

APPENDIX B

**GROWTH
AND
DEVELOPMENT TRENDS
COMMUNITY INFORMATION**



McDuffie County

**JOINT COMPREHENSIVE PLAN
2021-2025**

McDuffie County, City of Thomson and Town of Dearing

Joint Comprehensive Plan

2021 - 2025

**This document was prepared jointly with the cooperation
of the following local governments:**

McDuffie County

210 Railroad Street
Thomson, Georgia
Adopted: 02/22/2021

The Town of Dearing

4577 Augusta Hwy
Dearing, Georgia
Adopted: 02/23/2021

The City of Thomson

210 Railroad Street
Thomson, Georgia
Adopted: 02/24/2021

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Community Goals & Policies

Goals are broad statements of understanding that are intended to provide guidance toward a desired future outcome. Goals put short-term decisions in proper context. Goals are some of the most valuable insights gleaned from the comprehensive planning process, in that they shape the ventures into which the community will invest its limited resources.

A community reaches its goals through the establishment of and adherence to supporting policies. The next section details McDuffie County's goals and policies.

Community Goals & Policies

Broadband

Goals:

- Promote digital literacy among McDuffie County residents of all ages.
- Actively support McDuffie County's integration into the innovation economy.

Policies:

- Market McDuffie County's broadband infrastructure in furtherance of economic development efforts.
- Support creation of spaces for entrepreneurial engagement and exchange.

Economic Development

Goals:

- Develop an educated, motivated workforce, prepared for the challenges of an evolving global economy.
- Minimize the effects of jobs-housing imbalance.
- Align economic development efforts with the CSRA's Regional economic development strategy.

Policies:

- Support partnerships for the delivery of training programs and other professional development in furtherance of workforce preparedness.
- Recruit clean, responsible industry to appropriate sites in McDuffie County and its contained jurisdictions.
- Undertake a targeted industry analysis and develop an industry recruitment strategy centered on industries most appropriate for McDuffie County's workforce and assets.
- Explore opportunities to create or improve transit access to local employment centers.
- Actively market McDuffie County's cultural and architectural heritage sites and districts to promote economic development through tourism.
- Explore the creation of incentives for the adaptive reuse of existing commercial and industrial buildings.
- Strengthen the lines of communication with local employers regarding workforce and infrastructure needs through an improved business retention and expansion program.



Housing

Goals:

- Create safe, efficient and affordable housing for McDuffie County residents.
- Enhance the vibrancy of Downtown Thomson by increasing residential use.
- Support the restoration and maintenance of Thomson and Dearing historic housing stock.

Policies:

- Expand opportunities for home ownership for low-to-moderate income households in McDuffie County.
- Ensure housing maintenance initiatives remain a key component of Thomson's community redevelopment efforts.
- Encourage the development of contemporary market-rate housing to diversify the available housing stock.
- Encourage maintenance of historically and architecturally relevant homes.
- Encourage residential use of the upper floors in downtown commercial buildings.

Land Use

Goals:

- Maintain the rural and historic character of McDuffie County.
- Ensure the county's natural resources and critical environmental assets are protected from unintended consequences of development.

Policies:

- Make land use and development decisions that are consistent with the policies of the McDuffie County Joint Comprehensive Plan.

Community Facilities

Goals:

- Maintain all community facilities and capital assets in working order and at capacity to support the needs of McDuffie County residents.
- Provide a full range of services that meet the needs of the McDuffie County's changing demographic base.

Policies:

- Maintain and improve local wastewater handling systems.
- Continually assess, maintain and replace public safety equipment as needed.
- Continually assess recreational facilities and programs to improve accessibility and use.
- Continually assess solid waste management services and facilities to ensure effective long-term service delivery.



Demographic Overview

The demographic overview aims to provide an understanding of who McDuffie County's residents are, and how the County is changing. Though the accuracy of data from national sources is often disputed for rural communities, these sources do provide a valuable baseline for understanding rural population dynamics. The Census Bureau and other generators of data and analysis commonly utilize statistical methods to produce projections based on trends. These measures are typically offered with a margin of error or confidence interval, and a disclaimer acknowledging that the measures are samples or projections.



Regional Population Trends and Projections

The Governor’s Office of Planning and Budget projects McDuffie County, unlike many other rural CSRA counties, will experience gradual population increase heading into the year 2030. Below is the Residential Population Projections by County 2020-2050.

COUNTY	2020	2025	2030	2035	2040	2045	2050
Burke County	22,307	22,304	22,196	21,936	21,633	21,288	20,685
Columbia County	159,405	176,146	192,137	207,330	221,833	235,898	249,745
Glascocock County	2,945	2,895	2,834	2,775	2,709	2,624	2,537
Hancock County	8,346	8,137	7,872	7,540	7,111	6,738	6,420
Jefferson County	15,271	15,167	14,932	14,584	14,138	13,684	13,172
Jenkins County	8,671	8,764	8,764	8,649	8,407	8,136	7,814
Lincoln County	7,853	7,642	7,411	7,056	6,682	6,349	6,022
McDuffie County	21,263	21,307	21,306	21,118	20,838	20,482	20,190
Richmond County	202,570	206,609	210,374	212,605	212,899	212,933	212,155
Taliaferro County	1,502	1,458	1,399	1,329	1,239	1,184	1,108
Warren County	5,187	5,067	4,951	4,785	4,587	4,347	4,127
Washington County	20,271	20,240	20,263	20,032	19,652	19,286	18,801
Wilkes County	9,667	9,506	9,340	9,196	9,028	8,873	8,732

Source: Governor’s Office of Planning and Budget, Series 2020

Local Population Trend

	1990	2000	2010	2015-2019 ACS	2000-2019 Population Change	2000-2019 Population Percent Change
Population						
McDuffie County	20,118	21,231	21,875	21,455	224	1.10%
Dearing	547	441	549	624	183	41.50%
Thomson	6,862	6,828	6,778	6,593	-235	-3.40%
Georgia	6,478,216	8,186,453	9,687,653	10,403,847	716,194	8.70%

Source: US Census 2000, 2010, and American Community Survey 2015-2019.

McDuffie County has continued to experience slow population incline since 2000 at 1.1% rate. The City of Thomson has declined at a -3.4% since 2000. The town of Dearing has experienced a huge growth of 183 (41.5%) residents since 2000.

Number of Households

Number of Household	2000	2010	2015-2019 ACS	2000-2019 Change	2000-2019 Percent Change
McDuffie County	7,970	8,289	9,350	1,380	17.3%
Dearing	178	210	264	86	48.3%
Thomson	2,609	2,662	2,932	323	12.4%
Georgia	3,006,369	3,585,584	4,283,477	1,277,108	42.5%

Source: US Census 2000, 2010, and American Community Survey 2015-2019.

The number of households in McDuffie County (17.3%) and the City of Thomson (12.4%) increased over the last 19 years. Neither jurisdiction experience growth like the State of Georgia at 42.5%. However, the Town of Dearing experienced a significant growth in the number of households exceeding the State of Georgia at 48.3% number of new households.

Median Household Income

Avg Household Income	2010	2015-2019 ACS	Change	Percent Change
McDuffie	\$35,414	\$43,468	\$8,054	22.7%
Dearing	\$35,865	\$46,136	\$10,271	28.6%
Thomson	\$22,132	\$29,367	\$7,235	32.7%
Georgia	\$49,347	\$58,700	\$9,353	19.0%

Source: US Census 2010, and American Community Survey 2015-2019.

Each jurisdiction in McDuffie County has seen an increase in the median household income from 2010. The largest increase was in the City of Thomson at 32.7%.



Housing

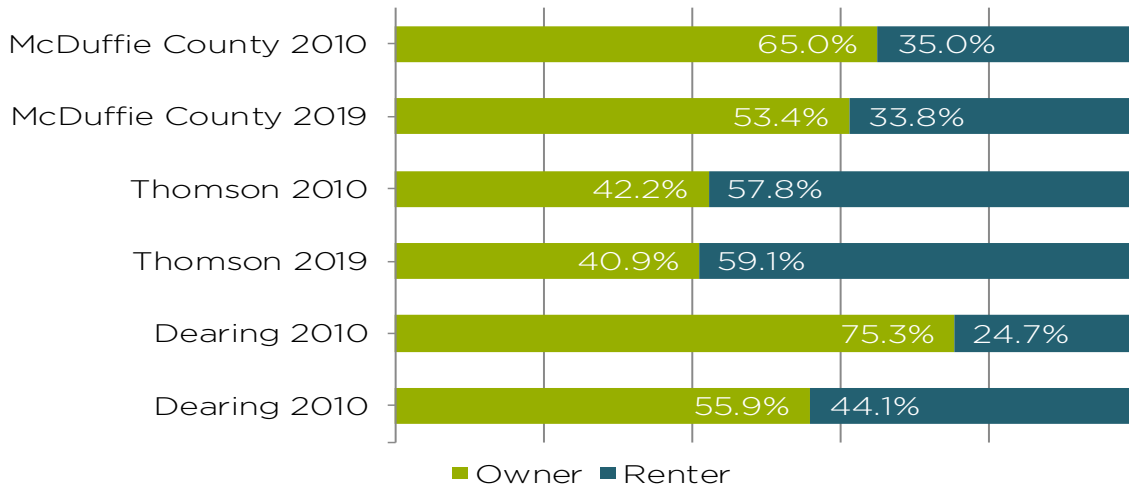
Housing types and conditions vary across the county. Examining this information is important because housing conditions within a community provide insight into its economic and social health. High vacancy rates, large quantities of deteriorated housing, and lack of new development are indicators of population decline, stagnant growth, and potentially low quality of life. This section of the plan examines the housing mix, occupancy, home values and age of housing stock.



Number of Housing Units

McDuffie County as a whole contains 9,378 housing units according to the 2015-2019 American Community Survey (ACS). This represents a 0.7 percent increase in units since the 2010 Census. Over the same time period, the number of housing units in the town of Dearing grew by 2.7 percent, and the city of Thomson experienced a increase of 2.3 percent.

Occupied and Vacant Housing Units



Source: 2010 U.S. Census and 2015-2019 American Community Survey Estimates

County-wide there has been a shift in the percentage of owner-occupied and rental housing as illustrated in the table above, whereby the percentage of renters in the county is growing and the percentage of owners is declining. Renters occupied a greater portion of housing in 2019 than in 2010. This change is most reflected in Dearing, where the percent of renters was 24.7 percent in 2010 and 44.1 percent respectively in 2019. The county should consider a housing study to evaluate the condition and availability of the housing stock to meet resident needs.



Housing Unit Types

According to the 2019 ACS, roughly 87 percent of the housing stock in McDuffie County is comprised of either single family detached residences (65 percent) or mobile homes/trailers (21.5 percent).

The development of multifamily housing in McDuffie County has experienced limited growth in small (3-9 unit) and large (20+ unit) developments and contraction in medium sized (10-19 unit) developments.

Housing Type	2010	2015-2019 ACS		
	Number	Number	Change	% Change
Total	9,314	9,350	36	0.4%
Single Units (Detached)	5,885	6,085	200	3.4%
Single Units (Attached)	132	72	-60	-45.5%
Double Units	160	322	162	101.3%
3 to 9 Units	509	420	-89	-17.5%
10 to 19 Units	99	136	37	37.4%
20 or More	117	206	89	76.1%
Mobile Homes or Trailers	2412	2109	-303	-12.56%

Source: American Community Survey 2015-2019

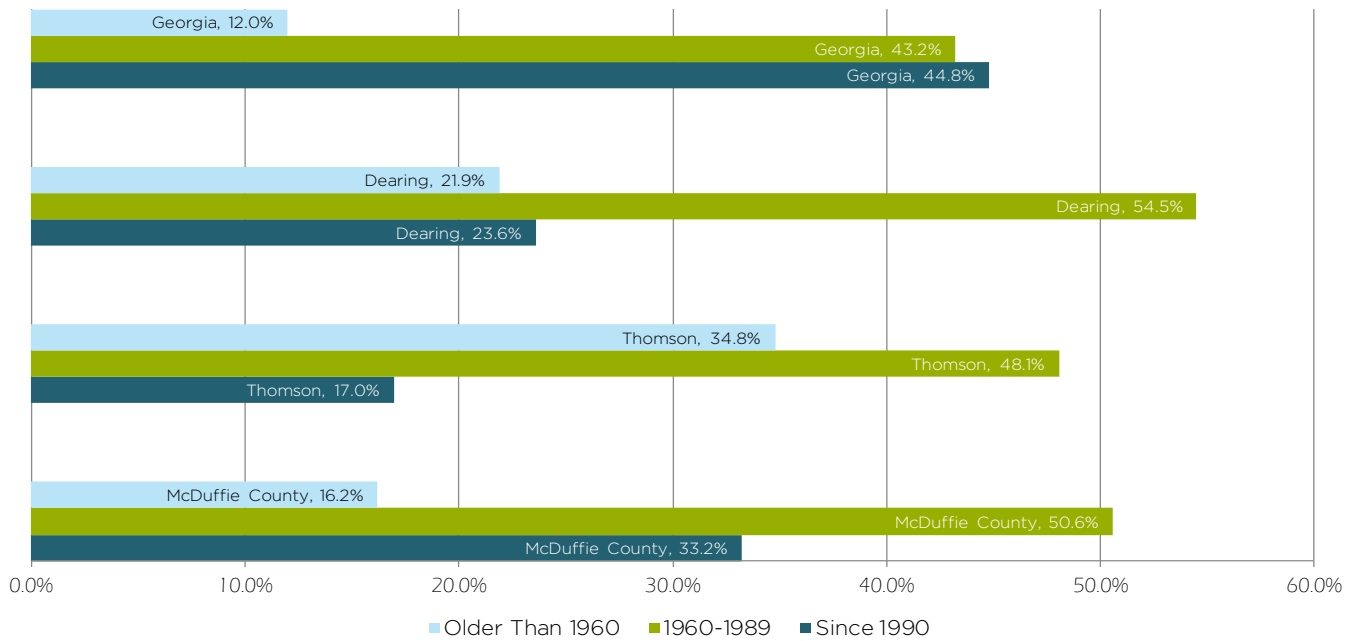


Examples of Multi-units in McDuffie County.

Age of Housing

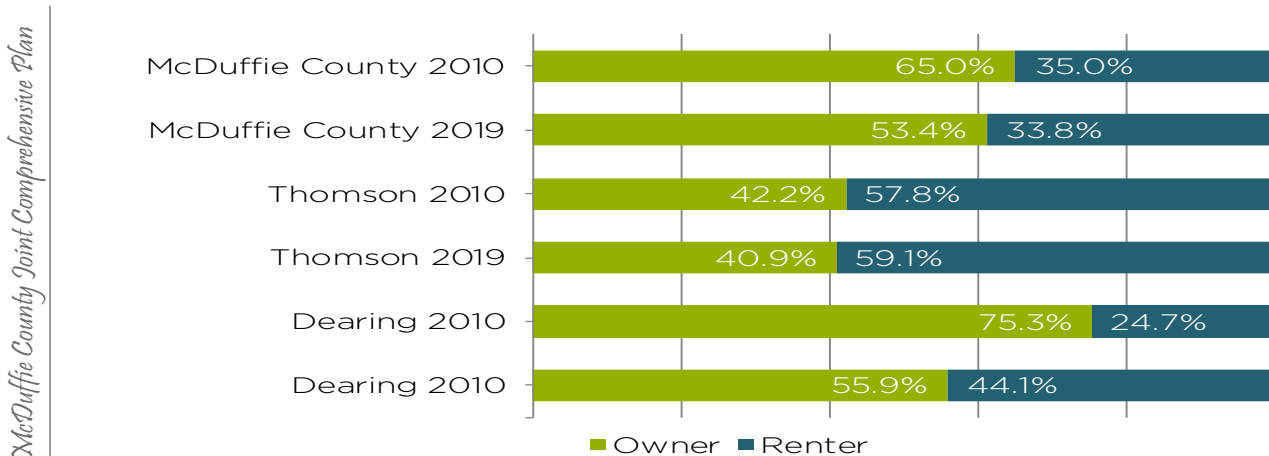
McDuffie County's housing stock is aging. All of McDuffie County had a spike in development in the 1960's leading to a boom in the decade from 1970 to 1980. Activity continued, though at a less vigorous pace, in the 1980's. Around 50% of the current housing stock appeared during this 30-year cycle.

There has been a less intense burst of growth, which occurred between 1990 and 2019, mostly in the unincorporated County. Since 2010 there has been a very small percentage of new housing construction. McDuffie County had 2.4%, Dearing had 1.5%, and Thomson had 2.3% in new housing construction. The growth is significantly less the state of Georgia at 12% new housing construction.



Source: 2015-2019 American Community Survey Estimates

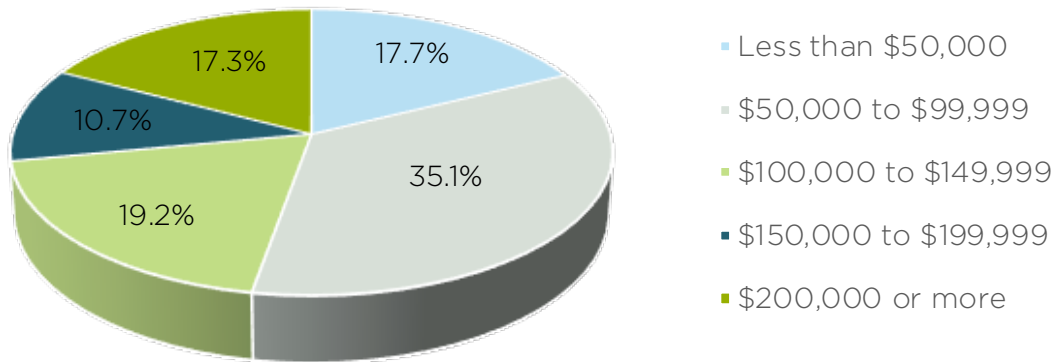
Housing Unit Owner vs Renter



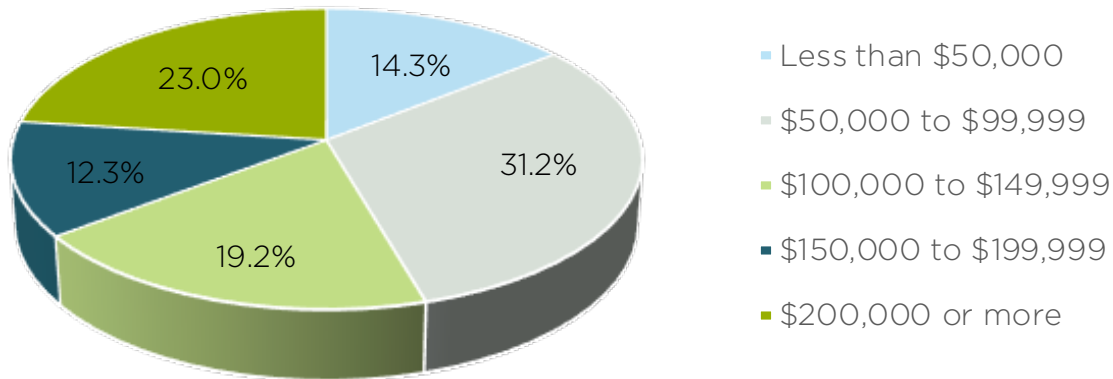
Source: 2010 U.S. Census and 2015-2019 American Community Survey Estimates

The rate of owner occupancy has declined across all areas of the county. The owner occupancy rate stayed steady in McDuffie County. Dearing and Thomson has seen the greatest exodus of owners over the nineteen-year period since 2000.

Owner-Occupied Home Values



Source: 2010 U.S. Census



Source: 2015-2019 American Community Survey Estimates

The value owner occupancy housing has increased since 2010. The median rent income has also increased since 2010.



Natural & Cultural Resources

Natural and cultural resources are often unrecognized community assets that contribute to the vitality and sustainability of the county. They have the potential to draw visitors who value natural beauty or historic character. These assets can be connected to similar resources in other counties for regional tourism.

As conditions change, it is important to focus efforts on protecting critical natural features like watersheds, and avoid hazards like floodplains. When development decisions are made, the natural and cultural resources that make McDuffie County unique must be considered.



Environmental Planning Criteria

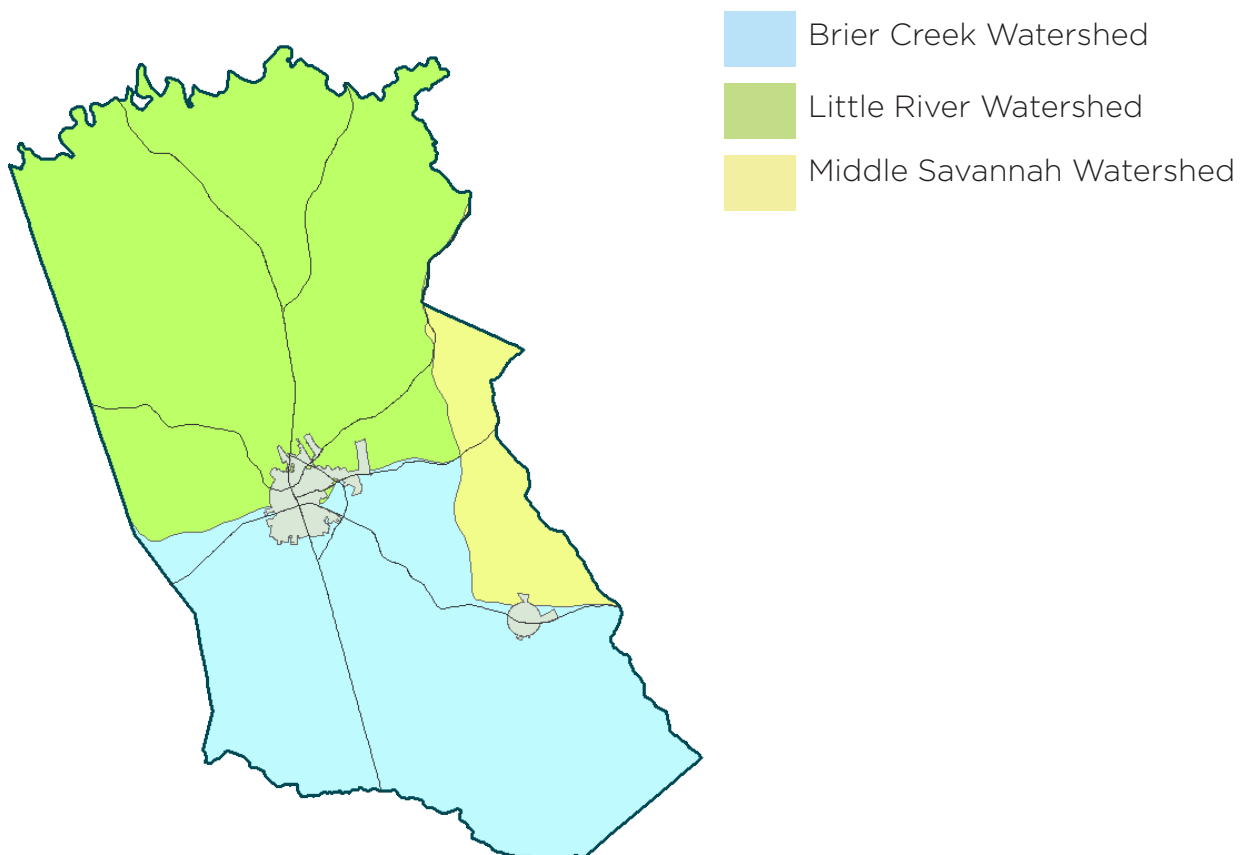
The State of Georgia's Environmental Planning Criteria recognize the inherent need of balancing human development activity with the protection of the natural environment. This recognition is represented by minimum planning criteria established by the state (and implemented by the Georgia Department of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

The locations of three (3) of these critical environmental areas in McDuffie county (groundwater recharge areas, wetlands, and river corridors) are illustrated on the maps on the following pages.

Public Water Supply

The potable water supply in McDuffie County and its municipalities is primarily supplied by surface lake extraction (further explained in the "Community Facilities" section). In combination with extraction and filtration, these naturally occurring water sources are important components to supplying residents with potable water. Watersheds and Groundwater Recharge Areas are important components to public water supply.

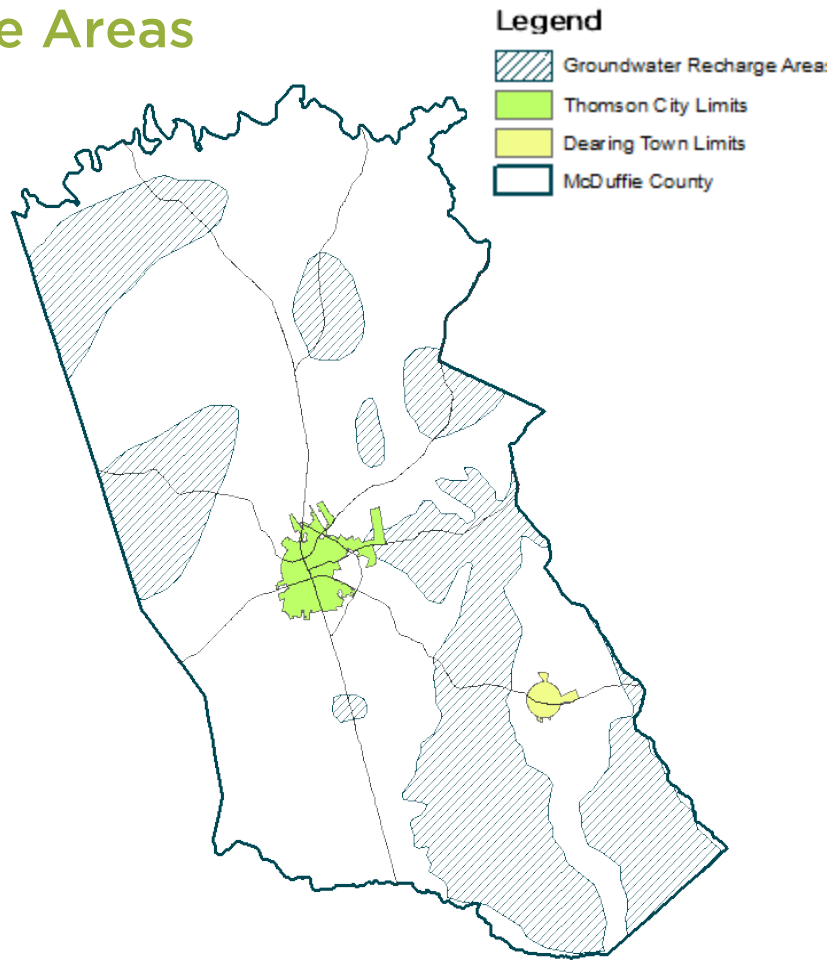
Watersheds are land formations which direct water (primarily rain water) flows in a certain direction and feeds smaller flows and water bodies.



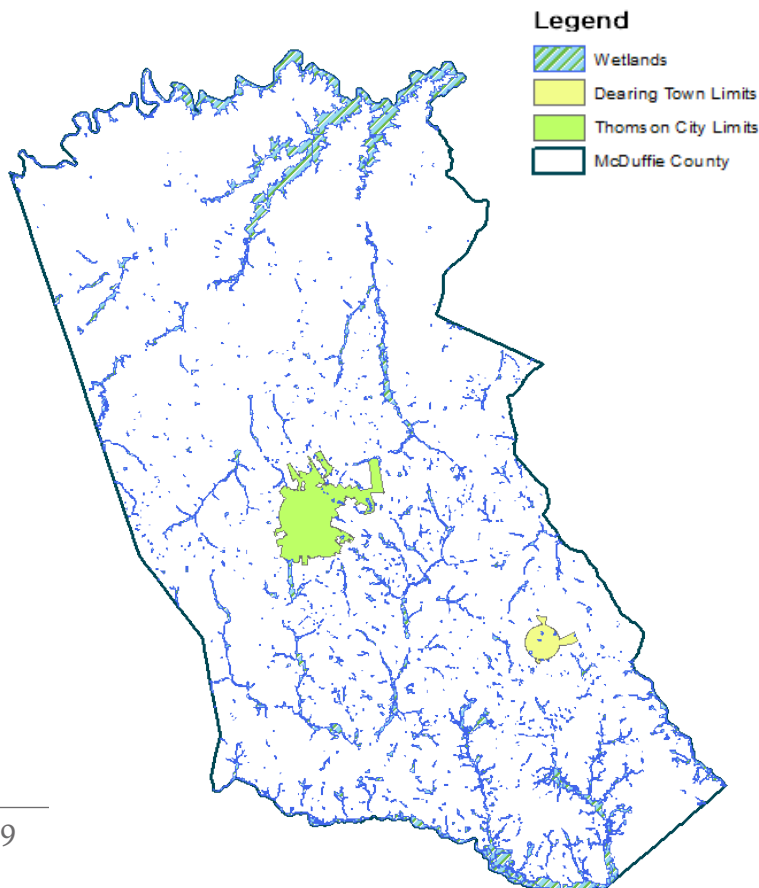
Groundwater Recharge Areas

Groundwater Recharge Areas are specific surface areas where water passes through the ground to replenish underground water sources.

These areas should continue to be protected because contamination of this water supply is a possibility which must be considered when discussing the development or placement of any type of facility in these areas.



Wetlands



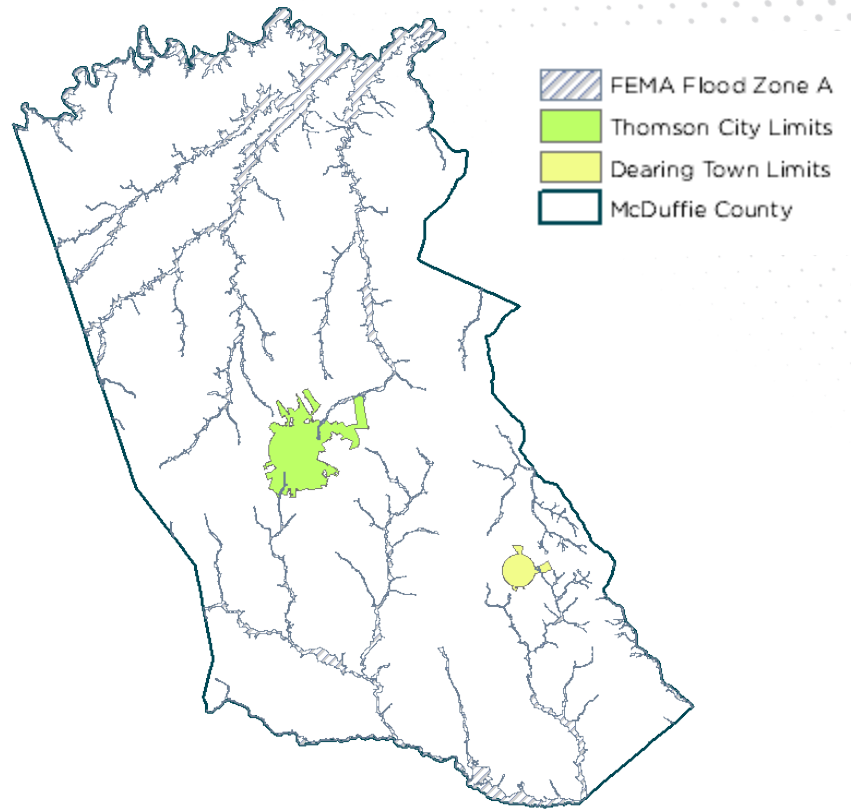
Wetlands can be defined as lands which are saturated, either permanently or seasonally, creating an ecosystem that contains characteristic vegetation that has adapted to the unique soil conditions. Wetlands serve as a unique habitat for fish and wildlife, breeding ground, and home for unique plant and animal species that have adapted to these special conditions.

The Georgia Department of Natural Resources has identified five categories of wetlands which require special protection through ordinances. These include:

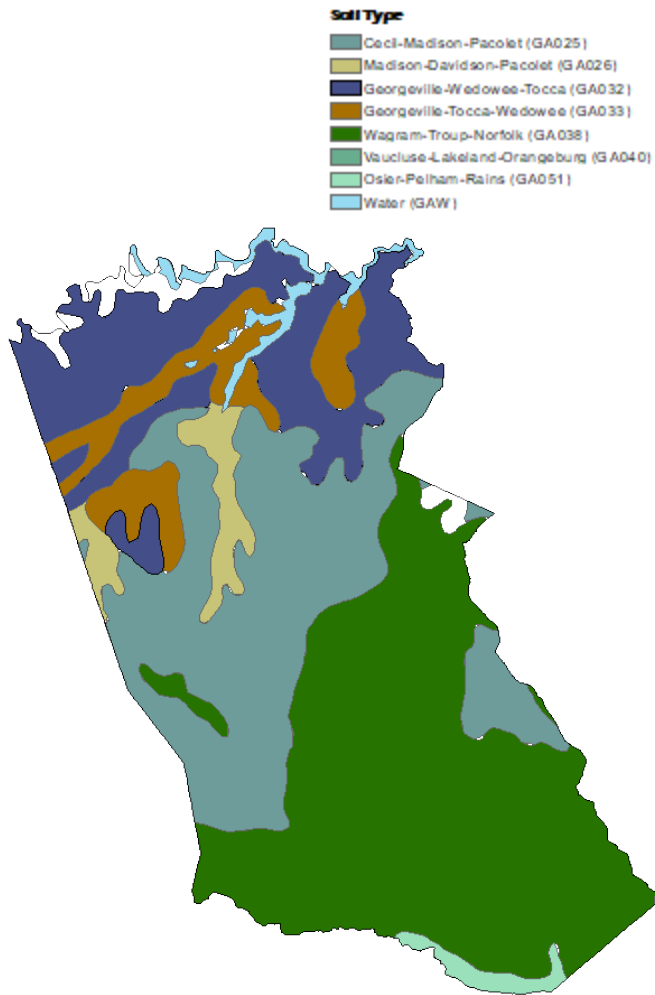
- Open Water Wetlands
- Non-Forested Emergent Wetlands
- Scrub/Shrub Wetlands
- Forested Wetlands
- Altered Wetlands

Flood Plains

Flooding can be defined as a situation in which an overflow of water submerges land which usually is not inundated with water. A floodplain is an area designated to store natural water and conveyance, maintain water quality, and provide groundwater recharge. The map depicts the designated flood zones as determined by the U.S. Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map. Areas located within the 100-year flood plain are in Zone A.



Soil Types



The United States Department of Agriculture’s Natural Resources Conservation Service has determined that the State of Georgia contains seven (7) different soil profile areas. A soil profile represents an arrangement of soil layers of varying thickness and physical and chemical properties. Two (2) of these soil profiles are found in McDuffie County. They are: Southern Piedmont -

Characterized by steep to gently rolling thin and well drained red soil with sandy loam surface layers over sandy clay to clay subsoils. This area has fair to good suitability for building foundations and fair to poor suitability for septic tanks.

Carolina & Georgia Sand Hills -

Consists of a belt of gently sloping to steep, well-drained soils originally derived from marine sands, loams, and clays. The area is largely covered with sparse forest of scrub oaks and pines and has poor to good suitability for residential development and commercial-industry uses.

Different types of soils are represented in McDuffie County. These soil types can be differentiated by the multiple types of different mineral particles in a particular sample. The following are the seven (7) types of soils found in McDuffie County:

- Cecil-Madison-Pacolet
- Madison-Davidson-Pacolet
- Georgeville-Wedowee-Tocca
- Georgeville-Tocca-Wedowee
- Wagram-Troup-Norfolk
- Vacluse-Lakeland-Orangeburg
- Osier-Pelham-Rains



Land Use

Land use is at the heart of planning for the future of any community. The timing and location of new development, or reuse of existing developed land, depend in large part on factors discussed in previous sections: population change, economic growth, availability of or need for community facilities and infrastructure, housing stock, and natural and historic resources. Each of these components of a community has a direct impact on how land will be used. In essence, land use is the intersection of all other facets of community planning.

This section details the tools currently in place to shape development, and provides prescriptive guidance to ensure that future development occurs in a manner that moves McDuffie County toward realizing its desired end.



Existing and Future Land Use

Changing conditions sometime lead to or require changes in land use. The understanding of established and potential future uses of land in McDuffie County and its contained jurisdictions should be a priority to address changing conditions. Prior to 2015, the town of Dearing did not have zoning. A land development code was adopted in February 2015.

An analysis of the prior and current zoning in the county reveals that minor changes in zoning have occurred in recent years. The majority of land in the county has been and remains designated for agricultural and low-density residential uses. The amount of land designated as neighborhood service commercial district decreased significantly when the largest parcel, located just outside of Thomson, was changed to medium-density residential.

Additionally, the city of Thomson and the town of Dearing has annexed property since the 2015 Comprehensive Plan. Subsequently, the zoning in some of these areas has changed. In Thomson, the amount of property designated for residential, commercial, and special uses (for example: educational, recreational) has all increased as a result of annexation. The annexation of those properties into Thomson reduced the amount of land designated for heavy industrial and medium-density residential uses in the county.

The Thomson Urban Redevelopment Plan II (URP) was completed in 2013. The URP contained recommendations that included:

- Creating a mixture of housing types in the same neighborhood
- Providing greater access to public green space
- Incorporating clear design standards for bike/ped facilities in subdivision and land development regulations

Character Areas

The County's preliminary development scenario is presented in the form of a "character areas" map. Character areas not only identify existing and future land uses that may be appropriate for a particular area, they can highlight a variety of other factors such as: the desired form, function and style new development will take; existing features that should be incorporated into future development scenarios; and, relationships to adjacent development. In short, a character area addresses not only WHAT a piece of land should be used for; but, also HOW that land should be used.

Unlike a parcel-specific future land use map, boundaries on a character area map are conceptual and may cross parcel lines. The character area boundaries in this document are intended to represent an approximation. This flexibility allows the governing body charged with implementing the plan to make decisions based on changing conditions while reducing the need to continually update the future land use map.

Granted that the Character Areas map is a guide, and the Comprehensive Plan a policy document, generally, tracts should develop according to the parameters established in the specific character area in which it is located. All jurisdictions are strongly encouraged to initiate amendments to their future development map whenever they intend to promote a development pattern in an area that is inconsistent with the adopted map and attending land use policy documents.

McDuffie County

Character Areas

1. Countryside
2. Ft. Gordon Buffer
3. Lakeshore
4. Production
5. Three Points Interchange
6. Urban Reserve
7. Suburban Reserve
8. Wrightboro Village
9. McDuffie County Tourism Gateway
10. Usry Pond
11. Medical District
12. Traditional Kaolin Mining

City of Thomson

Character Areas

1. Commercial Corridor
2. Downtown Thomson
3. Traditional Neighborhood - Stable
4. Regional Commercial
5. Suburban Residential
6. Traditional Neighborhood - Declining
7. Residential Mixed Use
8. Thomson Tourism Gateway

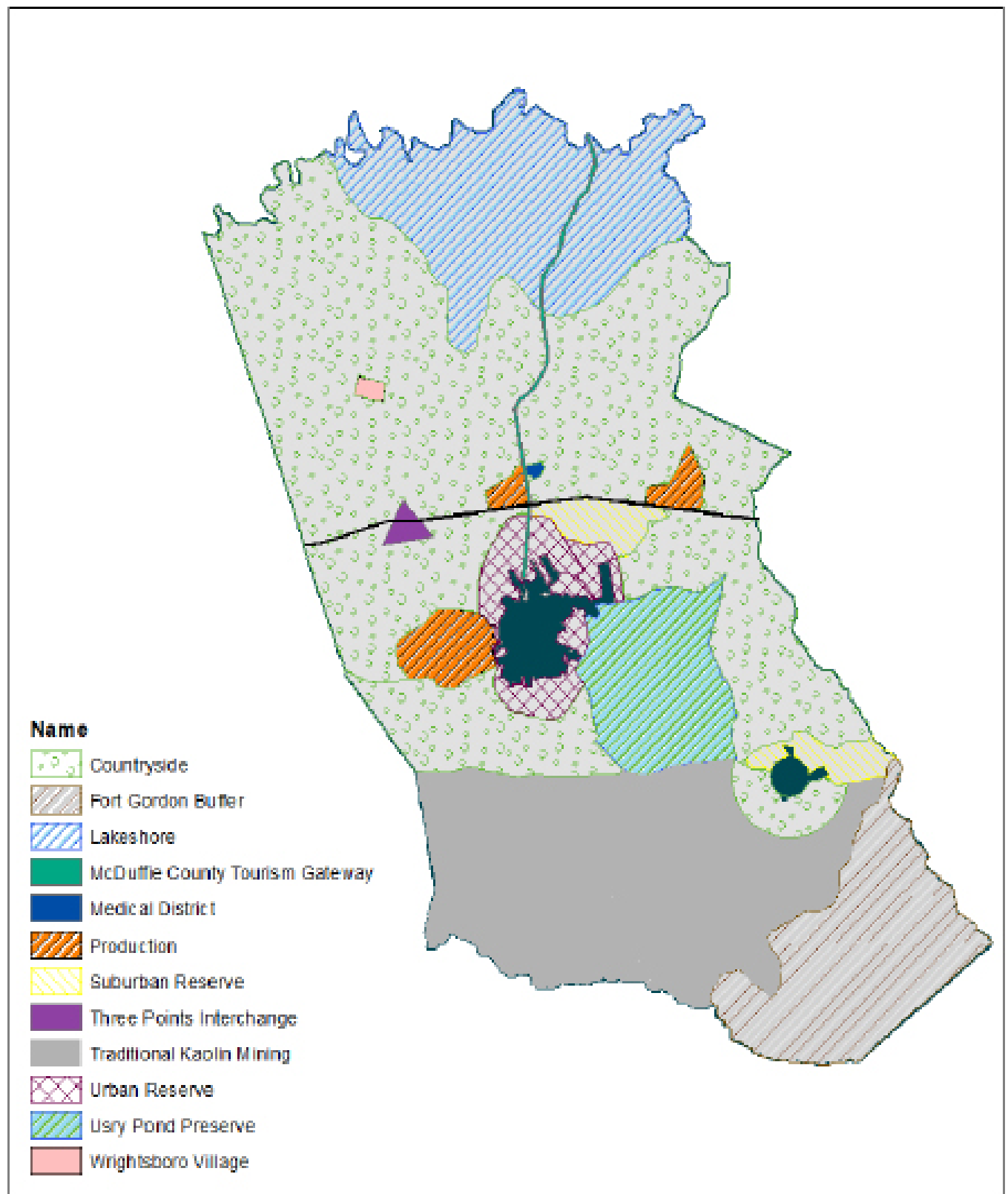
Town of Dearing

Character Areas

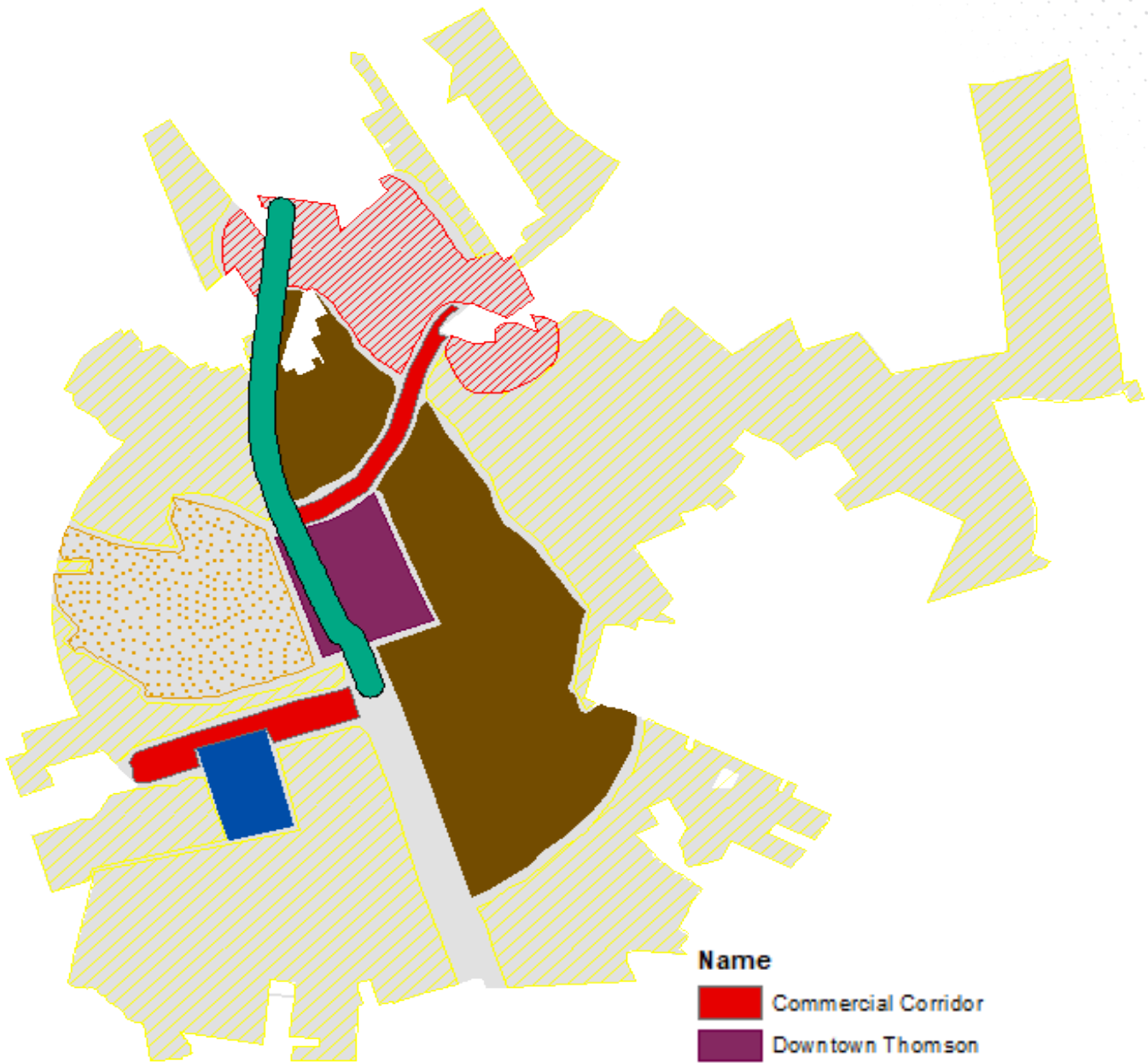
1. Residential
2. Commercial Center
3. Town Center
4. Industrial











McDuffie County Character Areas



City of Thomson Character Areas

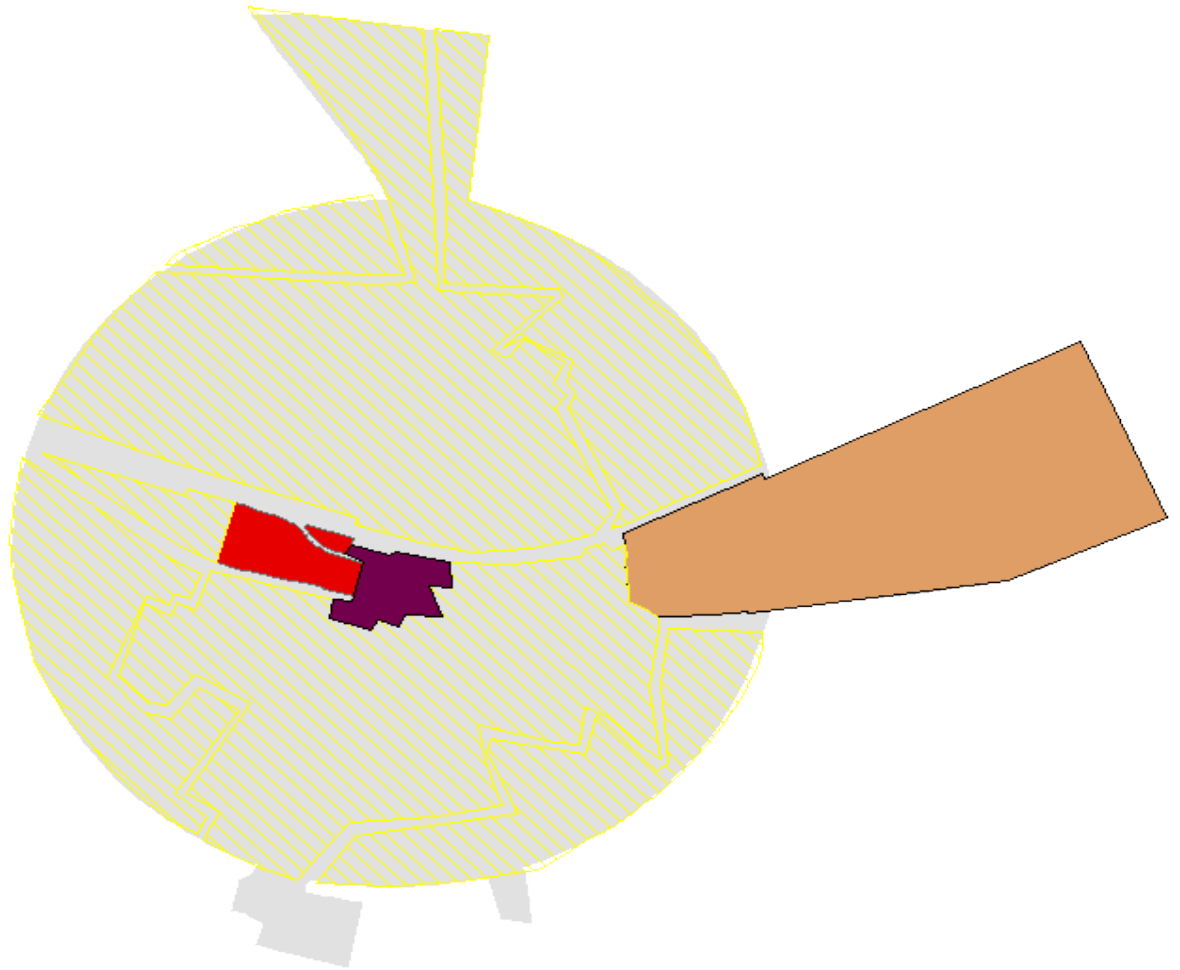






Name

-  Commercial Corridor
-  Downtown Thomson
-  Medical District
-  Regional Commercial
-  Suburban Residential
-  Thomson Tourism Gateway
-  Traditional Neighborhood Stable
-  Traditional neighborhood Declining



Town of Dearing Character Areas



-  Commercial Center
-  Industrial
-  Residential
-  Town Center



Georgia

Area Labor Profile

McDuffie

County



Updated: Dec 2020

Labor Force Activity - 2019

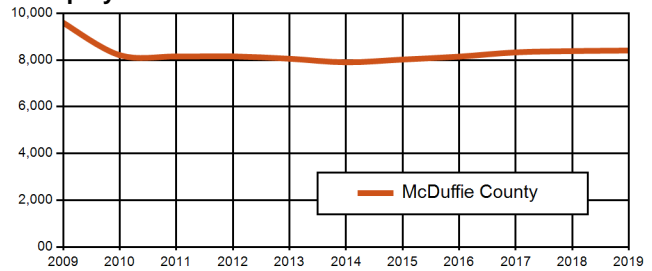
2019 ANNUAL AVERAGES

	Labor Force	Employed	Unemployed	Rate
McDuffie	8,852	8,402	450	5.1%
Columbia	75,134	72,860	2,274	3.0%
Jefferson	6,572	6,260	312	4.7%
Lincoln	3,554	3,417	137	3.9%
Richmond	85,085	81,242	3,843	4.5%
Warren	2,821	2,693	128	4.5%
Wilkes	3,823	3,650	173	4.5%
McDuffie Area	185,841	178,524	7,317	3.9%
Georgia	5,110,318	4,935,310	175,008	3.4%
United States	163,539,000	157,538,000	6,001,000	3.7%

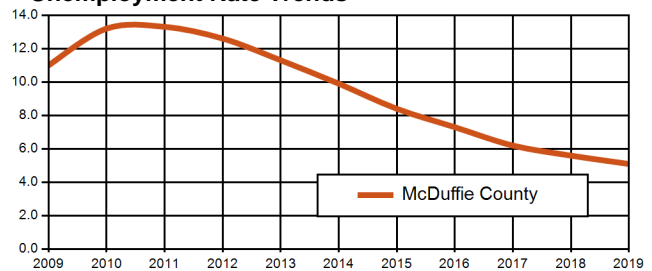
Note: This series reflects the latest information available. Labor Force includes residents of the county who are employed or actively seeking employment.

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

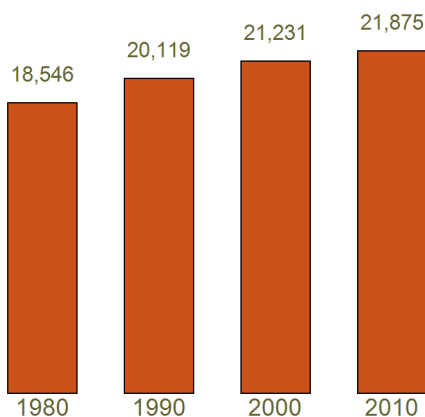
Employment Trends



Unemployment Rate Trends



Population Estimates



Population

	2010 Census	2019 Rank	2019 Estimate	% Change 2010-2019	2025 Projected*	% Change 2010-2025
McDuffie	21,875	85	21,312	-2.6	21,307	-2.6
City of Thomson	6,778					
McDuffie Area	387,830		418,858	8.0	441,444	13.8
Georgia	9,687,653		10,617,423	9.6	11,335,283	17.0
United States	308,745,538		328,239,523	6.3	349,439,199	13.2

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

MARK BUTLER - COMMISSIONER, GEORGIA DEPARTMENT OF LABOR
Equal Opportunity Employer/Program
Auxiliary Aids and Services Available upon Request to Individuals with Disabilities

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

Industry Mix - 2nd Quarter of 2020

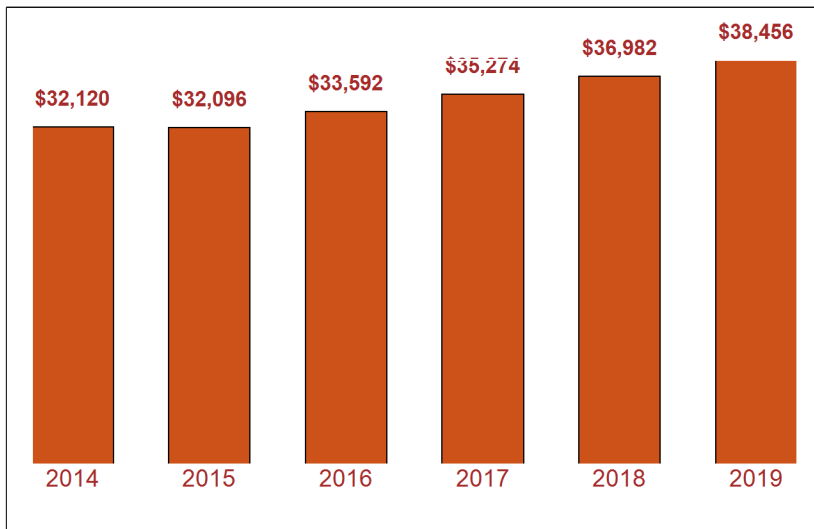
INDUSTRY	McDuffie				McDuffie Area			
	NUMBER	EMPLOYMENT		WEEKLY	NUMBER	EMPLOYMENT		WEEKLY
	OF FIRMS	NUMBER	PERCENT	WAGE	OF FIRMS	NUMBER	PERCENT	WAGE
Goods-Producing	83	1,936	31.1	905	1,185	22,190	15.2	1,049
Agriculture, Forestry, Fishing and Hunting	8	280	4.5	704	86	834	0.6	836
Mining, Quarrying, and Oil and Gas Extraction	3	*	*	*	21	647	0.4	1,284
Construction	44	388	6.2	940	785	6,755	4.6	968
Manufacturing	28	1,162	18.7	924	293	13,955	9.6	1,089
Food	3	*	*	*	24	2,729	1.9	852
Textile Mills	3	311	5.0	1,116	5	311	0.2	1,116
Textile Product Mills	1	*	*	*	7	*	*	*
Apparel	1	*	*	*	2	*	*	*
Wood Product	2	*	*	*	36	1,452	1.0	1,029
Paper	1	*	*	*	13	1,033	0.7	1,479
Printing and Related Support Activities	2	*	*	*	16	95	0.1	654
Plastics and Rubber Products	2	*	*	*	7	392	0.3	1,036
Nonmetallic Mineral Product	1	*	*	*	17	676	0.5	1,227
Primary Metal	1	*	*	*	2	*	*	*
Fabricated Metal Product	4	110	1.8	677	47	1,347	0.9	943
Transportation Equipment	3	110	1.8	674	17	2,393	1.6	1,043
Furniture and Related Product	1	*	*	*	17	191	0.1	689
Miscellaneous	3	*	*	*	27	651	0.4	1,132
Leather and Allied Product	0	0	0.0	0	1	*	*	*
Electrical Equipment, Appliance, and Component	0	0	0.0	0	3	*	*	*
Computer and Electronic Product	0	0	0.0	0	4	18	0.0	936
Beverage and Tobacco Product	0	0	0.0	0	5	98	0.1	947
Machinery	0	0	0.0	0	18	961	0.7	1,332
Chemical	0	0	0.0	0	25	766	0.5	2,017
Service-Providing	311	3,141	50.5	583	7,278	90,514	62.2	787
Utilities	2	*	*	*	16	389	0.3	1,488
Wholesale Trade	14	41	0.7	820	319	3,425	2.4	1,051
Retail Trade	78	922	14.8	558	1,297	17,494	12.0	596
Transportation and Warehousing	8	134	2.2	1,005	211	2,912	2.0	933
Information	5	66	1.1	1,543	92	1,692	1.2	1,064
Finance and Insurance	26	129	2.1	904	421	2,597	1.8	1,236
Real Estate and Rental and Leasing	8	17	0.3	784	334	1,827	1.3	842
Professional, Scientific, and Technical Services	29	139	2.2	731	799	6,546	4.5	1,399
Management of Companies and Enterprises	1	*	*	*	30	696	0.5	937
Administrative and Support and Waste Management and Remediation Services	11	132	2.1	413	528	9,847	6.8	575
Educational Services	1	*	*	*	96	1,303	0.9	670
Health Care and Social Assistance	50	792	12.7	623	1,108	23,601	16.2	984
Arts, Entertainment, and Recreation	4	34	0.5	359	107	1,461	1.0	757
Accommodation and Food Services	47	610	9.8	261	855	13,034	9.0	311
Other Services (except Public Administration)	27	99	1.6	601	645	3,433	2.4	703
Unclassified - industry not assigned	11	12	0.2	543	420	258	0.2	956
Total - Private Sector	405	5,089	81.8	705	8,463	112,704	77.4	839
Total - Government	39	1,136	18.3	684	400	32,910	22.6	1,097
Federal Government	5	21	0.3	1,202	83	8,442	5.8	1,395
State Government	19	134	2.2	968	93	9,456	6.5	1,246
Local Government	15	981	15.8	634	224	15,012	10.3	835
ALL INDUSTRIES	444	6,224	100.0	702	8,863	145,614	100.0	897
ALL INDUSTRIES - Georgia					308,118	4,088,613		1,075

Note: *Denotes confidential data relating to individual employers and cannot be released. These data use the North American Industrial Classification System (NAICS) categories. Average weekly wage is derived by dividing gross payroll dollars paid to all employees - both hourly and salaried - by the average number of employees who had earnings; average earnings are then divided by the number of weeks in a reporting period to obtain weekly figures. Figures in other columns may not sum accurately due to rounding. All figures are 2nd Quarter of 2020.

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

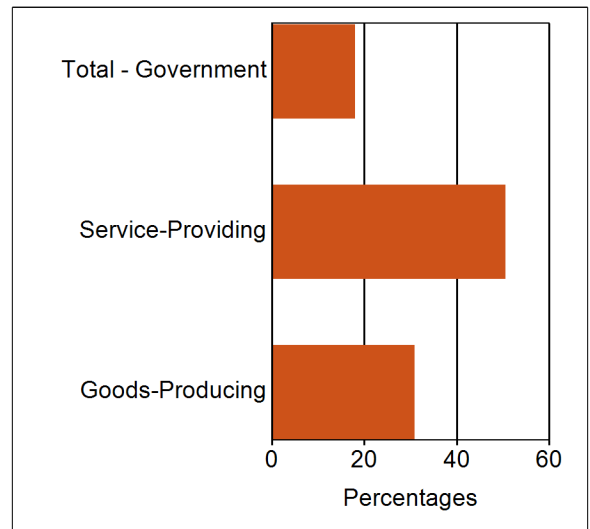
McDuffie Per Capita Income

Source: U.S. Bureau of Economic Analysis



McDuffie Industry Mix 2020

Source: See Industry Mix data on Page 2.



Top Ten Largest Employers - 2020*

McDuffie

Family Care, Inc.
 Luck Stone Corporation
 McCorkle Nurseries, Inc.
 Milliken & Company
 Shaw Industries Group, Inc.
 Thomson Health and Rehabilitation
 Thomson Plastics, Inc.
 Two State Construction Company, Inc.
 University McDuffie County Regional
 Walmart

*Note: Represents employment covered by unemployment insurance excluding all government agencies except correctional institutions, state and local hospitals, state colleges and universities. Data shown for the Second Quarter of 2020. Employers are listed alphabetically by area, not by the number of employees.

Source: Georgia Department of Labor

McDuffie Area

Doctors Hospital of Augusta, LLC
 FPL Food, LLC
 Georgia Regents University
 MCG Health, Inc.
 Security Forces, LLC
 Textron, Inc.
 T-Mobile USA, Inc.
 University Home Health in Augusta
 Walmart
 Walmart

COUNTY

Richmond
 Richmond
 Richmond
 Richmond
 Richmond
 Richmond
 Richmond
 Richmond
 Columbia
 Richmond

Education of the Labor Force

McDuffie Area

PERCENT DISTRIBUTION BY AGE

	PERCENT OF TOTAL	PERCENT DISTRIBUTION BY AGE				
		18-24	25-34	35-44	45-64	65+
Elementary	5.3%	2.2%	2.0%	2.7%	4.5%	16.8%
Some High School	12.5%	19.9%	11.0%	9.1%	11.5%	13.7%
High School Grad/GED	31.9%	35.3%	29.3%	31.2%	31.9%	32.9%
Some College	22.4%	31.6%	26.0%	23.1%	19.9%	15.0%
College Grad 2 Yr	7.2%	3.9%	8.5%	9.4%	8.2%	4.1%
College Grad 4 Yr	13.2%	6.6%	16.1%	16.4%	14.3%	9.9%
Post Graduate Studies	7.4%	0.6%	7.2%	8.1%	9.8%	7.6%
Totals	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

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

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

High School Graduates - 2019



	PUBLIC SCHOOLS	PRIVATE SCHOOLS*	TOTAL
Columbia	1,877	--	1,877
Jefferson	173	--	173
Lincoln	94	--	94
McDuffie	250	--	250
Richmond	1,623	--	1,623
Warren	30	--	30
Wilkes	90	--	90
McDuffie Area	4,137	--	4,137

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

* Private schools data is not available for 2019 from Georgia Independent School Association.

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

Colleges and Universities

McDuffie Area

Richmond

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

Columbia

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

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

Jefferson County Center (Satellite campus of Oconee Fall Line Technical College)	www.oftc.edu
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Note: The colleges and universities listed include public and private institutions. This list is updated periodically as information becomes available.

Source: Integrated Postsecondary Education Data System (IPEDS).

Technical College Graduates - 2019*

PROGRAMS	TOTAL GRADUATES			PERCENT CHANGE	
	2017	2018	2019	2017-2018	2018-2019
Accounting Technology/Technician and Bookkeeping	39	28	14	-28.2	-50.0
Administrative Assistant and Secretarial Science, General	60	26	30	-56.7	15.4
Aircraft Powerplant Technology/Technician°	9	5	7	-44.4	40.0
Airframe Mechanics and Aircraft Maintenance Technology/Technician°	9	8	10	-11.1	25.0
Allied Health and Medical Assisting Services, Other°	15	11	3	-26.7	-72.7
Automobile/Automotive Mechanics Technology/Technician°	204	236	218	15.7	-7.6
Barbering/Barber°	15	25	20	66.7	-20.0
Business Administration and Management, General°	103	80	97	-22.3	21.3

Technical College Graduates - 2019*

PROGRAMS	TOTAL GRADUATES			PERCENT CHANGE	
	2017	2018	2019	2017-2018	2018-2019
CAD/CADD Drafting and/or Design Technology/Technician	4	2	1	-50.0	-50.0
Cardiovascular Technology/Technologist	7	7	6	0.0	-14.3
Carpentry/Carpenter°	5	7	4	40.0	-42.9
Child Care Provider/Assistant°	52	49	44	-5.8	-10.2
Computer Installation and Repair Technology/Technician°	70	78	61	11.4	-21.8
Computer Programming, Specific Applications°	27	22	29	-18.5	31.8
Computer Programming/Programmer, General°	32	21	13	-34.4	-38.1
Cosmetology/Cosmetologist, General°	130	134	129	3.1	-3.7
Criminal Justice/Police Science°	35	40	27	14.3	-32.5
Criminal Justice/Safety Studies°	53	59	47	11.3	-20.3
Culinary Arts/Chef Training	9	24	20	166.7	-16.7
Data Processing and Data Processing Technology/Technician°	28	25	35	-10.7	40.0
Dental Assisting/Assistant	9	23	8	155.6	-65.2
Design and Visual Communications, General°	86	105	97	22.1	-7.6
Early Childhood Education and Teaching°	35	56	37	60.0	-33.9
Electrical, Electronic and Communications Engineering Technology/Technician	6	16	7	166.7	-56.3
Electrical/Electronics Equipment Installation and Repair, General	12	3	11	-75.0	266.7
Electrician°	196	163	151	-16.8	-7.4
Entrepreneurship/Entrepreneurial Studies°	8	6	3	-25.0	-50.0
Fire Science/Fire-fighting°	35	24	20	-31.4	-16.7
Food Preparation/Professional Cooking/Kitchen Assistant°	70	63	29	-10.0	-54.0
General Office Occupations and Clerical Services°	24	19	16	-20.8	-15.8
Golf Course Operation and Grounds Management°	15	15	5	0.0	-66.7
Graphic Design°	14	21	20	50.0	-4.8
Heating, Air Conditioning, Ventilation and Refrigeration Maintenance Technology/	24	18	25	-25.0	38.9
Industrial Mechanics and Maintenance Technology°	27	30	19	11.1	-36.7
Legal Assistant/Paralegal	16	6	7	-62.5	16.7
Licensed Practical/Vocational Nurse Training	17	24	23	41.2	-4.2
Machine Shop Technology/Assistant°	18	13	6	-27.8	-53.8
Marketing/Marketing Management, General	13	2	16	-84.6	700.0
Mechanic and Repair Technologies/Technicians, Other	14	5	15	-64.3	200.0
Mechanical Engineering/Mechanical Technology/Technician	9	5	4	-44.4	-20.0
Medical Insurance Coding Specialist/Coder°	13	14	8	7.7	-42.9
Medical/Clinical Assistant	44	33	49	-25.0	48.5
Network and System Administration/Administrator	17	21	13	23.5	-38.1
Nuclear Engineering Technology/Technician	18	13	9	-27.8	-30.8
Nursing Assistant/Aide and Patient Care Assistant/Aide°	14	13	11	-7.1	-15.4

Technical College Graduates - 2019*

PROGRAMS	TOTAL GRADUATES			PERCENT CHANGE	
	2017	2018	2019	2017-2018	2018-2019
Occupational Therapist Assistant	21	13	20	-38.1	53.8
Pharmacy Technician/Assistant	33	22	25	-33.3	13.6
Radiologic Technology/Science - Radiographer	11	14	12	27.3	-14.3
Registered Nursing/Registered Nurse	23	21	32	-8.7	52.4
Respiratory Care Therapy/Therapist	9	13	12	44.4	-7.7
Surgical Technology/Technologist	11	19	14	72.7	-26.3
Welding Technology/Welder°	245	258	293	5.3	13.6

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

Source: Technical College System of Georgia

*Data shown represents Annual 2017, 2018, and 2019.

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

Georgia Department of Labor Location(s)

Career Center(s)

674 Washington Road

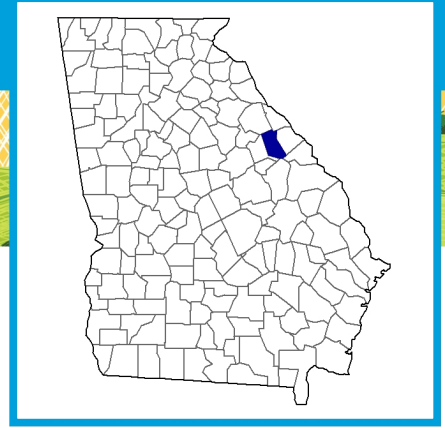
PO Box 489

Thomson, GA 30824

Phone: (706) 595 - 3665

Fax: (706) 595 - 7209

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



McDuffie County Georgia

Total and Per Farm Overview, 2017 and change since 2012

	2017	% change since 2012
Number of farms	269	+29
Land in farms (acres)	43,669	+15
Average size of farm (acres)	162	-11
Total (\$)		
Market value of products sold	40,586,000	+46
Government payments	255,000	+1
Farm-related income	877,000	+26
Total farm production expenses	22,947,000	(Z)
Net cash farm income	18,771,000	+228
Per farm average (\$)		
Market value of products sold	150,877	+13
Government payments (average per farm receiving)	4,641	-45
Farm-related income	14,622	+26
Total farm production expenses	85,305	-23
Net cash farm income	69,782	+154

(Z) Percent of state agriculture sales

Share of Sales by Type (%)

Crops	(D)
Livestock, poultry, and products	(D)

Land in Farms by Use (%) ^a

Cropland	25
Pastureland	23
Woodland	45
Other	6

Acres irrigated: 645

1% of land in farms

Land Use Practices (% of farms)

No till	4
Reduced till	2
Intensive till	6
Cover crop	7

Farms by Value of Sales

	Number	Percent of Total ^a
Less than \$2,500	146	54
\$2,500 to \$4,999	19	7
\$5,000 to \$9,999	25	9
\$10,000 to \$24,999	35	13
\$25,000 to \$49,999	21	8
\$50,000 to \$99,999	15	6
\$100,000 or more	8	3

Farms by Size

	Number	Percent of Total ^a
1 to 9 acres	32	12
10 to 49 acres	94	35
50 to 179 acres	74	28
180 to 499 acres	51	19
500 to 999 acres	10	4
1,000 + acres	8	3

Market Value of Agricultural Products Sold

	Sales (\$1,000)	Rank in State ^b	Counties Producing Item	Rank in U.S. ^b	Counties Producing Item
Total	40,586	75	159	1,938	3,077
Crops	(D)	36	159	(D)	3,073
Grains, oilseeds, dry beans, dry peas	(D)	(D)	148	(D)	2,916
Tobacco	-	-	25	-	323
Cotton and cottonseed	(D)	80	90	(D)	647
Vegetables, melons, potatoes, sweet potatoes	152	67	157	1,379	2,821
Fruits, tree nuts, berries	121	89	158	1,212	2,748
Nursery, greenhouse, floriculture, sod	(D)	1	138	(D)	2,601
Cultivated Christmas trees, short rotation woody crops	-	-	64	-	1,384
Other crops and hay	568	104	155	2,261	3,040
Livestock, poultry, and products	(D)	(D)	159	(D)	3,073
Poultry and eggs	21	127	158	1,562	3,007
Cattle and calves	1,868	65	158	2,194	3,055
Milk from cows	(D)	25	64	(D)	1,892
Hogs and pigs	(D)	83	129	(D)	2,856
Sheep, goats, wool, mohair, milk	104	6	153	1,256	2,984
Horses, ponies, mules, burros, donkeys	37	61	145	1,938	2,970
Aquaculture	(D)	27	54	(D)	1,251
Other animals and animal products	6	69	141	1,590	2,878

Total Producers ^c	441	Percent of farms that:	Top Crops in Acres ^d
Sex		Have internet access	Forage (hay/haylage), all 4,714
Male	270		Nursery stock crops (D)
Female	171		Cotton, all (D)
Age		Farm organically	Corn for silage or greenchop (D)
<35	41		Pecans, all (D)
35 – 64	260		
65 and older	140		
Race		Sell directly to consumers	Livestock Inventory (Dec 31, 2017)
American Indian/Alaska Native	-		Broilers and other meat-type chickens 114
Asian	1		Cattle and calves 6,831
Black or African American	9		Goats 585
Native Hawaiian/Pacific Islander	-	Hire farm labor	Hogs and pigs 28
White	425		Horses and ponies 539
More than one race	6		Layers 1,076
Other characteristics		Are family farms	Pullets 66
Hispanic, Latino, Spanish origin	11		Sheep and lambs 355
With military service	69		Turkeys 24
New and beginning farmers	201		

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

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

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

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