%	19.1%	100.0%
2015	8.5%	11.1%	10.1%	11.8%	39.6%	19.0%	100.0%
2016	8.6%	11.2%	10.2%	11.6%	39.6%	18.8%	100.0%
2017	8.6%	11.2%	10.2%	11.5%	39.7%	18.7%	100.0%
2018	8.7%	11.3%	10.3%	11.5%	39.7%	18.6%	100.0%
2019	8.8%	11.3%	10.3%	11.3%	39.8%	18.5%	100.0%
2020	8.8%	11.4%	10.4%	11.2%	39.8%	18.3%	100.0%
2021	8.9%	11.5%	10.4%	11.2%	39.9%	18.2%	100.0%
2022	8.9%	11.5%	10.5%	11.1%	39.9%	18.1%	100.0%
2023	9.0%	11.6%	10.5%	11.0%	40.0%	17.9%	100.0%
2024	9.1%	11.6%	10.5%	10.9%	40.1%	17.8%	100.0%
2025	9.1%	11.7%	10.6%	10.8%	40.1%	17.7%	100.0%
2026	9.2%	11.7%	10.6%	10.7%	40.2%	17.6%	100.0%
2027	9.2%	11.8%	10.7%	10.6%	40.3%	17.4%	100.0%
2028	9.3%	11.8%	10.7%	10.5%	40.3%	17.3%	100.0%
2029	9.3%	11.9%	10.8%	10.4%	40.4%	17.2%	100.0%
2030	9.4%	12.0%	10.8%	10.4%	40.4%	17.0%	100.0%
2031	9.5%	12.0%	10.8%	10.3%	40.5%	16.9%	100.0%
2032	9.5%	12.0%	10.9%	10.2%	40.6%	16.8%	100.0%
2033	9.5%	12.1%	10.9%	10.1%	40.7%	16.7%	100.0%
2034	9.6%	12.2%	10.9%	10.0%	40.8%	16.5%	100.0%
2035	9.7%	12.2%	10.9%	10.0%	40.8%	16.4%	100.0%

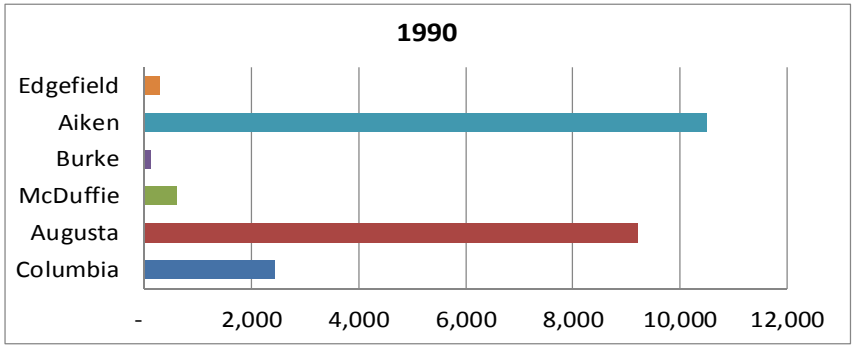


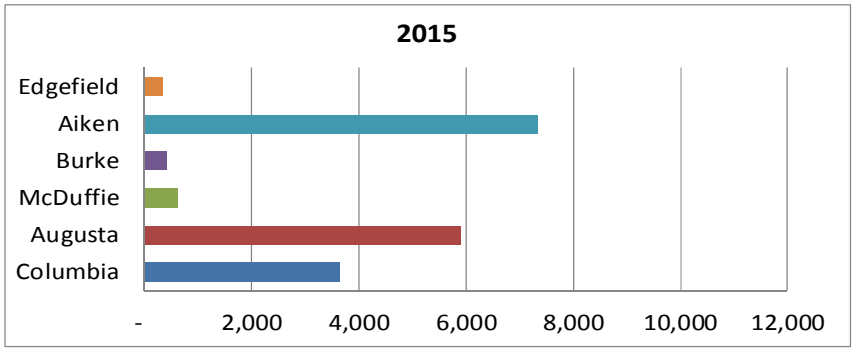


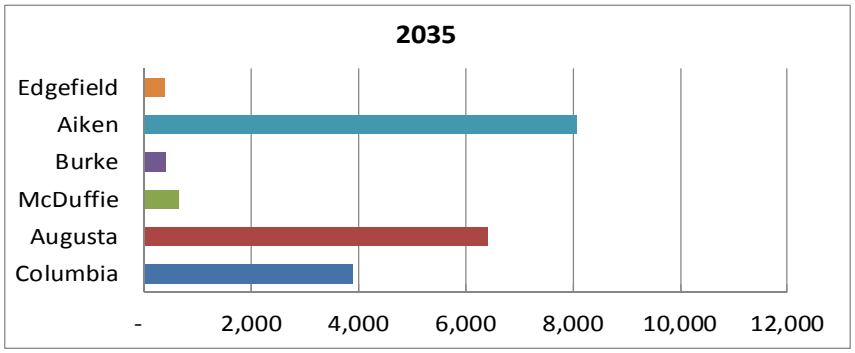


Construction Jobs

	Columbia County	Augusta-Richmond Co	McDuffie County	Burke County	Aiken County	Edgefield County	MSA
1990	2,451	9,208	611	120	10,496	284	23,170
1991	2,430	5,472	769	116	9,255	271	18,313
1992	2,448	5,054	801	108	7,274	202	15,887
1993	2,462	4,882	835	113	7,259	226	15,777
1994	2,580	5,102	815	127	6,919	249	15,792
1995	2,765	5,079	787	132	6,295	276	15,334
1996	2,881	5,992	726	133	5,648	256	15,636
1997	2,977	6,558	782	140	6,276	296	17,029
1998	3,168	6,812	793	262	6,646	394	18,075
1999	3,492	7,403	965	253	7,174	407	19,694
2000	3,605	6,724	1,014	318	7,236	403	19,300
2001	3,644	6,346	992	362	7,467	386	19,197
2002	3,777	5,974	897	371	7,640	335	18,994
2003	3,917	6,323	861	402	7,977	347	19,827
2004	4,267	6,306	882	465	7,975	363	20,258
2005	4,794	6,713	983	439	8,209	364	21,502
2006	4,984	6,719	923	433	8,460	422	21,941
2007	5,093	6,739	880	435	8,356	505	22,008
2008	4,702	6,356	855	448	7,744	450	20,555
2009	4,063	5,773	726	442	7,033	442	18,479
2010	3,799	5,599	635	421	7,207	362	18,023
2011	3,582	5,761	612	411	7,159	338	17,863
2012	3,599	5,794	614	412	7,203	341	17,963
2013	3,616	5,826	617	413	7,247	344	18,063
2014	3,633	5,858	619	414	7,291	347	18,162
2015	3,649	5,889	621	415	7,334	350	18,258
2016	3,665	5,921	623	416	7,376	352	18,353
2017	3,681	5,951	625	417	7,418	355	18,447
2018	3,696	5,982	627	418	7,460	358	18,541
2019	3,711	6,011	629	418	7,501	361	18,631
2020	3,726	6,041	631	419	7,542	364	18,723
2021	3,741	6,070	633	420	7,582	367	18,813
2022	3,755	6,098	635	420	7,621	369	18,898
2023	3,769	6,126	636	421	7,661	372	18,985
2024	3,783	6,154	638	422	7,699	375	19,071
2025	3,796	6,181	640	422	7,737	378	19,154
2026	3,809	6,208	641	423	7,774	380	19,235
2027	3,822	6,234	643	423	7,811	383	19,316
2028	3,834	6,260	644	424	7,848	386	19,396
2029	3,846	6,285	646	424	7,884	388	19,473
2030	3,858	6,310	647	424	7,919	391	19,549
2031	3,870	6,334	648	425	7,953	394	19,624
2032	3,881	6,358	650	425	7,988	396	19,698
2033	3,892	6,381	651	425	8,021	399	19,769
2034	3,902	6,404	652	425	8,054	402	19,839
2035	3,912	6,427	653	426	8,086	404	19,908

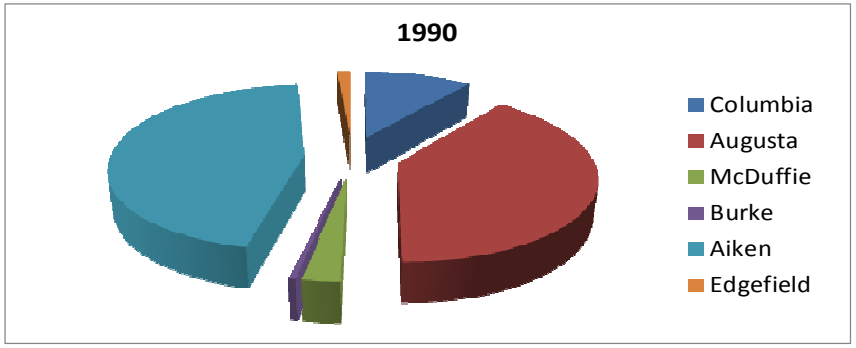


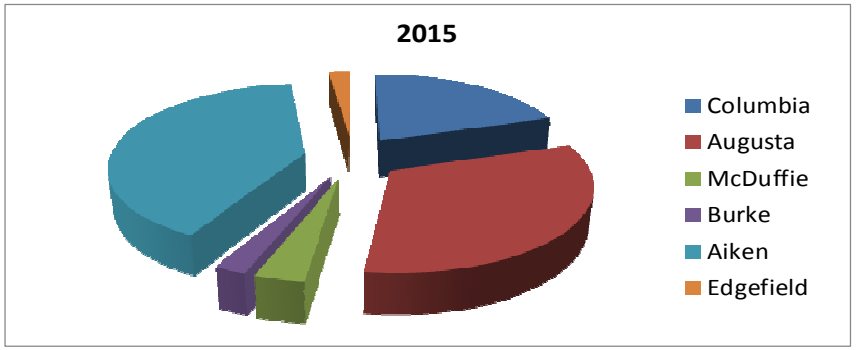


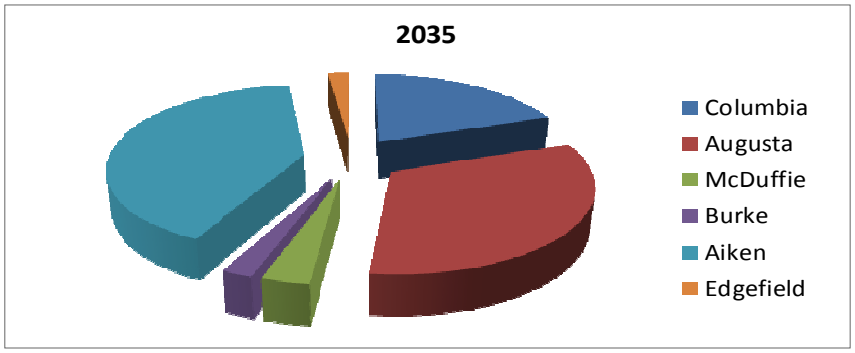


Construction Jobs (Percent of MSA)

	Columbia County	Augusta-Richmond Co	McDuffie County	Burke County	Aiken County	Edgefield County	MSA
1990	10.6%	39.7%	2.6%	0.5%	45.3%	1.2%	100.0%
1991	13.3%	29.9%	4.2%	0.6%	50.5%	1.5%	100.0%
1992	15.4%	31.8%	5.0%	0.7%	45.8%	1.3%	100.0%
1993	15.6%	30.9%	5.3%	0.7%	46.0%	1.4%	100.0%
1994	16.3%	32.3%	5.2%	0.8%	43.8%	1.6%	100.0%
1995	18.0%	33.1%	5.1%	0.9%	41.1%	1.8%	100.0%
1996	18.4%	38.3%	4.6%	0.9%	36.1%	1.6%	100.0%
1997	17.5%	38.5%	4.6%	0.8%	36.9%	1.7%	100.0%
1998	17.5%	37.7%	4.4%	1.4%	36.8%	2.2%	100.0%
1999	17.7%	37.6%	4.9%	1.3%	36.4%	2.1%	100.0%
2000	18.7%	34.8%	5.3%	1.6%	37.5%	2.1%	100.0%
2001	19.0%	33.1%	5.2%	1.9%	38.9%	2.0%	100.0%
2002	19.9%	31.5%	4.7%	2.0%	40.2%	1.8%	100.0%
2003	19.8%	31.9%	4.3%	2.0%	40.2%	1.8%	100.0%
2004	21.1%	31.1%	4.4%	2.3%	39.4%	1.8%	100.0%
2005	22.3%	31.2%	4.6%	2.0%	38.2%	1.7%	100.0%
2006	22.7%	30.6%	4.2%	2.0%	38.6%	1.9%	100.0%
2007	23.1%	30.6%	4.0%	2.0%	38.0%	2.3%	100.0%
2008	22.9%	30.9%	4.2%	2.2%	37.7%	2.2%	100.0%
2009	22.0%	31.2%	3.9%	2.4%	38.1%	2.4%	100.0%
2010	21.1%	31.1%	3.5%	2.3%	40.0%	2.0%	100.0%
2011	20.1%	32.3%	3.4%	2.3%	40.1%	1.9%	100.0%
2012	20.0%	32.3%	3.4%	2.3%	40.1%	1.9%	100.0%
2013	20.0%	32.3%	3.4%	2.3%	40.1%	1.9%	100.0%
2014	20.0%	32.3%	3.4%	2.3%	40.1%	1.9%	100.0%
2015	20.0%	32.3%	3.4%	2.3%	40.2%	1.9%	100.0%
2016	20.0%	32.3%	3.4%	2.3%	40.2%	1.9%	100.0%
2017	20.0%	32.3%	3.4%	2.3%	40.2%	1.9%	100.0%
2018	19.9%	32.3%	3.4%	2.3%	40.2%	1.9%	100.0%
2019	19.9%	32.3%	3.4%	2.2%	40.3%	1.9%	100.0%
2020	19.9%	32.3%	3.4%	2.2%	40.3%	1.9%	100.0%
2021	19.9%	32.3%	3.4%	2.2%	40.3%	2.0%	100.0%
2022	19.9%	32.3%	3.4%	2.2%	40.3%	2.0%	100.0%
2023	19.9%	32.3%	3.4%	2.2%	40.4%	2.0%	100.0%
2024	19.8%	32.3%	3.3%	2.2%	40.4%	2.0%	100.0%
2025	19.8%	32.3%	3.3%	2.2%	40.4%	2.0%	100.0%
2026	19.8%	32.3%	3.3%	2.2%	40.4%	2.0%	100.0%
2027	19.8%	32.3%	3.3%	2.2%	40.4%	2.0%	100.0%
2028	19.8%	32.3%	3.3%	2.2%	40.5%	2.0%	100.0%
2029	19.8%	32.3%	3.3%	2.2%	40.5%	2.0%	100.0%
2030	19.7%	32.3%	3.3%	2.2%	40.5%	2.0%	100.0%
2031	19.7%	32.3%	3.3%	2.2%	40.5%	2.0%	100.0%
2032	19.7%	32.3%	3.3%	2.2%	40.6%	2.0%	100.0%
2033	19.7%	32.3%	3.3%	2.1%	40.6%	2.0%	100.0%
2034	19.7%	32.3%	3.3%	2.1%	40.6%	2.0%	100.0%
2035	19.7%	32.3%	3.3%	2.1%	40.6%	2.0%	100.0%

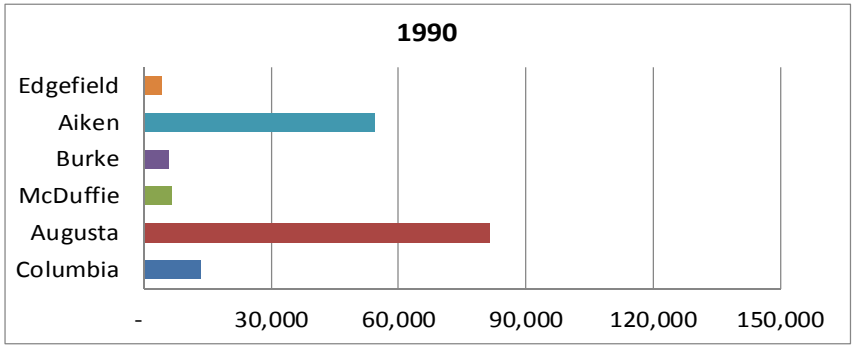


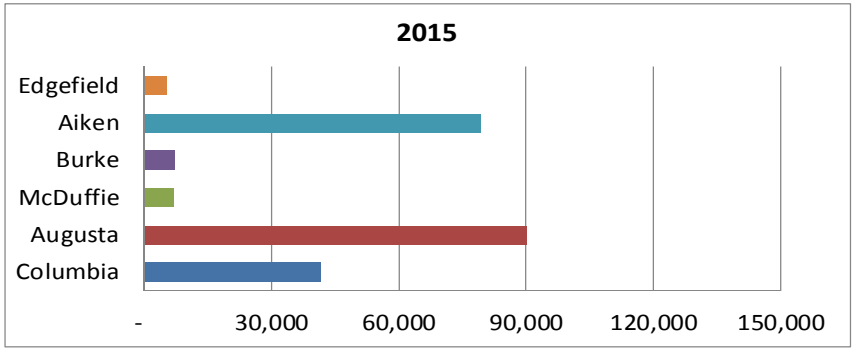


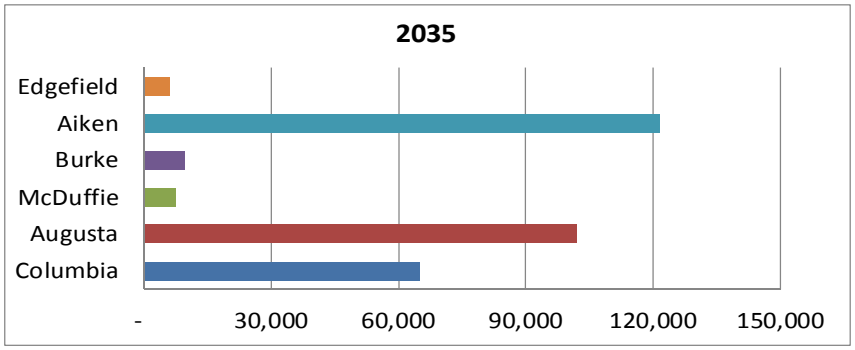


Commercial and Industrial Jobs

	Columbia County	Augusta-Richmond Co	McDuffie County	Burke County	Aiken County	Edgefield County	MSA
1990	13,104	81,565	6,395	5,807	54,423	4,073	165,367
1991	13,864	82,591	6,292	5,498	55,250	3,975	167,470
1992	14,389	81,681	6,450	5,198	57,026	4,074	168,818
1993	15,363	83,339	6,696	5,478	57,890	4,155	172,921
1994	16,790	83,372	6,895	5,531	58,468	4,369	175,425
1995	18,173	85,566	7,163	5,522	56,610	4,868	177,902
1996	19,268	85,416	7,203	5,437	57,138	4,552	179,014
1997	20,268	86,051	6,836	5,573	57,572	4,496	180,796
1998	22,583	86,606	7,168	5,838	57,616	4,562	184,373
1999	23,572	88,622	7,099	6,056	58,969	5,071	189,389
2000	24,718	89,562	7,163	6,358	58,803	5,153	191,757
2001	24,565	88,553	6,918	6,559	58,760	5,303	190,658
2002	26,183	88,297	6,707	6,592	61,522	5,401	194,702
2003	28,116	89,307	6,990	6,173	62,671	5,405	198,662
2004	30,781	91,620	7,378	6,100	65,570	5,816	207,265
2005	33,717	91,315	7,889	6,150	65,329	5,389	209,789
2006	34,834	90,740	7,806	6,177	65,885	5,082	210,524
2007	36,287	91,761	7,693	6,200	68,890	5,544	216,375
2008	37,989	89,595	7,146	6,147	71,172	5,357	217,406
2009	36,990	87,413	6,734	6,606	71,094	5,144	213,981
2010	37,206	86,358	6,711	6,749	72,574	5,094	214,692
2011	37,718	87,402	6,923	7,016	72,917	5,058	217,034
2012	38,630	88,050	6,953	7,113	74,453	5,100	220,299
2013	39,558	88,690	6,982	7,208	76,027	5,149	223,614
2014	40,506	89,333	7,014	7,306	77,636	5,189	226,984
2015	41,473	89,969	7,043	7,405	79,286	5,238	230,414
2016	42,460	90,607	7,074	7,508	80,978	5,282	233,909
2017	43,464	91,239	7,104	7,608	82,709	5,328	237,452
2018	44,489	91,866	7,134	7,710	84,478	5,374	241,051
2019	45,534	92,491	7,162	7,813	86,291	5,421	244,712
2020	46,602	93,114	7,192	7,920	88,145	5,465	248,438
2021	47,685	93,733	7,224	8,027	90,046	5,513	252,228
2022	48,788	94,349	7,256	8,136	91,991	5,558	256,078
2023	49,911	94,962	7,284	8,244	93,978	5,605	259,984
2024	51,056	95,571	7,314	8,354	96,014	5,652	263,961
2025	52,225	96,177	7,344	8,466	98,095	5,699	268,006
2026	53,414	96,778	7,376	8,580	100,229	5,746	272,123
2027	54,620	97,375	7,409	8,696	102,406	5,793	276,299
2028	55,853	97,969	7,440	8,811	104,639	5,840	280,552
2029	57,105	98,561	7,473	8,931	106,918	5,890	284,878
2030	58,378	99,150	7,503	9,051	109,252	5,936	289,270
2031	59,674	99,731	7,537	9,168	111,639	5,983	293,732
2032	60,991	100,313	7,568	9,290	114,079	6,033	298,274
2033	62,332	100,884	7,602	9,414	116,576	6,082	302,890
2034	63,695	101,456	7,635	9,540	119,127	6,128	307,581
2035	65,078	102,026	7,669	9,667	121,737	6,178	312,355

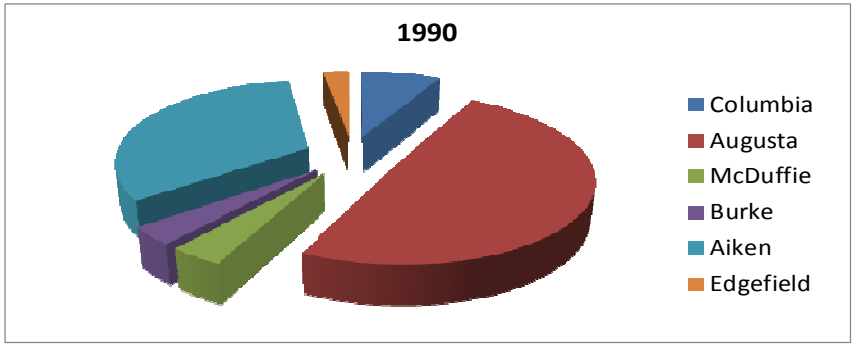


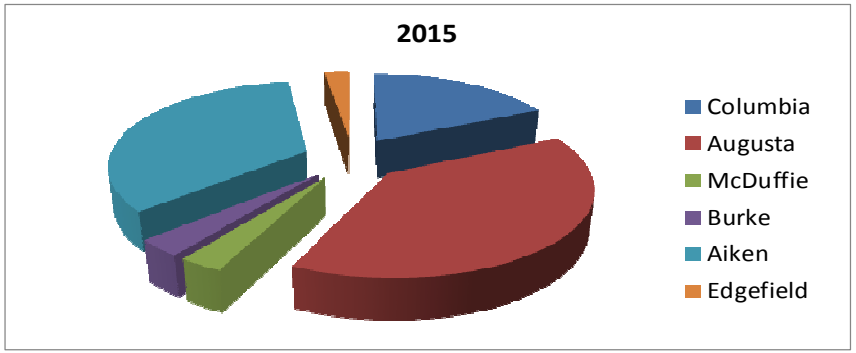


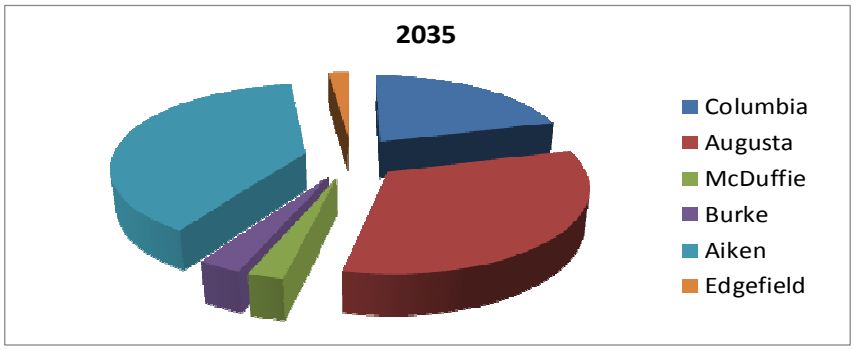


Commercial and Industrial Jobs (Percent of MSA)

	Columbia County	Augusta-Richmond Co	McDuffie County	Burke County	Aiken County	Edgefield County	MSA
1990	7.9%	49.3%	3.9%	3.5%	32.9%	2.5%	100.0%
1991	8.3%	49.3%	3.8%	3.3%	33.0%	2.4%	100.0%
1992	8.5%	48.4%	3.8%	3.1%	33.8%	2.4%	100.0%
1993	8.9%	48.2%	3.9%	3.2%	33.5%	2.4%	100.0%
1994	9.6%	47.5%	3.9%	3.2%	33.3%	2.5%	100.0%
1995	10.2%	48.1%	4.0%	3.1%	31.8%	2.7%	100.0%
1996	10.8%	47.7%	4.0%	3.0%	31.9%	2.5%	100.0%
1997	11.2%	47.6%	3.8%	3.1%	31.8%	2.5%	100.0%
1998	12.2%	47.0%	3.9%	3.2%	31.2%	2.5%	100.0%
1999	12.4%	46.8%	3.7%	3.2%	31.1%	2.7%	100.0%
2000	12.9%	46.7%	3.7%	3.3%	30.7%	2.7%	100.0%
2001	12.9%	46.4%	3.6%	3.4%	30.8%	2.8%	100.0%
2002	13.4%	45.3%	3.4%	3.4%	31.6%	2.8%	100.0%
2003	14.2%	45.0%	3.5%	3.1%	31.5%	2.7%	100.0%
2004	14.9%	44.2%	3.6%	2.9%	31.6%	2.8%	100.0%
2005	16.1%	43.5%	3.8%	2.9%	31.1%	2.6%	100.0%
2006	16.5%	43.1%	3.7%	2.9%	31.3%	2.4%	100.0%
2007	16.8%	42.4%	3.6%	2.9%	31.8%	2.6%	100.0%
2008	17.5%	41.2%	3.3%	2.8%	32.7%	2.5%	100.0%
2009	17.3%	40.9%	3.1%	3.1%	33.2%	2.4%	100.0%
2010	17.3%	40.2%	3.1%	3.1%	33.8%	2.4%	100.0%
2011	17.4%	40.3%	3.2%	3.2%	33.6%	2.3%	100.0%
2012	17.5%	40.0%	3.2%	3.2%	33.8%	2.3%	100.0%
2013	17.7%	39.7%	3.1%	3.2%	34.0%	2.3%	100.0%
2014	17.8%	39.4%	3.1%	3.2%	34.2%	2.3%	100.0%
2015	18.0%	39.0%	3.1%	3.2%	34.4%	2.3%	100.0%
2016	18.2%	38.7%	3.0%	3.2%	34.6%	2.3%	100.0%
2017	18.3%	38.4%	3.0%	3.2%	34.8%	2.2%	100.0%
2018	18.5%	38.1%	3.0%	3.2%	35.0%	2.2%	100.0%
2019	18.6%	37.8%	2.9%	3.2%	35.3%	2.2%	100.0%
2020	18.8%	37.5%	2.9%	3.2%	35.5%	2.2%	100.0%
2021	18.9%	37.2%	2.9%	3.2%	35.7%	2.2%	100.0%
2022	19.1%	36.8%	2.8%	3.2%	35.9%	2.2%	100.0%
2023	19.2%	36.5%	2.8%	3.2%	36.1%	2.2%	100.0%
2024	19.3%	36.2%	2.8%	3.2%	36.4%	2.1%	100.0%
2025	19.5%	35.9%	2.7%	3.2%	36.6%	2.1%	100.0%
2026	19.6%	35.6%	2.7%	3.2%	36.8%	2.1%	100.0%
2027	19.8%	35.2%	2.7%	3.1%	37.1%	2.1%	100.0%
2028	19.9%	34.9%	2.7%	3.1%	37.3%	2.1%	100.0%
2029	20.0%	34.6%	2.6%	3.1%	37.5%	2.1%	100.0%
2030	20.2%	34.3%	2.6%	3.1%	37.8%	2.1%	100.0%
2031	20.3%	34.0%	2.6%	3.1%	38.0%	2.0%	100.0%
2032	20.4%	33.6%	2.5%	3.1%	38.2%	2.0%	100.0%
2033	20.6%	33.3%	2.5%	3.1%	38.5%	2.0%	100.0%
2034	20.7%	33.0%	2.5%	3.1%	38.7%	2.0%	100.0%
2035	20.8%	32.7%	2.5%	3.1%	39.0%	2.0%	100.0%

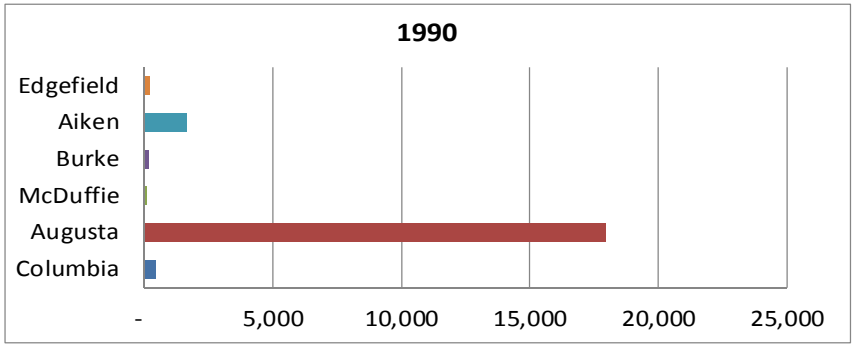


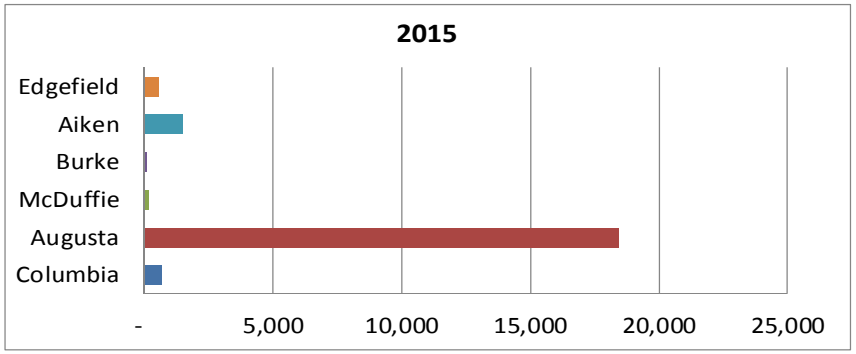


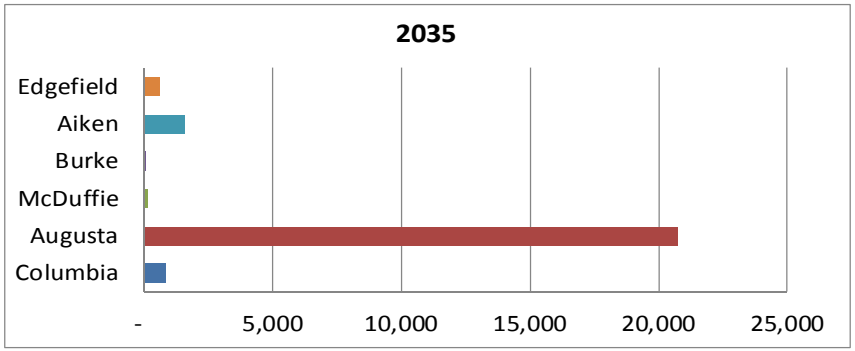


Federal Civilian and Military Jobs

	Columbia County	Augusta-Richmond Co	McDuffie County	Burke County	Aiken County	Edgefield County	MSA
1990	444	17,931	142	166	1,664	208	20,555
1991	390	16,735	132	150	1,738	200	19,345
1992	416	16,684	140	157	1,839	200	19,436
1993	417	15,627	135	154	1,832	204	18,369
1994	376	16,279	129	145	1,802	197	18,928
1995	394	16,340	133	137	1,791	199	18,994
1996	384	16,046	146	139	1,776	202	18,693
1997	400	16,811	155	138	1,723	227	19,454
1998	411	16,060	164	142	1,703	453	18,933
1999	416	15,524	180	141	1,636	613	18,510
2000	403	16,305	183	144	1,696	611	19,342
2001	404	16,459	169	136	1,590	589	19,347
2002	442	15,967	179	137	1,524	576	18,825
2003	454	16,227	181	139	1,514	565	19,080
2004	428	15,856	172	136	1,448	553	18,593
2005	431	15,417	167	127	1,400	530	18,072
2006	454	15,714	162	128	1,391	517	18,366
2007	472	16,221	163	125	1,393	517	18,891
2008	537	17,138	174	125	1,434	526	19,934
2009	567	18,313	182	121	1,480	530	21,193
2010	593	18,823	173	120	1,534	552	21,795
2011	616	17,967	158	118	1,473	523	20,855
2012	625	18,083	158	117	1,479	528	20,990
2013	633	18,200	159	117	1,484	532	21,125
2014	642	18,317	160	116	1,490	538	21,263
2015	650	18,434	161	115	1,496	543	21,399
2016	660	18,551	161	116	1,501	547	21,536
2017	669	18,668	162	115	1,506	552	21,672
2018	679	18,785	162	115	1,512	557	21,810
2019	688	18,902	163	114	1,517	561	21,945
2020	699	19,019	164	113	1,522	566	22,083
2021	709	19,137	165	113	1,527	572	22,223
2022	720	19,254	165	112	1,532	576	22,359
2023	731	19,370	166	111	1,537	581	22,496
2024	743	19,488	166	111	1,542	586	22,636
2025	754	19,605	167	110	1,546	590	22,772
2026	766	19,722	167	110	1,551	595	22,911
2027	778	19,838	168	109	1,556	600	23,049
2028	791	19,956	169	109	1,560	605	23,190
2029	803	20,072	170	109	1,564	609	23,327
2030	817	20,189	171	108	1,568	615	23,468
2031	830	20,306	171	108	1,572	620	23,607
2032	844	20,423	172	107	1,576	624	23,746
2033	858	20,540	172	107	1,580	629	23,886
2034	874	20,656	173	106	1,584	634	24,027
2035	888	20,771	173	106	1,587	639	24,164

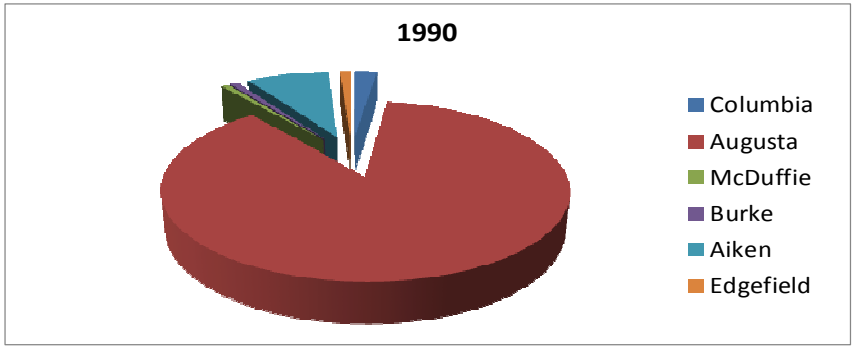


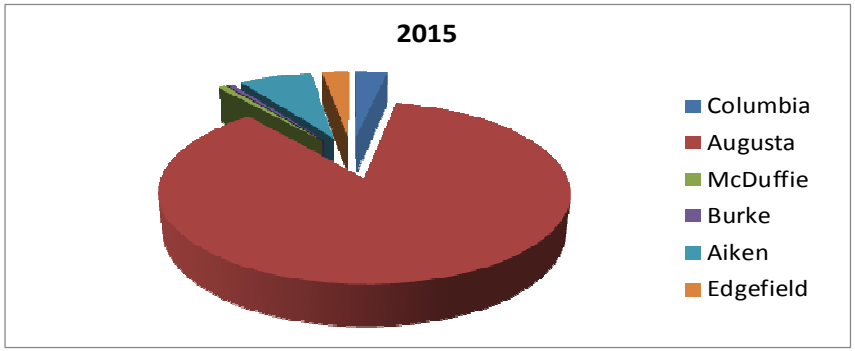


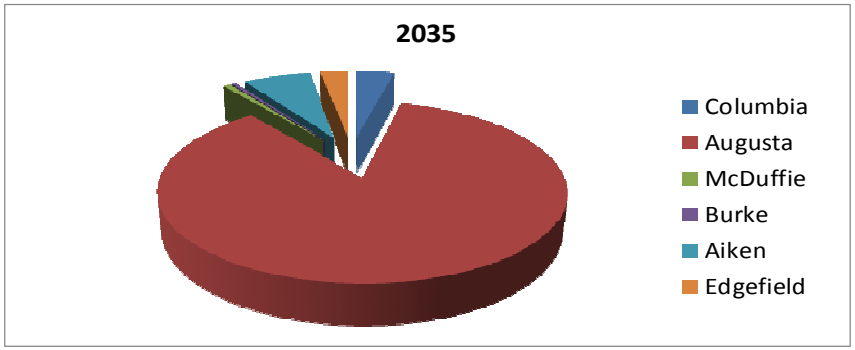


Federal Civilian and Military Jobs (Percent of MSA)

	Columbia County	Augusta-Richmond Co	McDuffie County	Burke County	Aiken County	Edgefield County	MSA
1990	2.2%	87.2%	0.7%	0.8%	8.1%	1.0%	100.0%
1991	2.0%	86.5%	0.7%	0.8%	9.0%	1.0%	100.0%
1992	2.1%	85.8%	0.7%	0.8%	9.5%	1.0%	100.0%
1993	2.3%	85.1%	0.7%	0.8%	10.0%	1.1%	100.0%
1994	2.0%	86.0%	0.7%	0.8%	9.5%	1.0%	100.0%
1995	2.1%	86.0%	0.7%	0.7%	9.4%	1.0%	100.0%
1996	2.1%	85.8%	0.8%	0.7%	9.5%	1.1%	100.0%
1997	2.1%	86.4%	0.8%	0.7%	8.9%	1.2%	100.0%
1998	2.2%	84.8%	0.9%	0.8%	9.0%	2.4%	100.0%
1999	2.2%	83.9%	1.0%	0.8%	8.8%	3.3%	100.0%
2000	2.1%	84.3%	0.9%	0.7%	8.8%	3.2%	100.0%
2001	2.1%	85.1%	0.9%	0.7%	8.2%	3.0%	100.0%
2002	2.3%	84.8%	1.0%	0.7%	8.1%	3.1%	100.0%
2003	2.4%	85.0%	0.9%	0.7%	7.9%	3.0%	100.0%
2004	2.3%	85.3%	0.9%	0.7%	7.8%	3.0%	100.0%
2005	2.4%	85.3%	0.9%	0.7%	7.7%	2.9%	100.0%
2006	2.5%	85.6%	0.9%	0.7%	7.6%	2.8%	100.0%
2007	2.5%	85.9%	0.9%	0.7%	7.4%	2.7%	100.0%
2008	2.7%	86.0%	0.9%	0.6%	7.2%	2.6%	100.0%
2009	2.7%	86.4%	0.9%	0.6%	7.0%	2.5%	100.0%
2010	2.7%	86.4%	0.8%	0.6%	7.0%	2.5%	100.0%
2011	3.0%	86.2%	0.8%	0.6%	7.1%	2.5%	100.0%
2012	3.0%	86.2%	0.8%	0.6%	7.0%	2.5%	100.0%
2013	3.0%	86.2%	0.8%	0.6%	7.0%	2.5%	100.0%
2014	3.0%	86.1%	0.8%	0.5%	7.0%	2.5%	100.0%
2015	3.0%	86.1%	0.8%	0.5%	7.0%	2.5%	100.0%
2016	3.1%	86.1%	0.7%	0.5%	7.0%	2.5%	100.0%
2017	3.1%	86.1%	0.7%	0.5%	6.9%	2.5%	100.0%
2018	3.1%	86.1%	0.7%	0.5%	6.9%	2.6%	100.0%
2019	3.1%	86.1%	0.7%	0.5%	6.9%	2.6%	100.0%
2020	3.2%	86.1%	0.7%	0.5%	6.9%	2.6%	100.0%
2021	3.2%	86.1%	0.7%	0.5%	6.9%	2.6%	100.0%
2022	3.2%	86.1%	0.7%	0.5%	6.9%	2.6%	100.0%
2023	3.2%	86.1%	0.7%	0.5%	6.8%	2.6%	100.0%
2024	3.3%	86.1%	0.7%	0.5%	6.8%	2.6%	100.0%
2025	3.3%	86.1%	0.7%	0.5%	6.8%	2.6%	100.0%
2026	3.3%	86.1%	0.7%	0.5%	6.8%	2.6%	100.0%
2027	3.4%	86.1%	0.7%	0.5%	6.8%	2.6%	100.0%
2028	3.4%	86.1%	0.7%	0.5%	6.7%	2.6%	100.0%
2029	3.4%	86.0%	0.7%	0.5%	6.7%	2.6%	100.0%
2030	3.5%	86.0%	0.7%	0.5%	6.7%	2.6%	100.0%
2031	3.5%	86.0%	0.7%	0.5%	6.7%	2.6%	100.0%
2032	3.6%	86.0%	0.7%	0.5%	6.6%	2.6%	100.0%
2033	3.6%	86.0%	0.7%	0.4%	6.6%	2.6%	100.0%
2034	3.6%	86.0%	0.7%	0.4%	6.6%	2.6%	100.0%
2035	3.7%	86.0%	0.7%	0.4%	6.6%	2.6%	100.0%

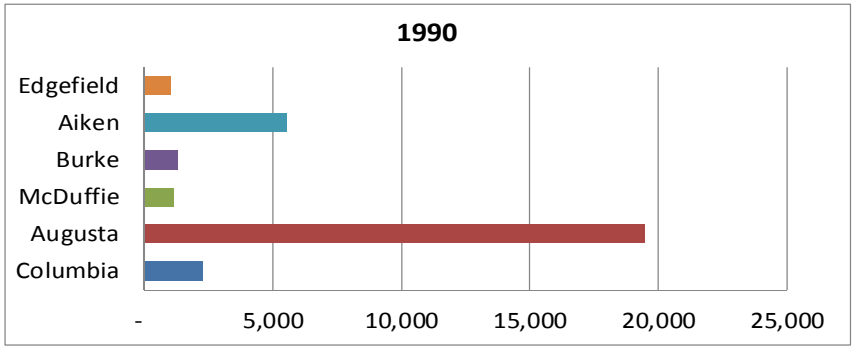


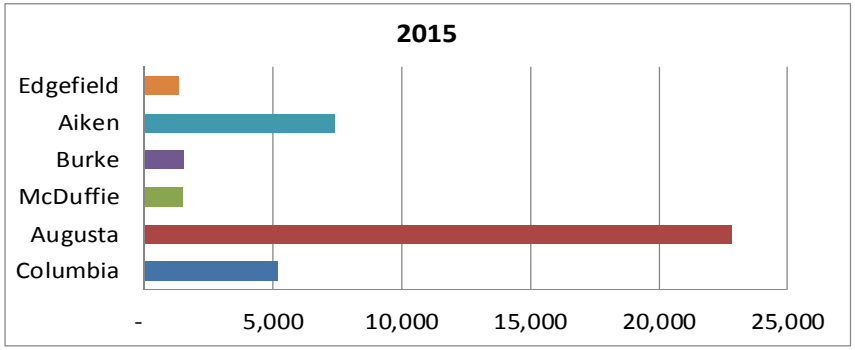


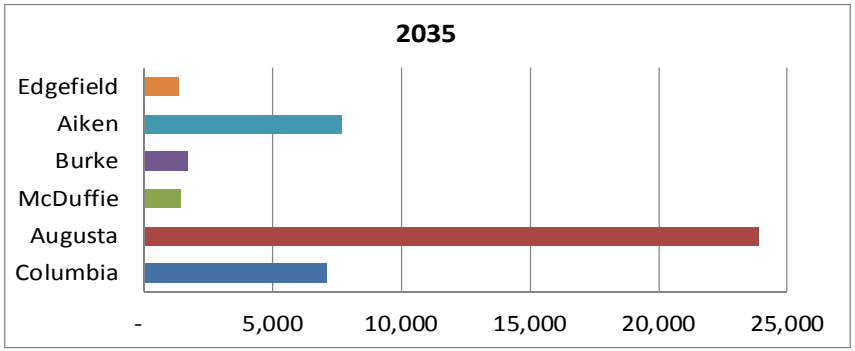


State and Local Government Jobs

	Columbia County	Augusta-Richmond Co	McDuffie County	Burke County	Aiken County	Edgefield County	MSA
1990	2,285	19,469	1,146	1,305	5,529	1,016	30,750
1991	2,390	19,488	1,216	1,337	5,574	1,028	31,033
1992	2,570	19,678	1,237	1,395	5,945	1,028	31,853
1993	2,674	20,117	1,261	1,455	6,249	1,053	32,809
1994	2,804	20,692	1,301	1,524	6,094	1,066	33,481
1995	2,646	20,905	1,319	1,559	6,139	1,105	33,673
1996	2,769	20,848	1,358	1,541	6,033	1,144	33,693
1997	2,781	21,480	1,366	1,550	6,207	1,177	34,561
1998	2,840	22,299	1,416	1,486	6,108	1,220	35,369
1999	2,912	22,206	1,481	1,434	6,198	1,248	35,479
2000	3,031	21,968	1,580	1,440	6,464	1,147	35,630
2001	3,196	21,574	1,574	1,416	6,506	1,160	35,426
2002	3,329	21,837	1,575	1,428	6,591	1,199	35,959
2003	3,488	22,187	1,616	1,443	6,756	1,199	36,689
2004	3,772	22,370	1,592	1,398	6,709	1,207	37,048
2005	3,887	23,132	1,568	1,407	7,285	1,226	38,505
2006	4,500	22,869	1,642	1,450	7,328	1,235	39,024
2007	4,750	23,139	1,628	1,472	7,436	1,250	39,675
2008	4,990	22,835	1,607	1,524	7,463	1,269	39,688
2009	5,003	22,848	1,566	1,520	7,332	1,279	39,548
2010	4,888	22,755	1,530	1,470	7,322	1,297	39,262
2011	4,811	22,545	1,468	1,479	7,268	1,309	38,880
2012	4,897	22,630	1,470	1,489	7,295	1,313	39,094
2013	4,984	22,711	1,472	1,500	7,322	1,317	39,306
2014	5,072	22,791	1,474	1,510	7,348	1,321	39,516
2015	5,160	22,868	1,476	1,520	7,373	1,324	39,721
2016	5,250	22,943	1,477	1,530	7,397	1,328	39,925
2017	5,341	23,015	1,479	1,540	7,421	1,331	40,127
2018	5,432	23,085	1,480	1,550	7,443	1,335	40,325
2019	5,525	23,153	1,481	1,559	7,465	1,338	40,521
2020	5,618	23,217	1,482	1,569	7,486	1,341	40,713
2021	5,712	23,279	1,483	1,578	7,507	1,343	40,902
2022	5,807	23,339	1,483	1,587	7,526	1,346	41,088
2023	5,903	23,396	1,483	1,596	7,545	1,348	41,271
2024	6,000	23,451	1,484	1,605	7,562	1,351	41,453
2025	6,098	23,502	1,484	1,614	7,579	1,353	41,630
2026	6,197	23,552	1,483	1,623	7,595	1,355	41,805
2027	6,297	23,598	1,483	1,631	7,611	1,357	41,977
2028	6,397	23,642	1,482	1,640	7,625	1,358	42,144
2029	6,498	23,684	1,482	1,648	7,639	1,360	42,311
2030	6,600	23,722	1,481	1,656	7,651	1,361	42,471
2031	6,703	23,758	1,480	1,664	7,663	1,362	42,630
2032	6,807	23,791	1,479	1,672	7,674	1,363	42,786
2033	6,912	23,822	1,477	1,680	7,684	1,364	42,939
2034	7,017	23,850	1,476	1,687	7,693	1,365	43,088
2035	7,123	23,875	1,474	1,694	7,701	1,366	43,233

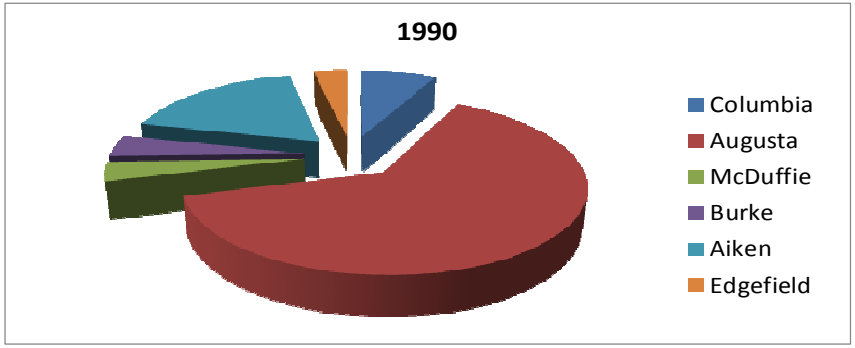


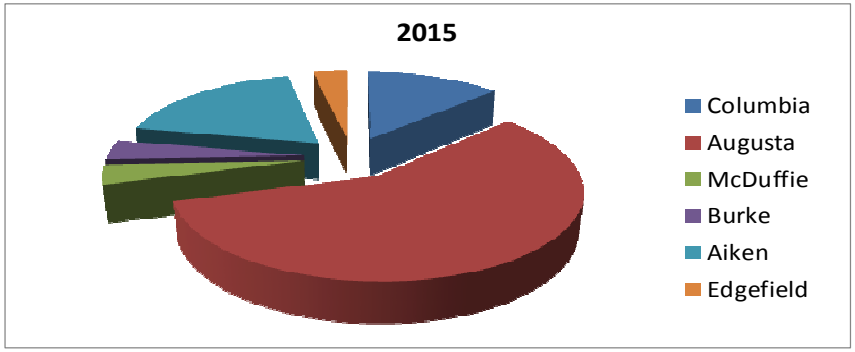


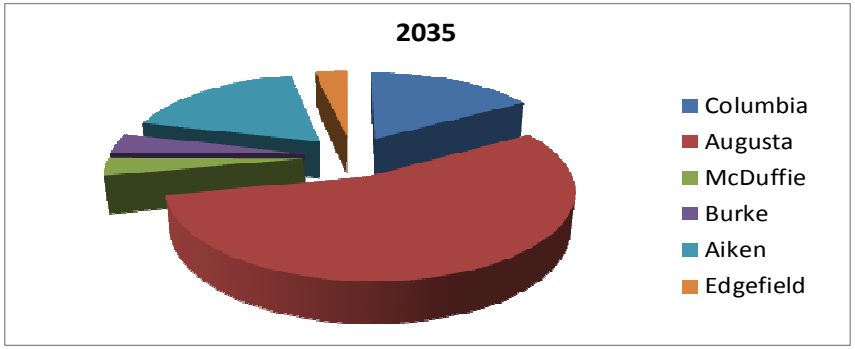


State and Local Government Jobs (Percent of MSA)

	Columbia County	Augusta-Richmond Co	McDuffie County	Burke County	Aiken County	Edgefield County	MSA
1990	7.4%	63.3%	3.7%	4.2%	18.0%	3.3%	100.0%
1991	7.7%	62.8%	3.9%	4.3%	18.0%	3.3%	100.0%
1992	8.1%	61.8%	3.9%	4.4%	18.7%	3.2%	100.0%
1993	8.2%	61.3%	3.8%	4.4%	19.0%	3.2%	100.0%
1994	8.4%	61.8%	3.9%	4.6%	18.2%	3.2%	100.0%
1995	7.9%	62.1%	3.9%	4.6%	18.2%	3.3%	100.0%
1996	8.2%	61.9%	4.0%	4.6%	17.9%	3.4%	100.0%
1997	8.0%	62.2%	4.0%	4.5%	18.0%	3.4%	100.0%
1998	8.0%	63.0%	4.0%	4.2%	17.3%	3.4%	100.0%
1999	8.2%	62.6%	4.2%	4.0%	17.5%	3.5%	100.0%
2000	8.5%	61.7%	4.4%	4.0%	18.1%	3.2%	100.0%
2001	9.0%	60.9%	4.4%	4.0%	18.4%	3.3%	100.0%
2002	9.3%	60.7%	4.4%	4.0%	18.3%	3.3%	100.0%
2003	9.5%	60.5%	4.4%	3.9%	18.4%	3.3%	100.0%
2004	10.2%	60.4%	4.3%	3.8%	18.1%	3.3%	100.0%
2005	10.1%	60.1%	4.1%	3.7%	18.9%	3.2%	100.0%
2006	11.5%	58.6%	4.2%	3.7%	18.8%	3.2%	100.0%
2007	12.0%	58.3%	4.1%	3.7%	18.7%	3.2%	100.0%
2008	12.6%	57.5%	4.0%	3.8%	18.8%	3.2%	100.0%
2009	12.7%	57.8%	4.0%	3.8%	18.5%	3.2%	100.0%
2010	12.4%	58.0%	3.9%	3.7%	18.6%	3.3%	100.0%
2011	12.4%	58.0%	3.8%	3.8%	18.7%	3.4%	100.0%
2012	12.5%	57.9%	3.8%	3.8%	18.7%	3.4%	100.0%
2013	12.7%	57.8%	3.7%	3.8%	18.6%	3.4%	100.0%
2014	12.8%	57.7%	3.7%	3.8%	18.6%	3.3%	100.0%
2015	13.0%	57.6%	3.7%	3.8%	18.6%	3.3%	100.0%
2016	13.1%	57.5%	3.7%	3.8%	18.5%	3.3%	100.0%
2017	13.3%	57.4%	3.7%	3.8%	18.5%	3.3%	100.0%
2018	13.5%	57.2%	3.7%	3.8%	18.5%	3.3%	100.0%
2019	13.6%	57.1%	3.7%	3.8%	18.4%	3.3%	100.0%
2020	13.8%	57.0%	3.6%	3.9%	18.4%	3.3%	100.0%
2021	14.0%	56.9%	3.6%	3.9%	18.4%	3.3%	100.0%
2022	14.1%	56.8%	3.6%	3.9%	18.3%	3.3%	100.0%
2023	14.3%	56.7%	3.6%	3.9%	18.3%	3.3%	100.0%
2024	14.5%	56.6%	3.6%	3.9%	18.2%	3.3%	100.0%
2025	14.6%	56.5%	3.6%	3.9%	18.2%	3.3%	100.0%
2026	14.8%	56.3%	3.5%	3.9%	18.2%	3.2%	100.0%
2027	15.0%	56.2%	3.5%	3.9%	18.1%	3.2%	100.0%
2028	15.2%	56.1%	3.5%	3.9%	18.1%	3.2%	100.0%
2029	15.4%	56.0%	3.5%	3.9%	18.1%	3.2%	100.0%
2030	15.5%	55.9%	3.5%	3.9%	18.0%	3.2%	100.0%
2031	15.7%	55.7%	3.5%	3.9%	18.0%	3.2%	100.0%
2032	15.9%	55.6%	3.5%	3.9%	17.9%	3.2%	100.0%
2033	16.1%	55.5%	3.4%	3.9%	17.9%	3.2%	100.0%
2034	16.3%	55.4%	3.4%	3.9%	17.9%	3.2%	100.0%
2035	16.5%	55.2%	3.4%	3.9%	17.8%	3.2%	100.0%







Appendix B-2

City Population Projection Methodology

City Population Projections

Although Woods & Poole Economics provides an excellent resource for a wide range of socioeconomic forecasts at the county level, equivalent data is not available at the city level. In order to create population projections for Grovetown and Harlem, we instead rely on a 'trend analysis' approach based on annual estimates published by the Census Bureau through their annual population estimates program.

Overview of the Population Methodology

The methodology used to forecast population growth for the next 20 years for the two cities proceeds generally along the following lines:

A continuous stream of historic population data is created from 1990 to 2013 based on annual estimates by the Census Bureau, which involves rectifying the Bureau's 1991-1999 estimates to the actual 2000 census count, and thus matching up with the Bureau's rectified 2001-2009 estimates.

The 1990-2013 historic data stream is projected out to 2035 using regression analysis techniques that examine future growth proceeding as a straight line, a parabolic curve and an 'ess' curve.

The 'most likely' population forecast is chosen considering each historical trend line projection, a realistic view of past trends and growth opportunities that differentiate each city.

Population Trend Data: 1990-2013

In order to make projections against trend line data, the population data for the 'historic data' years must be continuous. The U.S. Bureau of the Census publishes annual estimates of the population, which can provide a base of historic data points for the trend line projections. However, as the years go by from each previous decennial census, the Census Bureau estimates become ever more inaccurate until, when the next decennial census is taken, surprises sometimes occur. An examination of the Census Bureau estimates through 1999 indicates that the Bureau had underestimated Grovetown's total population, considering the actual census figure for 2000, while considerably overestimating Harlem's 1999 population. The 1991-1999 estimate figures for the two cities therefore need adjustment to determine what the actual estimates would have been to arrive at the actual 2000 census figure, in order to provide a continuous stream of data points into the following decade of the 2000s.

The following Table (entitled Time-Series Population Estimates—1990-2000) presents the results of the methodology used to rectify the Census Bureau's annual population estimates for the two cities for 1991 through 1999 with the 2000 census. (The Census Bureau has already rectified its annual population estimates for the county as a whole and each city through its Intercensal Estimates published after the 2000 Census; cities were not included in the revised 1991-1999 Intercensal Estimates.)

The first step in the methodology is to compare the annual July 1 Census estimates for all years between 1990 and 1999 (published by the Census Bureau in October of 1999) with the Bureau's July 1 estimate for 2000.

To do this, the 1990-1999 Bureau estimates are projected to what the 2000 census count would have been, had those annual estimates been correct. This figure is compared to the 'actual' 2000 census figures and the variance between them is determined. This variance is then applied in increasing annual steps to the 1991-1999 estimates (as reported by the Census Bureau) to modify them to the 'actual' 2000 census figure.

Time Series Population Estimates 1990-2000

Census Bureau Annual Estimates (7/1 of each year)

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	Actual 2000
Columbia County*	66,819	69,625	71,767	75,226	78,149	81,491	83,077	85,106	86,675	88,280	90,138
Grovetown	3,891	3,960	4,003	4,159	4,368	4,612	4,856	5,206	5,502	5,740	6,137
Harlem	2,294	2,297	2,316	2,390	2,444	2,484	2,487	2,508	2,516	2,513	2,010
Unincorporated	60,725	63,848	66,350	70,067	73,239	76,858	78,744	80,981	82,836	85,059	81,991

Annual Census Estimates Projected to 2000

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	Variance
Grovetown	3,725	3,901	4,086	4,280	4,482	4,695	4,917	5,150	5,394	5,649	5,917	1.0373
Harlem	2,294	2,323	2,352	2,381	2,410	2,439	2,468	2,498	2,527	2,556	2,585	0.7776

Annual Census Estimates Rectified to 2000 Census

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
Grovetown	3,891	3,975	4,033	4,205	4,433	4,698	4,965	5,342	5,666	5,932	6,137
Harlem	2,294	2,246	2,213	2,231	2,227	2,208	2,155	2,118	2,068	2,010	2,010

* Intercensal estimates by Census Bureau post 2000 Census.

Time Series Population Estimates 2000-2013

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Columbia County	90,138	92,537	95,818	98,761	102,934	106,477	110,845	115,074	117,504	121,050	124,942	128,096	131,563	135,416
Grovetown	6,137	6,581	7,087	7,560	8,126	8,650	9,249	9,841	10,283	10,794	11,311	11,727	12,172	12,389
Harlem	2,010	2,054	2,118	2,172	2,254	2,323	2,411	2,495	2,541	2,608	2,687	2,751	2,784	2,848
Unincorporated	81,991	83,902	86,613	89,029	92,554	95,504	99,185	102,738	104,680	107,648	110,944	113,618	116,607	120,179

Notes: All data as of July 1 each year.
Source: US Bureau of the Census, Population Division:
2000-2009 population: Intercensal Estimates of the Resident Population for Counties and Cities of Georgia.
2010-2013 population: Annual Estimates of the Resident Population: April 1, 2010 to July 1, 2013; released March 2014.

The second table on the previous page (entitled Time-Series Population Estimates—2000-2013) presents population estimates from two sources provided by the Census Bureau. For the period from 2000 to 2009, the Census Bureau published Intercensal Estimates for both counties and cities, correcting the annual estimates to the actual 2010 Census. Since then, the Bureau's Annual Estimating Program has produced July 1 estimates for 2000-2013.

POPULATION TREND LINE REGRESSIONS

This Section presents trend line analyses of past population growth in the two cities and projects those trend lines forward to 2035. While this is a mathematical exercise, the results are informative in identifying the 'type' of projections that are realistic—i.e., a 'best fit'— for each jurisdiction.

First, 1st, 2nd and 3rd order regressions are prepared for each of the two cities against their historic trend data. The 1st, 2nd and 3rd order regressions produce straight line, parabolic curve and 'ess' curve functions, respectively, which are then projected out to 2035.

The annual population data from the Population Estimates Tables above are used as the historic trend line data in calculating the mathematical regressions and projecting the trends forward. Two data sets are used for each city: the 23-year period 1990-2013 and the more recent 2000-2013 period.

The tables on the following pages present the Population Regressions and show the regression data for each jurisdiction, along with a graph for each projection. On the graphs, the particular regression (the straight line, parabola, or 'ess' curve) is overlaid on the historic Census data to illustrate the 'fit' between the regression line and the past data.

GROVETOWN PROJECTIONS

The first two following pages show the Regression Tables and graphs for the 1990-2013 and the 2000-2013 projection periods, respectively, for Grovetown. Considering the various projections, their relationship to reasonableness and the relative correlations, the straight line 2000-2013 projection to a population of 23,805 is recommended as the 'most likely' forecast. This reflects a 2015-2035 population increase of 74% (compared to the countywide growth of about 50%) and respects the city's proximity to a main gate to the Army Base and the spinoff of employment growth that the base is expected to generate (and its need for close-in 'quick-response' housing).

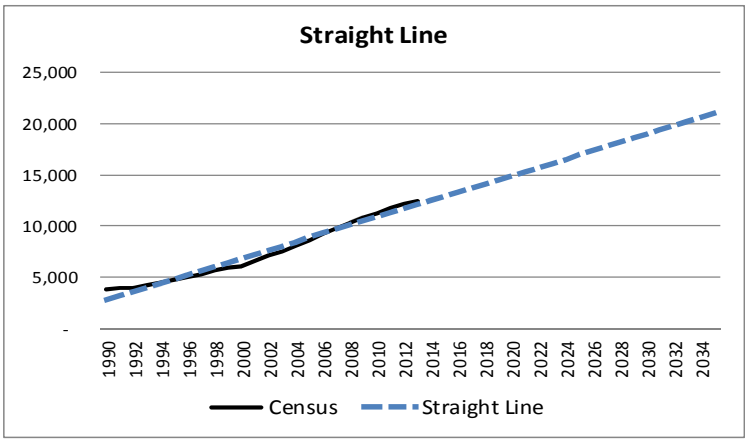
HARLEM PROJECTIONS

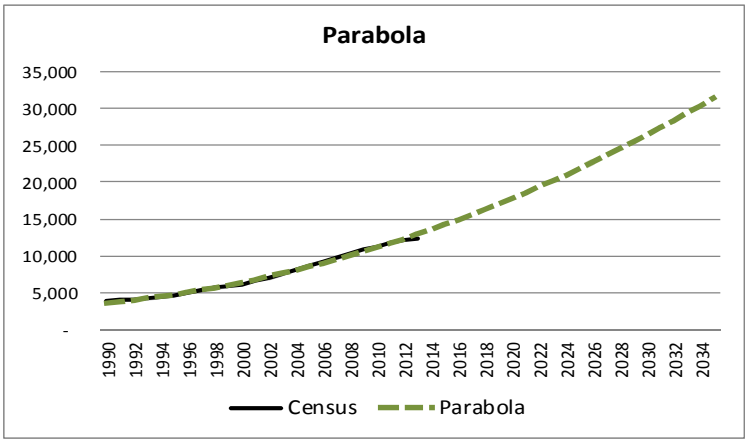
The two pages following Grovetown present the Regression Tables for Harlem. Unlike Grovetown, Harlem's growth is anticipated to take advantage of a somewhat different set of opportunities, including its access to I-20, developing commercial and workplace concentrations, and its relatively higher-priced housing market (see the building permits section). From its small current size of almost 3,000 people, Harlem is expected to experience the highest growth rate in the county, increasing 125% to over 7,100 people by 2035.

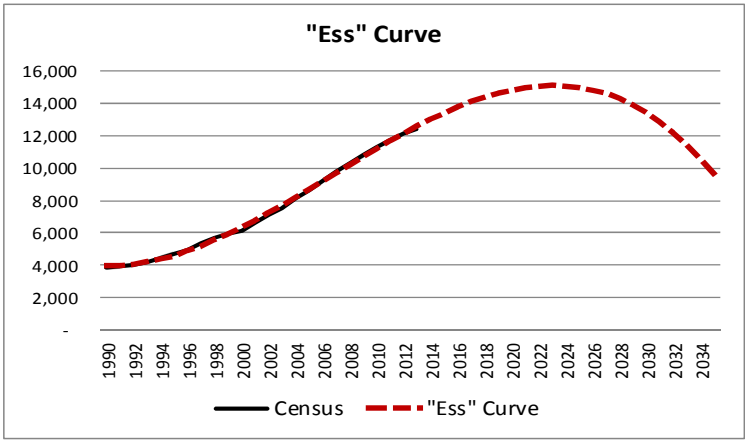
Following the Regression Tables, the future population forecasts for the county as a whole, the two cities and the unincorporated area are shown together on a summary table.

Grovetown 1990-2035

	Census	Straight Line	Parabola	"Ess" Curve
1990	3,891	2,820	3,642	3,976
1991	3,975	3,224	3,831	3,991
1992	4,033	3,627	4,040	4,065
1993	4,205	4,031	4,268	4,194
1994	4,433	4,434	4,515	4,375
1995	4,698	4,838	4,782	4,604
1996	4,965	5,241	5,069	4,876
1997	5,342	5,645	5,375	5,189
1998	5,666	6,048	5,700	5,538
1999	5,932	6,452	6,045	5,920
2000	6,137	6,855	6,410	6,331
2001	6,581	7,259	6,794	6,767
2002	7,087	7,662	7,197	7,224
2003	7,560	8,066	7,620	7,699
2004	8,126	8,469	8,063	8,188
2005	8,650	8,873	8,525	8,687
2006	9,249	9,276	9,006	9,192
2007	9,841	9,679	9,507	9,700
2008	10,283	10,083	10,028	10,206
2009	10,794	10,486	10,568	10,708
2010	11,311	10,890	11,127	11,201
2011	11,727	11,293	11,706	11,681
2012	12,172	11,697	12,305	12,145
2013	12,389	12,100	12,923	12,589
2014		12,504	13,560	13,010
2015		12,907	14,217	13,402
2016		13,311	14,894	13,764
2017		13,714	15,590	14,090
2018		14,118	16,305	14,378
2019		14,521	17,040	14,623
2020		14,925	17,795	14,821
2021		15,328	18,569	14,969
2022		15,732	19,362	15,064
2023		16,135	20,175	15,101
2024		16,539	21,007	15,076
2025		16,942	21,859	14,986
2026		17,346	22,731	14,828
2027		17,749	23,622	14,596
2028		18,153	24,532	14,288
2029		18,556	25,462	13,900
2030		18,960	26,412	13,428
2031		19,363	27,381	12,868
2032		19,767	28,369	12,216
2033		20,170	29,377	11,469
2034		20,574	30,405	10,623
2035		20,977	31,452	9,675
Correlations:		0.9736	0.9953	0.9986



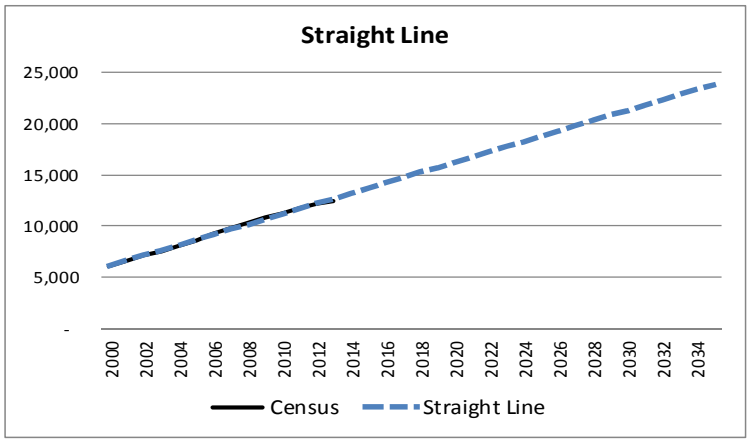


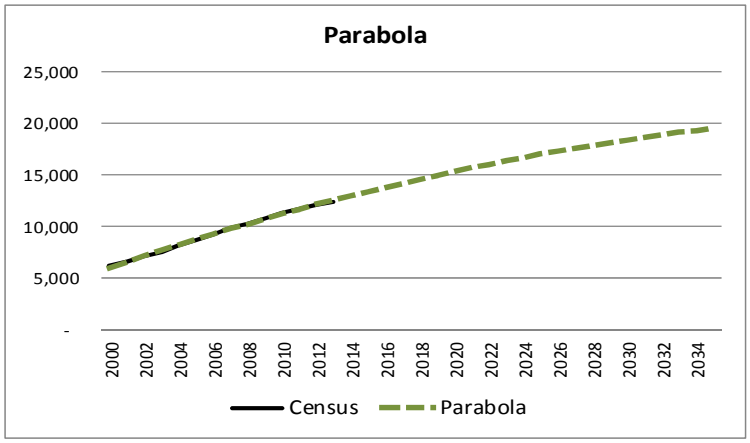


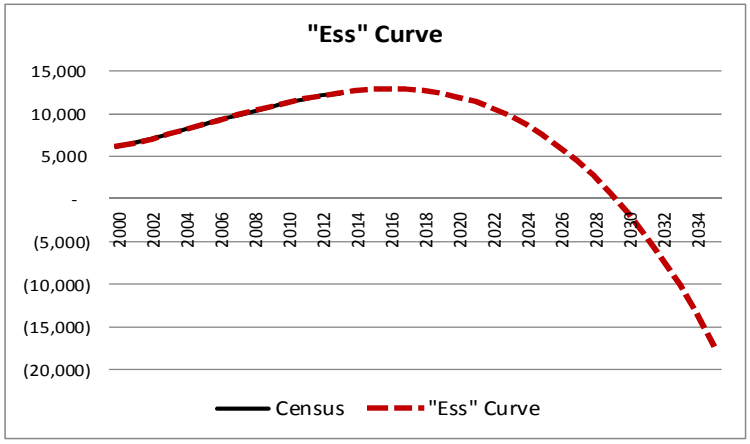
Although the 'Ess' curve has the highest correlation (i.e., 'best fit' to the historic data), the projection to 2035 showing a loss in population is not credible. The variance between the straight line and the parabola is notable.

Grovetown 2000-2035

	Census	Straight Line	Parabola	"Ess" Curve
2000	6,137	6,142	6,001	6,142
2001	6,581	6,646	6,571	6,581
2002	7,087	7,151	7,129	7,065
2003	7,560	7,656	7,677	7,581
2004	8,126	8,160	8,214	8,121
2005	8,650	8,665	8,740	8,675
2006	9,249	9,170	9,256	9,232
2007	9,841	9,674	9,761	9,784
2008	10,283	10,179	10,254	10,320
2009	10,794	10,684	10,738	10,831
2010	11,311	11,188	11,210	11,306
2011	11,727	11,693	11,671	11,736
2012	12,172	12,198	12,122	12,111
2013	12,389	12,702	12,562	12,422
2014		13,207	12,991	12,658
2015		13,712	13,409	12,809
2016		14,216	13,817	12,867
2017		14,721	14,214	12,820
2018		15,226	14,600	12,660
2019		15,730	14,975	12,376
2020		16,235	15,339	11,958
2021		16,740	15,693	11,398
2022		17,244	16,036	10,684
2023		17,749	16,368	9,808
2024		18,254	16,689	8,759
2025		18,758	16,999	7,527
2026		19,263	17,299	6,103
2027		19,768	17,588	4,478
2028		20,272	17,866	2,640
2029		20,777	18,133	580
2030		21,282	18,390	(1,710)
2031		21,786	18,635	(4,243)
2032		22,291	18,870	(7,026)
2033		22,796	19,094	(10,070)
2034		23,300	19,308	(13,385)
2035		23,805	19,510	(16,980)
Correlations:		0.9967	0.9982	0.9998



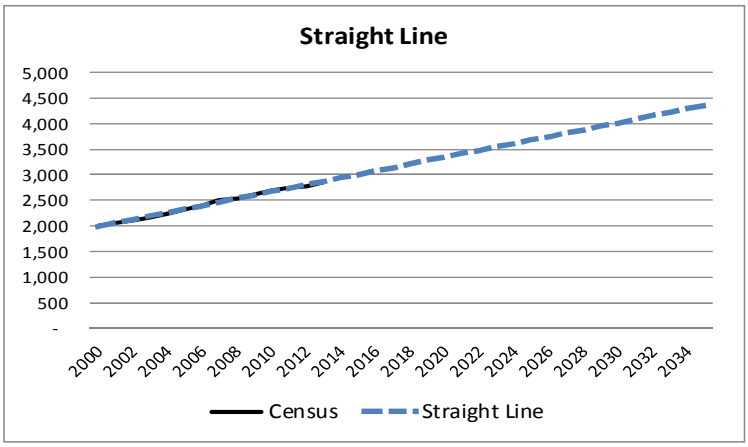


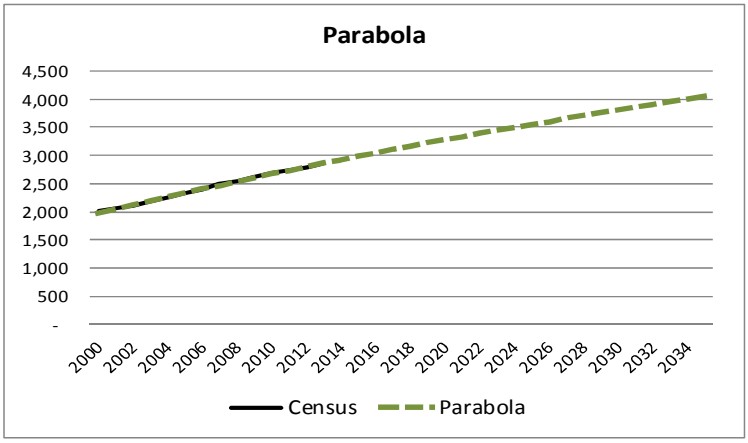


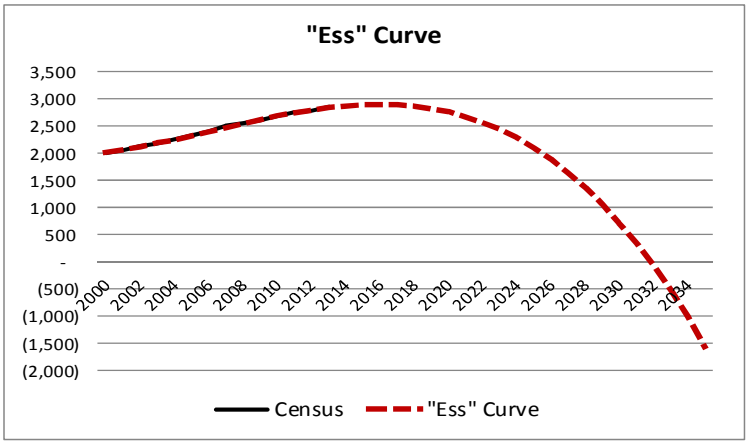
More recent history again projects a loss of population with the 'Ess' curve, this time going negative. The straight line and the parabola have similar 2035 populations and very similar (and high) correlations, and are consistent with the straight line 1990-2013 projection. The straight line projection (highlighted on the table above) is recommended as the 'most likely' forecast for Grovetown.

Harlem 2000-2035

	Census	Straight Line	Parabola	"Ess" Curve
2000	2,010	1,994	1,983	2,005
2001	2,054	2,061	2,056	2,057
2002	2,118	2,129	2,127	2,117
2003	2,172	2,196	2,198	2,183
2004	2,254	2,264	2,268	2,253
2005	2,323	2,331	2,337	2,327
2006	2,411	2,399	2,405	2,401
2007	2,495	2,466	2,473	2,476
2008	2,541	2,534	2,539	2,549
2009	2,608	2,601	2,605	2,620
2010	2,687	2,669	2,671	2,685
2011	2,751	2,737	2,735	2,745
2012	2,784	2,804	2,799	2,797
2013	2,848	2,872	2,862	2,840
2014		2,939	2,924	2,872
2015		3,007	2,985	2,893
2016		3,074	3,046	2,900
2017		3,142	3,105	2,891
2018		3,209	3,164	2,867
2019		3,277	3,222	2,824
2020		3,344	3,280	2,761
2021		3,412	3,337	2,677
2022		3,480	3,392	2,571
2023		3,547	3,448	2,441
2024		3,615	3,502	2,285
2025		3,682	3,555	2,102
2026		3,750	3,608	1,890
2027		3,817	3,660	1,648
2028		3,885	3,711	1,375
2029		3,952	3,762	1,068
2030		4,020	3,812	727
2031		4,087	3,860	350
2032		4,155	3,909	(65)
2033		4,223	3,956	(519)
2034		4,290	4,002	(1,014)
2035		4,358	4,048	(1,551)
Correlations:		0.9964	0.9968	0.9989



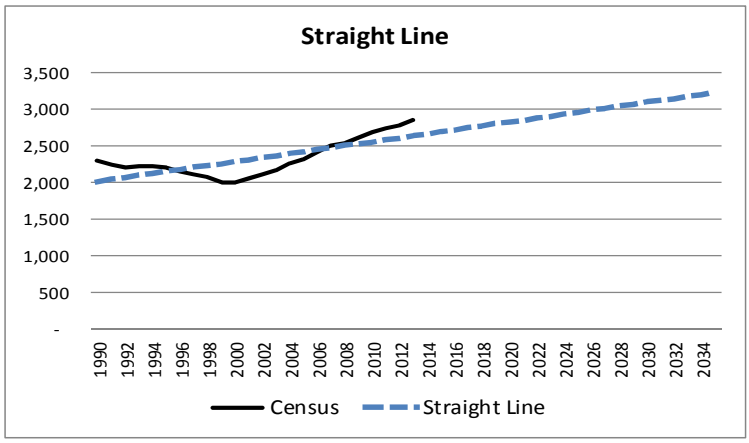


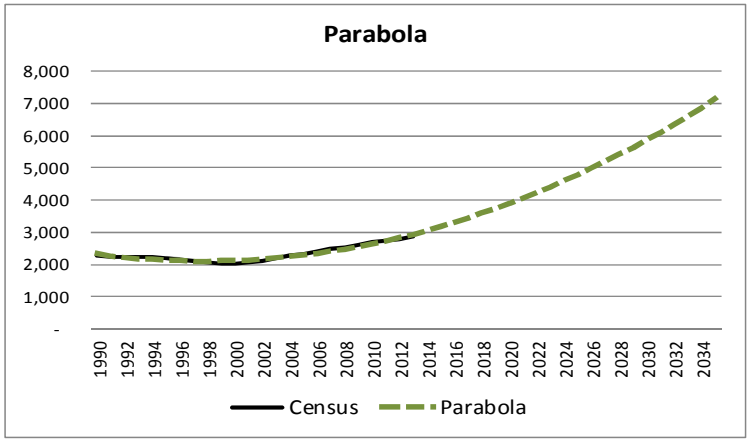


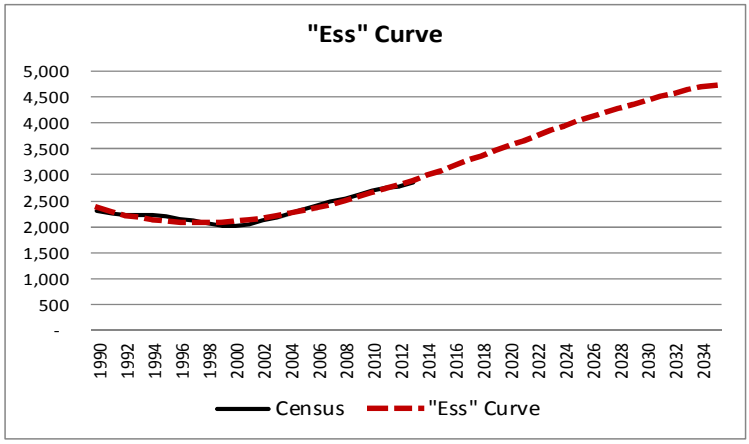
Unlike Grovetown, the shorter-term 2000-2013 projections for Harlem are unconvincing. While the 'Ess' curve goes negative, the straight line and parabola projections reflect very weak future growth of 44% and 36% respectively (compared to countywide growth of about 50% and Grovetown growth of 74%).

Harlem 1990-2035

	Census	Straight Line	Parabola	"Ess" Curve
1990	2,294	2,016	2,322	2,358
1991	2,246	2,043	2,269	2,286
1992	2,213	2,070	2,223	2,226
1993	2,231	2,097	2,185	2,177
1994	2,227	2,124	2,154	2,139
1995	2,208	2,151	2,130	2,111
1996	2,155	2,178	2,114	2,093
1997	2,118	2,205	2,105	2,084
1998	2,068	2,232	2,103	2,085
1999	2,010	2,259	2,108	2,094
2000	2,010	2,286	2,120	2,112
2001	2,054	2,313	2,140	2,137
2002	2,118	2,340	2,167	2,170
2003	2,172	2,367	2,201	2,210
2004	2,254	2,393	2,243	2,256
2005	2,323	2,420	2,291	2,309
2006	2,411	2,447	2,347	2,368
2007	2,495	2,474	2,410	2,431
2008	2,541	2,501	2,481	2,500
2009	2,608	2,528	2,558	2,574
2010	2,687	2,555	2,643	2,651
2011	2,751	2,582	2,735	2,733
2012	2,784	2,609	2,835	2,817
2013	2,848	2,636	2,941	2,905
2014		2,663	3,055	2,995
2015		2,690	3,176	3,087
2016		2,717	3,305	3,181
2017		2,744	3,440	3,276
2018		2,771	3,583	3,372
2019		2,798	3,733	3,469
2020		2,825	3,891	3,565
2021		2,852	4,055	3,661
2022		2,879	4,227	3,757
2023		2,906	4,406	3,851
2024		2,933	4,592	3,943
2025		2,959	4,786	4,034
2026		2,986	4,986	4,122
2027		3,013	5,194	4,207
2028		3,040	5,410	4,289
2029		3,067	5,632	4,367
2030		3,094	5,862	4,442
2031		3,121	6,099	4,511
2032		3,148	6,343	4,576
2033		3,175	6,595	4,636
2034		3,202	6,853	4,690
2035		3,229	7,119	4,737
Correlations:		0.5597	0.9449	0.9500







The 'Ess' curve of the longer-term view has the highest correlation to the historic data, and results in a 2035 population growth of 53% over 2015. However, Harlem's access to I-20, developing commercial and workplace concentrations, and its relative higher-priced housing market offer opportunities that support the higher parabola regression, yielding a 2035 population of 7,119 (125% over 2015).

Altogether, the population forecasts for the total county, Grovetown, Harlem and the unincorporated area are:

	Columbia County	Grovetown	Harlem	Unincorporated Area
2010	124,934	11,311	2,687	110,936
2015	139,883	13,712	3,176	122,995
2016	142,964	14,216	3,305	125,443
2017	146,099	14,721	3,440	127,938
2018	149,286	15,226	3,583	130,477
2019	152,525	15,730	3,733	133,061
2020	155,809	16,235	3,891	135,684
2021	159,147	16,740	4,055	138,352
2022	162,528	17,244	4,227	141,057
2023	165,952	17,749	4,406	143,797
2024	169,426	18,254	4,592	146,580
2025	172,936	18,758	4,786	149,392
2026	176,493	19,263	4,986	152,244
2027	180,089	19,768	5,194	155,127
2028	183,725	20,272	5,410	158,043
2029	187,395	20,777	5,632	160,986
2030	191,103	21,282	5,862	163,959
2031	194,856	21,786	6,099	166,971
2032	198,646	22,291	6,343	170,012
2033	202,478	22,796	6,595	173,088
2034	206,351	23,300	6,853	176,197
2035	210,259	23,805	7,119	179,335

Sources: US Bureau of the Census: 2010 population (July 1 estimate).
Woods & Poole Economics: Columbia County total.
ROSS+associates: city regressions against historic Census data.

Appendix B-3

WOODS & POOLE METHODOLOGY

Selected data from Woods & Poole for the years 1990 to 2040 have been used as critical factors in the creation of population, household and employment estimates for Columbia County as a whole and for each of the other five counties in the Augusta-Richmond County Metropolitan Statistical Area. The following has been excerpted from the 2014 State Profile for Georgia, prepared by Woods & Poole Economics, Inc., Washington, D.C., in explanation of the methodology W&P uses in creating their estimates and projections, and the interconnected nature of their econometric model approach.

INTRODUCTION

The Woods & Poole Economics, Inc. database contains more than 900 economic and demographic variables for every county in the United States for every year from 1970 to 2040. This comprehensive database includes detailed population data by age, sex, and race; employment and earnings by major industry; personal income by source of income; retail sales by kind of business; and data on the number of households, their size, and their income. All of these variables are projected for each year through 2030. In total, there are over 180 million statistics in the regional database. The regional model that produces the projection component of this database was developed by Woods & Poole. The regional projection methods are revised somewhat year to year to reflect new computational techniques and new sources of regional economic and demographic information. Each year, a new projection is produced based on an updated historical database and revised assumptions.

The fact that the proprietary Woods & Poole economic and demographic projections rely on a very detailed database, makes them one of the most comprehensive county-level projections available. A description of some characteristics of the database and projection model is contained below.

OVERVIEW OF THE PROJECTION METHODS

The strength of Woods & Poole's economic and demographic projections stems from the comprehensive historical county database and the integrated nature of the projection model. The projection for each county in the United States is done simultaneously so that changes in one county will affect growth or decline in other counties. For example, growth in employment and population in Houston will affect growth in other metropolitan areas, such as Cleveland. This reflects the flow of economic activity around the country as new industries emerge or relocate in growing areas and as people migrate, in part because of job opportunities. The county projections are developed within the framework of the United States projection made by Woods & Poole. The U.S. projection is the control total for the 2014 regional projections and is described in the 'Overview of the 2014 Projections' chapter included in Woods & Poole publications.

The regional projection technique used by Woods & Poole—linking the counties together to capture regional flows and constraining the results to a previously determined United States total—avoids a common pitfall in regional projections. Regional projections are sometimes made for a city or county without regard for potential growth in surrounding areas or other areas in the country. Such projections may be simple extrapolations of recent historical trends and, as a result, may be too optimistic or pessimistic. If these county projections were added together, the total might differ considerably from any conceivable national forecast scenario; this is the result of each regional projection being generated independently without interactive procedures and without being integrated into a consistent national projection.

The methods used by Woods & Poole to generate the county projections proceed in four stages. First, forecasts to 2030 of total United States personal income, earnings by industry, employment by industry, population, inflation, and other variables are made. Second, the country is divided into 172 Economic Are-as (EAs) as defined by the U.S. Department of Commerce, Bureau of Economic Analysis (BEA). The EAs are aggregates of contiguous counties that attempt to measure cohesive economic regions in the United States…; in the 2005 Woods & Poole model, EA definitions released by the BEA in May 2003 are used. For each EA, a projection is made for employment, using an 'export-base' approach; in some cases, the employment projections are adjusted to reflect the results of individual EA models or exogenous information about the EA economy. The employment projection for each EA is then used to estimate earnings in each EA. The employment and earnings projections then become the principal explanatory variables used to estimate population and number of households in each EA.

The third stage is to project population by age, sex, and race for each EA on the basis of net migration rates projected from employment opportunities. For stages two and three, the U.S. projection is the control total for the EA projections. The fourth stage replicates stages two and three except that it is performed at the county level, using the EAs as the control total for the county projections.

THE 'EXPORT-BASE' APPROACH

The specific economic projection technique used by Woods & Poole to generate the employment, earnings, and income estimates for each county in the United States generally follow a standard economic 'export-base' approach. This relatively simple approach to regional employment projections is one that has been used by a number of researchers.

Certain industrial sectors at the regional level are considered 'basic.' This means that these sectors produce output that is not consumed locally but is 'exported' out of the region for national or international consumption. This assumption allows these sectors to be linked closely to the national economy, and hence follow national trends in productivity and output growth. Normally, the 'basic' sectors are mining, agriculture, manufacturing, and the Federal government. In contrast, 'non-basic' sectors are those such as retail trade, transportation, communication, and construction, the output of which is usually consumed locally. The growth of the 'non-basic' sectors depends largely on the growth of the 'basic' sectors that form the basis of the region's economy.

Intuitively, this approach has great appeal and there are numerous examples that seem to support the 'export-base' theory. Automobile production in Detroit, for instance, is obviously much more sensitive to national and international price and demand for transportation equipment than to local demand. In Texas, oil and natural gas exploration and production are tied closely to the worldwide demand and supply of petroleum resources and not tied primarily to energy consumption in Texas.

Although the theory is appealing, some shortcomings do exist in the 'export-base' approach. For example, some 'basic' commodities produced locally are consumed locally. Producers of durable equipment used in other manufacturing processes are often affected not by the national demand for their product but by the regional demand. Machine tool makers that supply the local automobile industry in Detroit will prosper to the extent Detroit's automobile producers prosper. In Houston, the strength of the local oil industry will affect the demand and production of equipment for oil and natural gas production and exploration. In both of these instances, some durable manufacturing industries exist to serve local, not national, markets.

However, despite the shortcomings, the availability of relatively clean data for sub-national geographic areas makes the 'export-base' approach very useful. The analytical framework for projections using the 'export-base' approach entails estimating either demand equations or calculating historical growth rate differentials for output by sector. The principal explanatory variable, or the comparative data series for growth rate differentials, is the national demand for the output of that sector. Employment-by-sector data are often used as a surrogate variable since county output-by-sector data are not available; employment-by-sector data is used by Woods & Poole. Earnings projections are then obtained by using earnings-per-employee data either estimated as part of the model or imposed exogenously on the system. The complementary relationship could also be estimated, i.e., using an earnings forecast to derive employment based on earnings-per-employee data; this procedure has been used previously in some Woods & Poole regional models.

THE DEMOGRAPHIC MODEL

The demographic portion of the regional model follows a traditional cohort-component analysis based on calculated fertility and mortality in each county or EA. The 'demand' for total population is estimated from the economic model: if the demand for labor is forecast to rise for a particular county or EA, then either the labor force participation rate will rise or population in-migration will be positive. The inverse is true for counties and EAs with projected declines in employment. Therefore, future EA and county migration patterns for population by age, sex, and race are based on employment opportunities. Individuals and families are assumed to migrate, at least in part, in response o employment opportunities with two exceptions: for population aged 65 and over and for college or military-aged population, migration patterns over the forecast period are based on historical net migration and not economic conditions. The integration of economic and demographic regional analysis is a significant strength of the Woods & Poole approach.

The age, sex, and race distribution of the population is projected by aging the population by single year of age by sex and by race for each year through 2040 based on county or EA specific mortality, fertility, and migration rates estimated from historical data. In the Woods & Poole model, projected net mortality and migration are estimated based on the historical net change in population by age, race, and sex for a particular county or EA. Similarly, projected net births and migration of age zero population by race are estimated based on the historical change in age zero population by race per female population age 15 to 44 by race for a particular county or EA.

The United States population by age, sex, and race projections, 2012-2040, are based on Bureau of the Census population estimates for 1990 through 2011 and the 2010 Census. Woods & Poole forecasts these U.S. estimates with a cohort-component model based on the year to year change in U.S. population by single year of age, race, and sex. Forecast fertility, mortality, and international migration are estimated from the Census population estimates and are applied exogenously to the Woods & Poole U.S. projections. Woods & Poole produces only a 'middle' U.S. population forecast - this forecast is similar to the Census 'middle' forecast scenario for the U.S. population. The U.S. population by age, sex, and race forecast is the control total for the EA projections. Each EA projection serves as the control totals for the county projections.

POPULATION

Population is defined as July 1 residential population and includes: civilian population; military population except personnel stationed overseas; college residents; institutional populations, such as prison inmates and residents of mental institutions, nursing homes, and hospitals; and estimates of undocumented aliens. Excluded are persons residing in Puerto Rico, U.S. territories and possessions, and U.S. citizens living abroad.

For the years 1990 to 2040 the population data are broken down by five race/ethnic groups: White not including Hispanic or Latino (i.e. Non-Hispanic), Black Non-Hispanic, Native American or American Indian Non-Hispanic, Asian American and Pacific Islanders Non-Hispanic, and Hispanic or Latino. Population by race as defined by the Census Bureau reflects self-identification by respondents and does not denote any clear-cut scientific definition of biological stock. ***White population*** includes people who identify themselves as White and people who do not identify themselves by any race but identify themselves by nationality, such as Canadian, German, Italian, Arab, Lebanese, Near Eastern, or Polish. ***Black population*** includes people who identify themselves as Black and people who do not identify themselves by any race but identify themselves by nationality, such as African American, Afro-American, Black Puerto Rican, Jamaican, Nigerian, West Indian, or Haitian. ***Native American population*** includes people who identify themselves as Alaska Native or American Indian by Indian tribe or classify themselves as Canadian Indian, French American Indian, Spanish-American Indian, Eskimos, Aleuts, and Alaska Indians. ***Asian American and Pacific Islander*** population are people who identify themselves as having origins in any of the original peoples of the Far East, Southeast Asia, or the Indian subcontinent including, for example, Cambodia, China, India, Japan, Korea, Malaysia, Pakistan, the Philippine Islands, Thailand, Vietnam, Hawaii, Guam, Samoa, or other Pacific Islands.

Hispanic or Latino population are people whose origins are from Spain, the Spanish-speaking countries of Central or South America, the Dominican Republic, and who identify themselves generally as Spanish, Spanish-American, Hispanic, Hispano, Latino, and so on. Hispanic population is not a race group but rather a description of ethnic origin. Although Hispanics are part of the other four race groups they split out separately in the Woods & Poole database so that the four race groups plus Hispanic equals total population.

HOUSEHOLDS

Households are defined as occupied housing units. A housing unit is a house, an apartment, a group of rooms, or a single room occupied as separate living quarters. The occupants of a housing unit may be a single family, one person living alone, two or more families living together, or any group of related or unrelated persons who share living quarters. All people are part of a household except those who reside in group quarters. Group quarters include living arrangements such as prisons, homes for the aged, rooming houses, college dormitories, and military barracks. The average size of households is defined as total population less group quarters population divided by the number of households. Mean household income is defined as total personal income less estimated income of group quarters population divided by the number of households.

EMPLOYMENT

The employment data in the Woods & Poole database are a complete measure of the number of full- and part-time jobs by place of work. Historical data, 1969-2011, are from the U.S. Department of Commerce, Bureau of Economic Analysis. Because part-time workers are included, a person holding two part-time jobs would be counted twice.

Data on proprietors include farm and non-farm proprietors by sector. Proprietors include not only those people who devote the majority of their time to their proprietorship, but people who devote any time at all to a proprietorship. Thus, a person who has a full-time wage and salary job and on nights and weekends runs a small business legally defined as a proprietorship would be counted twice. The employment data therefore include full- and part-time proprietors.

Private household employment data include persons employed by a household on the premises, such as full-time baby-sitters, housekeepers, gardeners, and butlers. Miscellaneous employment data include judges and all elected officials, persons working only on commission in sectors such as real estate and insurance, students employed by the colleges or universities in which they are enrolled, and unincorporated subcontractors in sectors such as construction.

The employment data used by Woods & Poole comprise the most complete definition of the number of jobs by county. Woods & Poole data may be higher than that from other sources because they measure more kinds of employment.

EMPLOYMENT BY SECTOR

The employment data is by two-digit North American Industry Classification System (NAICS) industry. The two-digit industries are defined in the 2002 North American Industry Classification System Manual. The employment data in the Woods & Poole 2014 database are no longer based on the Standard Industrial Classification (SIC) system definitions. For the years 1969-2000 BEA provided employment industry data by SIC rather than by NAICS; Woods & Poole has estimated the NAICS industry data for 1969-2000 from the BEA SIC 1969-2000 employment industry data and the NAICS employment industry data for the years 2001-2011.

As a rule, employment is classified in a given industry depending on the primary activity of the establishment. For example, employees of a large oil company are classified in many different sectors depending on the specific establishment in which they worked, even though the company as a whole would be considered a mining company: employees at a refinery are in manufacturing; employees at the company headquarters are in services; pipeline operators are in transportation; and oil field workers are in mining. If a given establishment is engaged in activities in different sectors, all employees are classified according to the primary activity of the establishment regardless of their actual occupations; thus, a secretary for a trucking company is a transportation worker and an accountant at a small plumbing company is a construction worker. The main exception to this rule is the classification of government workers in the Woods & Poole database: all government employees are classified in Federal civilian, Federal military, or state and local government employment, regardless of the usual classification of the establishment in which they work. Definitions for each sector, based on NAICS industries, in the Woods & Poole database are as follows:

Farming includes establishments such as farms, orchards, greenhouses, and nurseries primarily engaged in the production of crops, plants, vines, trees (excluding forestry operations), and specialties such as

Christmas trees, sod, bulbs, and flower seed. It also includes establishments such as ranches, dairies, feedlots, egg production facilities, and poultry hatcheries primarily engaged in the keeping, grazing, or feeding of cattle, hogs, sheep, goats, poultry of all kinds, and special animals such as horses, bees, pets, fish farming, and animals raised for fur.

Forestry, fishing, related activities, and other includes establishments primarily engaged in harvesting timber, and harvesting fish and other animals from their natural habitats. The sector also includes agricultural support establishments that perform one or more activities associated with farm operation, such as soil preparation, planting, harvesting, and management, on a contract or fee basis. Excluded are establishments primarily engaged in agricultural research and establishments primarily engaged in administering programs for regulating and conserving land, mineral, wildlife, and forest use. Other consists of jobs held by U.S. residents who are employed by international organizations and by foreign embassies and consulates in the United States.

Mining includes establishments that extract naturally occurring mineral solids (e.g. coal and ores), liquid minerals (e.g. crude petroleum), and gases (e.g. natural gas.) Mining includes quarrying, well operations, beneficiating (e.g., crushing, screening, washing, and flotation), and other preparation customarily performed at the mine site, or as a part of mining activity.

Utilities includes establishments engaged in the provision of electric power, natural gas, steam supply, water supply, and sewage removal. Utilities include electric power generation, electric power transmission, electric power distribution, natural gas distribution, steam supply provision, steam supply distribution, water treatment, water distribution, sewage collection, sewage treatment, and disposal of waste through sewer systems and sewage treatment facilities. Excluded from this sector are establishments primarily engaged in waste management services that collect, treat, and dispose of waste materials but do not use sewer systems or sewage treatment facilities. Also excluded from this sector are federal or state or local government operated establishments.

Construction includes establishments primarily engaged in building new structures and roads, alterations, additions, reconstruction, installations, and repairs. It includes general contractors engaged in building residential and nonresidential structures; contractors engaged in heavy construction, such as abridges, roads, tunnels, and pipelines; and special trade contracting, such as plumbing, electrical work, masonry, and carpentry. Construction includes establishments primarily engaged in the preparation of sites for new construction, including demolition, and establishments primarily engaged in subdividing land for sale as building sites. Construction work done may include new work, additions, alterations, or maintenance and repairs.

Manufacturing includes establishments engaged in the mechanical, physical, or chemical transformation of materials, substances, or components into new products. The assembling of component parts of manufactured products is considered manufacturing, except in cases where the component parts are associated with structures. Manufacturing establishments can be plants, factories, or mills as well as bakeries, candy stores, and custom tailors. Manufacturing establishments may either process materials or may contract with other establishments to process their materials for them. Broadly defined, manufacturing industries include the following: food processing, such as canning, baking, meat processing, and beverages; tobacco products; textile mill products, such as fabric, carpets and rugs; apparel; wood products, including logging, sawmills, prefabricated homes, and mobile homes; furniture; paper; printing; chemicals, such as plastics, paints, and drugs; petroleum refining; rubber and plastics; leather products; stone, clay, and glass; primary metals, such as steel, copper, aluminum, and including

finished products such as wire, beams, and pipe; fabricated metals, such as cans, sheet metal, cutlery, and ordnance; industrial machinery, including computers, office equipment, and engines; electronics and electrical equipment; transportation equipment, such as cars, trucks, ships, and airplanes; instruments; and miscellaneous industries, such as jewelry, musical instruments, and toys. Excluded from manufacturing is publishing of printed materials.

Wholesale trade includes establishments engaged in wholesaling merchandise, generally without transformation, and rendering services incidental to the sale of merchandise. The merchandise described in this sector includes the outputs of agriculture, mining, manufacturing, and certain information industries, such as publishing. Wholesale establishments are primarily engaged in selling merchandise to retailers; or to industrial, commercial, institutional, farm, construction contractors; or to professional business users; or to other wholesalers or brokers. The merchandise sold by wholesalers includes all goods used by institutions, such as schools and hospitals, as well as virtually all goods sold at the retail level. Wholesalers can be merchant wholesalers who purchase goods from manufacturers or other wholesalers and sell them; sales branches of manufacturing, mining, or farm companies engaged in marketing the products of the company to retail establishments; or agents, merchandise or commodity brokers, and commission merchants.

Retail trade includes establishments engaged in retailing merchandise, generally without transformation, and rendering services incidental to the sale of merchandise. Retail trade includes store retailers such as motor vehicle and parts dealers including automobile, motorcycle and boat dealers as well as tire and automobile parts stores; furniture and home furnishing stores; electronics and appliance stores; food and beverage stores, including supermarkets, convenience stores, butchers, and bakeries; health and personal care stores such as pharmacies and optical goods stores; gasoline stations; clothing and clothing accessory stores; sporting goods, hobby, book and music stores; department stores; and miscellaneous establishments, including office supply stores, mobile home dealers, thrift shops, florists, tobacco stores, and pet shops. Retail trade also includes nonstore retailers such as Internet and catalog sellers, as well as home delivery establishments such as heating oil dealers. Retail trade excludes eating and drinking places, including restaurants, bars, and take-out stands.

Transportation and warehousing includes industries providing transportation of passengers and cargo and warehousing and storage for goods. Establishments in these industries use transportation equipment or transportation related facilities as a productive asset. Transportation includes railroads, highway passenger transportation, trucking, shipping, air transportation, pipelines, and transportation services. Transportation also includes private postal services, and courier services but excludes the U.S. Postal Service. Warehousing includes refrigerated storage and grain elevators.

Information includes establishments engaged in producing and distributing information and cultural products; providing the means to transmit or distribute these products as well as data or communications; and processing data. The main components of this sector are the publishing industries, including software publishing, and both traditional publishing and publishing exclusively on the Internet; the motion picture and sound recording industries; movie theaters; the broadcasting industries, including traditional broadcasting and those broadcasting exclusively over the Internet; the telecommunications industries; the industries known as Internet service providers and Web search portals; data processing industries; and the information services industries.

Finance and insurance includes establishments primarily either engaged in or facilitating financial transactions (e.g. transactions involving the creation, liquidation, or change in ownership of financial

assets.) Establishments include depository institutions, such as commercial banks, credit unions savings and loans, and foreign banks; credit institutions; credit card processing; investment companies; brokers and dealers in securities and commodity contracts; security and commodity exchanges; carriers of all types of insurance; insurance agents and insurance brokers. Also included are central banks and monetary authorities charged with monetary control.

Real estate and rental and leasing includes establishments primarily engaged in renting, leasing, or otherwise allowing the use of tangible or intangible assets, and establishments providing related services. Real estate includes real estate leasing establishments, real estate agencies and brokerages, property management establishments, appraisals establishments, and escrow agencies. Rental and leasing includes car and truck rental, consumer goods rentals such as video stores and formal wear rental stores, and commercial equipment renting and leasing construction, transportation, office and farm equipment. Also included are establishments that lease nonfinancial and noncopyrighted intangible assets such are patents and trademarks.

Professional and technical services includes establishments that specialize in performing professional, scientific, and technical activities for others. These activities include legal advice and representation; accounting, bookkeeping, and payroll services; architectural, engineering, and specialized design services; computer services; consulting services; research services; advertising services; photographic services; translation and interpretation services; veterinary services; and other professional, scientific, and technical services. Excluded are establishments primarily engaged in providing office administrative services, such as financial planning, billing and recordkeeping, personnel, and physical distribution and logistics.

Management of companies and enterprises includes bank holding establishments, other holding establishments, corporate management establishments as well as regional and subsidiary management establishments. Company or enterprise headquarters are included.

Administrative and waste management includes establishments engaged in office administration, hiring and placing of personnel, document preparation and similar clerical services, solicitation, collection, security and surveillance services, cleaning, and waste disposal services. Among many other establishments administrative includes call centers, tele-marketers, janitorial services, armored cars, temporary employment agencies, locksmiths, landscaping, and travel agencies. Waste management includes, among other establishments, solid waste collections and disposal, landfill operations and septic tank maintenance. Excluded from administrative and waste management are establishments involved in administering, overseeing, and managing other establishments of the company or enterprise. Also excluded are government establishments engaged in administering, overseeing, and managing governmental programs.

Educational services includes private elementary schools, junior colleges, colleges, universities, and professional schools. Also included are trade and vocational schools, business and secretarial schools, computer training services, language schools, fine arts training, sports training establishments, driving schools, flight schools and establishments that provide test preparation and tutoring. Educational services may be provided imparted in educational institutions, the workplace, or the home through correspondence, television, or other means. Public schools, including colleges and universities, are excluded from educational services.

Health care and social assistance includes establishments providing health care and social assistance for individuals. Health care establishments include ambulatory care services (e.g. physician offices, dentists,

specialists, HMOs, dialysis centers, blood banks, ambulance services), hospitals, and nursing and residential care facilities. Social assistance establishments include individual and family services (e.g. adoption agencies and youth centers) and community services such as food banks and homeless shelters. Excluded from this sector are aerobic classes and nonmedical diet and weight reducing centers. Also excluded are public hospitals and clinics.

Arts, entertainment, and recreation includes establishments that are involved in producing, promoting, or participating in live performances, events, or exhibits intended for public viewing; establishments that preserve and exhibit objects and sites of historical, cultural, or educational interest; and establishments that operate facilities or provide services that enable patrons to participate in recreational activities or pursue amusement, hobby, and leisure time interests. The sector includes establishments engaged in the performing arts, sporting events, museums, zoos, amusement and theme parks, golf courses, marinas, casinos, and gambling establishments. Excluded are movie theaters.

Accommodation and food services includes hotels, motels, casino hotels, bed and breakfasts, campgrounds and recreational vehicle parks and other lodging places as well as eating and drinking places, including restaurants, bars, and take-out stands. Also included are caterers and food service contractors.

Other services, except public administration includes churches and establishments engaged in equipment and machinery repairing, promoting or administering religious activities, grantmaking, advocacy, and establishments providing drycleaning and laundry services, personal care services, death care services, pet care services, photofinishing services, temporary parking services, and dating services. Private households that engage in employing workers on or about the premises in activities primarily concerned with the operation of the household are included in this sector.

Federal civilian includes all Federal government workers regardless of their establishment classification. Federal civilian employment includes executive offices and legislative bodies; courts; public order and safety; correctional institutions; taxation; administration and delivery of human resource programs, such as health, education, and public assistance services; housing and urban development programs; environmental programs; regulators, including air traffic controllers and public service commissions; the U.S. Postal Service; and other Federal government agencies.

Federal military includes Air Force, Army, Coast Guard, Marine Corps, Merchant Marine, National Guard, and Navy. Personnel deployed abroad are counted in their home base or port. Reserves who receive regular training are included. Civilians working on a military base are classified in the sector appropriate to their occupation.

State and local government is defined the same as Federal civilian except that the activities are run by state and local governments. At the local level, this includes all public schools as well as police and fire departments; at the state level, it includes all public junior colleges, colleges, and universities.

PERSONAL INCOME

The historical data (1969-2011) for total personal income are from the U.S. Department of Commerce, Bureau of Economic Analysis. Total personal income is the income received by persons from all sources, that is, from participation in production, from both government and business transfer payments, and from government interest, which is treated like a transfer payment. Persons consist of individuals, nonprofit institutions serving individuals, private uninsured welfare funds, and private trust funds.

Personal income is the sum of wages and salaries, other labor income, proprietors' income, rental income of persons, dividend income, personal interest income, and transfer payments less personal contributions for social insurance.

Personal income data in the Woods & Poole database are presented in 2009 dollars. These are called 'constant' dollars and are used to measure the 'real' change in earnings and income when inflation is taken into account. For example, it would be incorrect to assume that Americans were more than twice as wealthy in 1980 as in 1970 even though income per capita increased from $4,080 to $10,091; during those ten years the general price level increased more than 97%, and $10,091 in 1980 could not buy as much as $10,091 could in 1970. When adjusted for the rate of inflation by making income per capita 'constant' in 2009 dollars, the increase from 1970 to 1980 was only 26% ($18,271 to $22,945).

THE ACCURACY OF THE PROJECTIONS

Unlike other sciences, economics and demographics cannot rely on experimentation to test theories and verify hypotheses. Rather, historical data are analyzed and theories are developed that explain the historical data. The resulting models are then used to make a projection. Woods & Poole projections, like all economic and demographic projections, utilize this approach: analyzing historical data to make estimates of future data. There are, of course, inherent limitations to projections, and the Woods & Poole projections should never be interpreted as an infallible prediction of the future; future data may differ significantly from Woods & Poole projections and Woods & Poole does not guarantee the accuracy of the projections. In all Woods & Poole publications, the word 'forecast' is used as a synonym for 'projection' and refers to Woods & Poole estimated data for any [future] year [up] to 2040; in Woods & Poole publications 'projections,' or 'forecasts,' both mean estimates of future data to 2040.

One key limitation to all projections, and Woods & Poole projections in particular, is that the future is never known with any certainty. The model on which the projections are based may not accurately reflect future events. In addition, there is always the possibility of an unanticipated shock to the economy, or of some other event that was not foreseen based on an analysis of historical data. For instance, a local government may enact a new industrial policy that has an unexpected, beneficial effect on employment growth. Or an abrupt economic change, although anticipated, may occur with much greater intensity or in a shorter time period than expected. For example, the projection may assume an increase in the price of a commodity, such as oil, over a five-year period, but an embargo may raise the price to that level in only one year. In addition, the projections may not be accurate because historical data is revised; or because the projection model does not accurately reflect demographic or economic phenomena; or because the projections contain errors; or because the smooth growth path of the long-term projections inaccurately reflects important variance in economic or demographic growth for particular regions; or because assumptions about national or regional growth, upon which the projections are based, turn out to be incorrect. There are many other types of economic and demographic events that could create outcomes far different from Woods & Poole's projections.

Another limitation results from doing forecasts for small geographic areas for small data series. Statistically, models are more reliable the larger the area and/or the series being studied. Small area forecasts, such as county population for White men age 84, are subject to more error because of the small sample size. This error can be reduced, although never eliminated, by constraining the small area forecasts to the forecast totals for a larger area or series; this is the method used by Woods & Poole.

Appendix B-4

THE DATA REGRESSION PROCESS

The term 'regression' when used in projecting historical data into the future is a mathematical expression for a method of finding trends in the known data on which the projections can be based.

Some refer to this as 'curve-fitting' because the process attempts to find the mathematical line that 'best fits' the known data points; continuing this line into the future produces the projection. The 'best fit' line is the line that has the highest correlation to the data—that is, the line with data points that are, collectively, the closest to reproducing the historic data points. In some cases, of course, the 'best fit' is not the most realistic projection, as discussed below.

Demographic data is highly complex and rarely fits neatly along a simple line. On the other hand, demographic data regarding population and employment most often reflect a progression from the past into the future as change occurs. Some years may show a much greater change than others, but trends in these changes over time are usually evident. Regression analysis, then, attempts to 'fit' a straight line (1st order regression), a parabolic curved line (2nd order, which assumes a steady change that is constantly increasing or decreasing), and an 'ess' curved line (3rd order, which assumes that the trend is to go up for a while and then down, or vice versa) to best define the trend in the data.

Ultimately, fitting trend lines to historic data must be viewed as an approximation at best, and extending these lines into the future is useful as an analytical tool, an indicator of the future, but not necessarily a 'prediction' of reality.

'BEST FIT' REGRESSIONS

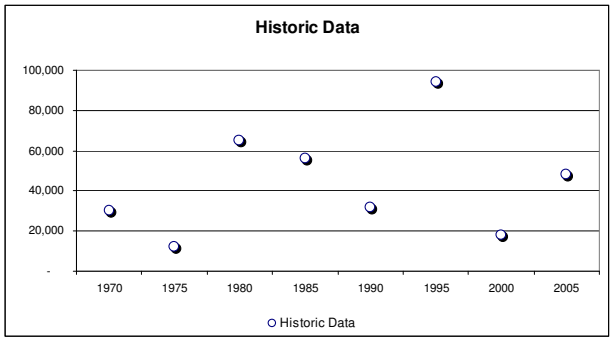
To illustrate the regression analysis process, particularly when the historic data is relatively 'continuous' such as population counts, the Data Table on the right has been created for use as an example. The table shows the historic data that has been created, as well as the 1st, 2nd and 3rd order regressions that have been calculated against the historic data (the 'straight line,' the 'parabola' and the 'ess' curve, respectively). The correlations indicate the 'fit' to the data, with a '1.0' being a perfect fit and '0.0' being no fit at all.

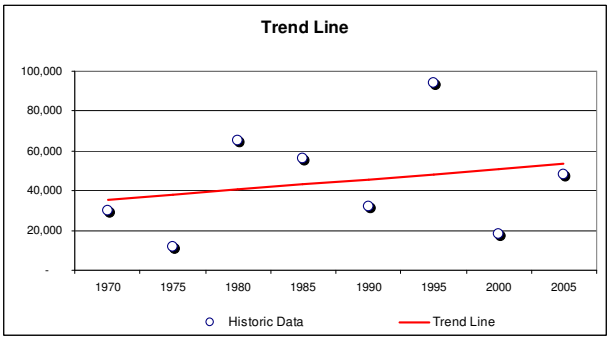
First, we'll look at how a regression might treat apparently unrelated, 'non-continuous' data, in contrast to the example considered here. Then, we'll discuss how well the regressions in the Example Data Table fit the historic data itself to illustrate our example.

EXAMPLE DATA TABLE

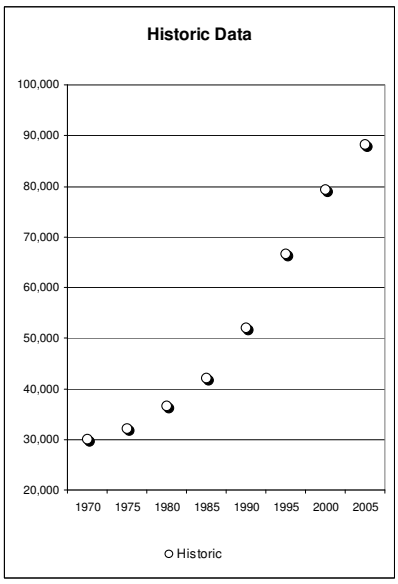
	Historic	Straight Line	Parabola	"Ess" Curve
1970	30,021	22,357	28,976	30,828
1975	31,998	31,200	32,146	30,823
1980	36,524	40,043	37,206	35,354
1985	42,105	48,886	44,158	43,364
1990	51,876	57,729	53,001	53,795
1995	66,520	66,572	63,735	65,588
2000	79,361	75,415	76,361	77,684
2005	88,056	84,258	90,878	89,025
2010		93,102	107,286	98,554
2015		101,945	125,585	105,210
2020		110,788	145,775	107,937
2025		119,631	167,856	105,675
2030		128,474	191,829	97,366
	Correlations:	0.9475	0.9908	0.9962

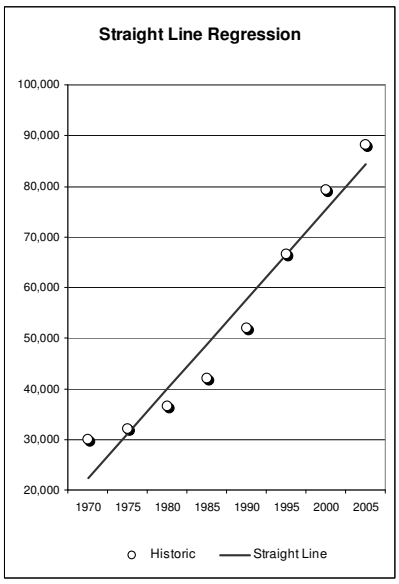
Sometimes, data can seem to be quite scattered, with no apparent relationship between one year and the next, as shown on the graph on the left, below. A regression line, however, may reveal a trend, such as shown on the graph on the right where an overall increase 'on average' is indicated by the rise in the trend line. In this case, however, the correlation between the trend line and the data is very low, suggesting that conclusions drawn strictly on this trend alone would be relatively unreliable, particularly if the line were projected forward to future years.

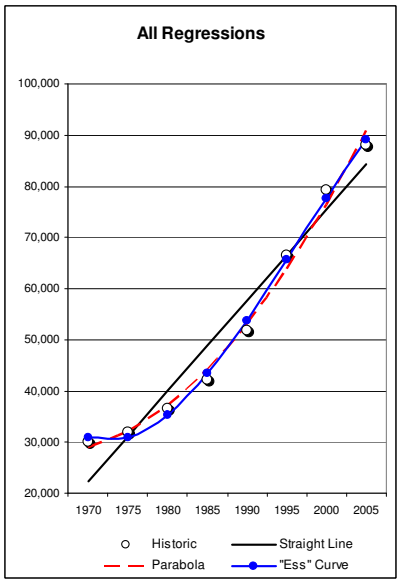




The following graphs are based on the data shown in the Example Data Table on the previous page, which is more 'continuous' in nature and more illustrative of population trends.





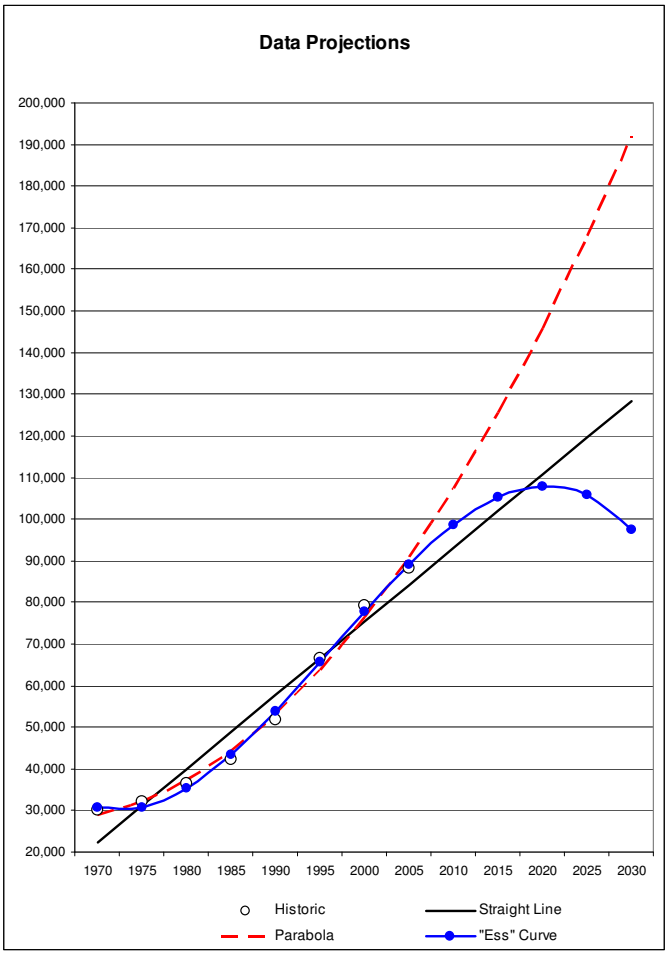


The first graph shows the historic data points for this example (in this case, data between 1970 and 2005 in 5-year increments). In the second graph, a 1st order (straight line) regression has been run against the historic data points, producing a line that 'fits' the data on average as best it can. Still, the eye tells one that the points on the first graph look more like some kind of a curve, and that the straight line doesn't 'fit' the data very well. In the third graph, all three regressions from the Data Table are shown. Examining the graph, the 'ess' curve seems to be the 'best fit' because that line actually comes closer to hitting each of the historic data points than the other lines. In fact, the 'ess' curve has the highest mathematical correlation to the historic data and does provide, therefore, the 'best fit' of the three lines.

Continuing the regression lines into the future provides trend-line projections—that is, if the trend indicated by the past data continues into the future, what would be the result?

TREND LINE PROJECTIONS

The graph below illustrates the results of projecting the regression lines shown in the example on the previous graphs into the future. This is done by using the formula calculated for each regression, and extending the results out to the forecast horizon year (in this case, extending out from 2005 to 2030).



As shown on the Example Data Table and the historic trend graph above, the 'ess' curve had the best fit (that is, the highest correlation) to the actual historic data. This is very much a function of the historic data itself, which shows an 'up-swing' in the rate of change between 1970 and 1990, followed by a slight 'down-swing' after 1995. By imposing an 'ess' curve, the 'down-swing' is continued into the future. (The extent to which the 'dots' on the 'ess' curve line fit in the circles for the historic data points indicates how well the line fits the data.) This curve, projected into the future on the graph to the left, however, turns into a negative growth rate—a population loss—in this example. While this is mathematically the best fit curve to the actual past data, the result of projecting this curve into the future is very suspect.

The parabola, not having the 'down-swings' as well as the 'up-swings' of an 'ess' curve, projects forward as a steady curve reflecting the overall change of the past. In our example, the parabola fits the historic data almost as well as the 'ess' curve, however, and shows continued growth into the future because of the general 'up-swing' of the historic data overall.

Lastly, the straight line regression, which had the lowest correlation to the historic data, produces a higher result than the 'ess' curve in this example, but less than the parabola.

Appendix C:

Community Participation Program

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TABLE OF CONTENTS

INTRODUCTION **1**

Purpose 1
Scope 1

IDENTIFICATION OF STAKEHOLDERS **3**

Board of Commissioners 3
Steering Committee 3
Project Management Team 3
Specific Groups Targeted for Outreach 4

PARTICIPATION TECHNIQUES **5**

Steering Committee 5
General Public Meetings 5
Additional Information Gathering Techniques 6
Public Relations Strategies 7

SCHEDULE FOR COMPLETION OF VISION 2035 ..... **10**

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INTRODUCTION

Introduction to the Community Participation Program for Columbia County

PURPOSE

The purpose of the Community Participation Program is to ensure that *Vision 2035*, Columbia County's comprehensive plan, reflects the full range of the community's values and desires, by involving a diverse group of stakeholders in the development of the plan. This broad-based participation, through stakeholder commitment and involvement, will help ensure that the plan is implemented.

SCOPE

The Community Participation Program provides a schedule to guide the development of *Vision 2035*, including planned community participation events or meetings at key points during the process. This document includes three steps described in the sections below:

- Identification of Stakeholders
- Identification of Participation Techniques
- Schedule for Completion of the Final Comprehensive Plan

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IDENTIFICATION OF STAKEHOLDERS

Outline of the comprehensive plan's diverse group of community stakeholders who will be involved in the development of Vision 2035

Coordination and oversight are very important parts of the overall work effort for this project. This approach, to ensure proper management of the process, includes oversight by the Columbia County Board of Commissioners, Steering Committee and County staff.

BOARD OF COMMISSIONERS

Ron C. Cross
Chairman

Doug Duncan
District 1

Trey Allen
District 2

Gary Richardson
District 3

William D. Morris
District 4

STEERING COMMITTEE

Tim Beatty
Columbia County. Board of Education

Robbie Bennett
Development Authority of Columbia County

Pat Buchholz
Fort Gordon

David Butler
Columbia Co. Historical Property Advisory Committee

William Butler
Harlem City Planner

Tim Cole
Columbia County Chamber of Commerce

Bill Corder
Chair, Columbia County Greenspace Advisory Board

Jim Cox
Planning Commission

Marva Dixon
Fort Gordon

Jean Garniewicz
Vice-Chair, Development Authority of Columbia County

Al Harris
District 4 Representative

Philip Howard
Georgia Regents University

Mark Ivey
Ivey Residential

Chris McLaughlin
Georgia Bank & Trust

Frank Neal
Grovetown City Planner

John Ramey
Fort Gordon

Ken Richards
Pierwood Construction

Gary Richardson
Planning Commission

Ken Shah
District 3 Representative

Charles Sharpe
District 2 Representative

Thom Tuckey
CSRA Alliance
District 1 Representative

PROJECT MANAGEMENT TEAM

Andrew Strickland, AICP
Planning Director

Nayna Mistry
Planning Manager

Danielle Bolte
Planner I

Lee Walton, AICP
AMEC Foster Wheeler

Ron Huffman, AICP, ASLA
AMEC Foster Wheeler

Paige Hatley, AICP
AMEC Foster Wheeler

Tela Dunagan
AMEC Foster Wheeler

Demi Patch
AMEC Foster Wheeler

Inga Kennedy
Planners for Environmental Equality

Bill Ross
Ross + Associates

SPECIFIC GROUPS TARGETED FOR OUTREACH

Developing a shared vision for the community requires input from all segments of the population. The *Vision 2035* planning process will incorporate techniques (described in Chapter 3 of this document) that target outreach to the following diverse range of stakeholders/stakeholder groups in order to provide each with the opportunity to participate:

- Augusta Archaeological Society
- Augusta Technical College's Columbia County Center
- Augusta-Richmond County Planning Commission / Metropolitan Planning Organization
- Augusta Women's Club
- Builders Association of Greater Augusta
- Central Savannah River Area Regional Commission
- Central Savannah River Land Trust
- Cities of Grovetown and Harlem
- Columbia County Board of Education
- Columbia County Chamber of Commerce
- Columbia County Community Connections
- Columbia County Development Advisory Board
- Columbia County Convention and Visitors Bureau
- Columbia County Department of Family and Children Services
- Columbia County Emergency Management Agency
- Columbia County Extension Office
- Columbia County Greenspace Advisory Board
- Columbia County Health Department
- Columbia County Historic Properties Advisory Committee
- Columbia County Historical Society
- Columbia County Libraries
- Columbia County Senior Center
- Columbia County Water Utility
- CSRA Alliance for Fort Gordon
- CSRA Economic Opportunity Authority, Inc.
- Development Authority of Columbia County
- Fort Gordon
- Georgia Sierra Club – Savannah River Group
- Greater Augusta Association of Realtors
- Homeowners Associations
- Keep Columbia County Beautiful
- Local clubs / community groups (with contact information on Columbia County website)
- Local/regional news media
- Places of worship, ecumenical councils

PARTICIPATION TECHNIQUES

Identification of the specific techniques to be used during the planning process that will help develop Vision 2035

Columbia County will rely heavily on public input during the preparation of *Vision 2035.* Techniques described below include Steering Committee meetings, workshops, surveys, press releases, an open house, public hearings, and presentations to elected officials.

STEERING COMMITTEE

The Steering Committee is charged with providing feedback, advising the planning team, and providing assistance in shaping the overall planning process. Individuals invited to participate on the Steering Committee represent a wide range of interest groups and, to some extent, are intended to serve as a microcosm of the community (see list on page 3). The committee will meet regularly during the planning process often meeting in advance of major public meetings. The Steering Committee will assist with keeping the project on schedule, reviewing the preliminary data and findings, providing a "reality check" to the staff and planning team, and serving as a political barometer for plan recommendations.

GENERAL PUBLIC MEETINGS

Kickoff Meeting

The purpose of a kickoff meeting is to announce the beginning of the planning process to the citizens and other stakeholders and provide opportunity to view a presentation covering the project purpose and general plan approach. Initial opinion surveys and volunteer sign up forms will be available at this meeting. The meeting is intended to also fulfil the Georgia Department of Community Affairs' "process kickoff public hearing" requirement and will be advertised accordingly.

Visioning Workshops

Visioning workshops (four total held in locations throughout the County) are facilitated meetings designed to determine the community vision and address three key planning questions – "What do we have?" "What do we want?" and "How will we get it?" These will be highly interactive meetings where attendees work in groups to draw maps, develop goals and policies, and design their community. The planning team will use the input from the workshops to finalize community needs and opportunities, character areas and to define a county-wide vision for future growth and development.

Land Use Charrette

A land use charrette will take place following the visioning workshops. The charrette will include a presentation of the information gathered during the visioning workshops, including recommendations for addressing preliminary needs and opportunities. The planning team will facilitate interactive planning exercises that are intended to fine tune the community vision, as represented in the draft Future Development Map. The charrette will also provide participants an opportunity to identify key areas of the county where more specific implementation strategies are desired to fulfil the desired community vision. The planning team will use the input from this meeting to prepare a final draft of the comprehensive plan.

Open House

The Open House will take place following the land use charrette for the purpose of reviewing the draft recommendations of the *Vision 2035* document, including the Future Development Map and implementation program. Attendees will be provided an opportunity to offer comments that may result in changes to the. The open house format allows participants to drop in at their convenience and stay as long as they wish. The meeting is intended to also fulfil the Georgia Department of Community Affairs' "draft plan review public hearing" requirement. Following the Open House, and based on input from the public and county officials and guidance from staff, *Vision 2035* will be finalized for transmittal to the Central Savannah River Area Regional Commission (CSRARC) for review.

Transmittal Public Hearing

At a regularly scheduled meeting of the Board of Commissioners, the final *Vision 2035* document will be presented. The purpose of the meeting will be the adoption of a resolution authorizing the transmittal of the comprehensive plan to CSRARC for review and comment.

Additional Information Gathering Techniques

Web-Based Community Survey

The planning team will distribute a community survey to those who attended the Kickoff Meeting in order to solicit comments, seek opinions, and begin to identify community goals. The survey will be reviewed and approved by the Steering Committee and Planning Department staff prior to distribution. A digital version of the survey will be posted to the Columbia County website, and a link to the online survey will be sent to administrators of Columbia County-oriented Facebook and Twitter accounts (see also the *Online Social Media* section of this document on page 8). The link will also be emailed to the Steering Committee and organizations and individuals that are in an email "blast" database (see also page 7) to promote the survey and encourage participation. A PDF of the survey will be provided to the Planning Department so that it may be printed and distributed to public buildings and locations that receive heavy foot traffic and to other locations where web access is limited. The planning team and County staff will also coordinate with local newspapers to publicize the survey, which may include a request that each include in multiple editions a copy of a printed survey that residents can complete and submit for consideration in the planning process as well as directions on accessing the web-based version. Survey responses will be collected through May 4, 2015.

Random Telephone Survey

The planning team will distribute a survey to a random sample of Columbia County residents to receive opinions about the County's major needs and opportunities. The telephone survey will be developed by the planning team with input from the Steering Committee and Planning Department staff. It will be conducted after the Public Kickoff Meeting. Results from the survey will be used in conjunction with results from the web-based survey to identify and prioritize perceived needs and opportunities.

Stakeholder Interviews

The planning team will coordinate with the Planning Department to determine the need for conducting one-on-one interviews with key community leaders during the planning process. The intent of the interviews is to provide additional means of gathering information about local needs and opportunities, as well as desired goals for the County. If it is determined interviews are needed to supplement the public involvement activities described in the Community Participation Program, the planning team will coordinate with Planning Department staff to schedule the meetings. Interviewees will be asked a standardized series of questions designed to gather detailed information about Columbia County's existing issues and desired future.

PUBLIC RELATIONS STRATEGIES

Press Releases

Press releases will be prepared for distribution to the newspapers that serve Columbia County. Deadlines for papers that are routinely used by the County for public notice will be provided to the planning team. The press releases will be used to announce public meetings and the posting of web-based documents for public review. Press releases will include contact information for project management team members, as directed by the Planning Director. Suggested publications are:

- The Columbia County News Times: www.newstimes.augusta.com
- The Augusta Chronicle: www.chronicle.augusta.com
- Columbia County Magazine: www.columbiacountymag.com
- Metro Spirit: www.metrospirit.com

Web Page

The planning team will consult with the County's IT Department to create a project webpage through the Columbia County website to serve as a portal for plan information throughout the planning process. PDF versions of meeting notices, agendas and presentations will be posted for public review, as will draft documents. The project webpage will also include contact information in order to submit comments by e-mail, traditional mail, fax or by telephone.

Email "Blast" Database

Periodic mass mailings by email to provide important notices and other information are also a tool for distributing information. The database will be compiled from contact information provided by County staff and/or that is publically available (e.g. contact information for local organizations and places of worship that is posted for information purposes on the County website). At public meetings, attendees can provide their e-mail addresses on the sign-in sheet. Periodic progress e-mails and future meeting announcements will then be sent to the distribution list.

Online Social Media

The planning team will incorporate social media to further inform the public and provide opportunities for input. The team will provide project updates and informational links throughout the development of *Vision 2035* to Columbia County-oriented Facebook pages and Twitter accounts, such as the following:

- Facebook

  - Columbia County Government
  - Columbia County Community Events
  - Columbia County Library
  - Keep Columbia County Beautiful
  - Columbia County Chamber of Commerce
  - Columbia County Convention and Visitors Bureau
  - Columbia County Magazine
  - Columbia County Fair (Merchants Association of Columbia County)
- Twitter
  - Columbia County Events
  - Columbia County Government
  - Columbia County Library
  - Columbia County Emergency Management Association
  - Columbia County Traffic Engineering

Other Methods

Beyond the use of newspapers and the Internet for notification, there are many other alternatives for public outreach.

Newsletter

Newsletters of community groups and neighborhood associations can be beneficial in targeting information of interest in a particular geographic area or to specific interest groups. The planning team will coordinate with County staff to identify newsletters that are used by both public (e.g. Columbia County Government Newsletter, Keep Columbia County Beautiful Greenzine, etc.) and private (e.g. homeowners associations) entities.

Flyers

The planning team will prepare announcement flyers / FAQ sheets in advance of key project milestones. The flyers will be in PDF format for use by County staff to post in government buildings. The planning team will also seek permission from local libraries and schools to post the flyers.

Information Display

An information display can be set up in the lobbies of frequently visited public buildings to show photographs, maps, and other pertinent project information. They can also be displayed at community-wide events such as Columbia County Fair events and concerts at Lady Antebellum Amphitheater. The planning team can man the temporary displays at up to five community events throughout the development of the comprehensive plan.

Meeting to Go

Prior to the Open House in mid-August, the planning team will coordinate with County staff to develop and promote “meeting to go” materials. The concept allows groups such as homeowners associations to facilitate a meeting and gather, record and submit input on the comprehensive plan. The Vision 2035 Meeting to Go packet will include meeting host and participant materials, including a sign-in sheet and instructions for gathering input on the draft Future Development Concept and draft Goals and Strategies.

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SCHEDULE FOR COMPLETION OF VISION 2035

Outline of the schedule proposed for preparation, review and adoption of Vision 2035

The proposed schedule for completion of the comprehensive plan is as follows:

Public Kickoff Meeting (Required Public Hearing #1)

- March 19, 2015

Visioning Workshops (four total)

- April 20, 2015 through May 1, 2015

Land Use Charrette

- May 14, 2015

Steering Committee Meetings

- March 12, 2015
- April 13, 2015
- June 1, 2015
- July 20, 2015
- August 27, 2015
- November 9, 2015

Open House (Required Public Hearing #2)

- August 17, 2015

Transmittal Resolution Public Hearing

- December 1, 2015

Adoption

- February 2016