

**ELEMENT 2**  
**ECONOMIC DEVELOPMENT**

List of Tables and Charts..... 2

Economic Development..... 3

    Regional Setting..... 3

    Industry Mix..... 4

    Labor Work-Force ..... 5

        City of Hamilton ..... 17

        Town of Pine Mountain..... 23

        Town of Waverly Hall..... 29

Resources ..... 35

Major Development..... 35

Tourism ..... 35

Unique Economic Activities..... 35

## Element 2: Economic Development

### List of Tables and Charts

Table 1	Annual Unemployment Rate 1990-2008.....	4
Chart	Annual Unemployment Rate Chart 1990-2008.....	4
Table 2	Major Employers for Residents of Harris County.....	5
Table 3	Economic Impact of Tourism in Harris County in 2002.....	5
Table 4	Harris County Labor Force Participation 1990, 2000.....	6
Table 5	Harris County Employment by Industry 1980, 1990, 2000.....	7
Table 6	Harris County: Employment by Industry 2000-2030.....	8
Table 7	Harris County, Georgia and United States: GA Labor Force Participation.....	9
Table 8	Harris County, Employment by Occupation.....	11
Chart	Percentage Employment by Sector – Harris, Georgia, United States in 2000.....	12
Table 9	Harris County, <i>State Of Georgia</i> , United States: Employment by Occupation.....	13
Table 10	Harris County, Labor Force by Place of Work.....	14
Chart	Comparison of Residents Working In and Outside of Harris County in 1990 and 2000.....	14
Table 11	Harris County, Average Weekly Wages 2001-2007.....	14
Chart	Harris County, Average Weekly Wages 2001-2007 .....	15
Table 12	Harris County: Personal Income by Type (In Dollars) 1990, 2000.....	15
Table 13	Harris County: Personal Income by Type (In Percentage) 1990, 2000.....	16
Table 14	Harris County: Personal Income by Type (in Dollars) Georgia (In Dollars) 1990, 2000.....	16
Chart	Sources of Personal Income 2000 by Percentage.....	17
Table 15	Percentage Change in Total Employment, 1990, 2000.....	17
Table 16	Employment by Industry City of Hamilton, <i>Harris County</i> , <i>State of Georgia</i> and United States 1980, 1990, 2000.....	18
Table 17	City of Hamilton, Employment by Industry 1980, 1990, 2000.....	19
Table 18	City of Hamilton, Employment by Industry Projections 2005 – 2030.....	20
Chart	Top Five Largest Employers In Hamilton .....	21
Chart	Labor Force by Place of Work 1990-2000.....	21
Table 19	City Of Hamilton, Labor Force by Place of Work 1990, 2000.....	22
Table 20	City Of Hamilton, Income by Type.....	22
Chart	2000 Sources of Income by Percentage .....	23
Chart	Percentage Change in Sources of Income.....	23
Table 21	Employment by Industry, 1980-2000 Percentages 1980, 1990, 2000.....	24
Table 22	Employment by Industry, 1980-2000.....	25
Chart	Top Five Employers in Pine Mountain.....	26
Table 23	Town of Pine Mountain Employment by Industry.....	27
Chart	Town of Pine Mountain Labor Force by Place of Work .....	27
Table 24	Town of Pine Mountain Labor Force by Place of Work.....	28
Table 25	Town of Pine Mountain, Income by Type.....	28
Table 26	Town of Pine Mountain, 2000 Sources of Income by Percentage.....	29
Chart	Percentage Change in Sources of Income.....	29
Chart	Employment by Industry Percent Change 1990-2000.....	30
Table 27	Waverly Hall Employment by Industry 1980-2030.....	31
Table 28	Town of Waverly Hall Employment by Industry 1980, 1990, 2000.....	32
Chart	Top Five Employers in the Town of Waverly Hall.....	32
Chart	Labor Force by Place of Work 1990-2000.....	33
Table 29	Town of Waverly Hall, Labor Force by Place of Work 1990, 2000.....	33
Table 30	Town of Waverly Hall, Income by Type.....	34
Chart	2000 Sources of Income by Percentage.....	34
Chart	Percentage Change in Income 1990-2000.....	35

# Economic Development

## Regional Setting

The City of Hamilton is the County Seat for Harris County. Harris County is located in the lower Chattahoochee Region, adjacent to the City of Columbus and approximately 24 miles south of the City of LaGrange. Both of these communities provide expanded employment opportunities for Harris County residents. Additionally, the County is 91 miles southwest of Atlanta.

Harris County relies heavily on both the construction and the service industry for the majority of employment opportunities. The retail trade sector continues to increase job opportunities and this trend is expected to persist. Retail may become the primary employment sector in the County. Both the retail trade and service sectors are heavily dependent on tourism within the County. There are numerous tourist attractions and events in Harris County. The potential economic growth associated with the tourist industry and its related spin-off developments is a prime economic base for the County and the municipalities. Nonetheless, the growth in the housing construction industry will cause this segment to remain a small but significant economic base.

Harris County's economic profile reveals a strong dependence on the tourist industry (service and retail sectors) and a growing dependence on the Finance, Insurance and Real Estate industry. This is due to the large growth in population in the County. The three largest employers in the County are the Oakview Nursing Home, LLC., Cagle's and Callaway Gardens Resort.

Harris County can continue to strengthen and capitalize on the tourist market since the resources are in place. The development of additional tourist attractions, such as the Wild Animal Safari Park in the Pine Mountain area, should be encouraged and expanded upon. The location of tourist events such as the Steeplechase, Sky High Hot Air Balloon Festival, Ossahatchee Indian Festival & Pow Wow, Wheels O'Fire Cycle Tour and the Master's Water-Ski Tournament are additional avenues for strengthening this economic base. The addition of 'Fantasy in Lights' at Callaway Gardens has attracted thousands of visitors in December, normally a slow time for tourists. The continuation of the Pine Mountain Tourism Association and the Harris County Chamber of Commerce will add to the development and the vitality of the tourism industry.

However, the tourism industry is especially susceptible to economic fluctuations. The County and municipalities must continue to diversify their economic base to offset these fluctuations in order to stabilize their economies.

The weakest economic sectors are agricultural services and wholesale trade. The County and municipalities should continue to seek to develop and strengthen these two sectors of the economy, in order to continue the diversification of their economic base.

Harris County is a "bedroom community" of the Columbus Metropolitan Statistical Area and the City of LaGrange. Both of these communities provide advanced employment opportunities to the residents of Harris County. As revealed in the economic development inventory, approximately 50% of the income earned by Harris County residents is derived from employment outside of the County. With the anticipated completion of the Kia plant in 2009, more local job opportunities will occur. The Northwest Harris Business Park is located less than 10 miles from the Kia site and already has several industries committed to locating there. These industries, which support the Kia plant, will allow residents of Hamilton and Harris County to work closer to home.

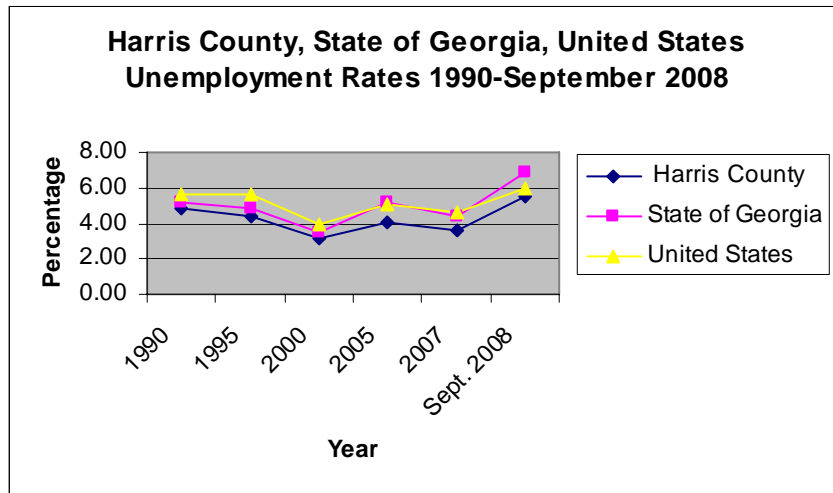
Each municipality within the County has its own identity and its own economic potential. The Town of Pine Mountain and the City of Hamilton have capitalized on their proximity to Callaway Gardens and F.D. Roosevelt State Park by encouraging the necessary retail trade establishments such as antique shops, boutiques, restaurants and souvenir shops. The four-laning of US 27 from Tennessee to

Florida will bring tremendous opportunities for tourism ventures. The Town of Waverly Hall and the City of Shiloh should begin to strengthen this area of their economic base. Harris County has been designated as “Entrepreneur Friendly” and is working to become designated “Work Ready” by the State of Georgia. The possible four-laning of SR 85 will bring increased opportunities to both municipalities. The Town of Waverly Hall is also ideally located in the southern half of the County, where the bulk of residential development is occurring. The necessary neighborhood commercial development such as grocery stores, drug stores, service stations, etc. should be encouraged.

**Table 1**  
**Annual Unemployment Percentage Rate**  
**Harris County, Lower Chattahoochee Region, Georgia and the United States**

	Harris	Georgia	United States
1990	4.9%	5.2%	5.6%
1995	4.4%	4.8%	5.6%
2000	3.1%	3.5%	4.0%
2005	4.1%	5.2%	5.1%
2007	3.6%	4.4%	4.6%
Sept. 2008	5.5%	6.6%	6.0%

Source: Georgia Department of Labor



## **Industry Mix**

Major employment centers in Harris County are:

- Oakview Home, LLC
- Callaway Gardens Resort
- Cagle's, Inc.
- Harris County Government
- Harris County School Board

Other key employment opportunities in the County are the Ida Cason Callaway Foundation, Rodgers Metalcraft, First People's Bank, Carlisle Services, Wells Steel, the Harris County Board of Education and local governments.

Nine (9) of the 11 major employers in the Harris County area are located outside of the County. These include:

**Table 2  
Major Employers for Residents of Harris County**

Employer Name	Industry	County
Cagle's, Inc.	Chicken Processing Plant	Harris
Callaway Gardens	Tourism/Recreation	Harris
AFLAC	Life Insurance	Muscogee
Hamilton House Nursing Home	Nursing Home	Muscogee
Wal-Mart Associates Inc.	Retail/Distributor	Troup
St. Francis Hospital	Hospital	Muscogee
LaGrange Troup Hospital	Hospital	Troup
Wal-Mart Associates	Distribution	Troup
Milliken & Company	Carpets and Rugs	Troup
BlueCross Blue Shield of Georgia	Insurance	Muscogee
Milliken & Company	Broadwoven Fabric Mills, Cotton	Troup

Source: Georgia Department of Labor, Area Profile 2007

The tourist industry also has a significant impact on the economic vitality of Harris County. The location of Callaway Gardens in the County brings thousands of visitors each year. The addition of various festivals and events by local chambers and groups has also increased visitor attendance and overnight visits which increases the economic impact. Without tourism, the economic picture in Harris County would look very different. The following table and chart depicts the economic impact of tourism in Harris County during 2002:

**Table 3  
Economic Impact of Tourism in Harris County in 2002**

Expenditures	Payroll	Jobs created	State Taxes Generated	Local Taxes Generated
\$30,500,000	\$11,830,000	490	\$1,410,000	\$910,000

Source: Georgia Department of Economic Development

## ***Labor Work-Force***

According to the revised annual average 2002 Civilian Labor Force Estimates, as compiled by the Georgia Department of labor, Harris County has 12,931 persons in its labor force. Major employment sectors - manufacturing, service and retail – accounted for 57 percent of County employment.

Harris County's labor force according to the U.S. Census Bureau, 2000 (which includes persons 16 years of age and older) showed that 18,353 persons were in the labor force in 2000. The following table shows Harris County's Labor Force Participation. There was a 41 percent increase in the overall civilian labor force from 1990 to 2000 in the County. The number of men in the civilian labor force increased 32 percent. The number of females in the civilian labor force increased a startling 53 percent from 1990 to 2000.

Table 4

Harris County Labor Force Participation 1990, 2000		
Category	1990	2000
Total Males and Females	13,740	18,353
In Labor Force:	8,713	12,368
Civilian Labor Force	8,709	12,243
Civilian Employed	8,253	11,821
Civilian Unemployed	456	422
In Armed Forces	4	125
Not in Labor Force	5,027	5,985
Total Males	6,673	8,871
Male In Labor Force:	4,970	6,638
Male Civilian Labor Force	4,966	6,531
Male Civilian Employed	4,700	6,308
Male Civilian Unemployed	266	223
Male In Armed Forces	4	107
Male Not in Labor Force	1,703	2,233
Total Females	7,067	9,482
Female In Labor Force:	3,743	5,730
Female Civilian Labor force	3,743	5,712
Female Civilian Employed	3,553	5,513
Female Civilian Unemployed	190	199
Female In Armed Forces	0	18
Female Not in Labor Force	3,324	3,752

Source: U.S. Census Bureau (SF3)

The following table shows employment by industry from 1980 to 2000 in Harris County, the State of Georgia and the United States.

**Table 5**  
**Employment By Industry 1980, 1990, 2000**  
**Harris County, Georgia, United States**

<b>Category</b>	<b>1980</b>	<b>1990</b>	<b>2000</b>
Total Employed Civilian Population	6,564	8,253	11,821
	NA	3,090,276	3,839,756
	NA	115,681,202	129,721,512
Agriculture, Forestry, Fishing, Hunting & Mining	277	306	96
	NA	82,537	53,201
	NA	NA	NA
Construction	468	703	794
	NA	214,359	304,710
	NA	NA	NA
Manufacturing	1,959	1,967	2,025
	NA	585,423	568,830
	NA	NA	NA
Wholesale Trade	252	270	441
	NA	156,838	148,026
	NA	NA	NA
Retail Trade	884	1,228	1,168
	NA	508,861	459,548
	NA	NA	NA
Transportation, Warehousing, and Utilities	414	553	458
	NA	263,419	231,304
	NA	NA	NA
Information	NA	NA	495
	NA	NA	135,496
	NA	NA	NA
Finance, Insurance, & Real Estate	276	481	1,176
	NA	201,422	251,240
	NA	NA	NA
Professional, Scientific, Management, Administrative, and Waste Management Services	146	298	725
	NA	151,096	362,414
	NA	NA	NA
Educational, Health and Social Services	852	910	2,191
	NA	461,307	675,593
	NA	NA	NA

Arts, Entertainment, Recreation, Accommodation and Food Services	545	188	976
	NA	31,911	274,437
	NA	NA	NA
Other Services	188	913	502
	NA	266,053	181,829
	NA	NA	NA
Public Administration	303	436	774
	NA	167,050	193,128
	NA	NA	NA

Source: U.S. Census Bureau (SF3)

The following Table shows the projected employment by Industry for Harris County from 1990 to 2030. Total employment is projected to grow. The largest growth will be in the educational, health and social services industry. This chart does not reflect the projected growth in retail trade that is anticipated by the local government. With the increase in troops and their families at Fort Benning, it is expected that the loss of jobs in the retail trade Industry will be reversed in the next 10 years.

**Table 6**  
**Harris County: Employment by Industry**  
**1980-2030**

Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
Total Employed Civilian Population	6,564	7,412	8,253	9,793	11,821	13,194	15,111	18,156	21,202	25,984	30,765
Agriculture, Forestry, Fishing, Hunting & Mining	277	292	306	201	96	25	0	0	0	0	0
Construction	468	586	703	749	794	922	1,050	1,251	1,452	1,767	2,082
Manufacturing	1,959	1,963	1,967	1,996	2,025	2,051	2,077	2,117	2,158	2,222	2,286
Wholesale Trade	252	261	270	356	441	515	589	706	822	1,005	1,188
Retail Trade	884	1,056	1,228	1,198	1,168	1,279	1,391	1,566	1,741	2,016	2,290
Transportation, Warehousing, And Utilities	414	484	553	506	458	475	493	520	547	589	632
Information	NA	NA	NA	NA	495	NA	NA	NA	NA	NA	NA
Finance, Insurance, & Real Estate	276	379	481	829	1,176	1,529	1,883	2,437	2,992	3,862	4,733
Professional, Scientific, Management, Administrative, And Waste Management Services	146	222	298	512	725	952	1,180	1,536	1,893	2,453	3,013

Educational, Health And Social Services	852	881	910	1,551	2,191	2,717	3,242	4,067	4,892	6,188	7,483
Arts, Entertainment, Recreation, Accommodation And Food Services	545	367	188	582	976	1,145	1,314	1,580	1,846	2,263	2,679
Other Services	188	551	913	708	502	625	748	942	1,135	1,439	1,743
Public Administration	303	370	436	605	774	959	1,144	1,434	1,724	2,180	2,636

Source: U.S. Census Bureau (SF3)

The following table compares Harris County, Georgia and the United States Labor Force participation. Harris County is similar to the nation in all categories except the Armed Forces. The population in the County has a very low percentage in the armed forces.

**Table 7**  
**Harris County, Georgia and United States:**  
**GA Labor Force Participation**  
**(Number Of Persons, 16 Years And Older)**  
**1990, 2000**

Category	1990	2000
<b>Total Males and Females - Harris County</b>		
	13,740	18,353
<i>State of Georgia</i>	4,938,381	6,250,687
<b>United States</b>	<b>191,829,271</b>	<b>217,168,077</b>
<b>In labor force:- Harris County</b>		
	8,713	12,368
<i>State of Georgia</i>	3,351,513	4,129,666
<b>United States</b>	<b>125,182,378</b>	<b>138,820,935</b>
<b>Civilian Labor force- Harris County</b>		
	8,709	12,243
<i>State of Georgia</i>	3,278,378	4,062,808
<b>United States</b>	<b>123,473,450</b>	<b>137,668,798</b>
<b>Civilian Employed- Harris County</b>		
	8,253	11,821
<i>State of Georgia</i>	3,090,276	3,839,756
<b>United States</b>	<b>115,681,202</b>	<b>129,721,512</b>
<b>Civilian unemployed- Harris County</b>		
	456	422
<i>State of Georgia</i>	188,102	223,052
<b>United States</b>	<b>7,792,248</b>	<b>7,947,286</b>
<b>In Armed Forces- Harris County</b>		
	4	125
<i>State of Georgia</i>	73,135	66,858
<b>United States</b>	<b>1,708,928</b>	<b>1,152,137</b>
<b>Not in labor force- Harris County</b>		
	5,027	5,985
<i>State of Georgia</i>	1,586,868	2,121,021
<b>United States</b>	<b>66,646,893</b>	<b>78,347,142</b>
<b>Total Males- Harris County</b>		
	6,673	8,871

<i>State of Georgia</i>	2,353,659	3,032,442
<b>United States</b>	<b>92,025,913</b>	<b>104,982,282</b>
<b>Male In labor force- Harris County</b>	4,970	6,638
<i>State of Georgia</i>	1,804,052	2,217,015
<b>United States</b>	<b>68,509,429</b>	<b>74,273,203</b>
<b>Male Civilian Labor force- Harris County</b>	4,966	6,531
<i>State of Georgia</i>	1,738,488	2,159,175
<b>United States</b>	<b>66,986,201</b>	<b>73,285,305</b>
<b>Male Civilian Employed- Harris County</b>	4,700	6,308
<i>State of Georgia</i>	1,648,895	2,051,523
<b>United States</b>	<b>62,704,579</b>	<b>69,091,443</b>
<b>Male Civilian unemployed- Harris County</b>	266	223
<i>State of Georgia</i>	89,593	107,652
<b>United States</b>	<b>4,281,622</b>	<b>4,193,862</b>
<b>Male In Armed Forces- Harris County</b>	4	107
<i>State of Georgia</i>	65,564	57,840
<b>United States</b>	<b>1,523,228</b>	<b>987,898</b>
<b>Male Not in labor force- Harris County</b>	1,703	2,233
<i>State of Georgia</i>	549,607	815,427
<b>United States</b>	<b>23,516,484</b>	<b>30,709,079</b>
<b>Total Females- Harris County</b>	7,067	9,482
<i>State of Georgia</i>	2,584,722	3,218,245
<b>United States</b>	<b>99,803,358</b>	<b>112,185,795</b>
<b>Female In labor force- Harris County</b>	3,743	5,730
<i>State of Georgia</i>	1,547,461	1,912,651
<b>United States</b>	<b>56,672,949</b>	<b>64,547,732</b>
<b>Female Civilian Labor force- Harris County</b>	3,743	5,712
<i>State of Georgia</i>	1,539,890	1,903,633
<b>United States</b>	<b>56,487,249</b>	<b>64,383,493</b>
<b>Female Civilian Employed- Harris County</b>	3,553	5,513
<i>State of Georgia</i>	1,441,381	1,788,233
<b>United States</b>	<b>52,976,623</b>	<b>60,630,069</b>
<b>Female Civilian unemployed- Harris County</b>	190	199
<i>State of Georgia</i>	98,509	115,400
<b>United States</b>	<b>3,510,626</b>	<b>3,753,424</b>
<b>Female In Armed Forces- Harris County</b>	0	18
<i>State of Georgia</i>	7,571	9,018
<b>United States</b>	<b>185,700</b>	<b>164,239</b>

<b>Female Not in labor force- Harris County</b>	3,324	3,752
<i>State of Georgia</i>	1,037,261	1,305,594
<b>United States</b>	<b>43,130,409</b>	<b>47,638,063</b>

Source: U.S. Census Bureau

The occupational profile of Harris County residents illustrates a diversified skill level in the area. The following list shows the skills of the County's residents, regardless of where they are employed. The largest increase is in professional and technical specialty occupations, which increased by 193 percent. Followed by the executive, administrative and managerial, and transportation and material moving occupations; both of which increased by approximately 67 percent. The farming, fishing and forestry occupations have declined by 76 percent in the past 10 years. A slight decrease of 0.09 percent in the precision production, craft and repair occupations also occurred. All other occupations have increased at a significant rate of approximately 50 percent or higher.

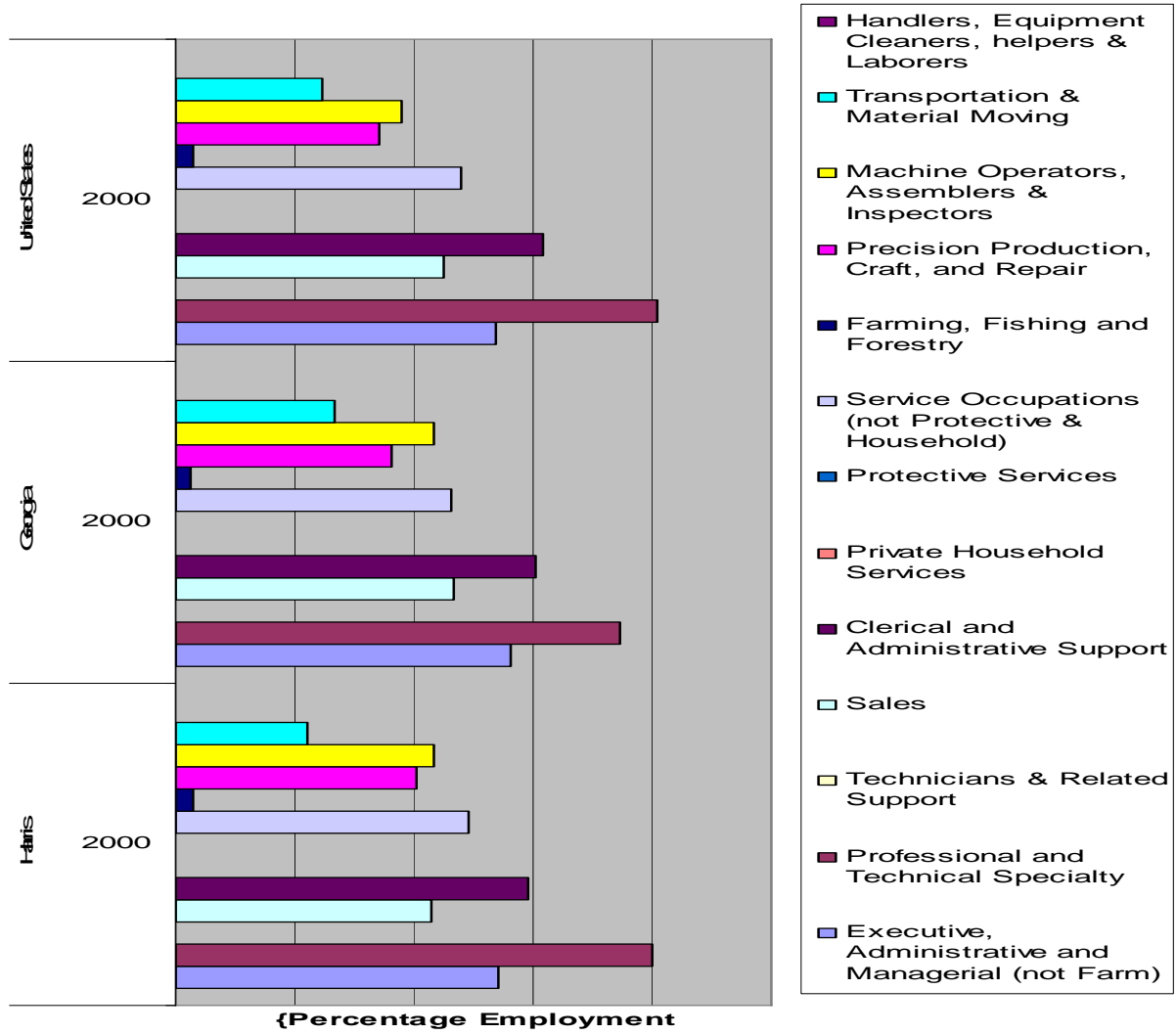
**Table 8**  
**Harris County**  
**Employment by Occupation**  
**(Employed Persons, 16 Years Old And Older)**  
**(1990, 2000)**

<b>Category</b>	<b>1990</b>	<b>2000</b>
Total All Occupations	8,253	11,821
Executive, Administrative And Managerial (Not Farm)	959	1,606
Professional And Technical Specialty	806	2,365
Technicians & Related Support	250	NA
Sales	789	1,266
Clerical And Administrative Support	1,070	1,745
Private Household Services	91	NA
Protective Services	187	NA
Service Occupations (Not Protective & Household)	975	1,456
Farming, Fishing And Forestry	346	82
Precision Production, Craft, And Repair	1,202	1,191
Machine Operators, Assemblers & Inspectors	813	1,279
Transportation & Material Moving	390	651
Handlers, Equipment Cleaners, Helpers & Laborers	375	NA

Source: U.S. Bureau of the Census, 2000

When Harris County and the United States Employment by Occupation statistics are compared, either the percent of employed persons in each category are similar or Harris County has a slightly higher percentage employed. Harris County has many statistics comparable to national ones.

**Percentage Employment by Sector - Harris,  
Georgia, United States in 2000**



Source: U.S. Census Bureau (SF3)

**Table 9**  
**Harris County, *State Of Georgia*, United States: Employment By Occupation**  
**(Percentage Of Employed Persons, 16 Years Old And Older)**  
**1990, 2000**

<b>Category</b>	<b>1990</b>	<b>2000</b>
<b>Total All Occupations</b>	100.00%	100.00%
Executive, Administrative And Managerial (Not Farm)	11.62%	13.59%
<b>Georgia</b>	<b>12.26%</b>	<b>14.03%</b>
<b>United States</b>	<b>12.32%</b>	<b>13.45%</b>
Professional And Technical Specialty	9.77%	20.01%
<b>Georgia</b>	<b>12.39%</b>	<b>18.68%</b>
<b>United States</b>	<b>14.11%</b>	<b>20.20%</b>
Technicians & Related Support	3.03%	NA
<b>Georgia</b>	<b>3.58%</b>	<b>NA</b>
<b>United States</b>	<b>3.68%</b>	<b>NA</b>
Sales	9.56%	10.71%
<b>Georgia</b>	<b>12.28%</b>	<b>11.64%</b>
<b>United States</b>	<b>11.79%</b>	<b>11.25%</b>
Clerical And Administrative Support	12.96%	14.76%
<b>Georgia</b>	<b>16.00%</b>	<b>15.14%</b>
<b>United States</b>	<b>16.26%</b>	<b>15.44%</b>
Private Household Services	1.10%	NA
<b>Georgia</b>	<b>0.51%</b>	<b>NA</b>
<b>United States</b>	<b>0.45%</b>	<b>NA</b>
Protective Services	2.27%	NA
<b>Georgia</b>	<b>1.70%</b>	<b>NA</b>
<b>United States</b>	<b>1.72%</b>	<b>NA</b>
Service Occupations (Not Protective & Household)	11.81%	12.32%
<b>Georgia</b>	<b>9.77%</b>	<b>11.57%</b>
<b>United States</b>	<b>NA</b>	<b>NA</b>
Farming, Fishing And Forestry	4.19%	0.69%
<b>Georgia</b>	<b>2.20%</b>	<b>0.64%</b>
<b>United States</b>	<b>NA</b>	<b>NA</b>
Precision Production, Craft, And Repair	14.56%	10.08%
<b>Georgia</b>	<b>11.86%</b>	<b>9.02%</b>
<b>United States</b>	<b>NA</b>	<b>NA</b>
Machine Operators, Assemblers & Inspectors	9.85%	10.82%
<b>Georgia</b>	<b>8.50%</b>	<b>10.83%</b>
<b>United States</b>	<b>NA</b>	<b>NA</b>
Transportation & Material Moving	4.73%	5.51%
<b>Georgia</b>	<b>4.60%</b>	<b>6.63%</b>
<b>United States</b>	<b>4.08%</b>	<b>6.14%</b>
Handlers, Equipment Cleaners, Helpers & Laborers	4.54%	NA
<b>Georgia</b>	<b>4.34%</b>	<b>NA</b>
<b>United States</b>	<b>3.94%</b>	<b>NA</b>

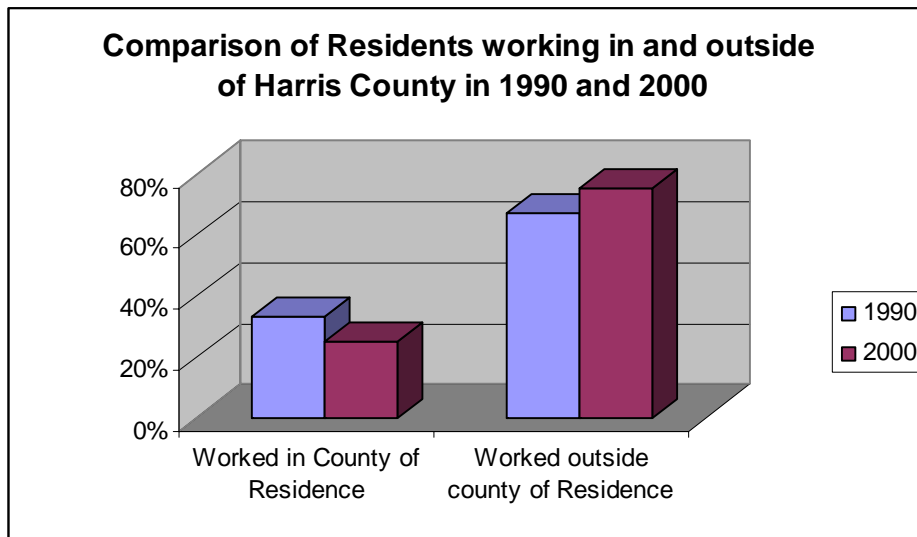
Source: U.S. Census Bureau (SF3)

Harris County continues to have a significant amount of their population working outside of the County. This is indicative of the lack of industry or other businesses located in the County. With the creation of the Northwest Harris Business Park near West Point this trend may reverse.

**Table 10  
Harris County  
Labor Force By Place Of Work  
Number Of Persons  
Percentage 1990-2000**

<b>Harris County: Labor Force by Place of Work Number of persons Percentage</b>		
<b>Category</b>	<b>1990</b>	<b>2000</b>
Worked In County Of Residence	2,556	2,867
	33%	25%
Worked Outside County Of Residence	5,188	8,436
	67%	75%

Source: U.S. Census Bureau (SF3)

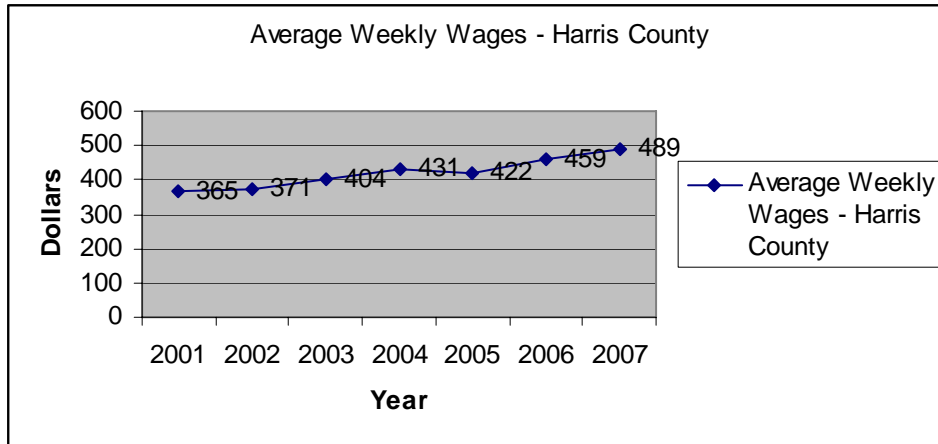


**Table 11  
Average Weekly Wages 2001-2007  
Harris County**

<b>Year</b>	<b>Wages</b>
2001	\$365
2002	\$371
2003	\$404
2004	\$431
2005	\$422
2006	\$459
2007	\$489

Source: U.S. Census Bureau (SF3)

The chart below illustrates that between 2001 and 2007 the Average Weekly Wages in Harris County increased.



As a source of income, residents of Harris County depend upon a smaller percent of their wages and salaries, as well as other labor income and proprietor's income, than the national and statewide average. Residents do receive more of their income from dividends and transfer payments. This may be due to a higher number of retirees in the County.

**Table 12**  
**Harris County: Personal Income by Type (In Dollars) 1990, 2000**

Category	1990	2000
Total Income	232,387,712	513,109,100
Aggregate Wage Or Salary Income For Households	168,530,220	397,272,400
Aggregate Other Types Of Income For Households	2,985,820	10,793,400
Aggregate Self Employment Income For Households	13,428,608	28,782,600
Aggregate Interest, Dividends, Or Net Rental Income	23,076,814	22,265,900
Aggregate Social Security Income For Households	13,193,287	23,635,500
Aggregate Public Assistance Income For Households	1,460,319	1,817,600
Aggregate Retirement Income For Households	9,712,644	28,541,700

Source: U.S. Census Bureau (SF3)

**Table 13**  
**Harris County: Personal Income by Type (In Percentage) 1990, 2000**

<b>Category</b>	<b>1990</b>	<b>2000</b>
Total Income	100.0%	100.0%
Aggregate Wage Or Salary Income For Households	72.5%	77.4%
Aggregate Other Types Of Income For Households	1.3%	2.1%
Aggregate Self Employment Income For Households	5.8%	5.6%
Aggregate Interest, Dividends, Or Net Rental Income	9.9%	4.3%
Aggregate Social Security Income For Households	5.7%	4.6%
Aggregate Public Assistance Income For Households	0.6%	0.4%
Aggregate Retirement Income For Households	4.2%	5.6%

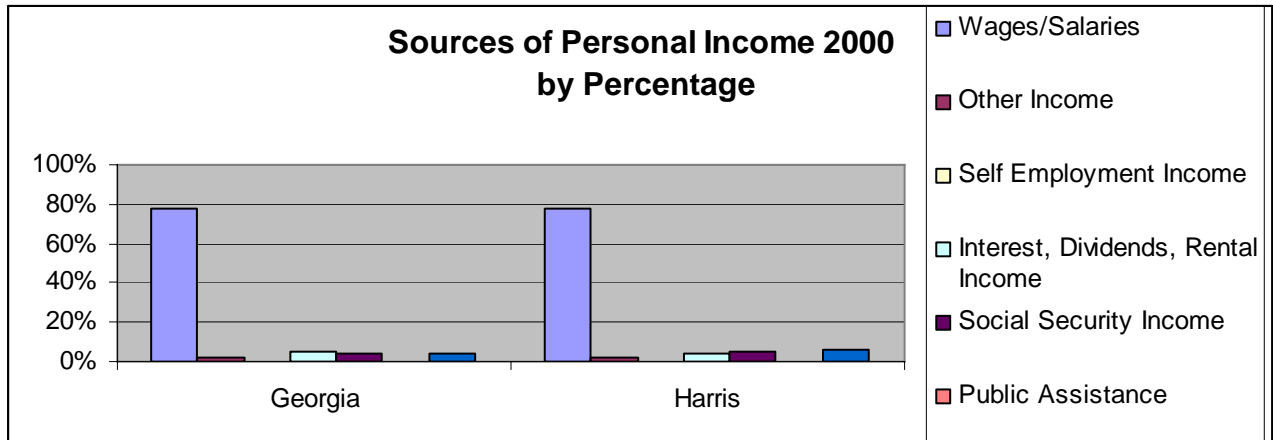
Source: U.S. Census Bureau (SF3)

Sources of income for residents of Harris County, Georgia as a percentage of Total Income by Type of Income are shown below. The County mirrors the state in most categories except social security benefits and retirement income where the County is higher. This reflects the higher percentage of retired persons living in the County.

**Table 14**  
**Harris County: Personal Income By Type (In Dollars) Georgia (In Dollars) 1990, 2000**

<b>Category</b>	<b>1990</b>	<b>2000</b>
Harris County Total Income	\$232,387,712	\$513,109,100
<b>Georgia Total Income</b>	<b>87,114,415,462</b>	<b>170,271,810,700</b>
Aggregate Wage Or Salary Income For Households	168,530,220	397,272,400
<b>Georgia</b>	<b>68,393,747,335</b>	<b>133,220,601,500</b>
Aggregate Other Types Of Income For Households	2,985,820	10,793,400
<b>Georgia</b>	<b>980,166,673</b>	<b>2,897,846,900</b>
Aggregate Self Employment Income For Households	13,428,608	28,782,600
<b>Georgia</b>	<b>5,450,375,467</b>	<b>9,529,395,400</b>
Aggregate Interest, Dividends, Or Net Rental Income	23,076,814	22,265,900
<b>Georgia</b>	<b>4,897,744,209</b>	<b>8,973,470,100</b>
Aggregate Social Security Income For Households	13,193,287	23,635,500
<b>Georgia</b>	<b>3,776,110,950</b>	<b>6,881,827,400</b>
Aggregate Public Assistance Income For Households	1,460,319	1,817,600
<b>Georgia</b>	<b>625,890,309</b>	<b>374,957</b>
Aggregate Retirement Income For Households	9,712,644	28,541,700
<b>Georgia</b>	<b>2,990,380,519</b>	<b>7,776,117,500</b>

Source: Woods & Pool Economics, Inc.



## City of Hamilton

The following table compares the total number of persons employed by industry in the City of Hamilton, Harris County, the State of Georgia and the United States and the percentage change between the years 1990-2000. The total civilian employed population grew faster in the State of Georgia than in both the City of Hamilton and the United States. This was caused by the growth in population in the State of Georgia from migration from other states and countries.

**Table 15  
Percentage Change in Total Employment 1990, 2000**

	1990	2000	Percent Change 1990-2000
Hamilton	171	100	-42%
Harris County	8,253	11,821	43%
Georgia	3,090,276	3,839,756	24%
United States	115,681,202	129,721,512	12%

Source: U.S. Census Bureau (SF3)

Table 16 illustrates the City of Hamilton's, the State of Georgia's and the United States of America's Employment by Industry for decades 1980, 1990 and 2000 as well as their percent change. The United States is only listed in the category where numbers and statistics were able to be found.

The greatest loss of jobs in the City of Hamilton was in public administration and retail trade. Unfortunately every job sector has decreased over the past 10 years.

**Table 16**  
**Employment by Industry**  
**City of Hamilton, Harris County, State of Georgia and United States 1980, 1990, 2000**

Category	1980	1990	2000
<b>Total Employed Civilian Population - Hamilton</b>	<b>237</b>	<b>171</b>	<b>100</b>
<i>Harris County</i>	6,564	8,253	11,821
<b>State Of Georgia</b>	<b>NA</b>	<b>3,090,276</b>	<b>3,839,756</b>
United States	NA	115,681,202	129,721,512
<b>Agriculture, Forestry, Fishing, Hunting &amp; Mining -Hamilton</b>	<b>8</b>	<b>14</b>	<b>2</b>
<i>Harris County</i>	277	306	96
<b>State Of Georgia</b>	<b>NA</b>	<b>82,537</b>	<b>53,201</b>
United States	NA	NA	NA
<b>Construction - Hamilton</b>	<b>10</b>	<b>6</b>	<b>19</b>
<i>Harris County</i>	468	703	794
<b>State Of Georgia</b>	<b>NA</b>	<b>214,359</b>	<b>304,710</b>
United States	NA	NA	NA
<b>Manufacturing - Hamilton</b>	<b>54</b>	<b>25</b>	<b>17</b>
<i>Harris County</i>	1,959	1,967	2,025
<b>State Of Georgia</b>	<b>NA</b>	<b>585,423</b>	<b>568,830</b>
United States	NA	NA	NA
<b>Wholesale Trade - Hamilton</b>	<b>3</b>	<b>0</b>	<b>2</b>
<i>Harris County</i>	252	270	441
<b>State Of Georgia</b>	<b>NA</b>	<b>156,838</b>	<b>148,026</b>
United States	NA	NA	NA
<b>Retail Trade - Hamilton</b>	<b>40</b>	<b>26</b>	<b>6</b>
<i>Harris County</i>	884	1,228	1,168
<b>State Of Georgia</b>	<b>NA</b>	<b>508,861</b>	<b>459,548</b>
United States	NA	NA	NA
<b>Transportation, Warehousing, And Utilities -Hamilton</b>	<b>5</b>	<b>7</b>	<b>3</b>
<i>Harris County</i>	414	553	458
<b>State Of Georgia</b>	<b>NA</b>	<b>263,419</b>	<b>231,304</b>
United States	NA	NA	NA
<b>Information - Hamilton</b>	<b>NA</b>	<b>NA</b>	<b>2</b>
<b>Harris County</b>	<b>NA</b>	<b>NA</b>	<b>495</b>
<b>State Of Georgia</b>	<b>NA</b>	<b>NA</b>	<b>135,496</b>
United States	NA	NA	NA
<b>Finance, Insurance, &amp; Real Estate - Hamilton</b>	<b>11</b>	<b>5</b>	<b>4</b>
<i>Harris County</i>	276	481	1,176
<b>State Of Georgia</b>	<b>NA</b>	<b>201,422</b>	<b>251,240</b>
United States	NA	NA	NA
<b>Professional, Scientific, Management, Administrative, And Waste Management Services - Hamilton</b>	<b>7</b>	<b>3</b>	<b>0</b>
<i>Harris County</i>	146	298	725
<b>State Of Georgia</b>	<b>NA</b>	<b>151,096</b>	<b>362,414</b>

United States	NA	NA	NA
<b>Educational, Health And Social Services -Hamilton</b>	<b>46</b>	<b>34</b>	<b>22</b>
<i>Harris County</i>	<i>852</i>	<i>910</i>	<i>2,191</i>
<b>State Of Georgia</b>	<b>NA</b>	<b>461,307</b>	<b>675,593</b>
United States	NA	NA	NA
<b>Arts, Entertainment, Recreation, Accommodation And Food Services - Hamilton</b>	<b>41</b>	<b>0</b>	<b>15</b>
<i>Harris County</i>	<i>545</i>	<i>188</i>	<i>976</i>
<b>State Of Georgia</b>	<b>NA</b>	<b>31,911</b>	<b>274,437</b>
United States	NA	NA	NA
<b>Other Services</b>	<b>3</b>	<b>30</b>	<b>5</b>
<i>Harris County</i>	<i>188</i>	<i>913</i>	<i>502</i>
<b>State Of Georgia</b>	<b>NA</b>	<b>266,053</b>	<b>181,829</b>
United States	NA	NA	NA
<b>Public Administration</b>	<b>9</b>	<b>21</b>	<b>3</b>
<i>Harris County</i>	<i>303</i>	<i>436</i>	<i>774</i>
<b>State Of Georgia</b>	<b>NA</b>	<b>167,050</b>	<b>193,128</b>
United States	NA	NA	NA

Source: U.S. Census Bureau (SF3)

The following table shows the employment by Industry for the City of Hamilton. Total employment is projected to grow, as well as several other sectors. The largest growth will be in the educational, health and social services industry.

**Table 17**  
**City of Hamilton**  
**Employment by Industry 1980, 1990, 2000**

Category	1980	1990	2000
Total Employed Civilian Population	100.0%	100.0%	100.0%
Agriculture, Forestry, Fishing, Hunting & Mining	3.4%	8.2%	2.0%
Construction	4.2%	3.5%	19.0%
Manufacturing	22.8%	14.6%	17.0%
Wholesale Trade	1.3%	0.0%	2.0%
Retail Trade	16.9%	15.2%	6.0%
Transportation, Warehousing, And Utilities	2.1%	4.1%	3.0%
Information	NA	NA	2.0%
Finance, Insurance, & Real Estate	4.6%	2.9%	4.0%
Professional, Scientific, Management, Administrative, And Waste Management Services	3.0%	1.8%	0.0%
Educational, Health And Social Services	19.4%	19.9%	22.0%
Arts, Entertainment, Recreation, Accommodation And Food Services	17.3%	0.0%	15.0%
Other Services	1.3%	17.5%	5.0%
Public Administration	3.8%	12.3%	3.0%

Source: U.S. Census Bureau (SF3)

The following table shows the Industry projections for the City of Hamilton. Manufacturing and Retail Trade are two of the large growth for the city.

**Table 18  
City of Hamilton  
Employment by Industry Projections 2005 -2030**

<b>Category</b>	<b>1980</b>	<b>1985</b>	<b>1990</b>	<b>1995</b>	<b>2000</b>	<b>2005</b>	<b>2010</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>
Total Employed Civilian Population	237	204	171	136	100	154	208	392	376	509	641
Agriculture, Forestry, Fishing, hunting & mining	8	11	14	8	2	4	7	10	14	20	26
Construction	10	8	6	13	19	15	12	6	1	0	0
Manufacturing	54	40	25	21	17	32	46	69	92	127	163
Wholesale Trade	3	2	0	1	2	2	3	3	4	5	6
Retail Trade	40	33	26	16	6	19	33	54	75	107	140
Transportation, warehousing, and utilities	5	6	7	5	3	4	5	6	7	9	11
Information	NA	NA	NA	NA	2	NA	NA	NA	NA	NA	NA
Finance, Insurance, & Real Estate	11	8	5	5	4	7	9	14	18	25	32
Professional, scientific, management, administrative, and waste management services	7	5	3	2	0	3	5	10	14	21	28
Educational, health and social services	46	40	34	28	22	31	41	56	70	94	117
Arts, entertainment, recreation, accommodation and food services	41	21	0	8	15	25	35	51	67	93	118
Other Services	3	17	30	18	5	4	3	2	1	0	0
Public Administration	9	15	21	12	3	5	8	11	15	21	27

Source: U.S. Census Bureau (SF3)

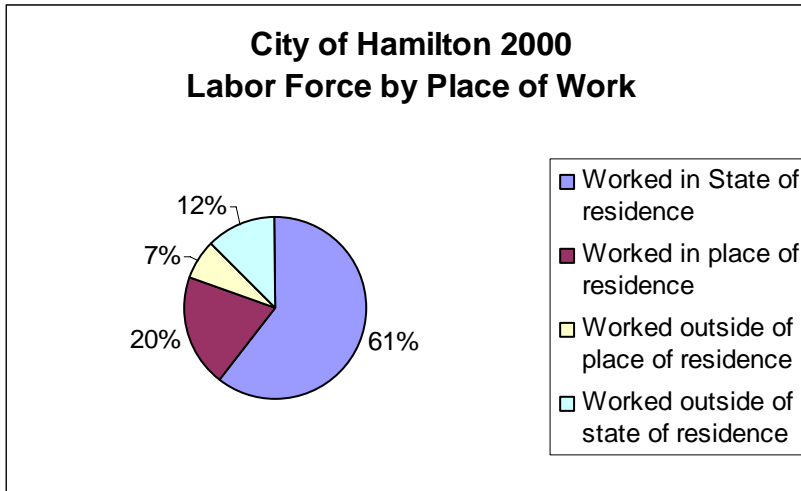
### THE FIVE (5) LARGEST EMPLOYERS IN HAMILTON

Harris County School District  
 Department of Family and Children's Services  
 Harris County Government  
 Harris County Health Department  
 Shepard's Care Day School

Source: Harris County Chamber of Commerce, Georgia Department of Labor

The following chart shows the labor force of the City of Hamilton by place of work as a percentage of total workforce. From 1990 to 2000 the percent of persons working in the state of residence and in the County of residence decreased. The total population and available workforce in the City of Hamilton also decreased.

**City of Hamilton  
Labor Force by Place of Work 1990-2000**



The following table provides the total number of Hamilton residents employed within the County, within the State and outside the County and outside the State.

**Table 19  
City Of Hamilton  
Labor Force By Place Of Work 1990, 2000**

Category	1990	2000
Total Population Of Hamilton	454	307
Worked In State Of Residence	175	101
Worked In Place Of Residence	66	38
Worked Outside Of Place Of Residence	109	63
Worked Outside Of State Of Residence	0	0

Source: U.S. Census Bureau (SF3)

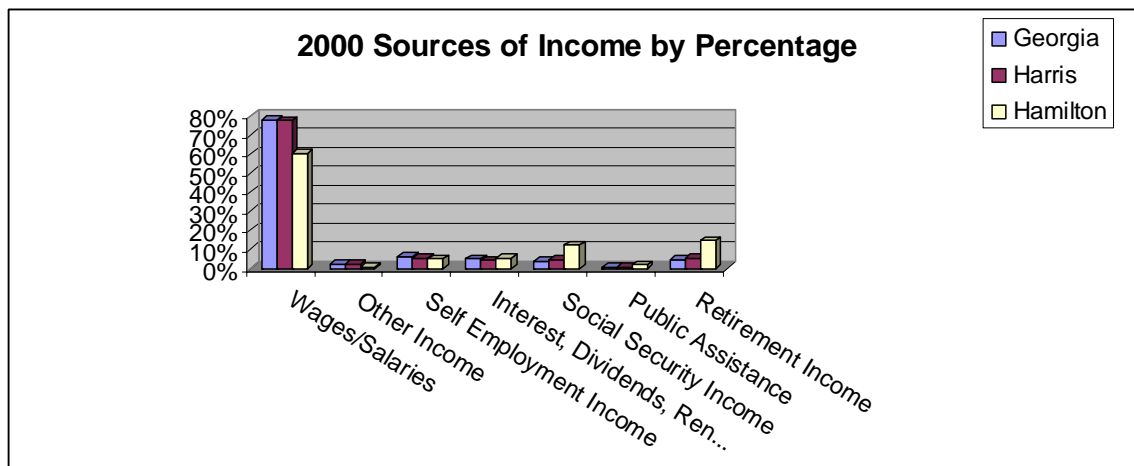
The varying sources of income for Hamilton residents are provided in the following table.

**Table 20**  
**Income By Type**  
**City Of Hamilton**  
**(In Thousands Of 1996 Constant Dollars)**  
**(Percent Of Income) 1990, 2000**

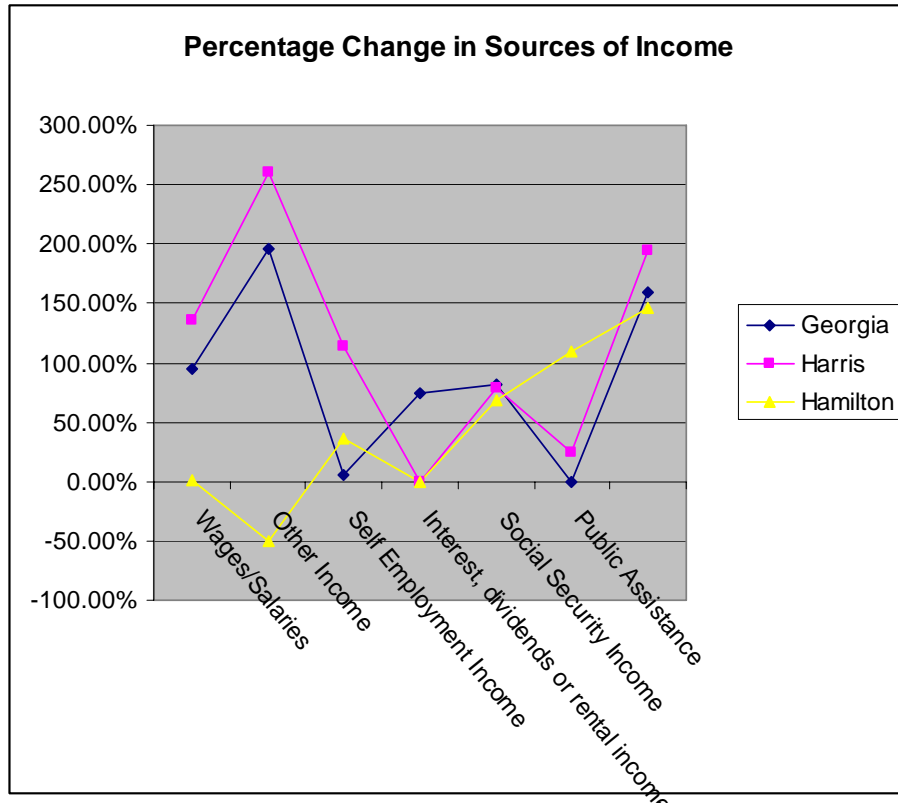
Category	1990	2000
Total Income	\$3,758,458	\$4,306,800
Aggregate Wage Or Salary Income For Households	2,583,124	2,600,800
	68.73%	60.40%
Aggregate Other Types Of Income For Households	43,816	22,000
	1.20%	0.58%
Aggregate Self Employment Income For Households	161,535	219,000
	4.30%	5.10%
Aggregate Interest, Dividends, Or Net Rental Income	365,157	234,800
	9.70%	5.50%
Aggregate Social Security Income For Households	314,735	530,200
	8.40%	12.30%
Aggregate Public Assistance Income For Households	36,826	77,000
	1.00%	1.80%
Aggregate Retirement Income For Households	253,265	623,000
	6.73%	14.50%

Source: U.S. Bureau of the Census (SF3)

The following chart illustrates that the City of Hamilton has a lower percentage of citizens with wages or salaries as their primary source of income compared to the State of Georgia and Harris County. The city also has a higher percentage of persons receiving public assistance and retirement as their primary source of income.



The following chart illustrates the percentage change in sources of personal income between 1990 and 2000 in Hamilton, Harris County and Georgia. Sources of Income have grown at a slower rate for the residents of Hamilton than the State of Georgia and Harris County.



## Town of Pine Mountain

Pine Mountain is located on US 27 and benefits from close proximity to Callaway Gardens. Downtown is picturesque with restored buildings and a vibrant retail community. Tourism is the major economic engine for the community creating many small businesses. There is also an Artists Guild which supports local artists and provides a location to sell local art products.

**Table 21**  
**Employment by Industry 1980-2000 Percentages 1980, 1990, 2000**

Category	1980	1990	2000
Total Employed Civilian Population	100.00%	100.00%	100.00%
Agriculture, Forestry, Fishing, Hunting & Mining	2.70%	2.60%	1.80%
Construction	8.00%	7.10%	3.10%
Manufacturing	18.10%	13.80%	21.80%
Wholesale Trade	3.40%	2.90%	1.10%
Retail Trade	19.30%	18.80%	14.30%
Transportation, Warehousing, And Utilities	1.50%	1.90%	4.80%
Information	NA	NA	0.00%
Finance, Insurance, & Real Estate	2.50%	2.10%	4.00%
Professional, Scientific, Management, Administrative, And Waste Management Services	0.40%	2.10%	4.60%
Educational, Health And Social Services	8.40%	11.90%	13.60%
Arts, Entertainment, Recreation, Accommodation And Food Services	26.30%	3.30%	23.10%
Other Services	5.50%	31.40%	3.50%
Public Administration	4.00%	1.90%	4.40%

Source: U.S. Census Bureau (SF3)

The following table illustrates the Employment by Industry in the Town of Pine Mountain, Harris County, the State of Georgia and the United States between 1980 and 2000.

**Table 22**  
**Employment By Industry 1980-2000**  
**Town Of Pine Mountain**  
**Harris County**  
**State Of Georgia**  
**United States 1980, 1990, 2000**

Category	1980	1990	2000
<b>Total Employed Civilian Population –Pine Mountain</b>	<b>476</b>	<b>420</b>	<b>455</b>
Harris County	6,564	8,253	11,821
State Of Georgia	NA	3,090,276	3,839,756
<b>United States</b>	<b>NA</b>	<b>115,681,202</b>	<b>129,721,512</b>
<b>Agriculture, Forestry, Fishing, Hunting &amp; Mining –Pine Mountain</b>	<b>13</b>	<b>11</b>	<b>8</b>
Harris County	277	306	96
State Of Georgia	NA	82,537	53,201
<b>United States</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>
<b>Construction –Pine Mountain</b>	<b>38</b>	<b>30</b>	<b>14</b>
Harris County	468	703	794
State Of Georgia	NA	214,359	304,710
<b>United States</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>

<b>Manufacturing –Pine Mountain</b>	<b>86</b>	<b>58</b>	<b>99</b>
Harris County	1,959	1,967	2,025
State Of Georgia	NA	585,423	568,830
<b>United States</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>
<b>Wholesale Trade –Pine Mountain</b>	<b>16</b>	<b>12</b>	<b>5</b>
Harris County	252	270	441
State Of Georgia	NA	156,838	148,026
<b>United States</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>
<b>Retail Trade –Pine Mountain</b>	<b>92</b>	<b>79</b>	<b>65</b>
Harris County	884	1,228	1,168
State Of Georgia	NA	508,861	459,548
<b>United States</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>
<b>Transportation, Warehousing, And Utilities –Pine Mountain</b>	<b>7</b>	<b>8</b>	<b>22</b>
Harris County	414	553	458
State Of Georgia	NA	263,419	231,304
<b>United States</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>
<b>Information –Pine Mountain</b>	<b>NA</b>	<b>NA</b>	<b>0</b>
Harris County	NA	NA	495
State Of Georgia	NA	NA	135,496
<b>United States</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>
<b>Finance, Insurance, &amp; Real Estate –Pine Mountain</b>	<b>12</b>	<b>9</b>	<b>18</b>
Harris County	276	481	1,176
State Of Georgia	NA	201,422	251,240
<b>United States</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>
<b>Professional, Scientific, Management, Administrative, And Waste Management Services –Pine Mountain</b>	<b>2</b>	<b>9</b>	<b>21</b>
Harris County	146	298	725
State Of Georgia	NA	151,096	362,414
<b>United States</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>
<b>Educational, Health And Social Services –Pine Mountain</b>	<b>40</b>	<b>50</b>	<b>62</b>
Harris County	852	910	2,191
State Of Georgia	NA	461,307	675,593
<b>United States</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>
<b>Arts, Entertainment, Recreation, Accommodation And Food Services –Pine Mountain</b>	<b>125</b>	<b>14</b>	<b>105</b>
Harris County	545	188	976
State Of Georgia	NA	31,911	274,437
<b>United States</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>
<b>Other Services- Pine Mountain</b>	<b>26</b>	<b>132</b>	<b>16</b>
Harris County	188	913	502
State Of Georgia	NA	266,053	181,829
<b>United States</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>
<b>Public Administration – Pine Mountain</b>	<b>19</b>	<b>8</b>	<b>20</b>
Harris County	303	436	774
<b>State Of Georgia</b>	<b>NA</b>	<b>167,050</b>	<b>193,128</b>
<b>United States</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>

Source: U.S. Census Bureau (SF3)

## TOP FIVE EMPLOYERS IN PINE MOUNTAIN

First People's Bank  
 Carlisle Services  
 Callaway Gardens  
 Wachovia Bank (Wells Fargo)  
 Valley Veterinary Associates

Source: Harris County Chamber of Commerce, Georgia Department of Labor

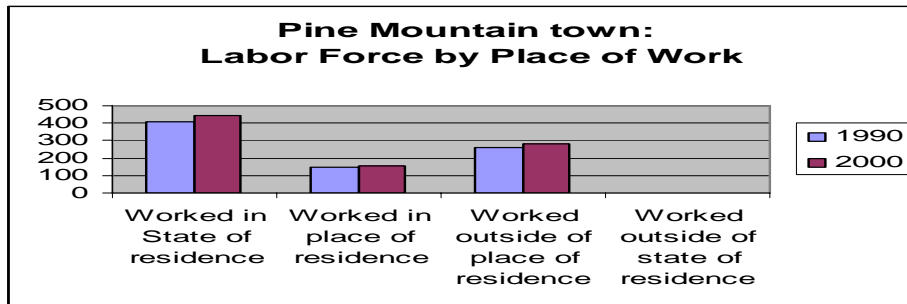
The following table details the Projected Employment by Industry in the Town of Pine Mountain. Total civilian employment is projected to decrease slightly indicating a rise in the number of retirees in the town. Manufacturing is projected to increase; however, it will most likely increase even more because of the Kia plant. The Town of Pine Mountain's proximity to US 27 and I-185 makes it a natural for warehousing and transportation which is projected to increase over the next 25 years.

**Table 23**  
**Town Of Pine Mountain**  
**Employment By Industry 2005 - 2030**

Category	2005	2010	2015	2020	2025	2030
Total Employed Civilian Population	450	445	439	434	429	424
Agriculture, Forestry, Fishing, Hunting & Mining	7	6	4	3	2	1
Construction	8	2	0	0	0	0
Manufacturing	102	106	109	112	115	119
Wholesale Trade	2	0	0	0	0	0
Retail Trade	58	52	45	38	31	25
Transportation, Warehousing, And Utilities	26	30	33	37	41	45
Information	NA	NA	NA	NA	NA	NA
Finance, Insurance, & Real Estate	20	21	23	24	26	27
Professional, Scientific, Management, Administrative, And Waste Management Services	26	31	35	40	45	50
Educational, Health And Social Services	68	73	79	84	90	95
Arts, Entertainment, Recreation, Accommodation And Food Services	100	95	90	85	80	75
Other Services	14	11	9	6	4	1
Public Administration	20	21	21	21	21	22

Source: U.S. Census Bureau (SF3)

As shown by the graph below, all of the Town of Pine Mountain's residents work in the State of Georgia; however, more work outside of the town than inside the town.



**Table 24  
Town Of Pine Mountain  
Labor Force By Place Of Work 1990-2000**

Category	1990	2000
Total Population	875	1,141
Worked In State Of Residence	409	442
Worked In Place Of Residence	151	157
Worked Outside Of Place Of Residence	258	285
Worked Outside Of State Of Residence	0	0

Source: U.S. Census Bureau (SF3)

**Table 25  
Income By Type  
Town Of Pine Mountain  
(In Thousands Of 1996 Constant Dollars)  
(Percent Of Income) 1990-2000**

Category	1990	2000
Total Income	9,839,660	18,900,100
	100.00%	100.00%
Aggregate Wage Or Salary Income For Households	6,897,986	11,824,200
	70.10%	62.60%
Aggregate Other Types Of Income For Households	143,058	487,500
	1.50%	2.60%
Aggregate Self Employment Income For Households	691,237	537,300
	7.00%	2.80%
Aggregate Interest, Dividends, Or Net Rental Income	825,737	1,268,400
	8.40%	6.70%
Aggregate Social Security Income For Households	875,842	1,924,900
	8.90%	10.20%
Aggregate Public Assistance Income For Households	91,938	186,700
	0.90%	1.00%
Aggregate Retirement Income For Households	313,862	2,671,100
	3.20%	14.10%

Source: U.S. Census Bureau (SF3)

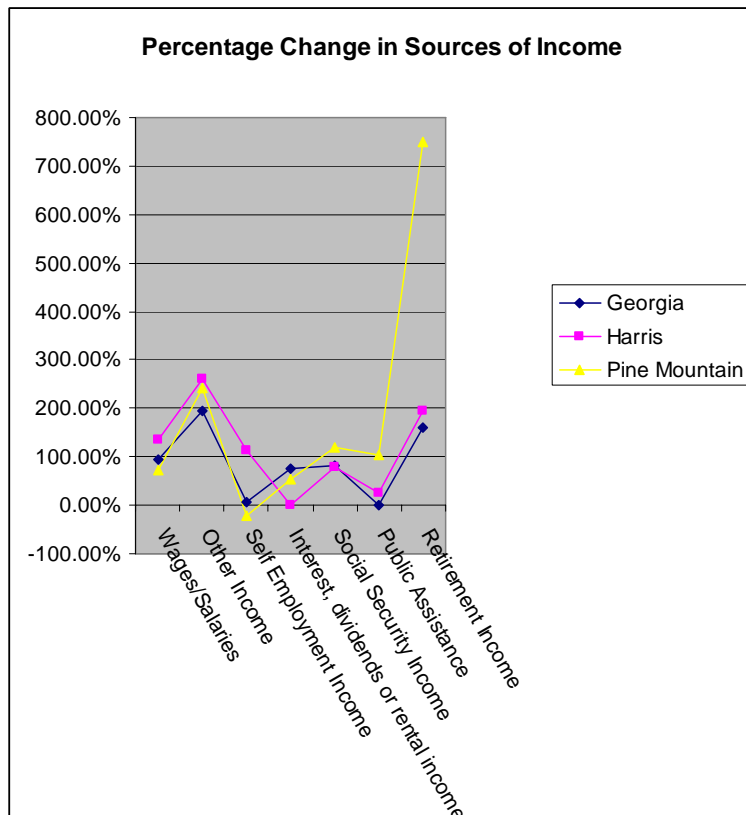
The following table indicates that the Town of Pine Mountain's residents receive a smaller portion of their income from wages/salaries than do residents of Georgia and Harris County. They also get a higher percentage of income from social security and retirement, indicating a higher number of retirees in the Town of Pine Mountain.

**Table 26**  
**Town Of Pine Mountain**  
**2000 Sources Of Income By Percentage**

Category	Georgia	Harris	Pine Mountain
Total Income	100%	100%	100%
Wages/Salaries	78%	7.4%	7.4%
Other Income	1.9%	2.1%	2.1%
Self Employment Income	6%	5.6%	4.3%
Interest, Dividends Or Rental Income	5%	4.3%	6.7%
Social Security Income	4%	4.6%	10.2%
Public Assistance	.1%	.4%	1.0%
Retirement Income	5%	5.6%	14.0%

Source: U.S. Census Bureau (SF3)

The chart below illustrates the percentage of change in sources of personal income between 1990 and 2000 in the Town of Pine Mountain, Harris County and Georgia. The Town of Pine Mountain's residents are comparable to residents in Georgia and Harris County in every area except two. They have less self employment income and significantly more retirement income.

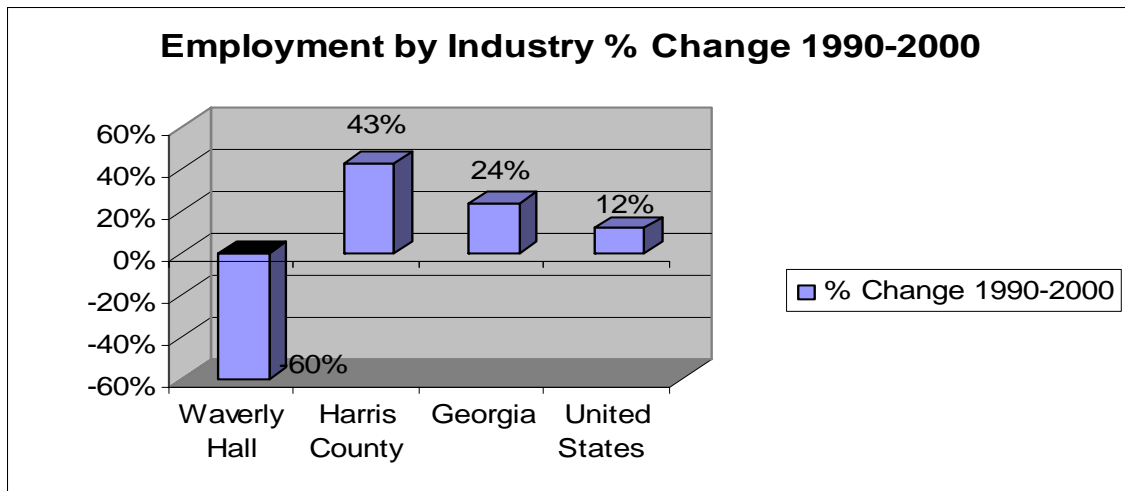


Source: U.S. Census Bureau (SF3)

## Town of Waverly Hall

The Town of Waverly Hall is located on GA Highway 85, between Columbus and the City of Shiloh. Before the creation of I-185, the Town of Waverly Hall was on the main route to Atlanta from Columbus. Since then, traffic has decreased through the town; however, the residents have completed restoration of the old elementary school and have a somewhat active retail community.

The following graph compares the number of persons employed in the Town of Waverly Hall, Harris County the State of Georgia and the United States and the percentage of change between the years 1990-2000. The total employed civilian population grew faster in Harris County than in both the State of Georgia and the United States. This was caused by the growth in population in Harris County and the State of Georgia from migration from other states and other countries. The number of persons employed in the Town of Waverly Hall decreased significantly.



Source: U.S. Census Bureau (SF3)

Manufacturing and Retail Trade are projected to be the growth industry in the Town of Waverly Hall.

**Table 27**  
**Waverly Hall**  
**Employment by Industry 1980-2030**

Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
Total Employed Civilian Population	331	321	304	248	190	225	267	309	354	403	456
Agriculture, Forestry, Fishing, Hunting & Mining	17	20	23	13	2	6	10	15	19	24	29
Construction	39	37	34	34	34	35	37	38	40	41	43
Manufacturing	123	103	82	58	33	58	83	110	137	167	197
Wholesale Trade	6	5	3	6	8	7	7	6	6	5	4
Retail Trade	36	39	42	30	18	23	28	33	39	45	51
Transportation, Warehousing, And Utilities	23	21	18	16	13	16	19	22	25	28	31
Information	NA	NA	NA	NA	5	NA	NA	NA	NA	NA	NA
Finance, Insurance, & Real Estate	3	5	6	10	14	11	8	5	1	0	0
Professional, Scientific, Management, Administrative, And Waste Management Services	12	7	2	12	22	19	17	13	10	7	4
Educational, Health And Social Services	38	43	48	37	25	29	32	36	40	44	49
Arts, Entertainment, Recreation, Accommodation And Food Services	16	8	0	7	13	14	15	16	16	17	18
Other Services	12	24	35	18	1	4	7	10	14	17	21
Public Administration	6	9	11	7	2	3	4	5	7	8	9

Source: U.S. Census Bureau (SF3)

The greatest loss of jobs in the Town of Waverly Hall is projected to be in retail trade, while the professional sector as well as the finance sector will grow. The fastest growing industry in the Town of Waverly hall is in the Professional, Scientific, Management, Administrative, and Waste Management Services industries. The high growth industries for the State of Georgia were professional, scientific, management, administrative, waste management services, educational, health and social services and construction. While professional, scientific, management, administrative, and waste management services were a growth area in Waverly Hall, the growth was not as large as for the State. It is important to note that these growth industries are generally well paying jobs that provide good benefits.

The table below illustrates the Town of Waverly Hall's Employment by Industry for decades 1980, 1990 and 2000, as well as their percent change. It also shows that total employment has decreased in the Town of Waverly Hall. Professional services and wholesale trade are the only industries which have experienced growth.

**Table 28**  
**Town Of Waverly Hall - Employment By Industry 1980, 1990, 2000**

Category	1980	1990	2000
Total Employed Civilian Population	331	304	190
	100.00%	100.00%	100.00%
Agriculture, Forestry, Fishing, Hunting & Mining	17	23	2
	5.10%	7.60%	1.10%
Construction	39	34	34
	11.80%	11.20%	17.90%
Manufacturing	123	82	33
	37.20%	27.00%	17.40%
Wholesale Trade	6	3	8
	1.80%	1.00%	4.20%
Retail Trade	36	42	18
	10.90%	13.80%	9.50%
Transportation, Warehousing, And Utilities	23	18	13
	6.90%	5.90%	6.80%
Information	NA	NA	5
	NA	NA	2.60%
Finance, Insurance, & Real Estate	3	6	14
	0.90%	2.00%	7.40%
Professional, Scientific, Management, Administrative, And Waste Management Services	12	2	22
	3.60%	0.70%	11.60%
Educational, Health And Social Services	38	48	25
	11.50%	15.80%	13.20%
Arts, Entertainment, Recreation, Accommodation And Food Services	16	0	13
	4.80%	0.00%	6.80%
Other Services	12	35	1
	3.60%	11.50%	0.50%
Public Administration	6	11	2
	1.80%	3.60%	1.10%

Source: U.S. Census Bureau (SF3)

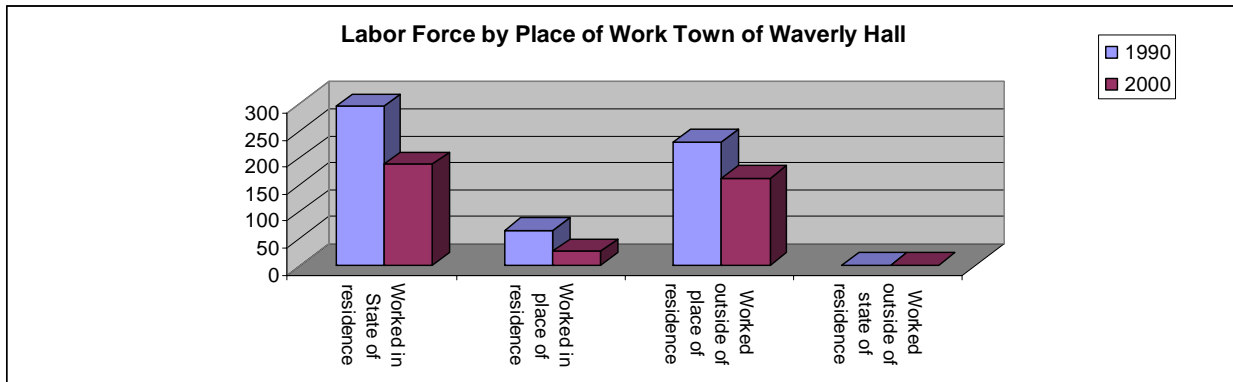
**FIVE LARGEST EMPLOYERS IN THE TOWN OF WAVERLY HALL**

Oakview Nursing Home  
Southern Research  
Cooper's Grocery Store  
Dollar General  
Taft Construction

Source: Harris County Chamber of Commerce, Georgia Department of Labor

The following chart shows the labor force of the Town of Waverly Hall by place of work as a percentage of total workforce. From 1990 to 2000 the percentage of persons working in the state of residence and in the County of residence decreased. The total population and available workforce in the Town of Waverly Hall also decreased.

**Labor Force by Place of Work 1990-2000**



Source: U.S. Census Bureau (SF3)

The table below provides the total number of Waverly Hall residents employed within the County, within the State, outside the County and outside the State.

**Table 29  
Town Of Waverly Hall  
Labor Force By Place Of Work 1990, 2000**

Category	1990	2000
Total Population	769	709
Worked In State Of Residence	295	188
Worked In Place Of Residence	65	26
Worked Outside Of Place Of Residence	230	162
Worked Outside Of State Of Residence	0	0

Source: U.S. Census Bureau (SF1)

The varying sources of income for the Town of Waverly Hall residents are provided in the following table.

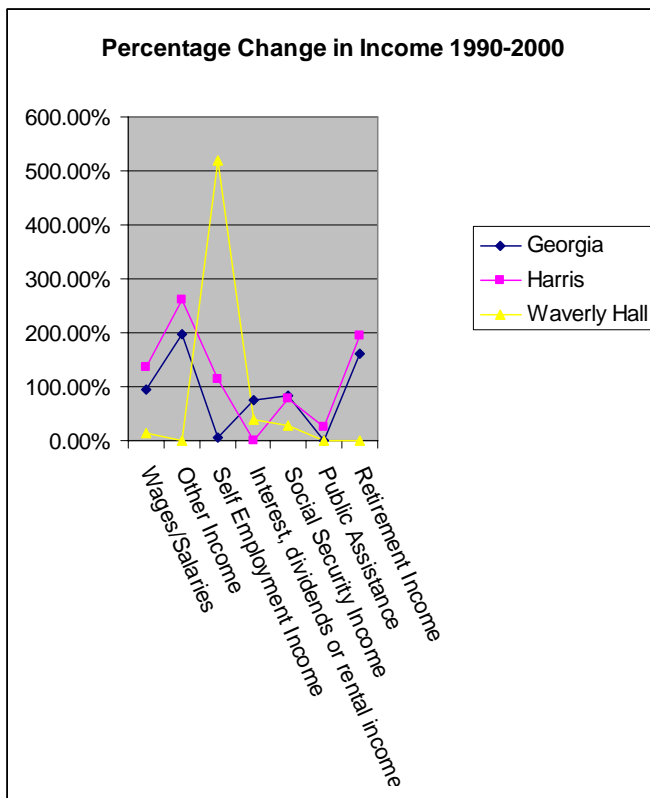
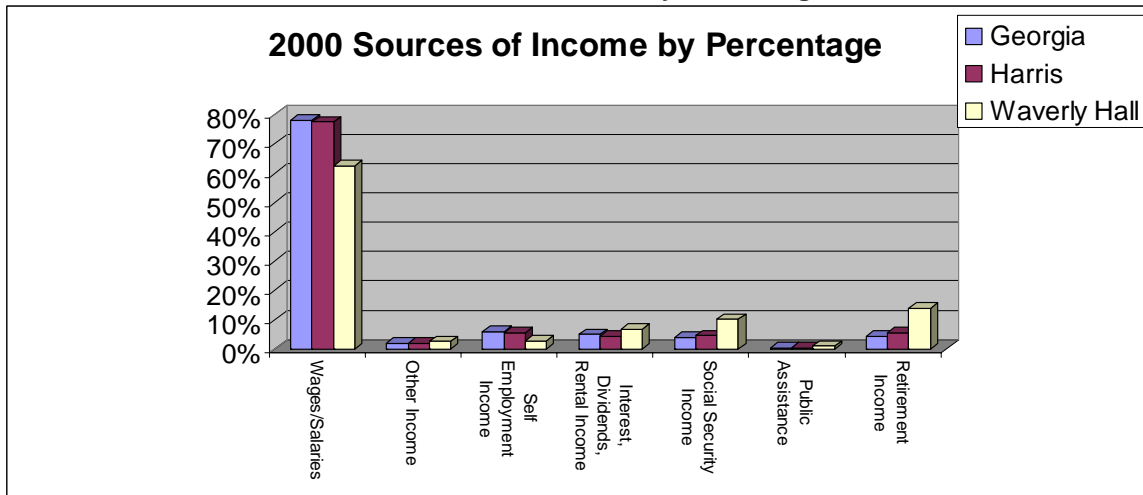
**Table 30**  
**Income By Type**  
**Town Of Waverly Hall**  
**(In Thousands Of 1996 Constant Dollars)**  
**(Percent Of Income) 1990, 2000**

Category	1990	2000
Total Income	6,419,193	8,033,300
	100.00%	100.00%
Aggregate Wage Or Salary Income For Households	4,825,270	5,432,000
	75.20%	67.60%
Aggregate Other Types Of Income For Households	125,442	105,500
	2.00%	1.30%
Aggregate Self Employment Income For Households	165,296	1,025,000
	2.60%	12.80%
Aggregate Interest, Dividends, Or Net Rental Income	166,371	232,200
	2.60%	2.90%
Aggregate Social Security Income For Households	555,237	714,800
	8.60%	8.90%
Aggregate Public Assistance Income For Households	112,123	83,900
	1.70%	1.00%
Aggregate Retirement Income For Households	469,454	439,900
	7.30%	5.50%

Source: U.S. Bureau of Census (SF3)

The following chart illustrates that the Town of Waverly Hall has a lower percentage of citizens with wages or salaries as their primary source of income compared to the State of Georgia and Harris County. The city also has a higher percentage of persons receiving social security and retirement as their primary source of income.

2000 Sources Of Income By Percentage



Source: U.S. Census Bureau (SF1)

This chart illustrates the percentage change in sources of personal income between 1990 and 2000 in the Town of Waverly Hall, Harris County and Georgia. Except for interest, dividends or rental income, Sources of Income have grown at a slower rate for the residents of Waverly Hall than the State of Georgia and Harris County.

## ***Resources***

Harris County and the municipalities have many natural and human resources. Many citizens are active members of the Harris County Chamber of Commerce which has taken the lead in having the County designated as Entrepreneur Friendly. The Chamber is also working to have the County designated as Work Ready.

The Harris County Industrial Development Authority (IDA) was reactivated several years ago and has been very energetic. The Development Authority members are working with the Harris County Commission to develop the Northwest Harris Business Park in the northern part of the County. Land has also been acquired for a Business Park in Hamilton. The Hamilton Business Park still awaits development.

## ***Major Development***

As evidenced in the preceding tables and their discussions, there has been tremendous growth in population in the County. However, there has not been a corresponding growth in businesses in the County or municipalities. This does not allow residents to work in the County or city, and increases the tax burden on residents. The new Kia Plant has already had a great impact on the County and will continue to do so. The changes at Fort Benning, because of BRAC, will also create opportunities for entrepreneurs and citizens in Harris County.

## ***Tourism***

Tourism is an important part of the economy of Harris County and the municipalities. Local tourism assets such as Callaway Gardens, F.D. Roosevelt State Park, and the Wild Animal Safari Park draw many visitors from inside and outside of the state to Harris County. This is proven by data provided by the Georgia Department of Economic Development, which commissions the Travel Industry of America every year to determine the impact of tourism on the State of Georgia. Expenditures have increased each year as have payroll and taxes, both state and local. The contribution of tourism is being felt by local government and residents.

## ***Unique Economic Activities***

Being located along US 27/I-185 allows Harris County and the municipalities the opportunity to take advantage of both the traffic on the road as well as the automotive facilities in West Point, which is less than 30 minutes away. Also, transportation industries, such as trucking companies and distributors, will be interested in the County because of the location on a major interstate highway.