

NEEDS AND OPPORTUNITIES

STRENGTHS:

1. Quiet, Rural, country home sites with small town flavor,
2. Centrally located between Atlanta and Macon for job opportunities
3. Gordon State College.
4. Low traffic volume; short commutes within the county.
5. Availability of home building sites.
6. Affordability of houses.
7. Small town values with forward looking goals.
8. New High School facilities.
9. Improved and improving School scores.
10. Low crime rates.
11. Readily available, set aside space for Industry.
12. Great advancements in Landfill technology at Lamar County Regional Solid Waste Authority (LCRSWA).
13. Fine Arts Center/Auditorium
14. Broad base of industry types compared to similar rural counties
15. Nearness of railroad to industrial area
16. Strong county/city relations
17. Low tax rates

WEAKNESS:

1. Lack of jobs within the county, such that majority of work force is employed outside of county. Limited white collar jobs in county.
2. Easier, second access to Industrial area.
3. Needed improvements to Ga. Hwy 36 from Industrial area to I-75.
4. No hospital in the county.
5. Lack of access to high-speed internet service throughout the county.
6. Lack of upscale (brand named) shopping facilities within the county.
7. Lack of water and sewer services in areas outside of Cities.
8. No place to get State supplied I.D. cards in county.
9. Lack of in-county transportation service.
10. Lack of indoor recreation facilities.
11. Lack of full timed manned fire station in northern part of county.
12. Percentage of workforce that is unskilled and undereducated is too high.

OPPORTUNITIES

1. Availability of space in Industrial area.
2. Available space for downtown merchants
3. Expanded hours of operations for county merchants for after work shopping.
4. Growth of housing areas in the northern portions of county.
5. Mixed Use Development area with shops within walking distance of homes.

6. Commercial/Industrial growth along Hwy 36 near I-75 Interchange.
7. Expanded sewer service to the Industrial Park area.
8. Make attempts to partner with State/National organizations to establish an indoor recreation facility in county.
9. Increase portion of property taxes carried by commercial/industrial activities.
10. Partner with Southern Crescent Technical College to provide free space for them to teach adult education/GED classes in Lamar County.

THREATS

1. Extreme or unplanned growth resulting in loss of small town environment.
2. Drug threat from outside areas.
3. Need for new county jail.
4. Insufficient diversity of economic base.
5. Portion of population resistant to any changes, thus not willing to plan for future.
6. Lack of understanding and knowledge of facts and trends