

INDUSTRIAL SITES AND AREAS IN:

1. ....Appling County
2. ....Toombs County
3. ....Jeff Davis County
4. ....Wayne County
5. ....Tattnall County

# INDUSTRIAL SITES AND AREAS IN APPLING COUNTY, GEORGIA

*Prepared for the*  
**ALTAMAHA AREA PLANNING  
AND DEVELOPMENT COMMISSION**

by Ross W. Hammond  
and James R. Wyatt  
INDUSTRIAL DEVELOPMENT DIVISION

Project A-812  
Technical Report No. 1



Engineering Experiment Station  
GEORGIA INSTITUTE OF TECHNOLOGY  
Atlanta, Georgia

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July 1965

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## INTRODUCTION

In 1964, the Altamaha Area Planning and Development Commission contracted with the Industrial Development Division to develop industrial site reports for the five counties in the Commission area. These counties are Appling, Jeff Davis, Tattnall, Toombs, and Wayne.

This analysis on Appling County is the first of these reports. In the course of gathering the information and writing the report, much assistance was obtained from local and state agencies, area individuals, and representatives of various companies which proved invaluable in the completion of the work.

This report identifies industrial sites which appear to be available for industry in Appling County. Additional areas with potential for industrial usage are described. The study does not attempt to identify all available lands with industrial potentials in the county, but is intended only to provide information on some industrial sites and to indicate the readiness of Appling County agencies and individuals to work with industry.

## APPLING COUNTY DATA AND SERVICES

Appling County, located in southeast Georgia, is 200 miles southeast of Atlanta, 90 miles southwest of Savannah, and 124 miles north of Jacksonville, Florida. Principal communities include Baxley (1960 population -- 4,268), Surrency, and Graham. The county population in 1960 was 13,246.

The county is situated in the Atlantic Coastal Plain, and the topography generally is flat to gently rolling. Altitude above sea level is approximately 200 feet. The Altamaha River forms the northern boundary of the county.

Approximately 75% of the county area is thickly forested. Agricultural production is high and increasing, although farm jobs are decreasing in numbers. Principal products from timber resources and agricultural production are lumber, pulpwood, tobacco, cotton, peanuts, pecans, livestock and livestock products, and poultry and poultry products.

U. S. Highways 1 and 341 and Georgia Highways 15 and 144 cross the county and pass through Baxley. The Southern Railway System main line between Atlanta and Brunswick passes through Baxley, Surrency, and Graham. Bus lines and motor freight carriers serve the county. Air-line service is available from the surrounding cities of Macon, Savannah, Brunswick, Waycross, and Valdosta.

Industrial activity in Appling County presently includes meat packing and the production of fabricated steel buildings, western garments, wood products, rosin, and turpentine.

### Utility Services

The city of Baxley maintains a water and sewer system. The water supply is obtained from wells. Tank storage capacity is 330,000 gallons, and pumping capacity is 1,368,000 gallons, about twice the recorded maximum consumption.

Storm sewers and sanitary sewers serve most of the area within the city limits. The city operates a sewage disposal plant with a 1.5-million-gallon capacity.

Georgia Power Company distributes electric power in the Baxley area through a 12,000-kva substation served by a two-way feed 110-kv line and two 44-kv lines. Natural gas is provided by the Georgia Natural Gas Company, a division of Atlanta Gas Light Company.

Surrency is developing a water distribution system, but lacks a sewer system. Power is provided by Georgia Power Company. Natural gas is not yet available.

#### Development Services and Potentials

Two development corporations, Appling Industries, Inc. and Appling Development Corporation, have been active in the county. Both have raised money to finance buildings.

Appling County has a number of assets for companies seeking industrial plant locations. Recent surveys of the labor market indicate, in detail, the numbers and types of workers available to industry. Such labor is productive and trainable. A surplus labor pool exists.

The county is particularly well located to serve Georgia and Florida. The Bureau of the Census predicts a 1985 population of 16,900,000 for these two states, which gives some indication of the markets for durable and nondurable goods which will exist in future years.

Ultimate development of the Altamaha River Basin will greatly stimulate area trade and industrial development, and create extensive recreational resources.

As development of the Altamaha River materializes, the value of land along the river for industrial development purposes will be enhanced. The Appling County development agencies should consider the optioning or acquisition of river-front land in the future.

## INDUSTRIAL SITES AND AREAS WITH INDUSTRIAL SITE POTENTIALS

### Baxley

Map 1, on the next page, shows the Baxley area and the location of five industrial sites which are described in greater detail on the following pages.

The city is relatively well prepared to provide industry with sites of small to medium size because of the existence of two areas planned and developed for industry, shown as sites 1 and 2 on the map. These areas have all utilities at the site, and the owners have indicated willingness to provide land at a nominal figure to industry. The Appling Industrial Corporation site (No. 1) is off-rail and the J. P. Morris site (No. 2) is served by the main line of the Southern Railway, giving the city both rail and non-rail sites. The J. M. Dunn site (No. 3) is a fully served 10-acre tract.

There are also larger sites available outside the city limits. Generally speaking, utilities are not available at these sites, and only one of these is close to the railroad (Baxley Estate site).

Baxley appears to have a number of good sites of various sizes, both on-rail and off-rail, which can be shown to prospective industry.



Site No. 1

APPLING DEVELOPMENT CORPORATION DISTRICT  
(Approximately 50 acres)  
in Baxley, Georgia





APPLING DEVELOPMENT CORPORATION DISTRICT

DRAINAGE DITCH

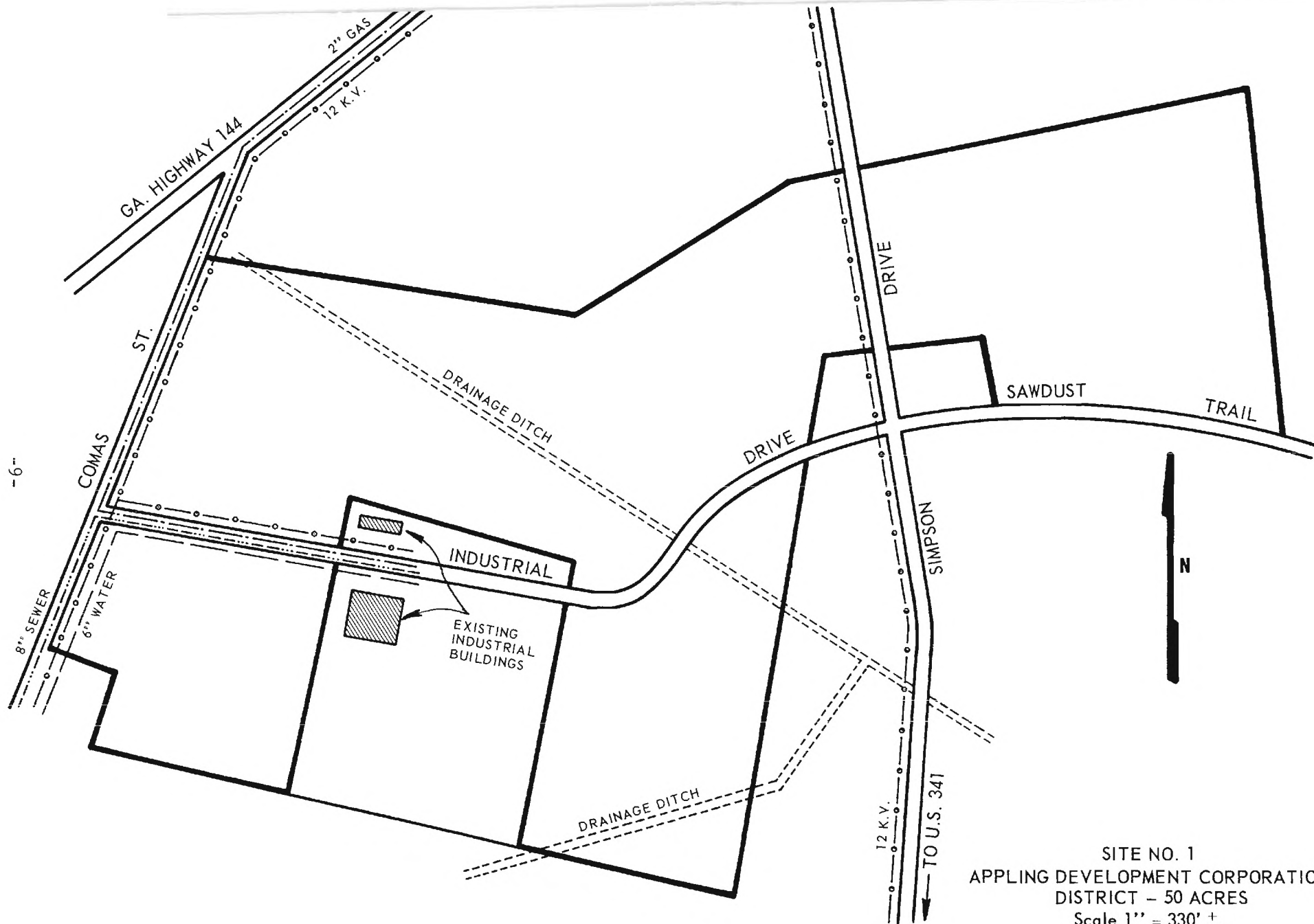
INDUSTRIAL DRIVE

COMAS STREET

SIMPSON DRIVE

TO U. S. 341

SITE NO. 1  
APPLING DEVELOPMENT CORPORATION DISTRICT



SITE NO. 1  
APPLING DEVELOPMENT CORPORATION  
DISTRICT - 50 ACRES  
Scale 1" = 330' ±

Appling Development Corporation District (Site No. 1)

An industrially zoned property of approximately 50 acres is owned by the Appling Development Corporation. It is an irregularly shaped parcel of land inside the Baxley city limits, about three tenths of a mile northeast of the Appling Courthouse.

The terrain is flat and well drained by two existing drainage ditches. Approximately 50% of the tract is covered by trees.

Although this is a non-rail district, U. S. Highway 341 runs 1,100 feet south of the property line, with access to the highway by either Comas Street on the west or Simpson Drive on the east.

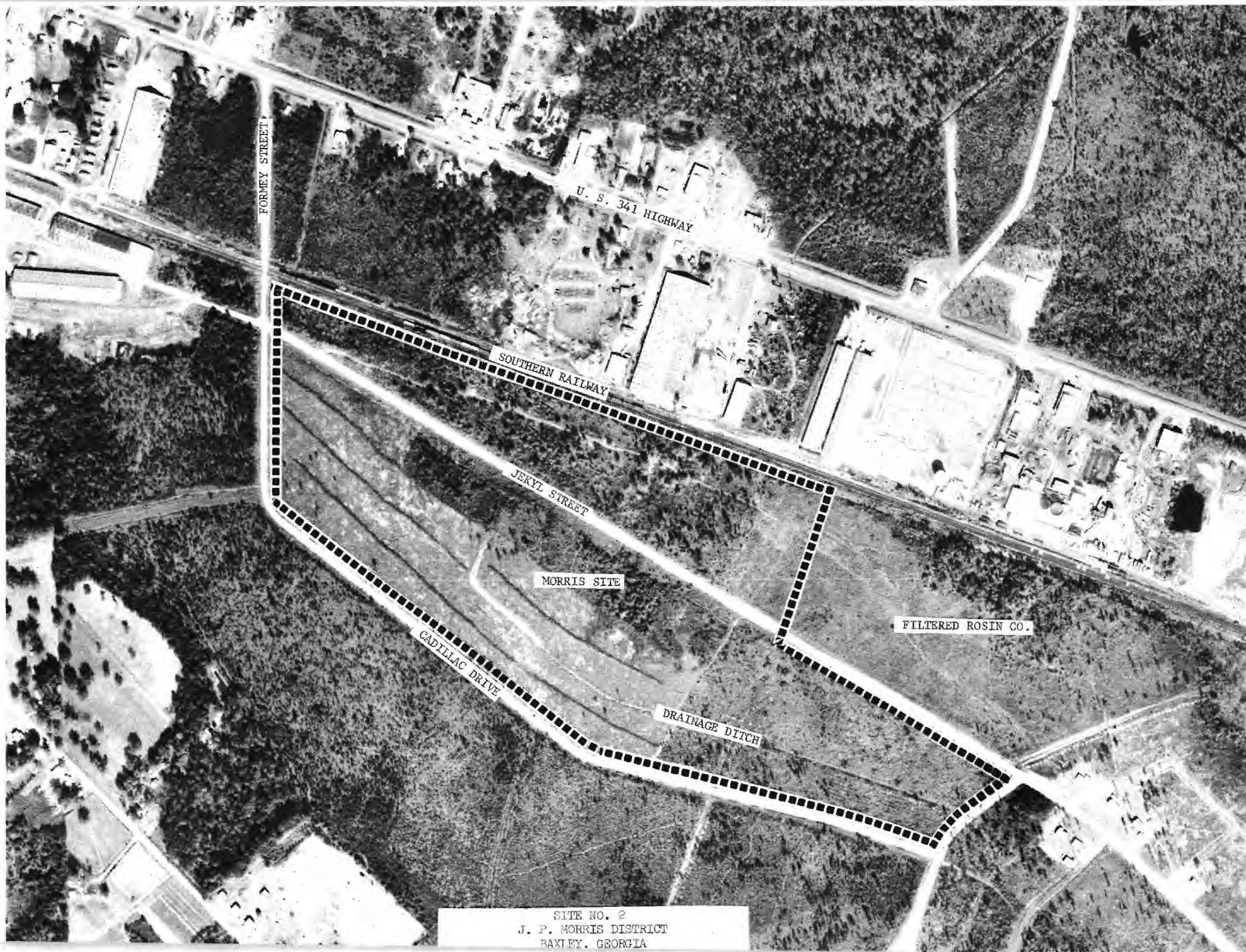
All utilities are present on the industrial site. It is served by a six-inch water line with 60 pounds of static pressure which is in place on Industrial Drive, the road which traverses the site from west to east. An eight-inch sewer line parallels the water main. Also running along Industrial Drive to the existing plant is a two-inch gas line (Georgia Natural Gas Company) under 30 pounds of pressure which can be made into a high-pressure line when needed. Power is supplied to the area by Georgia Power Company through two 12-kv lines constructed along Comas Street and Simpson Drive. A 12-kv line is located on Industrial Boulevard as well.

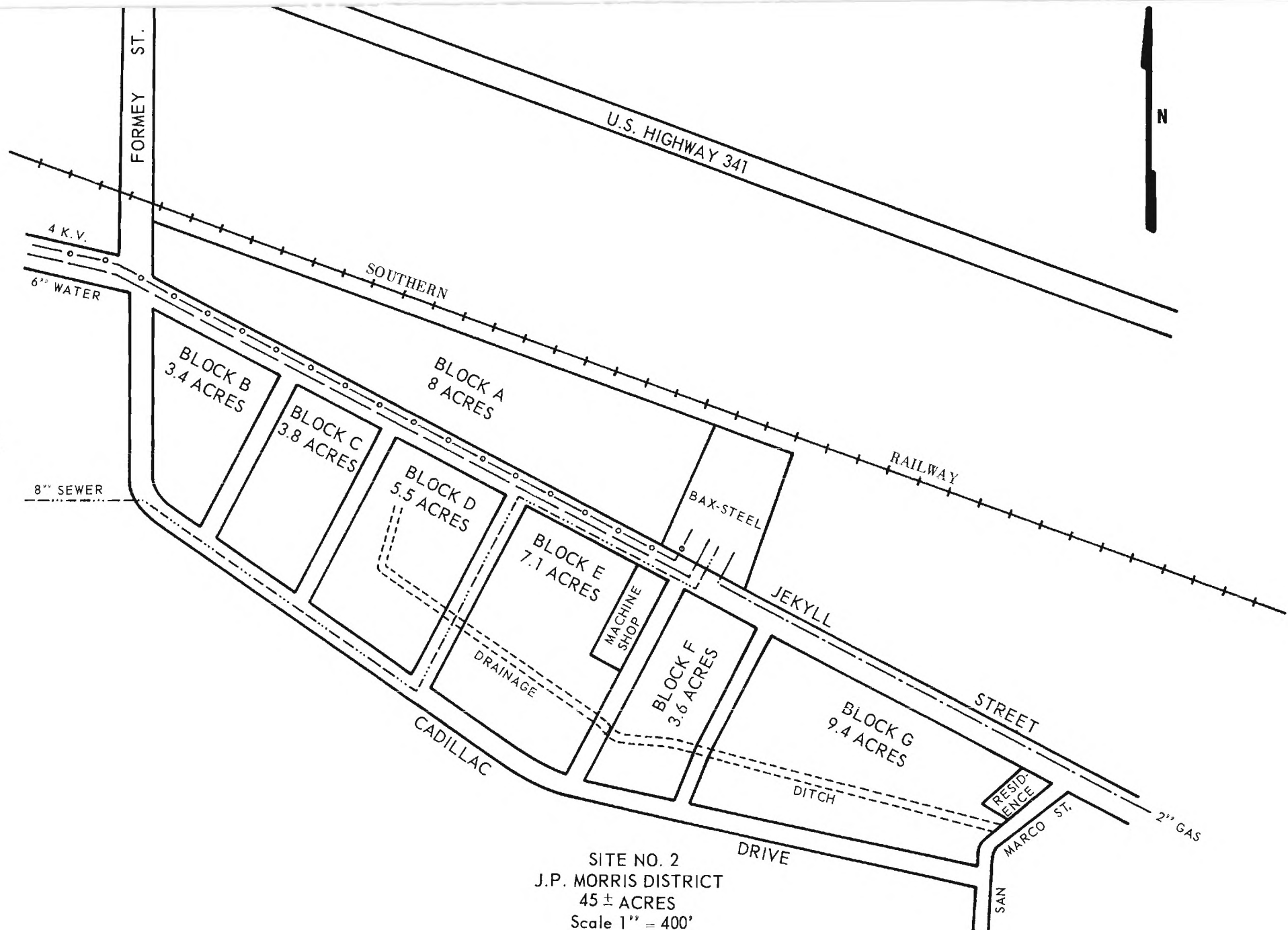
In 1960, the Appling Development Corporation built a general-purpose industrial building on the south side of Industrial Drive and leased it with a six-acre tract. This is shown on the site plan and aerial photograph. The Corporation will sell or lease land in the area and erect buildings for sale or lease.

Site No. 2

J. P. MORRIS DISTRICT  
(Approximately 45 acres)  
in Baxley, Georgia







J. P. Morris District (Site No. 2)

This district, of approximately 45 acres, is located inside the city limits, east of downtown Baxley and south of the Southern Railway main line. It is zoned for industry and has several occupants.

The terrain is flat and well drained by an existing drainage ditch. Much of the district has been cleared, although part is covered by growth.

The main line of the Southern Railway between Atlanta and Brunswick is the north boundary of the site and can serve the entire district. The primary U. S. highway (341) lies 600 feet north of and parallel to the railroad. Formey Street is the main access street to the district from U. S. 341.

Utilities are present in the district. A six-inch water line (60 pounds pressure) runs from the western edge of the district along Jekyll Street to the Bax-Steel plant and can be easily extended to the rest of the area. A 4-kv power line extends east along Jekyll Street to the Bax-Steel property. A two-inch gas line (30 pounds pressure) enters the tract from the east and extends to Bax-Steel along Jekyll Street. An eight-inch sewer line extends from the Bax-Steel area east along Jekyll Street about 600 feet, then southwest between blocks D and E to Cadillac Drive.

The property is owned by J. P. Morris of Baxley. Sites are available for sale or lease, and buildings will be constructed for sale or lease to industry. Parts of the district are occupied by Bax-Steel, fabricators of steel buildings, and a machine shop. Additional property which could be utilized for industrial development lies south of the district.

Site No. 3

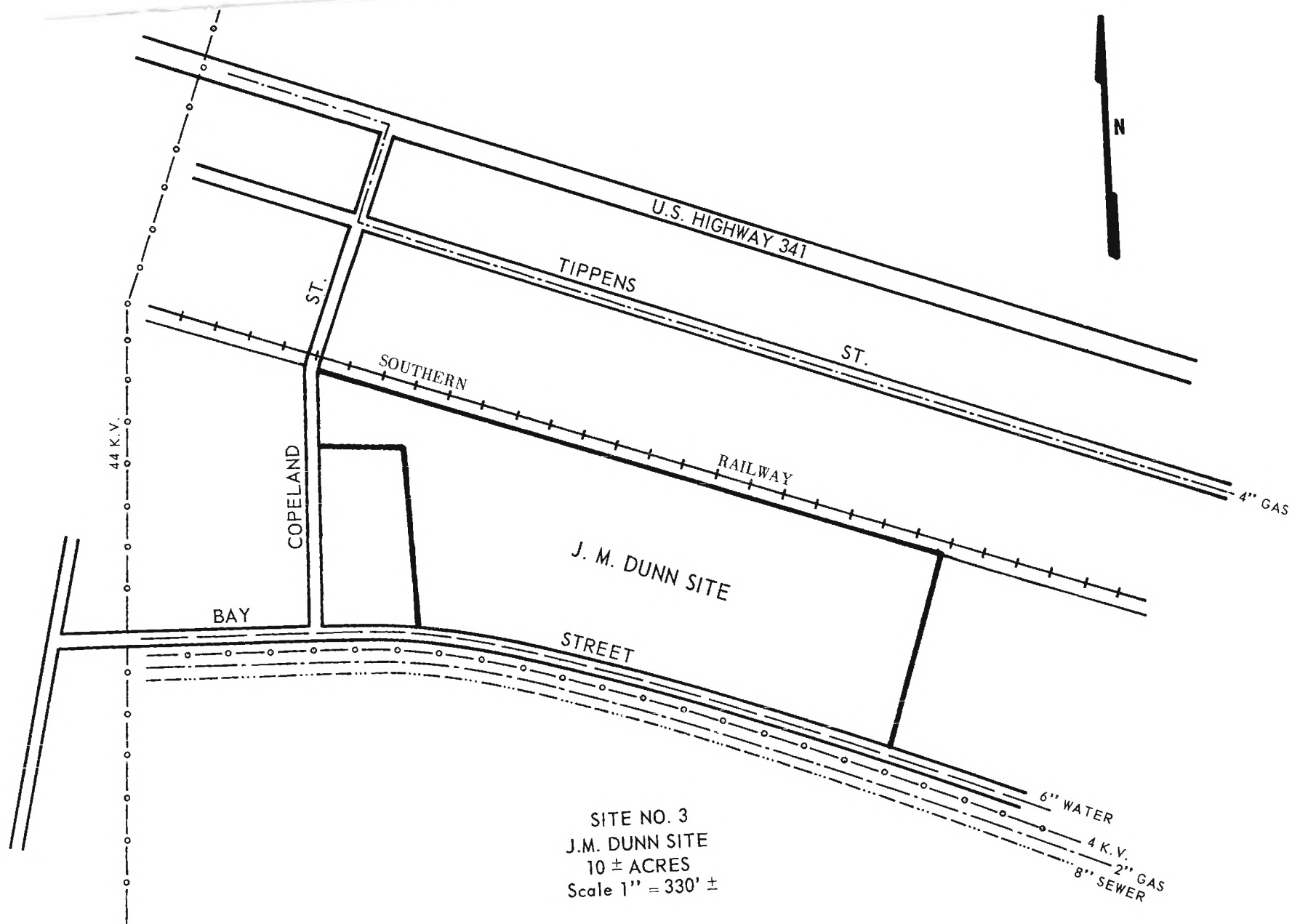
J. M. DUNN SITE  
(Approximately 10 acres)  
in Baxley, Georgia





SITE NO. 3  
J. M. DUNN SITE  
BAXLEY, GEORGIA

SCALE: 1 INCH EQUALS 330 FEET APPROXIMATELY



J. M. Dunn Site (Site No. 3)

This 10-acre site lies about 3,000 feet west of downtown Baxley between the Southern Railway main line and Bay Street. It is inside the city limits. Although not presently zoned for industry, there appears to be no problem in having this zoning changed.

The terrain is flat and a number of small residences are on the site. The depth of the site between the railroad and Bay Street averages 500 feet.

The main-line right-of-way of the Southern Railway between Atlanta and Brunswick forms the northern boundary of the tract, and a siding to the site could be easily and economically installed. The access street to U. S. Highway 341 is Copeland Street (unpaved). Bay Street, leading to downtown Baxley, is paved.

Utilities are in place along Bay Street, which fronts the site. These include a six-inch water line (60 pounds pressure), eight-inch sewer line, two-inch gas line (30 pounds pressure), and a 4-kv power line. In addition, a 44-kv transmission line crosses Bay Street about 700 feet west of the site. The city of Baxley provides water and sewer service, Georgia Natural Gas Company provides gas service, and Georgia Power Company serves the area with power.

The property, owned by J. M. Dunn of Baxley, is available for industry.

Site No. 4

BAXLEY ESTATE SITE  
(Approximately 150 acres)  
near Baxley, Georgia

BAXLEY ESTATE SITE

SITE NO. 4  
BAXLEY ESTATE SITE  
BAXLEY, GEORGIA  
SCALE: 1 INCH EQUALS 660 FEET APPROX.

U. S. HIGHWAY 341

SOUTHERN RAILWAY

GEORGIA HIGHWAY 1300

TO BAXLEY



U.S. HIGHWAY 341

SOUTHERN

12 K.V.

2" WATER

RAILWAY

BAXLEY ESTATE SITE

GA. HIGHWAY 1300

APPROX. 750'  
TO 2" WATER,  
2" GAS AND  
SEWER LINES

TO BAXLEY

SITE NO. 4  
BAXLEY ESTATE SITE  
150 ± ACRES  
Scale 1" = 660' ±

N

Baxley Estate Site (Site No. 4)

This 150-acre site with rail access is part of larger land holdings which could be made available to an industry interested in larger acreages. The tract begins at a point 2,000 feet west of the Baxley city limits and extends west about 3,000 feet. It is bounded on the north by the Southern Railway main line and on the south by Georgia Highway 1300 (Zoar Road). The area has not been zoned.

U. S. Highway 341 lies several hundred feet north of and parallel to the railroad at this point, but access roads to the highway from the tract have not yet been developed and it is about a mile to the highway by road.

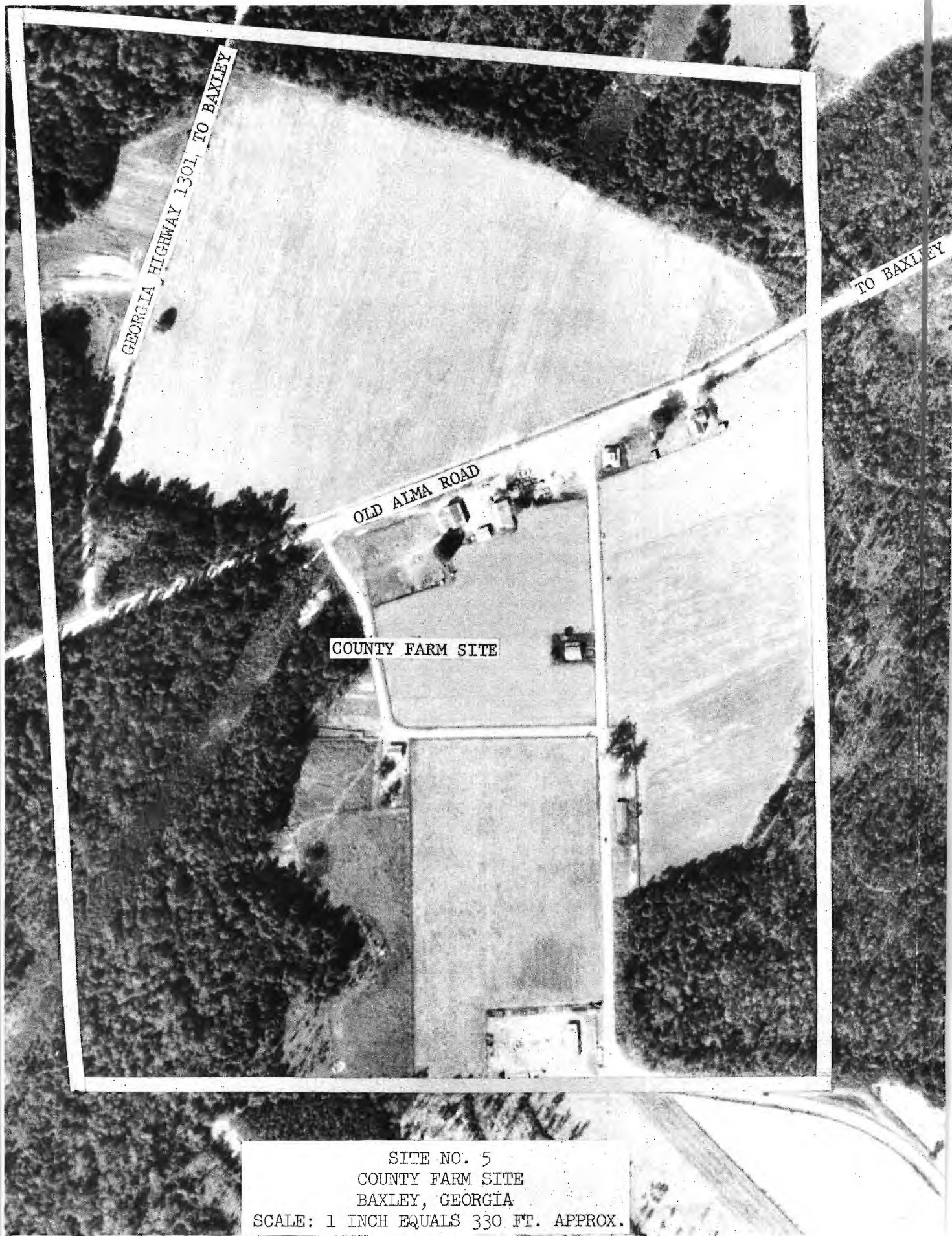
The acreage is forested and generally flat or slightly rolling.

Two-inch water (60 pounds pressure) and two-inch gas (30 pounds pressure) lines are located about 750 feet east on Zoar Road. A two-inch water line is also located on U. S. 341. A 12-kv power line runs along U. S. 341 within 600 feet of the site. A sewer line is located approximately 750 feet to the east of the site. There would be no problem in extending utilities to the site to serve the larger-type industries which might locate in this tract.

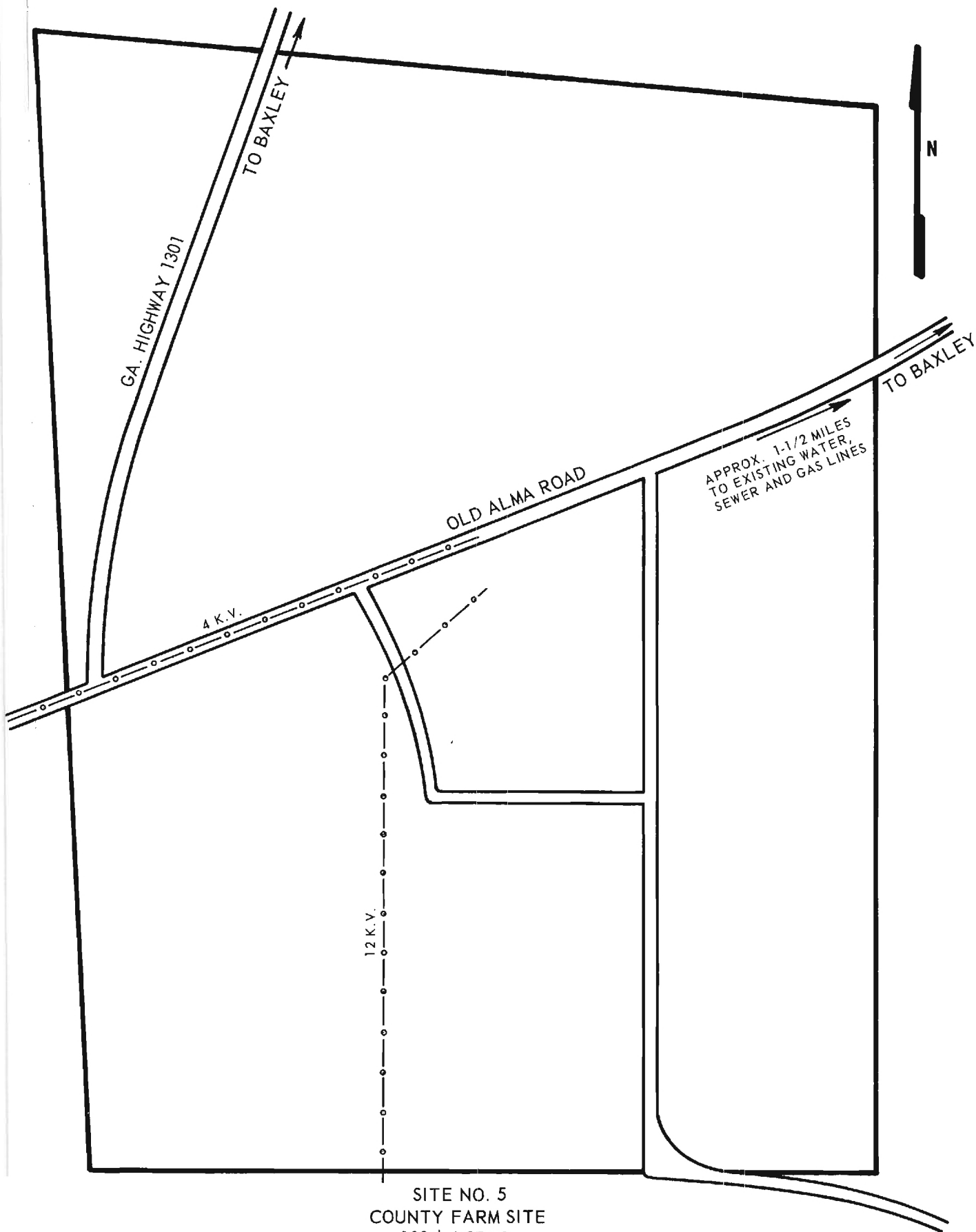
The site is part of the Baxley Estate holdings.

Site No. 5  
COUNTY FARM SITE  
(Approximately 150 acres)  
near Baxley, Georgia





SITE NO. 5  
COUNTY FARM SITE  
BAXLEY, GEORGIA  
SCALE: 1 INCH EQUALS 330 FT. APPROX.



SITE NO. 5  
COUNTY FARM SITE  
130 ± ACRES  
Scale 1" = 330' ±

County Farm Site (Site No. 5)

This rectangular area of approximately 130 acres is located outside the city limits, about  $1\frac{1}{2}$  miles southwest of the Baxley city limits.

The terrain is flat and cultivated over most of the tract. A number of farm dwellings are located on the site.

Georgia Highway 1301 and the Old Alma Road traverse the acreage. However, rail lines are not available.

A 12-kv Georgia Power Company line and an REA line serve the site. Water is provided by wells. Water, sewer, and gas lines in Baxley are approximately  $1\frac{1}{2}$  miles from the site.

The property is owned by the County, which has agreed to make all or part of it available to industry.

### Airport Site

Three miles south of the Baxley city limits, there are about 500 acres, heavily wooded for the most part, which are available for future industrial development.

U. S. Highway 1 is adjacent to the area. Well water is available, and the city sewage treatment plant is located nearby. Electric power lines serve the area. The Appling County Country Club is located in the vicinity.

### Other Industrial Sites in Baxley

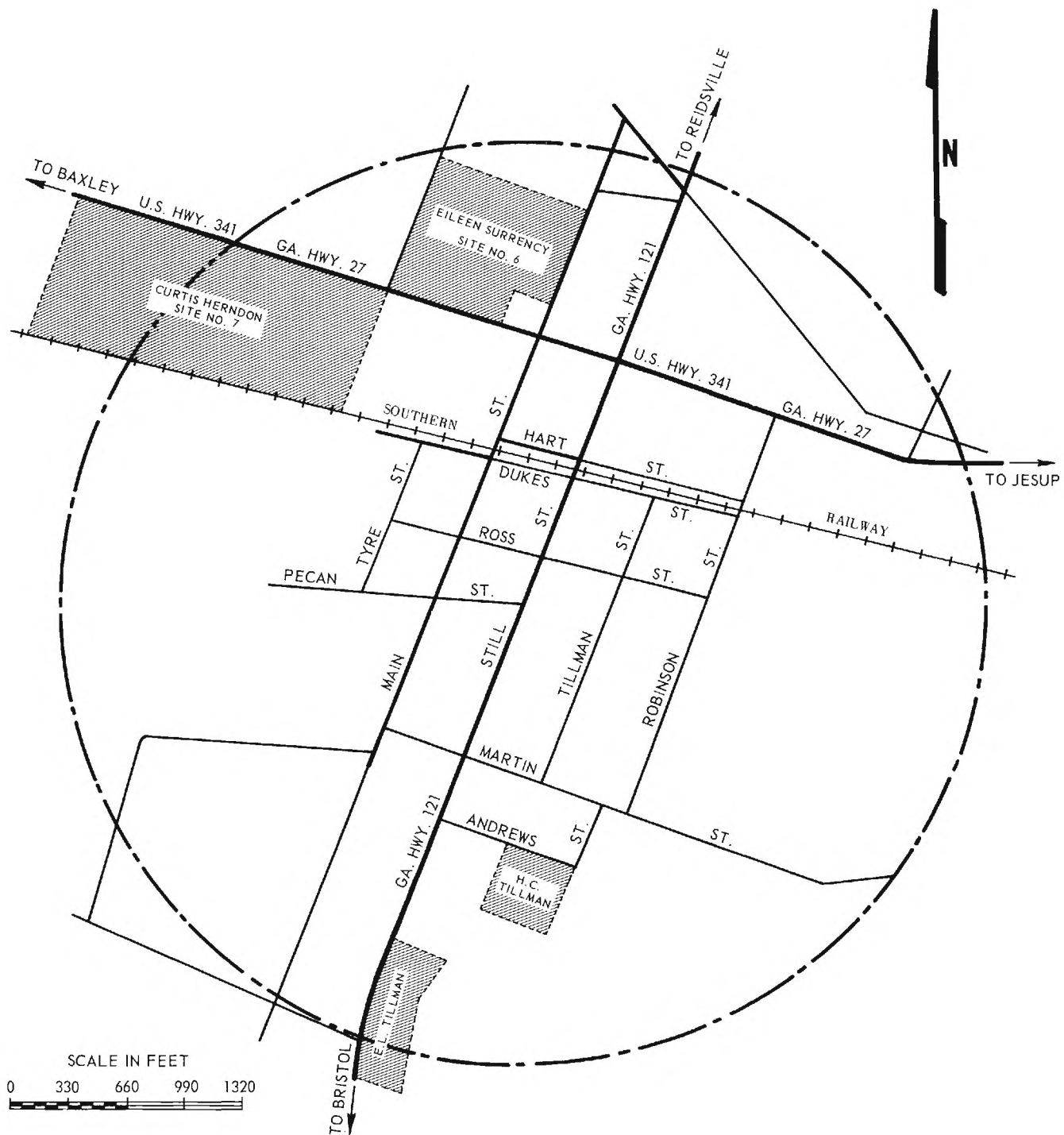
A number of smaller sites exist in the area. Information on these may be obtained through the Altamaha Area Planning and Development Commission, P. O. Box 328, Baxley, Georgia, or through the Appling County Chamber of Commerce, Baxley, Georgia.

### Surrency

Map 2, on page 30, is a map of the Surrency area which locates the sites described in this report.

Surrency has a good rail site and several off-rail sites with industrial development potential. The community at present does not provide sewerage or sewage treatment, nor is natural gas available. Other utilities are available.

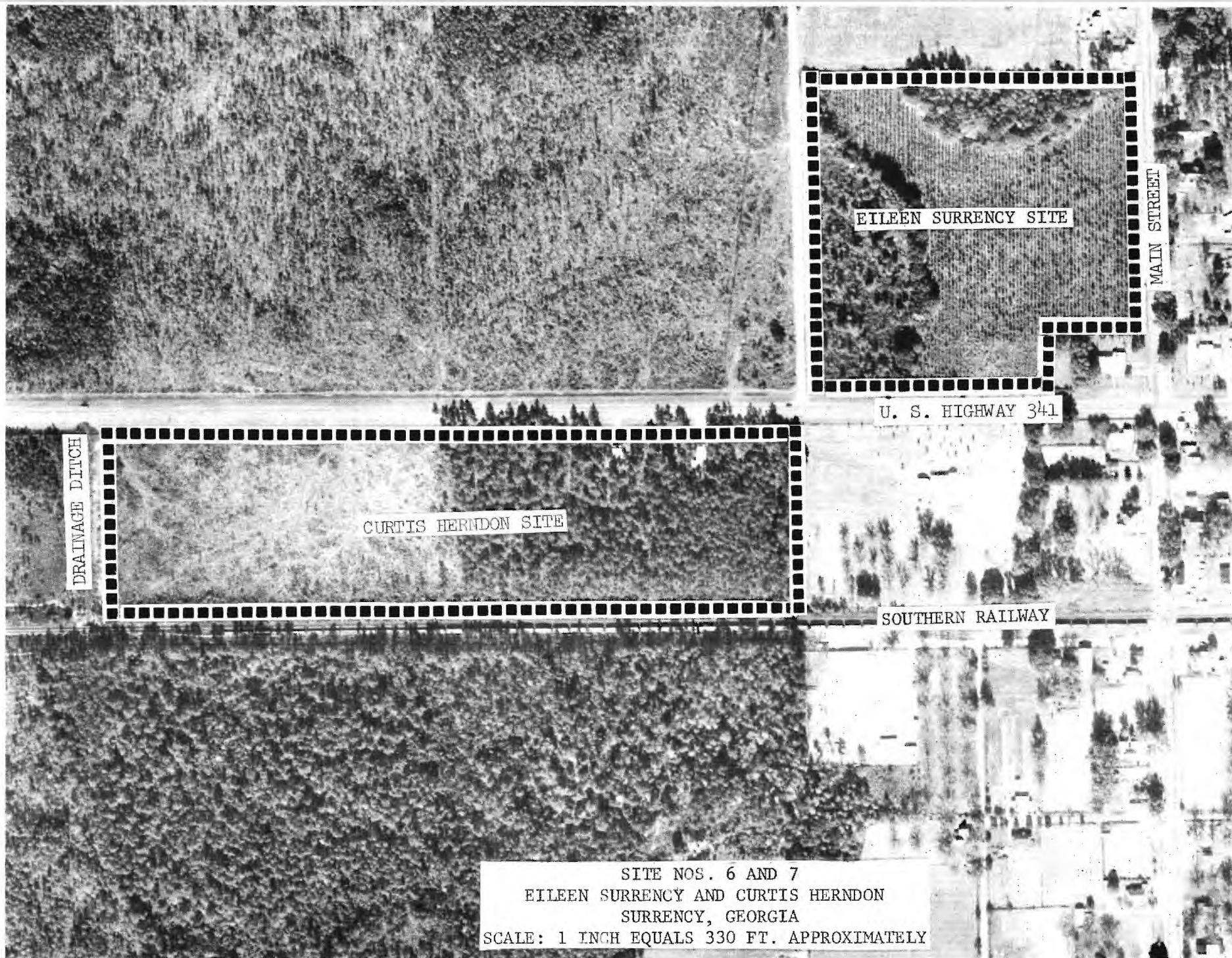
The industrial development groups which serve Baxley are also available to serve Surrency and other areas of the county.



MAP 2  
SURRENCY AREA

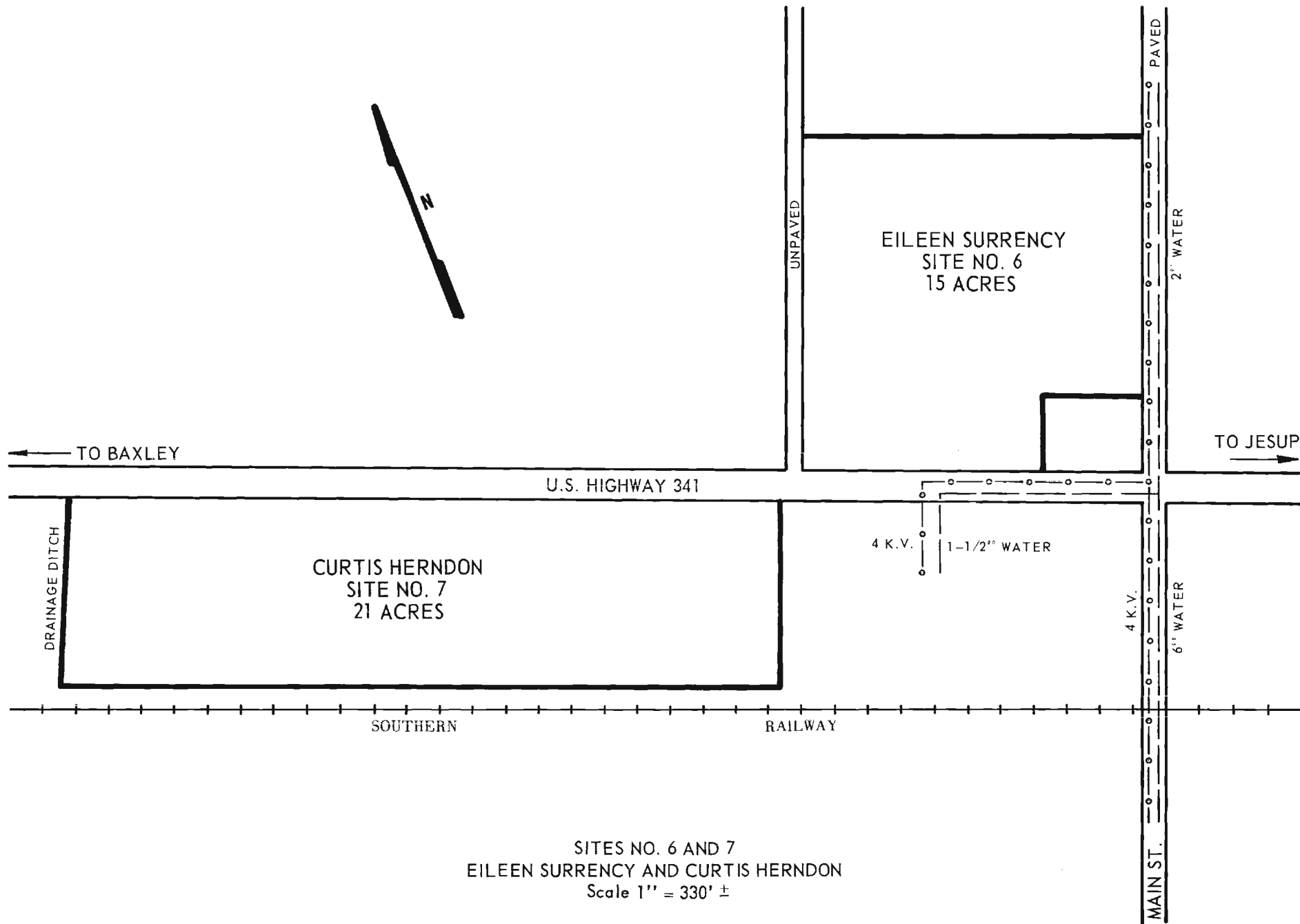
Sites No. 6 and 7  
EILEEN SURRENCY SITE  
(Approximately 15 acres)  
and  
CURTIS HERNDON SITE  
(Approximately 21 acres)  
in Surrency, Georgia





SITE NOS. 6 AND 7  
EILEEN SURRENCY AND CURTIS HERNDON  
SURRENCY, GEORGIA  
SCALE: 1 INCH EQUALS 330 FT. APPROXIMATELY





SITES NO. 6 AND 7  
EILEEN SURRENCY AND CURTIS HERNDON  
Scale 1" = 330' ±

Eileen Surrency Site (Site No. 6)

This square 15-acre industrial site is located inside the city limits at the intersection of Main Street and U. S. Highway 341.

The terrain is flat and partly wooded.

The Southern Railway main line between Atlanta and Brunswick runs 500 feet south, and U. S. Highway 341 forms the southern boundary of the tract.

Georgia Power Company owns 4-kv power lines adjacent to the site along the highway and Main Street. A six-inch water line extends along Main Street to U. S. Highway 341, and a two-inch line extends north on Main Street along the eastern edge of the site. It is anticipated that the city will be served by natural gas in the future.

The property is owned jointly by a number of individuals who will make it available to industry.

Curtis Herndon Site (Site No. 7)

This 21-acre site is located inside the city limits, beginning about 900 feet west of the center of Surrency. The site is rectangular, about 1,800 feet in length, with a depth of 500 feet between the highway and the railroad. The terrain is flat and drained by a ditch at the west end.

It is bounded on the north by U. S. Highway 341 and on the south by the main line of the Southern Railway (which can serve the site). About half of the acreage is cleared, the remainder wooded.

There is a 1½-inch water line to within 300 feet of the tract's eastern edge, with a six-inch water line 900 feet east of the site. A 4-kv power line runs along U. S. Highway 341 close to the site. Gas service and sewer lines are not available at the present time.

The property is owned by Curtis Herndon of Surrency.

### Other Sites in Surrency

There are a number of other sites available for industry in the community.

The E. L. Tillman property on Georgia 121 at the south city limits contains approximately seven acres. It is cleared and level. Although an off-rail site, its western boundary is Georgia Highway 121. It is served by water, and electric power is adjacent to the site.

The H. C. Tillman property near the vacated school building is about four acres in size.

Information on these sites may be obtained through the Altamaha Area Planning and Development Commission, P. O. Box 328, Baxley, Georgia.

# INDUSTRIAL SITES AND AREAS IN TOOMBS COUNTY, GEORGIA

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\* \* \*

### Maps

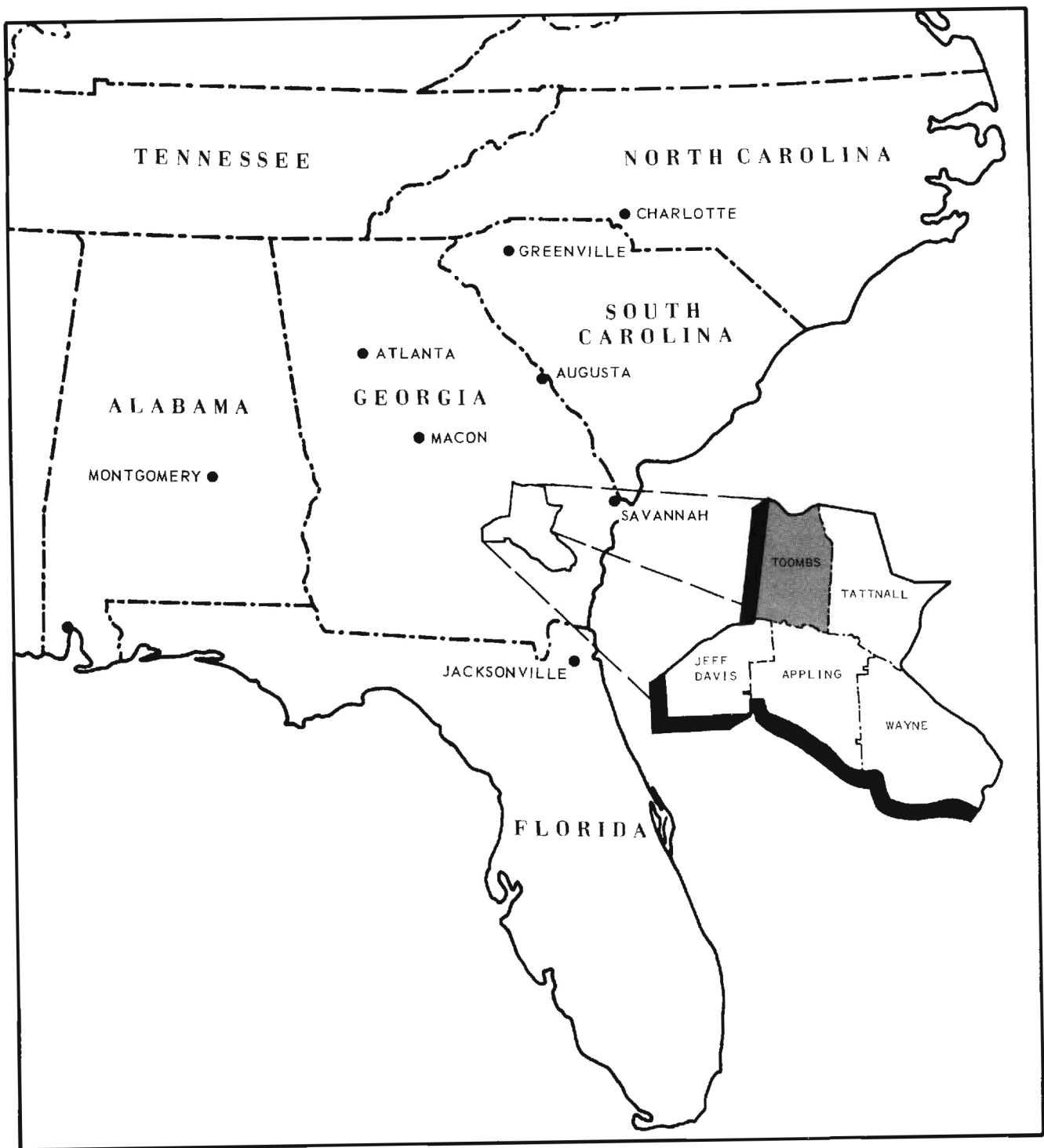
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## INTRODUCTION

In 1964, the Altamaha Area Planning and Development Commission contracted with the Industrial Development Division to develop industrial site reports for the five counties in the Commission area. These counties are Appling, Jeff Davis, Tattnall, Toombs, and Wayne.

This analysis on Toombs County is the second of these reports. In the course of gathering the information and writing the report, much assistance was obtained from local and state agencies, individuals in the area, and representatives of various companies which proved invaluable in the completion of the work.

This report identifies industrial sites which appear to be available for industry in Toombs County. Additional areas with potential for industrial usage are described. The study does not attempt to identify all available lands with industrial potentials in the county, but is intended only to provide information on some industrial sites and to indicate the readiness of Toombs County agencies and individuals to work with industry.



MAP 1  
ALTAMAHA AREA



## TOOMBS COUNTY DATA AND SERVICES

Toombs County, located in southeast Georgia, is 160 miles southeast of Atlanta, 75 miles west of Savannah, and 150 miles north of Jacksonville, Florida. The principal communities are Vidalia (1960 population -- 7,569) and Lyons (1960 population -- 3,219), the county seat. In 1960, Toombs County had a population of 16,837.

Situated in the lower Coastal Plain province of Georgia, Toombs County has a gently rolling topography with an altitude above sea level averaging from 250 to 300 feet. The Altamaha River, one of the state's major rivers, forms the southern boundary of the county, and the Ochoopee River flows along part of the eastern boundary.

Approximately 62% of the county area is in commercial forest land. Although land in farms and farm jobs are declining, the volume of farm product sales is high and increasing, rising by more than 130% during the 15-year period from 1944 to 1959. Lumber, livestock, tobacco, peanuts, corn, and cotton are the predominant timber and agricultural products in the county.

U. S. Highway 280 passes east-west through both Vidalia and Lyons. Vidalia is also served by Georgia Highways 15, 29, 130, and 297, while Lyons is served by U. S. Highway 1 and Georgia Highways 147, 152, and 292. The Seaboard Air Line Railroad's main line running between Montgomery, Alabama, and Savannah, Georgia, passes through both cities; in addition, a branch line of the Seaboard runs from Macon to Vidalia and the Georgia and Florida Railroad's main line between Augusta and Valdosta passes through Vidalia. Bus lines and motor freight carriers serve the county. The nearest commercial air service is at Savannah, 75 miles east, and a paved and lighted airport, operated by the City of Vidalia, is located between Vidalia and Lyons. Water transportation also is available at Savannah on the Atlantic coast, where the Georgia Ports Authority maintains extensive modern docking and warehousing facilities.

Predominant industries in Toombs County are apparel, lumber and wood products, feeds, and mobile homes.

### Utility Services

Both Vidalia and Lyons maintain water and sewer systems. Vidalia obtains its water from four deep wells. Storage capacity totals 600,000 gallons, and

pumping capacity is 4,500,000 gallons a day, comfortably above the maximum recorded daily consumption of 2,650,000 gallons. A primary sewage treatment plant can handle 680,000 gallons per day. Sanitary sewers serve 87% of the water customers and storm sewers serve 41% of the paved streets.

The Lyons water system, supplied from two deep wells, can store 250,000 gallons of water in overhead tanks. Daily pumping capacity is 576,000 gallons, as compared with peak daily consumption of 450,000 gallons. Most of the area within the city limits is served by storm and sanitary sewers. Two oxidation ponds currently treat 250,000 gallons of sewage a day.

Georgia Power Company distributes electric power in the Vidalia and Lyons areas. Vidalia is served by a 18,750-kva substation (110-kv to 12-kv). Although Lyons presently has only a 4,500-kva substation (44-kv to 4-kv), an expansion under way at Lyons, to be completed by the end of 1965, will result in the town being served by a 9,375-kva substation (44-kv to 12-kv). Eight high-voltage transmission lines converge at Vidalia; a 230-kv line feeds a 125,000-kva substation (230-kv to 110-kv), four 110-kv lines connect to the above substation and a 20,000-kva substation (110-kv to 44-kv), and three 44-kv transmission lines are linked with this complex. Another 230-kv line is planned for completion in late 1966 or early 1967.

Natural gas is distributed in the Vidalia and Lyons areas by Georgia Natural Gas Company, a division of Atlanta Gas Light Company.

#### Development Services and Potentials

Two development organizations are active in the county. Vidalia Development Authority has financed buildings of nearly 60,000 square feet for two industrial concerns in the past three years. Lyons Development Corporation was instrumental in financing a 30,000-square-foot garment plant.

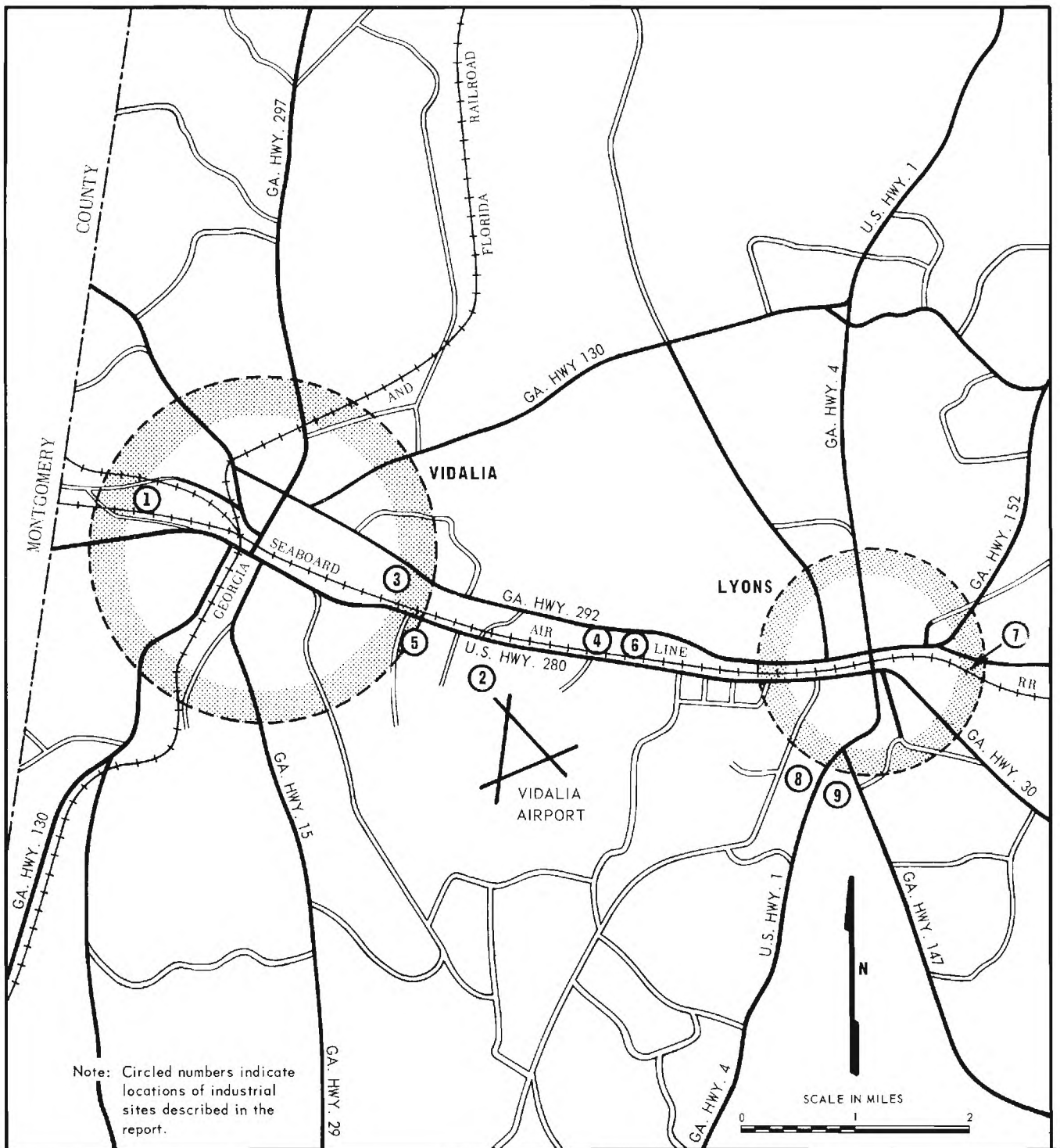
An adequate supply of productive and trainable labor is available. In Toombs County and contiguous counties, the labor supply potential for attractive jobs in manufacturing totals approximately 2,800 persons, according to a 1965 estimate of the Georgia Department of Labor. Approximately 65% of these are males, and unskilled or semiskilled workers predominate.

The county is particularly well located to serve Georgia and Florida. The Bureau of the Census predicts a 1985 population of 16,900,000 for these two

states, which gives some indication of the markets for durable and nondurable goods which will exist in future years.

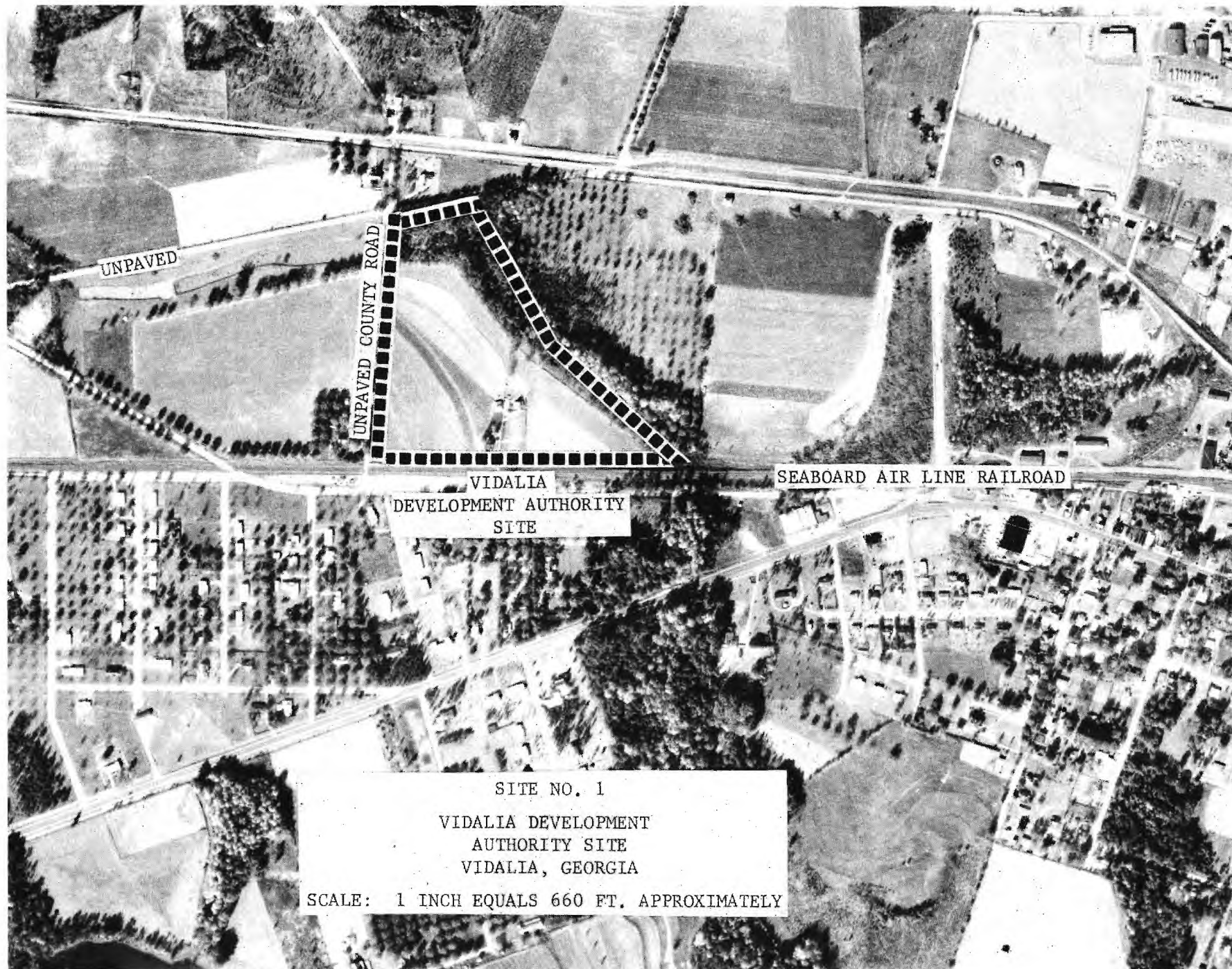
Ultimate development of the Altamaha River Basin will greatly stimulate area trade and industrial development, and create extensive recreational resources.

As development of the Altamaha River materializes, the value of land along the river for industrial development purposes will be enhanced. The Toombs County development agencies should consider the optioning or acquisition of river-front land in the future.

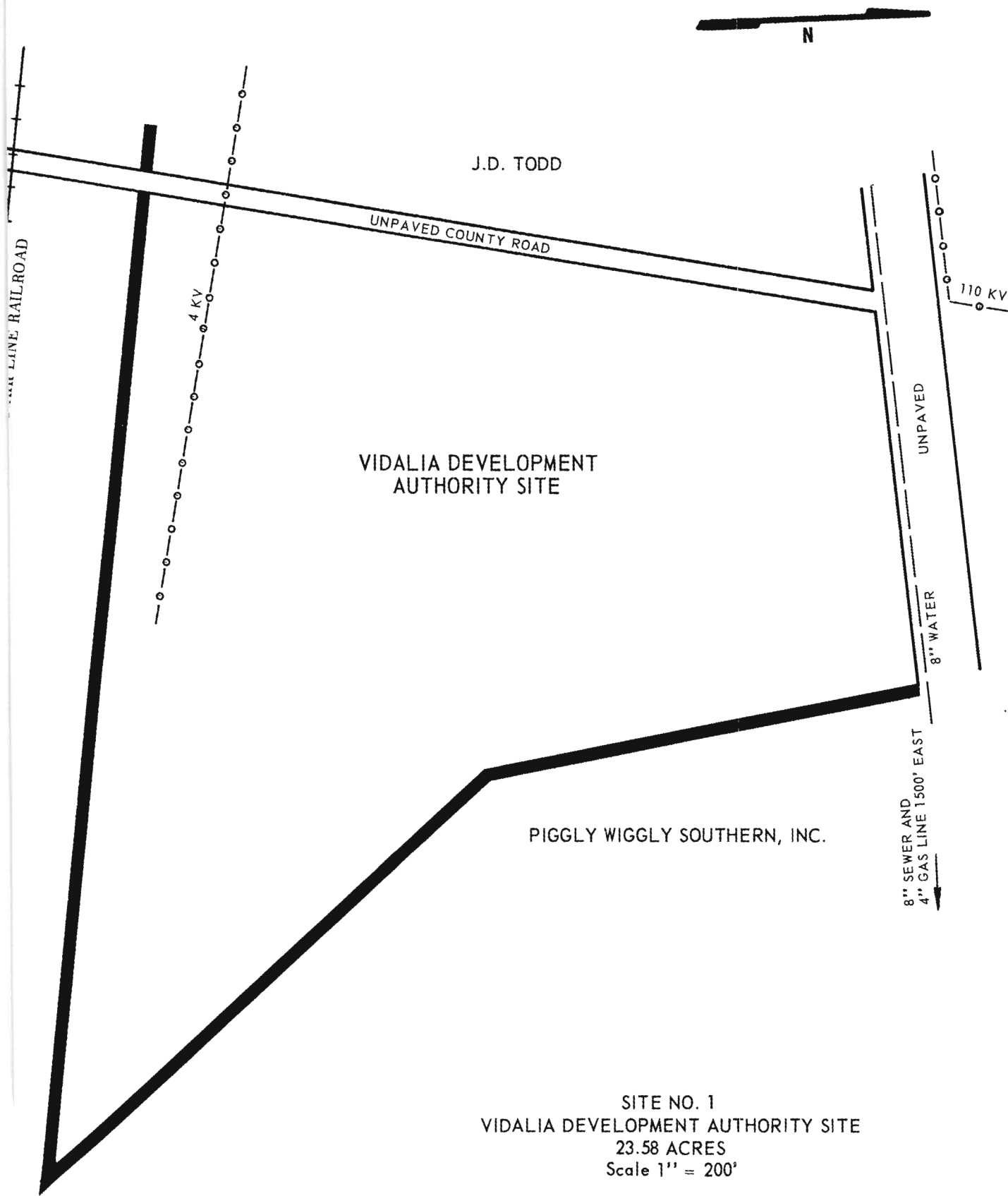


MAP 2  
VIDALIA AND LYONS AREAS

Site No. 1  
VIDALIA DEVELOPMENT AUTHORITY SITE  
(23.58 acres)  
in Vidalia, Georgia







Vidalia Development Authority Site (Site No. 1)

This 23.58-acre site is located inside the city limits about 3,000 feet west of the center of Vidalia. It is bounded on the south by the Seaboard Air Line Railroad, on the west by Todd Street, on the north by State Highway 1762, and on the east by a creek. The terrain, which is generally flat or gently rolling, is cultivated land over most of the area.

U. S. Highway 280 is approximately 1,000 feet south of the site, along Hudson Street. The main line of the Seaboard Air Line Railroad between Savannah and points west is located adjacent to the property, although no siding or lead track into the property exists.

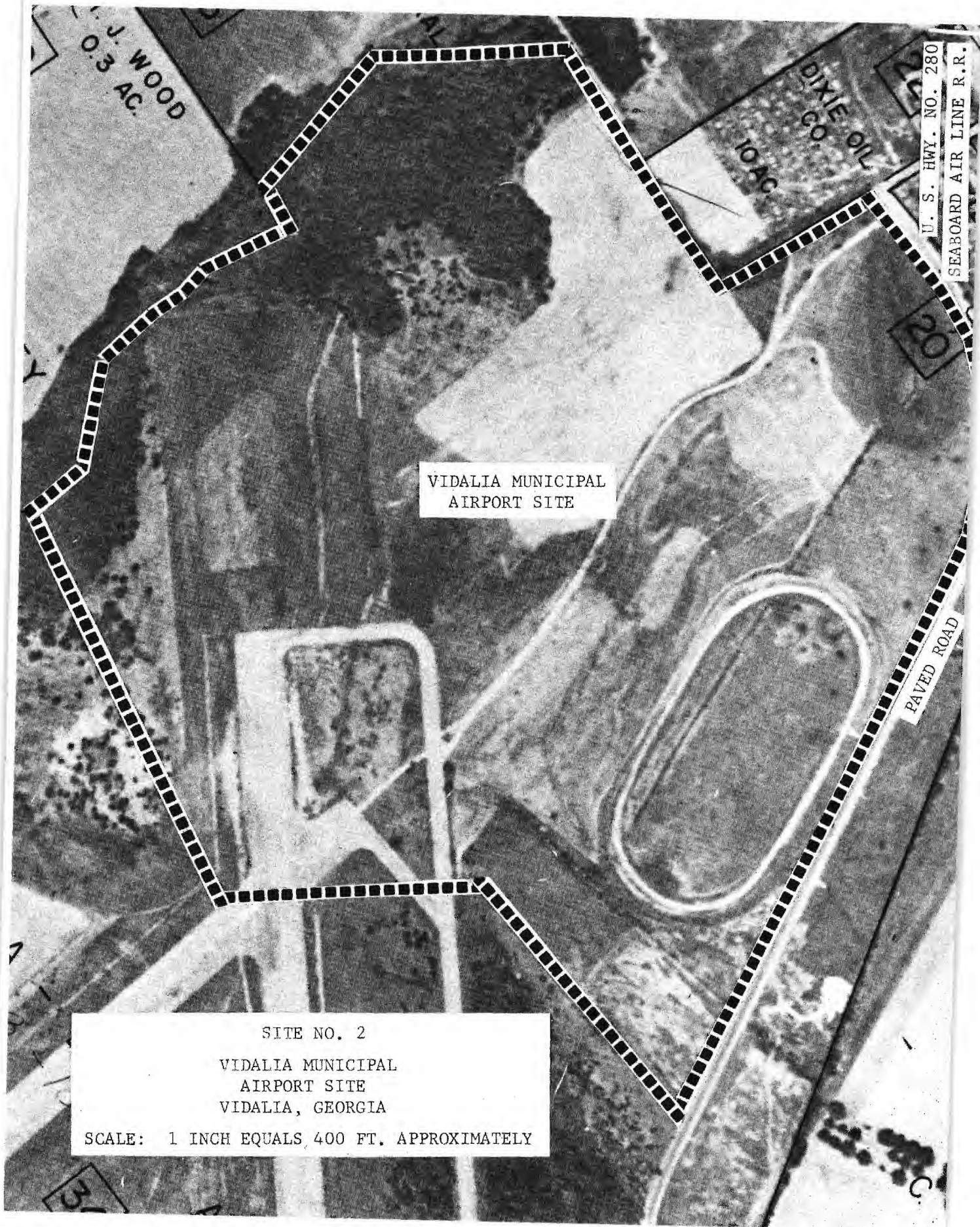
An eight-inch water line is located on State Highway 1762 at the north edge of the property. An eight-inch sewer line (city) and a four-inch gas line (Georgia Natural Gas Company) are within 1,500 feet of the east edge of the site. A high-pressure gas transmission line runs about 1,000 feet west of the site. A sewer lift station is located immediately south of the site, and the line from it extends south to the sewage treatment plant.

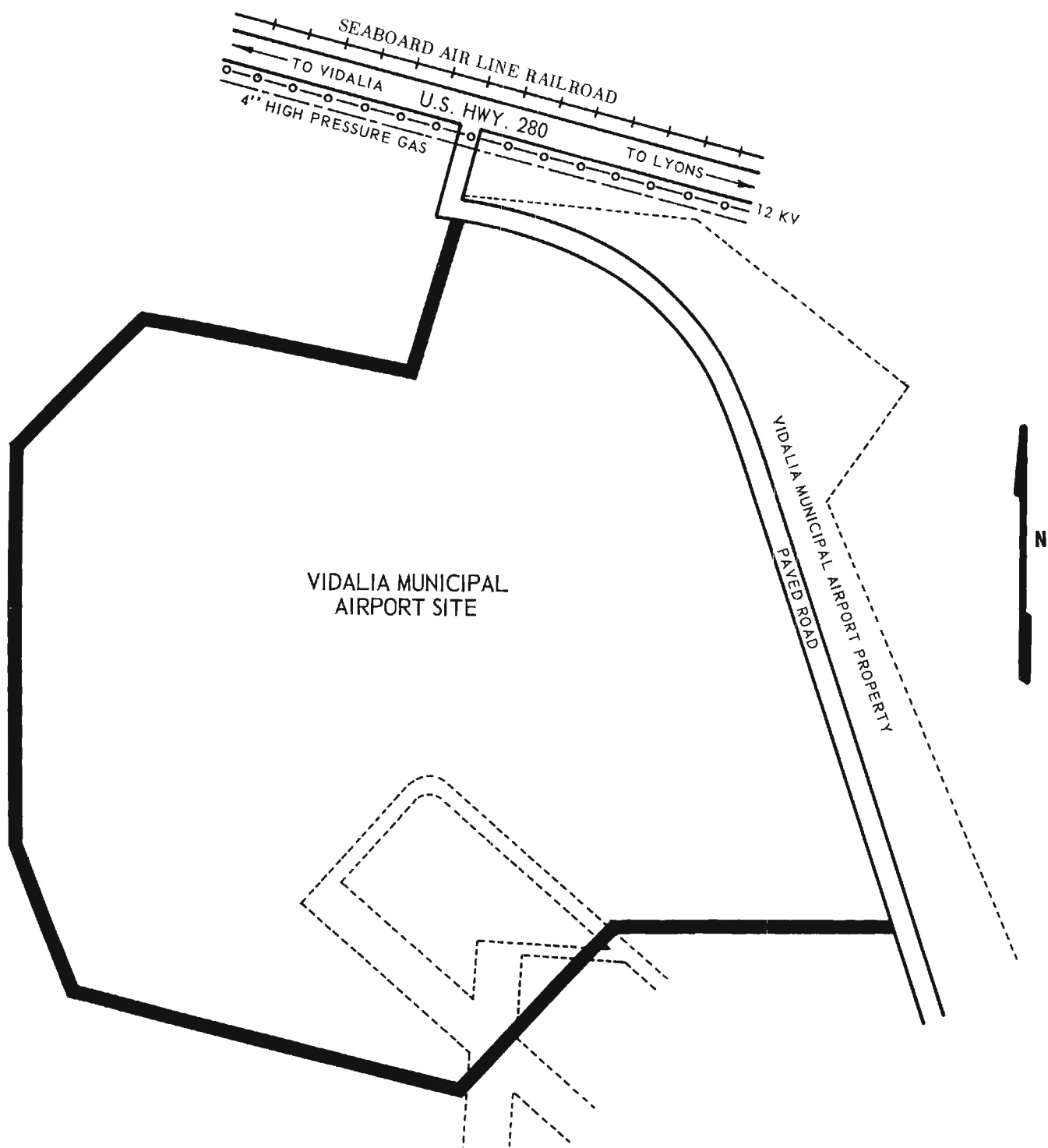
Power can be provided by an existing 4-kv line at the northwest corner of the tract.

The Vidalia Development Authority, owner of the tract, is a public building authority. In existence since 1957, it has sold a number of tracts to industry and financed the building of industrial plants.



Site No. 2  
VIDALIA MUNICIPAL AIRPORT SITE  
(140 acres)  
in Vidalia, Georgia





SITE NO. 2  
VIDALIA MUNICIPAL  
AIRPORT SITE  
140 ACRES  
Scale 1" = 500'

Vidalia Municipal Airport Site (Site No. 2)

This 140-acre potential industrial site is part of the Vidalia Municipal Airport, located just east of the Vidalia city limits. The terrain is relatively flat, and the site includes about 600 feet of the north end of the natural northwest-southeast runway.

The Seaboard Air Line main line passes the tract about 500 feet to the north. A lead track into the property will have to cross U. S. Highway 280 to enter the site. A paved access road runs along the north and east edges of the property and connects the airport terminal to U. S. 280.

Water for the area is presently obtained from a well at the airport terminal, some 1,500 feet south of the industrial tract.

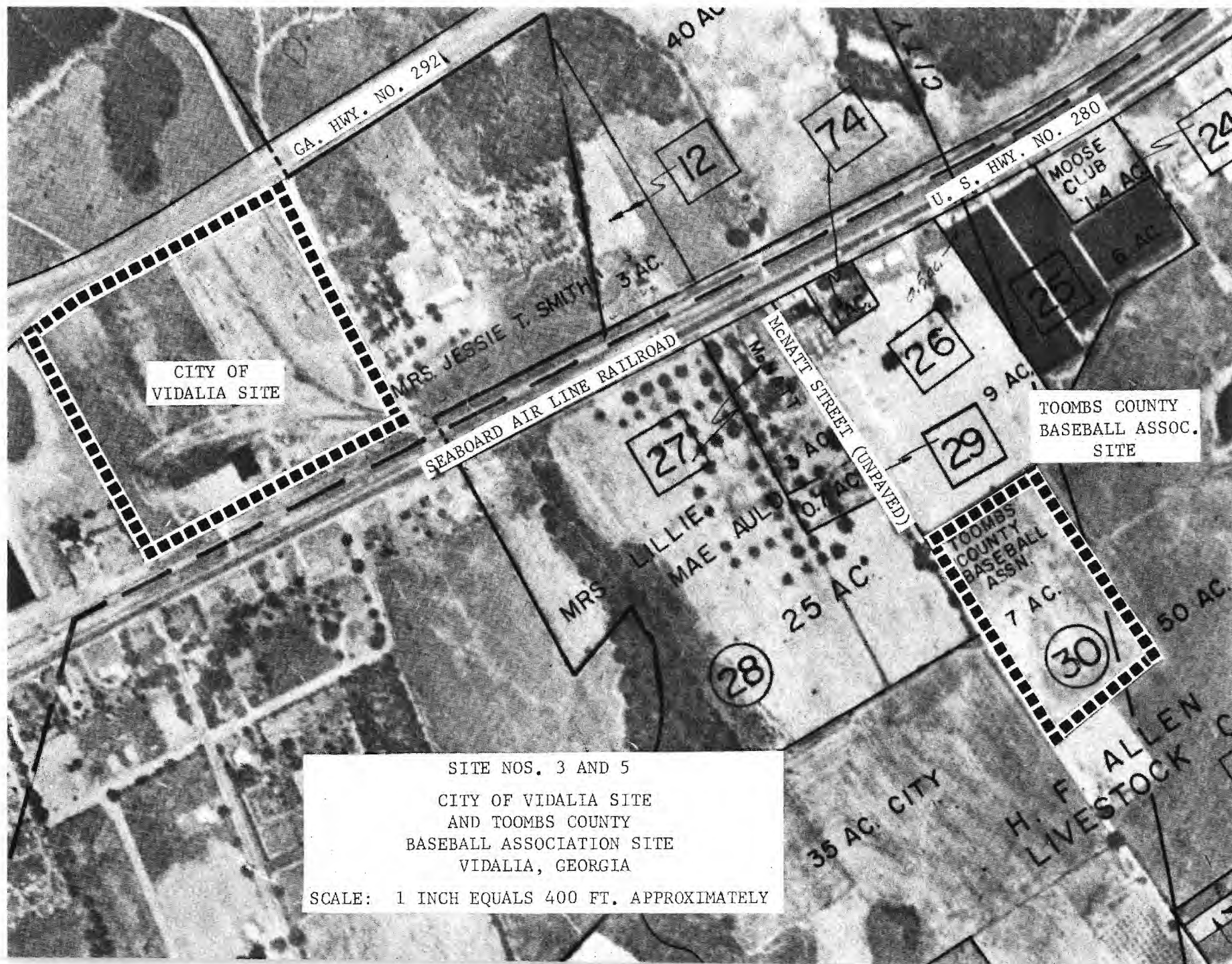
Electricity can be obtained from a 12-kv Georgia Power Company line on U. S. 280 or 12-kv lines (both REA and Georgia Power Company) which serve the terminal and runway area.

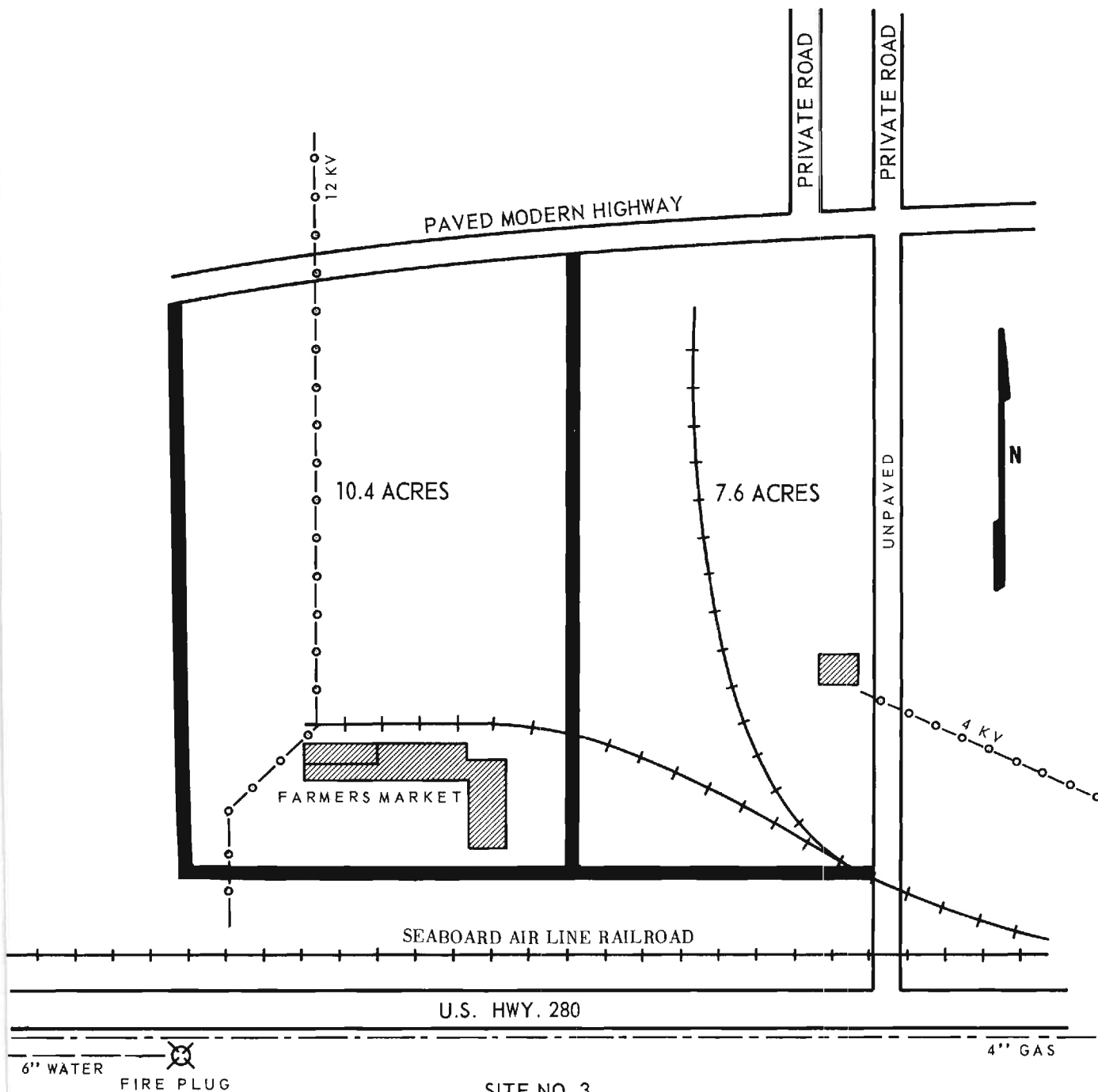
Natural gas is not presently available to the site. No sewer system is installed although the site drainage appears to be excellent for such a development.

This property, when available, will make a good location for an industrial district or for larger users of industrial land. The land is presently owned by the city of Vidalia.

Site No. 3  
CITY OF VIDALIA SITE  
(18 acres)  
in Vidalia, Georgia







SITE NO. 3  
CITY OF VIDALIA SITE  
18.0 ACRES  
Scale 1" = 200'

### City of Vidalia Site (Site No. 3)

This 18-acre site is located at the east side of Vidalia about 1,600 feet west of the city limits. It is bounded on the north by the new Lyons Highway, on the east by an unpaved road, on the south by the Seaboard Air Line Railroad and U. S. Highway 280, and on the west by the property of Pennington Grain and Seed Company.

The terrain is level and well drained. Used in the past for a Farmers Market and a pulpwood yard, it is presently served by two railroad spur tracks of the Seaboard Air Line Railroad.

The site is served by a 12-kv power line (Georgia Power Company) which enters the site from the north. A 4-kv line serves the site from the east. Natural gas can be provided from a four-inch line which runs 200 feet east of the site in a north-south direction.

Six-inch city water lines are located on U. S. Highway 280, 200 feet from the southwest corner of the site. An eight-inch sewer line terminates at the same point.

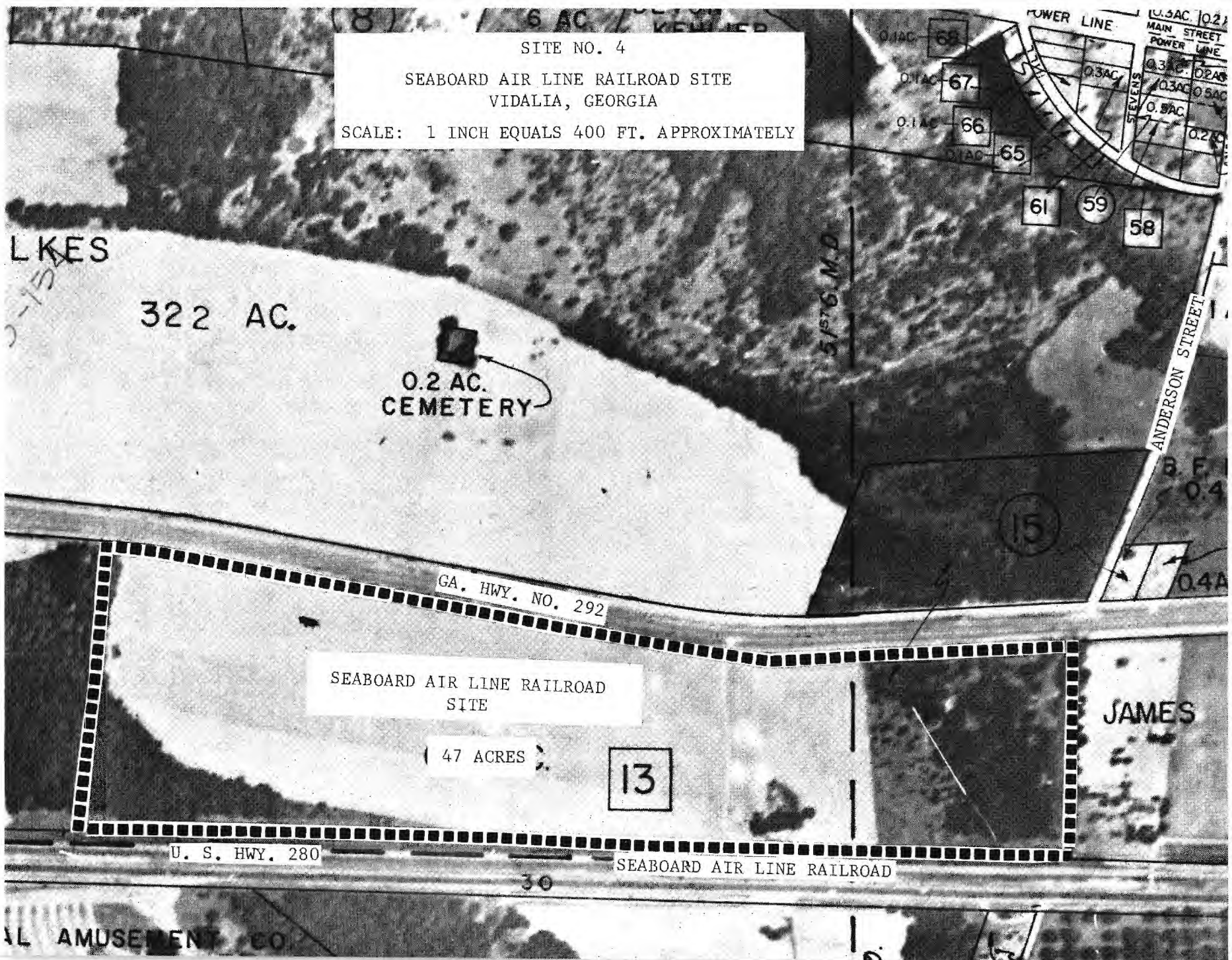
This property is owned by the city of Vidalia. The eastern half of the site (7.6 acres) is leased until April 30, 1966. The western part, amounting to 10.4 acres, is available through the Vidalia Development Authority.

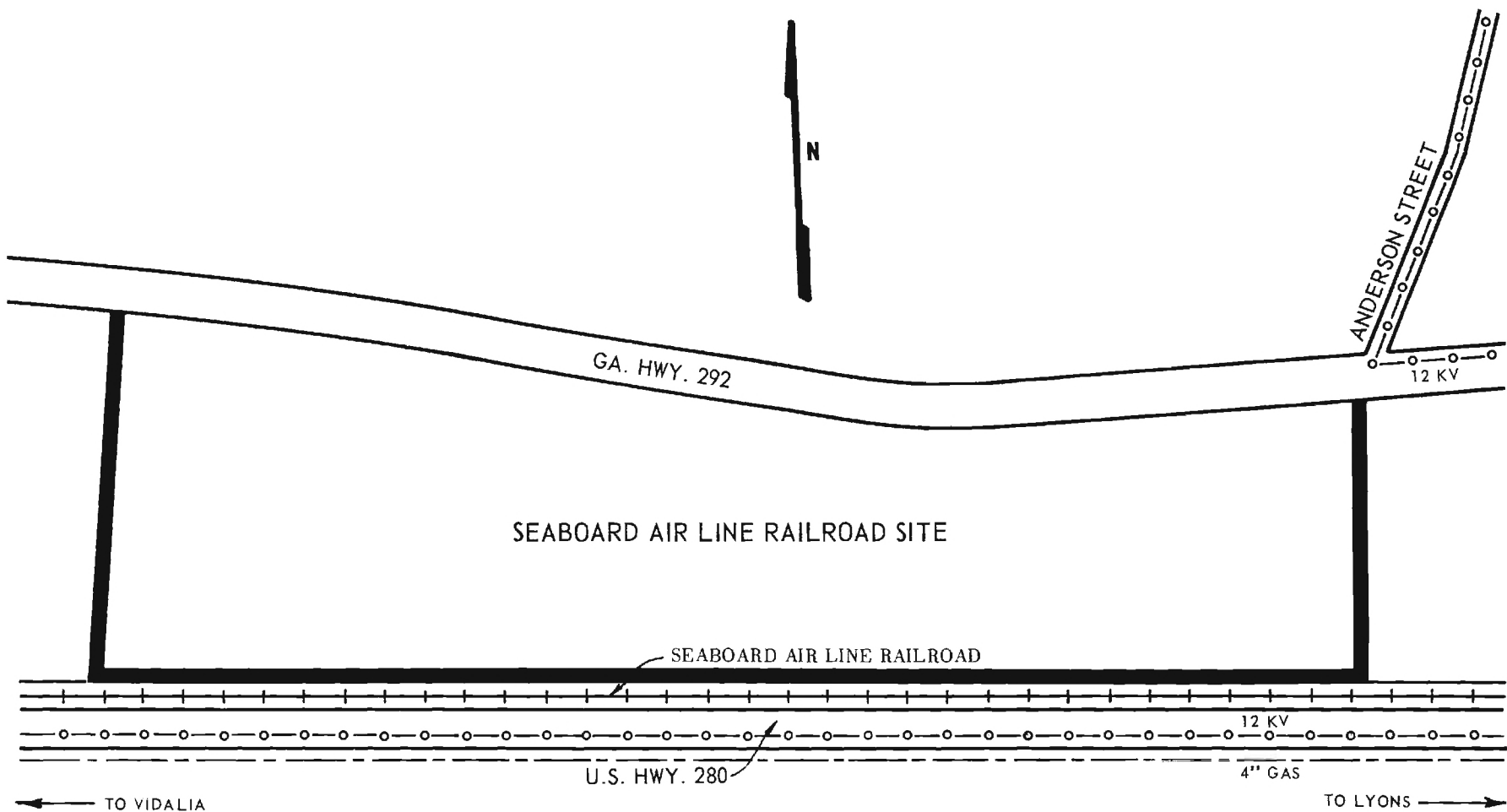


Site No. 4

SEABOARD AIR LINE RAILROAD SITE  
(47 acres)  
between Vidalia and Lyons, Georgia

SITE NO. 4  
SEABOARD AIR LINE RAILROAD SITE  
VIDALIA, GEORGIA  
SCALE: 1 INCH EQUALS 400 FT. APPROXIMATELY





8" SEWER AND 6" WATER 5400 FT. WEST

SITE NO. 4  
SEABOARD AIR LINE RAILROAD SITE  
47 ACRES  
Scale 1" = 400'

#### Seaboard Air Line Railroad Site (Site No. 4)

This 47-acre tract strategically located between Vidalia and Lyons, Georgia, is an excellent industrial site. It is a rectangular tract, bounded on the north by Georgia Highway 292, on the east by the James Musgrove property, on the south by the Seaboard Air Line Railroad and U. S. Highway 280, and on the west by the Otis Wilkes property. The terrain is level to gently rolling and partly wooded.

The main line of the Seaboard Air Line Railroad, adjacent to the property, runs from Savannah to points west. A lead track can serve the site without difficulty. Paved federal and state highways also serve as boundaries of the site and insure adequate highway transportation for industrial users of the tract. The nearby Vidalia Municipal Airport provides for private or company plane operations.

Twelve-kv power lines exist at the northeast corner of the site and along U. S. Highway 280 close to the south boundary of the site. A four-inch high-pressure gas line extends along the south edge of U. S. Highway 280 near the site (160 feet). A six-inch water line and an eight-inch sewer line are located 2,800 feet west of the site on U. S. Highway 280.

The property is owned by the Seaboard Air Line Railroad. Inquiries can be directed to the Vidalia office of the railroad, the Vidalia Chamber of Commerce, or the Altamaha Area Planning and Development Commission, Baxley, Georgia.

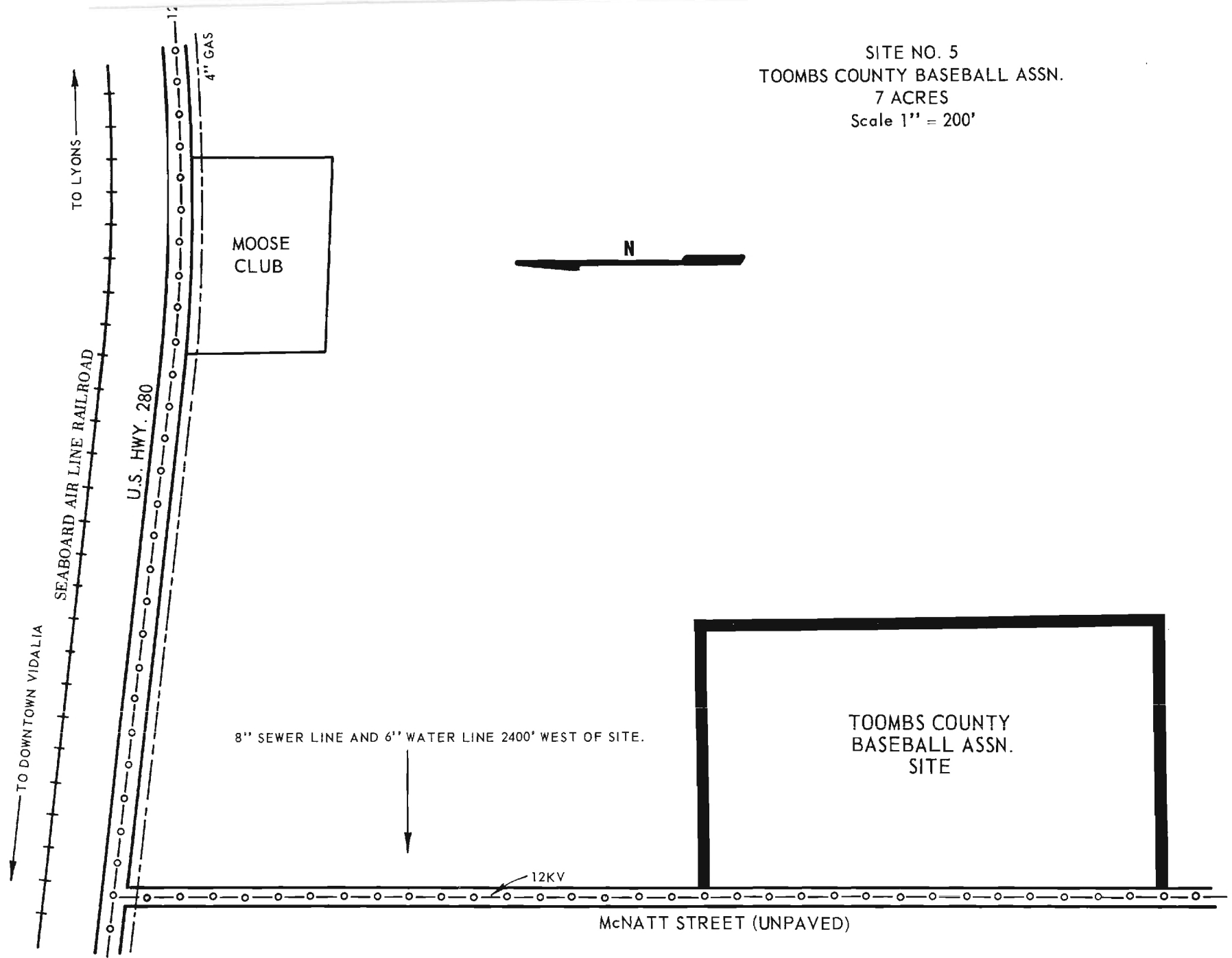
Site No. 5  
TOOMBS COUNTY BASEBALL ASSOCIATION SITE  
(7 acres)  
in Vidalia, Georgia



SITE NOS. 3 AND 5  
CITY OF VIDALIA SITE  
AND TOOMBS COUNTY  
BASEBALL ASSOCIATION SITE  
VIDALIA, GEORGIA

SCALE: 1 INCH EQUALS 400 FT. APPROXIMATELY

SITE NO. 5  
TOOMBS COUNTY BASEBALL ASSN.  
7 ACRES  
Scale 1" = 200'



Toombs County Baseball Association Site (Site No. 5)

This seven-acre site at the eastern city limits of Vidalia, Georgia, has been used as an athletic area. The site is rectangular, measuring 730 feet north and south and 417 feet east and west.

The main line of the Seaboard Air Line is 1,000 feet north of the site, across U. S. Highway 280. Access to the site from the highway is by means of an unpaved street (McNatt Street).

A 12-kv power line is located on McNatt Street adjacent to the site. A four-inch gas high-pressure line is located in the U. S. Highway 280 right-of-way, some 900 feet to the north. Six-inch water and eight-inch sewer lines are located approximately 2,400 feet west of the site.

Inquiries about this property should be directed to the Vidalia Industrial Committee, Post Office Box 306, Vidalia, Georgia, or to the Altamaha Area Planning and Development Commission, Baxley, Georgia.

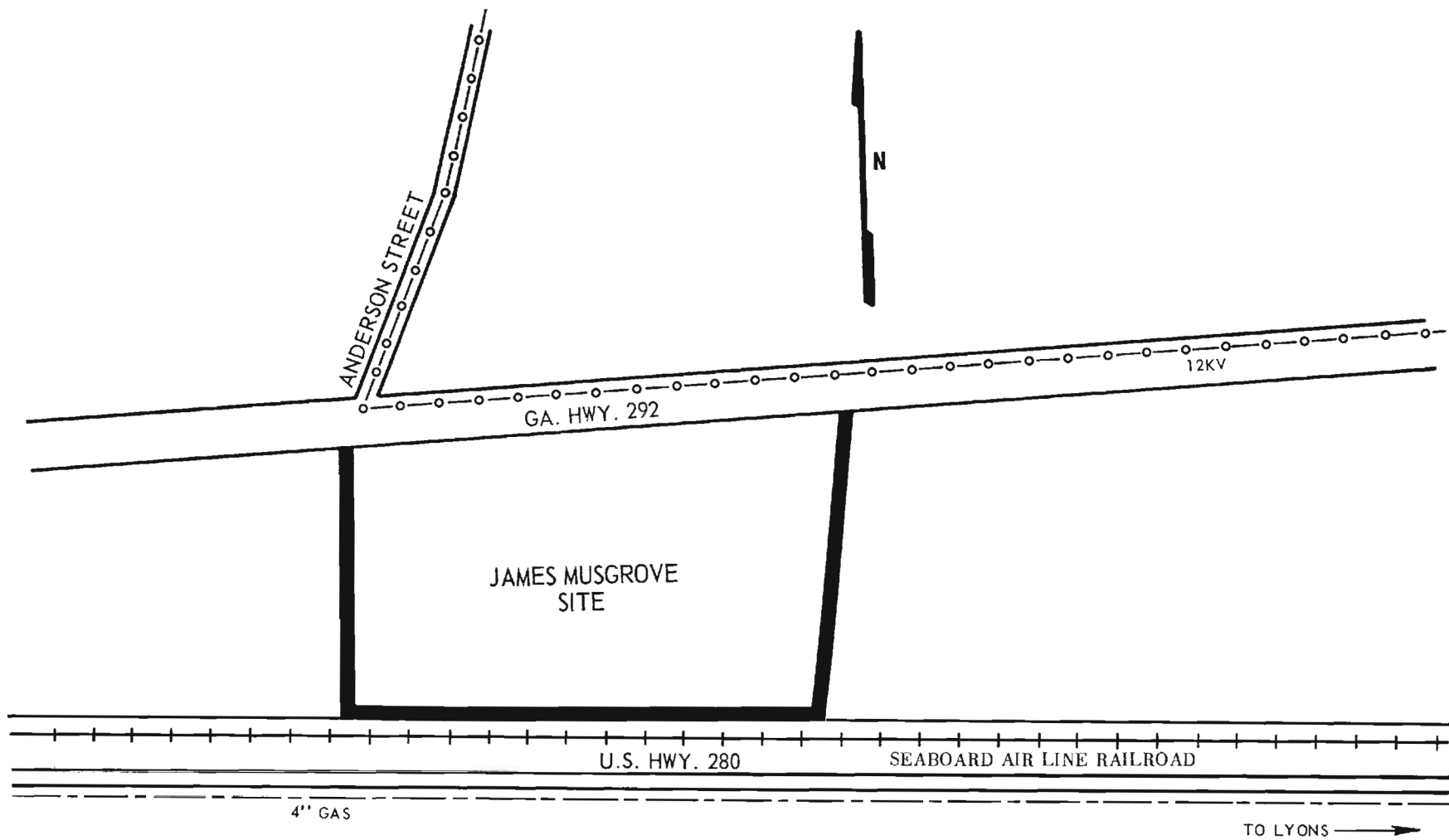


Site No. 6

JAMES MUSGROVE SITE  
(20 acres)  
between Vidalia and Lyons, Georgia



SITE NO. 6  
JAMES MUSGROVE SITE  
LYONS, GEORGIA  
SCALE: 1 INCH EQUALS 660 FT. APPROXIMATELY



SITE NO. 6  
JAMES MUSGROVE SITE  
20 ACRES  
Scale 1" = 400'

James Musgrove Site (Site No. 6)

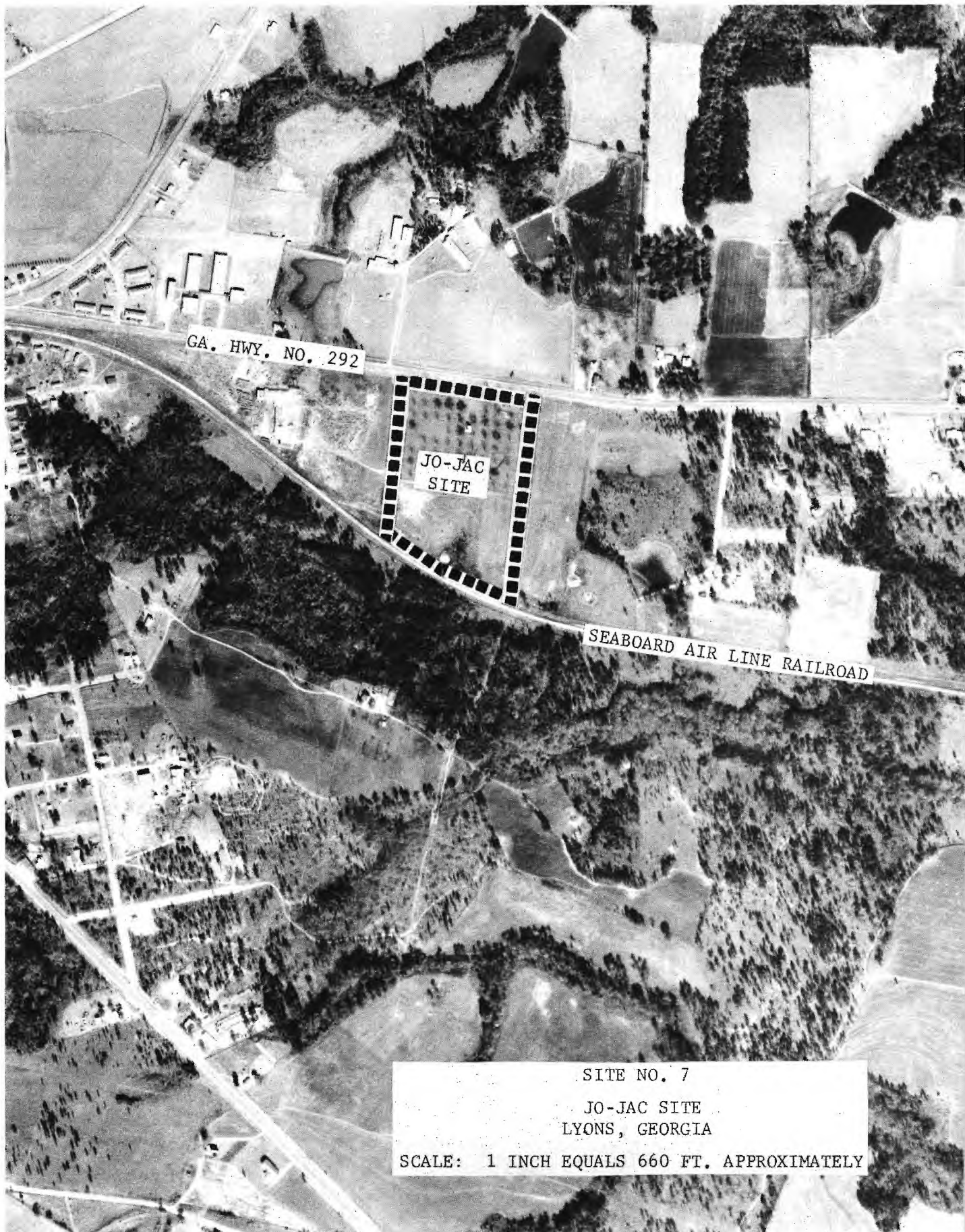
This 20-acre site, located between the cities of Vidalia and Lyons, Georgia, has good industrial potentials. The site terrain is flat or gently rolling, with good drainage. The acreage has been cleared of timber.

The tract is bordered on the north by Georgia Highway 292, on the east by the property of Ada McLeod, on the south by the Seaboard Air Line Railroad and U. S. Highway 280, and on the west by the Seaboard Air Line Railroad site. (See Site No. 4.) A lead track serving the site is feasible although none exists at present.

A 12-kv power line parallels the northern edge of the site across Georgia Highway 292. A four-inch high-pressure gas line is located parallel to U. S. Highway 280 and the southern boundary of the tract. Water and sewer lines have not yet been extended to the site.

The property is owned by James Musgrove, who has indicated that it will be made available to industry.

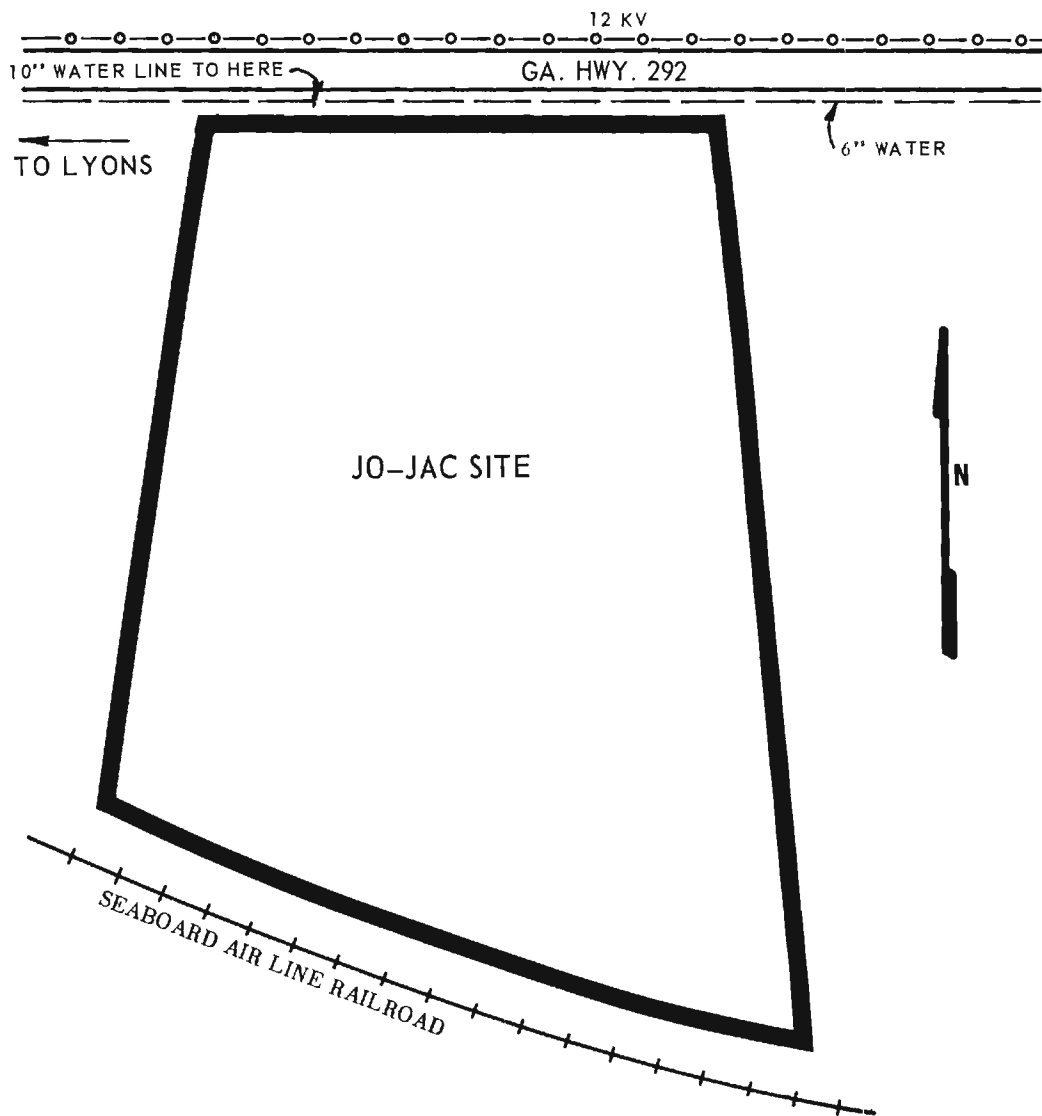
Site No. 7  
JO-JAC SITE  
(12 acres)  
in Lyons, Georgia



SITE NO. 7

JO-JAC SITE  
LYONS, GEORGIA

SCALE: 1 INCH EQUALS 660 FT. APPROXIMATELY



SITE NO. 7  
JO-JAC SITE  
12 ACRES  
Scale 1" = 200'

Jo-Jac Site (Site No. 7)

The 12-acre Jo-Jac site is located inside the eastern limits of the city of Lyons, between Georgia Highway 292 and the main line of the Seaboard Air Line Railroad. It is located about three quarters of a mile from the center of Lyons.

The terrain, gently rolling but with good drainage, is cleared and generally adaptable to industrial use.

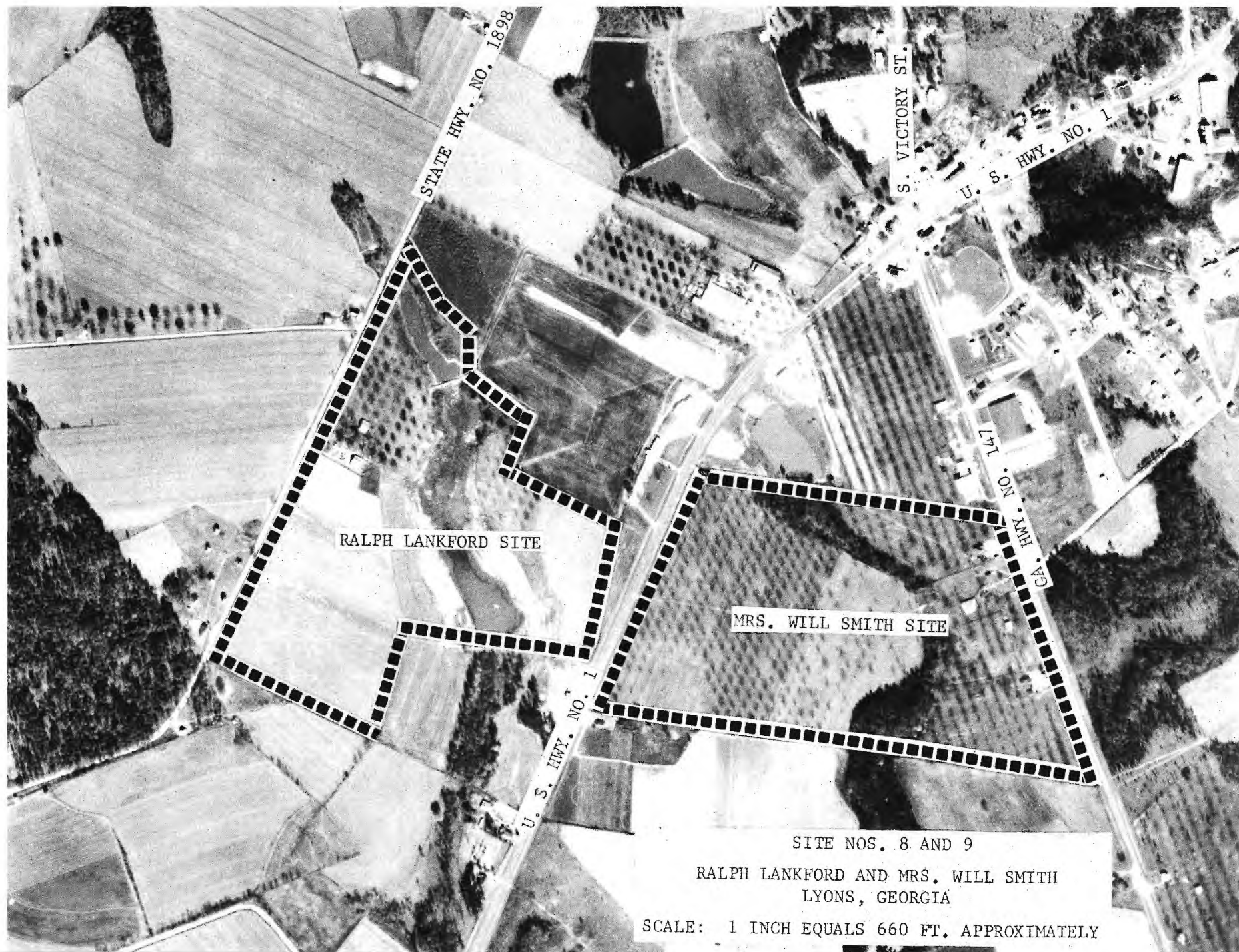
Georgia Highway 292 forms the northern boundary of the site and provides access to U. S. Highways 280 and 1, about three quarters of a mile east of the site. The Seaboard Air Line Railroad forms the south boundary of the site and can serve the tract.

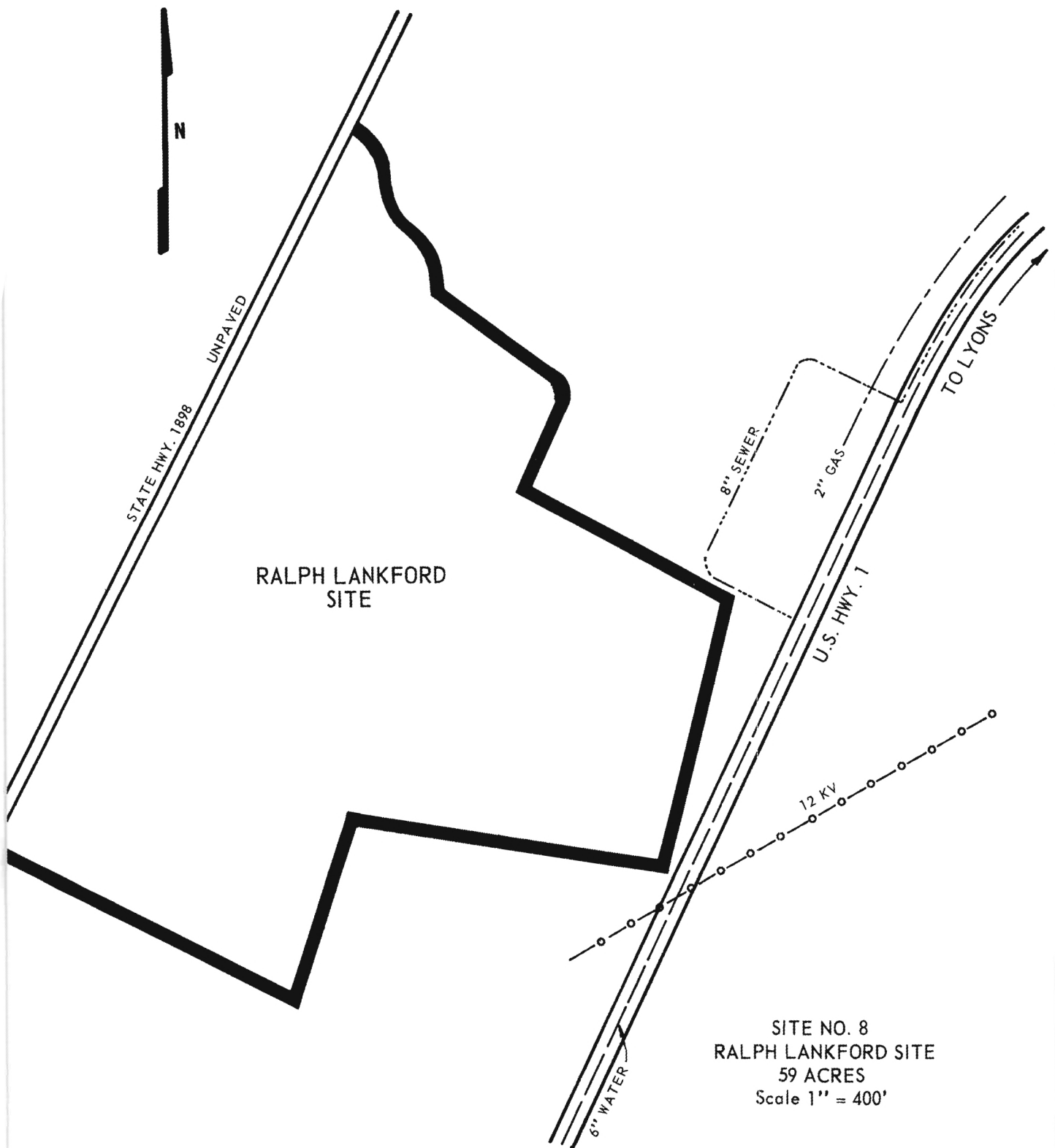
A 12-kv power line parallels Georgia Highway 282 at the north edge of the property. Along the same highway is located a 10-inch water line. Sewerage can be accommodated by an oxidation pond located about 600 feet south of the railroad.

The site is owned by the Globe Manufacturing Company.

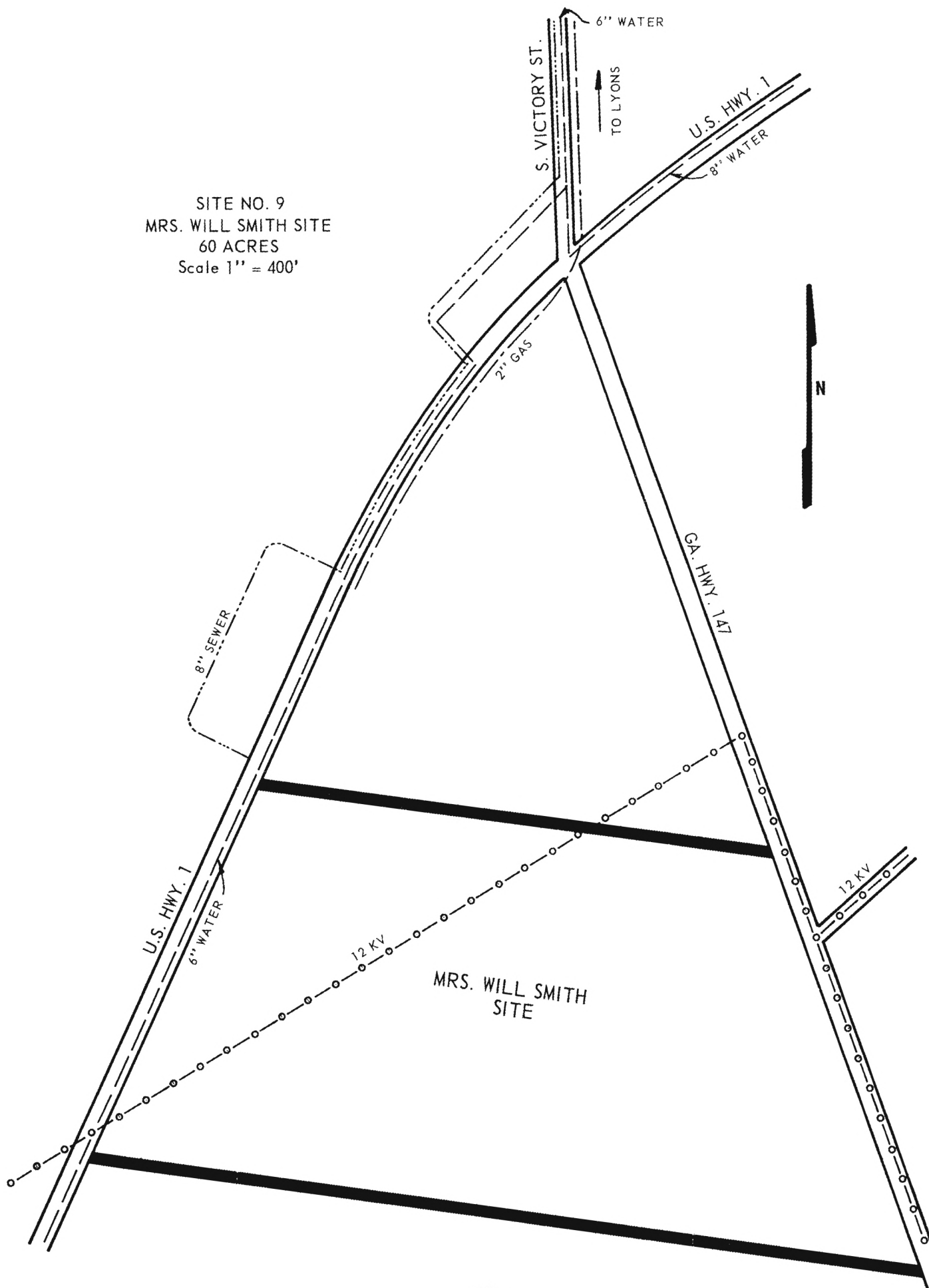


Sites No. 8 and 9  
RALPH LANKFORD SITE  
(59 acres)  
and  
MRS. WILL SMITH SITE  
(60 acres)  
in Lyons, Georgia





SITE NO. 9  
MRS. WILL SMITH SITE  
60 ACRES  
Scale 1" = 400'



#### Ralph Lankford Site (Site No. 8)

A potential industrial site of approximately 59 acres, the Ralph Lankford property is south of Lyons and west of U. S. Highway No. 1. The Mandalay Motel is located immediately north of the site.

The property is generally flat or gently sloping. A pond is situated on the south end of the property.

U. S. Highway No. 1 is located at the eastern edge of the site and U. S. 280 is located one-half mile north of the site. State Highway 1898 is adjacent to the west edge of the site. This is a non-rail site; however, Seaboard Air Line Railroad is three quarters of a mile north.

Utilities are in place along or near U. S. Highway 1. Adjacent to the site are a six-inch water line and an eight-inch sewer line. A 12-kv power line crosses the highway immediately south of the tract, and a two-inch gas line supplies the Mandalay Motel.

The property is owned by Ralph Lankford.

#### Mrs. Will Smith Site (Site No. 9)

This excellent potential industrial site is located south of Lyons, just outside the city limits, between U. S. Highway 1 and Georgia Highway 147. The site is generally flat and the land has been cleared, except for a drainage area in the center of the site.

U. S. Highway 1, at the western edge of the tract, provides north-south transportation, and U. S. Highway 280, located about one-half mile north, furnishes east-west highway transportation. This is a non-rail site; however, the Seaboard Air Line Railroad is located approximately three quarters of a mile north.

Utilities are available at or near the site. A six-inch water line is located on U. S. Highway 1. Just north of the site, an eight-inch sewer line and two-inch gas line run to the Mandalay Motel. A 12-kv power line crosses the site in a southwest-northeast direction.

The property is owned by Mrs. W. N. Smith.

# INDUSTRIAL SITES AND AREAS IN JEFF DAVIS COUNTY, GEORGIA

*Prepared for the*  
**ALTAMAHA AREA PLANNING  
AND DEVELOPMENT COMMISSION**

by Wallace B. Bishop, Jr.  
and James R. Wyatt  
INDUSTRIAL DEVELOPMENT DIVISION

Project A-812  
Technical Report No. 3



Engineering Experiment Station  
**GEORGIA INSTITUTE OF TECHNOLOGY**  
Atlanta, Georgia

REVIEW  
PATENT ..... 1-8 ..... 19. 66 BY .....  
FORMAT ..... 1-8 ..... 19. 66 BY .....  
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Project A-812  
Technical Report No. 3

INDUSTRIAL SITES AND AREAS IN JEFF DAVIS COUNTY, GEORGIA

Prepared for  
The Altamaha Area Planning and Development Commission

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Wallace B. Bishop, Jr.  
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Industrial Development Division  
Engineering Experiment Station  
GEORGIA INSTITUTE OF TECHNOLOGY  
November 1965

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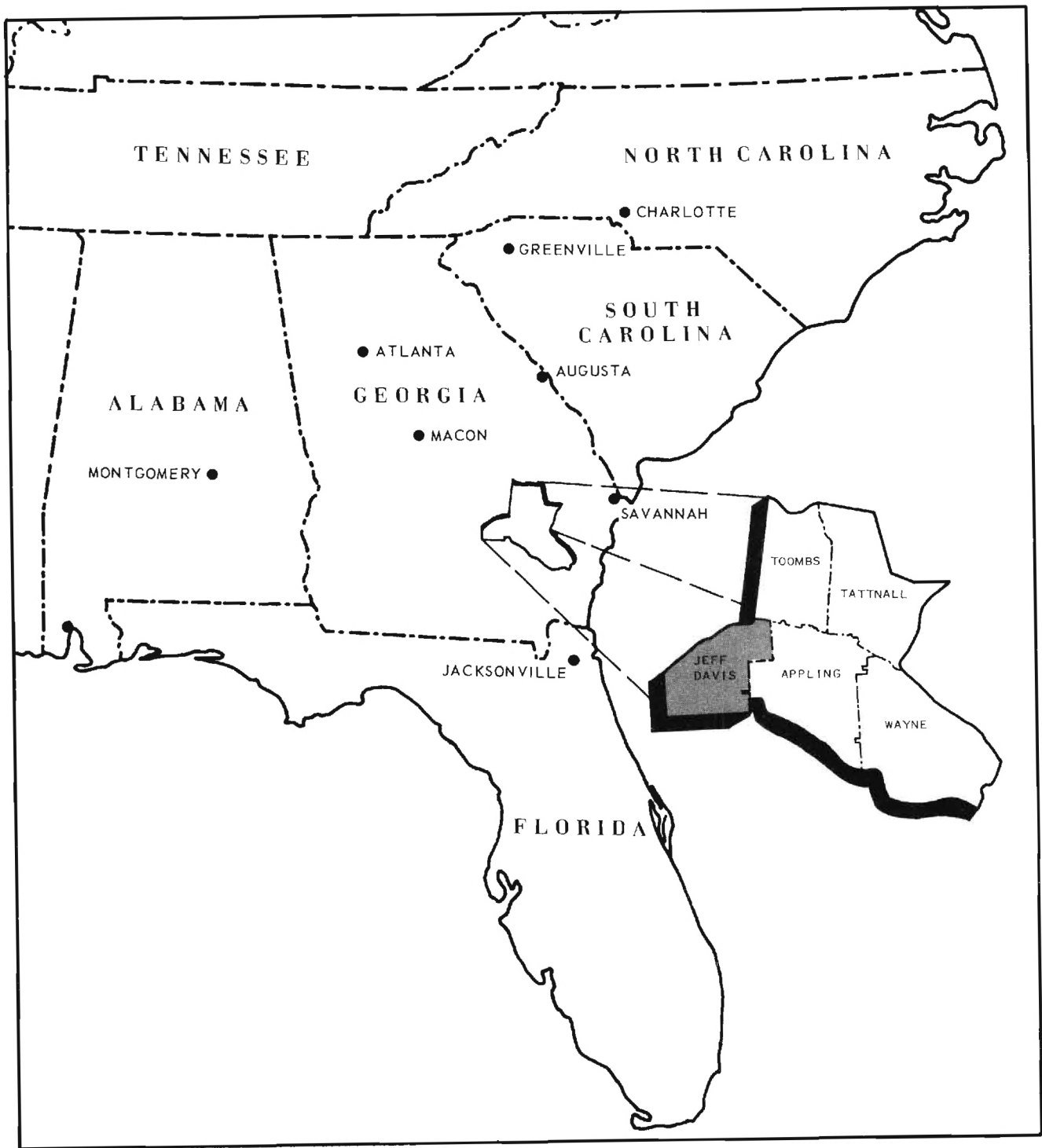


## INTRODUCTION

In 1964, the Altamaha Area Planning and Development Commission contracted with the Industrial Development Division to develop industrial site reports for the five counties in the Commission area. These counties are Appling, Jeff Davis, Tattnall, Toombs, and Wayne.

This analysis on Jeff Davis County is the third of these reports. In the course of gathering the information and writing the report, much assistance was obtained from local and state agencies, area individuals, and representatives of various companies which proved invaluable in the completion of the work.

This report identifies industrial sites which appear to be available for industry in Jeff Davis County. Additional areas with potential for industrial usage are described. The study does not attempt to identify all available lands with industrial potentials in the county, but is intended only to provide information on some industrial sites and to indicate the readiness of Jeff Davis County agencies and individuals to work with industry.



MAP 1  
ALTAMAHA AREA

## JEFF DAVIS COUNTY DATA AND SERVICES

Jeff Davis County, located in southeast Georgia, is 183 miles southeast of Atlanta, 107 miles southwest of Savannah, and 129 miles north of Jacksonville, Florida. Principal communities include Hazlehurst (1960 population -- 3,699) and Denton (255). The county population in 1960 was 8,914.

The county is situated in the Atlantic Coastal Plain, and the topography generally is flat to gently rolling. Altitude above sea level is approximately 200 feet. The Altamaha River and its tributary, the Ocmulgee, form the northern boundary of the county.

Approximately 80% of the county area is in commercial forest land. Agricultural production is high and increasing, although farm jobs and land in farms are declining. Principal products from timber resources and agricultural production are lumber, pulpwood, tobacco, cotton, corn, peanuts, pecans, livestock and livestock products, and poultry and poultry products.

U. S. Highways 23 (Georgia 19), 341 (Georgia 27), and 221 (Georgia 135) all pass through Hazlehurst, as does Georgia Highway 268. Denton is on U. S. Highway 221 (Georgia Highway 135), approximately 12 miles south of Hazlehurst. Hazlehurst is on the Southern Railway System main line which runs between Atlanta and Brunswick, as well as the Georgia and Florida Railroad (part of the Southern System) main line between Moultrie and Augusta. Denton is on the Georgia and Florida Railroad. Bus lines and motor freight carriers serve the county. Commercial airline service is available from the surrounding cities of Macon, Savannah, Brunswick, Waycross, and Valdosta. A small airfield located in the county provides service for light aircraft only. Water transportation is available at Savannah and Brunswick, both approximately 100 miles distant on the Atlantic coast, where the Georgia Ports Authority maintains modern docking and warehousing facilities.

Manufacturing, with over 1,500 workers in May 1965, is the largest employment category in Jeff Davis County. Predominant industries in the county include textiles and textile mill products, apparel, farm implement parts and elevator parts, metal acoustical tile, and meat processing.

### Utility Services

The city of Hazlehurst operates a water and sewer system. The water supply is obtained from wells. Storage capacity is 185,000 gallons, and pumping capacity is 30,000 gallons per hour.

Storm sewers and sanitary sewers serve most of the area within the city. The city operates a sewage disposal plant with a 119,000-gallon capacity.

Georgia Power Company distributes electric power in the Hazlehurst area through a 4,500-kva substation (44-kv to 4-kv) which is served by two 44-kv lines. An expansion of substation capacity and conversion from 44/4-kv to 44/12-kv is to be completed early in 1966. Georgia Natural Gas Company, a division of the Atlanta Gas Light Company, distributes natural gas in the Hazlehurst area.

### Development Services and Potentials

Although Jeff Davis County currently has no industrial development organizations, the services of the Altamaha Area Planning and Development Commission, located in nearby Baxley, are available to advise in the location of new plants and the expansion of existing industry. A chamber of commerce recently was organized at Hazlehurst.

An adequate supply of productive and trainable labor is available. Based on a May 1965 civilian labor force estimate of 3,600 persons and results of a manpower survey conducted in the county at that time, the Georgia Department of Labor estimates that 1,340 Jeff Davis County residents are qualified for manufacturing jobs. Of these, 247 would be rated as skilled workers, 922 as semiskilled, and 171 as unskilled. Over one half of the semiskilled workers are trained in the fabrication of textile products.<sup>1/</sup>

The county is particularly well located to serve Georgia and Florida. The Bureau of the Census predicts a 1985 population of 16,900,000 for these two states, which gives some indication of the markets for durable and nondurable goods which will exist in future years.

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<sup>1/</sup> Georgia Department of Labor, Jeff Davis County, Georgia, Occupational Potential Inventory, June 1965.

Ultimate development of the Altamaha River Basin will greatly stimulate area trade and industrial development, and create extensive recreational resources.

As development of the Altamaha River materializes, the value of land along the river for industrial development purposes will be enhanced. The optioning or acquisition of river-front land in the future should be seriously considered.

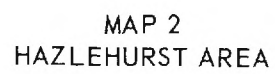
## INDUSTRIAL SITES AND AREAS WITH INDUSTRIAL SITE POTENTIALS

### Hazlehurst

Map 2, on the next page, shows the Hazlehurst area and the location of seven industrial sites which are described in greater detail on the following pages.

The city has a large number of potential industrial sites of medium to large size. A majority of the sites have all utilities at the site, and the owners have indicated a willingness to make their property available to industry. The L. R. Ursrey site (No. 7) is the only site shown which would be a non-rail site. All the other sites have one boundary on an existing rail facility, either the Southern Railway track or that of the Georgia and Florida Railroad.

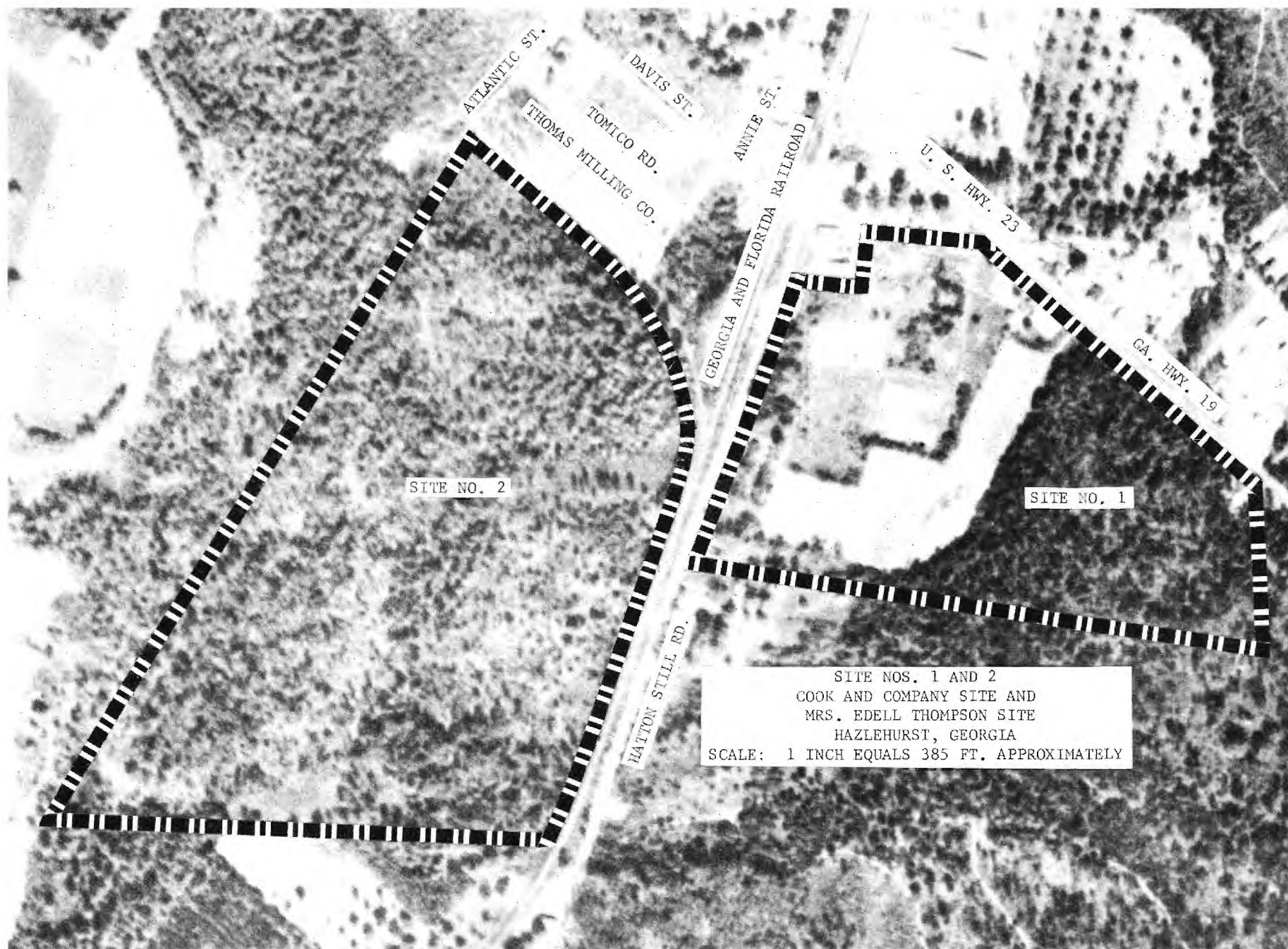
Consideration might be given to combining the properties of Mrs. Troy Farmer (No. 3), Mr. F. O. Ussery (No. 4), and C. B. Ussery (No. 5) to make a small district of approximately 90 acres. Also, the Cook and Company site (No. 1) might be added to other property directly to the south to form a rather sizable piece of property.

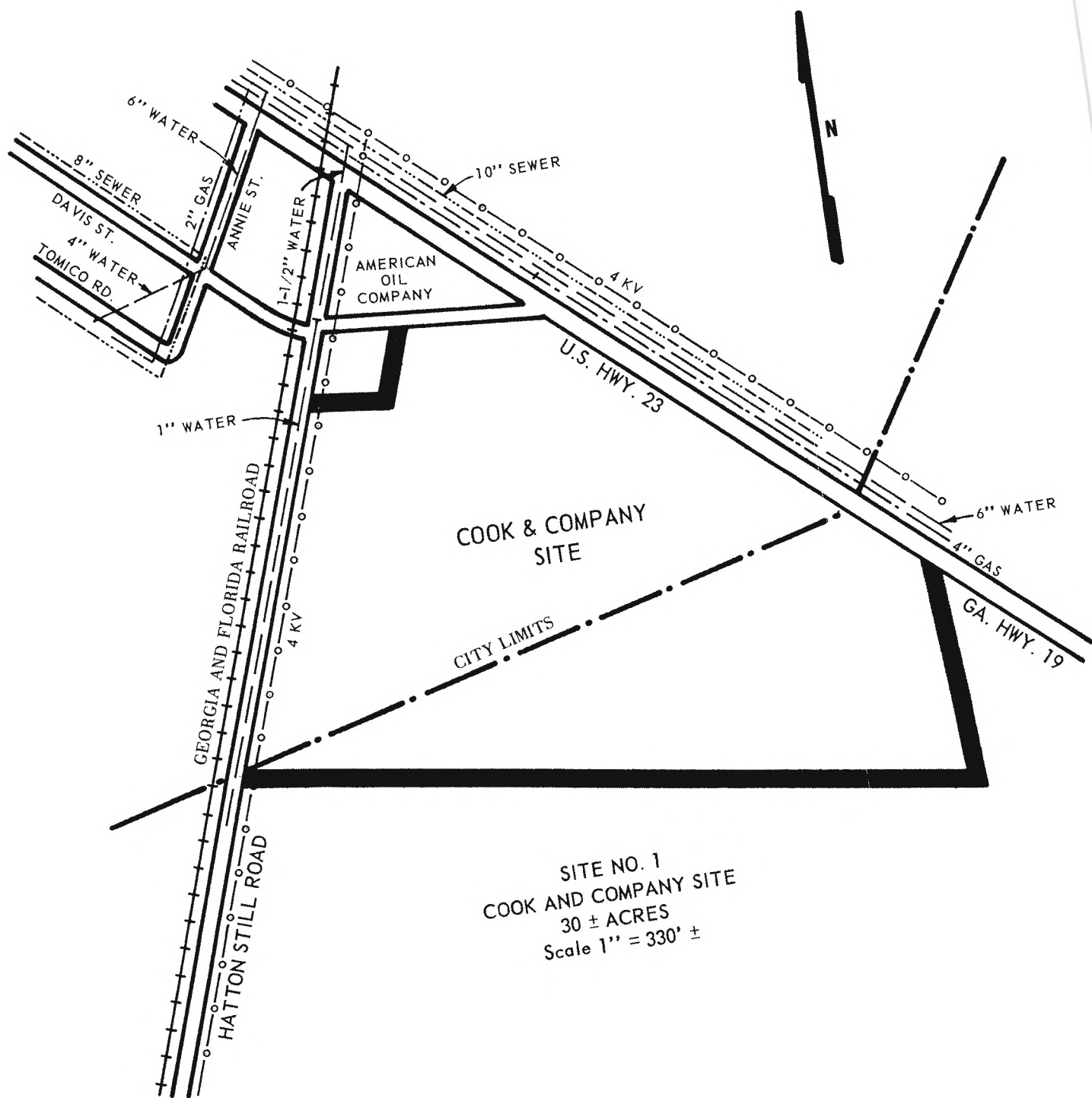


Site No. 1

COOK AND COMPANY SITE  
(Approximately 30 acres)  
in Hazlehurst, Georgia







Cook and Company Site (Site No. 1)

An exceptional piece of property for industrial use is owned by Cook and Company of Hazlehurst. It has been cleared and is available. This almost rectangular site, a majority of which is in the city limits, is approximately 30 acres in size.

The property fronts on U. S. Highway 23 for approximately 950 feet on the northeast side, and Hatton Still Road forms the western boundary.

The main line of the Georgia and Florida Railroad is on the west side of Hatton Road, and there would be no problem in bringing the rail across to serve the property.

All utilities are near or adjacent to the property. It is served by a six-inch water line on U. S. Highway 23 and a one-inch line extends the length of the western boundary on Hatton Still Road. A 10-inch sewer line parallels the water main on Highway 23. The Georgia Natural Gas Company has a four-inch line on U. S. Highway 23 at the beginning of the property and serves the remainder of the property with a two-inch line. Power is supplied to the area by Georgia Power Company through a 4-kv line on Highway 23 and on Hatton Still Road.

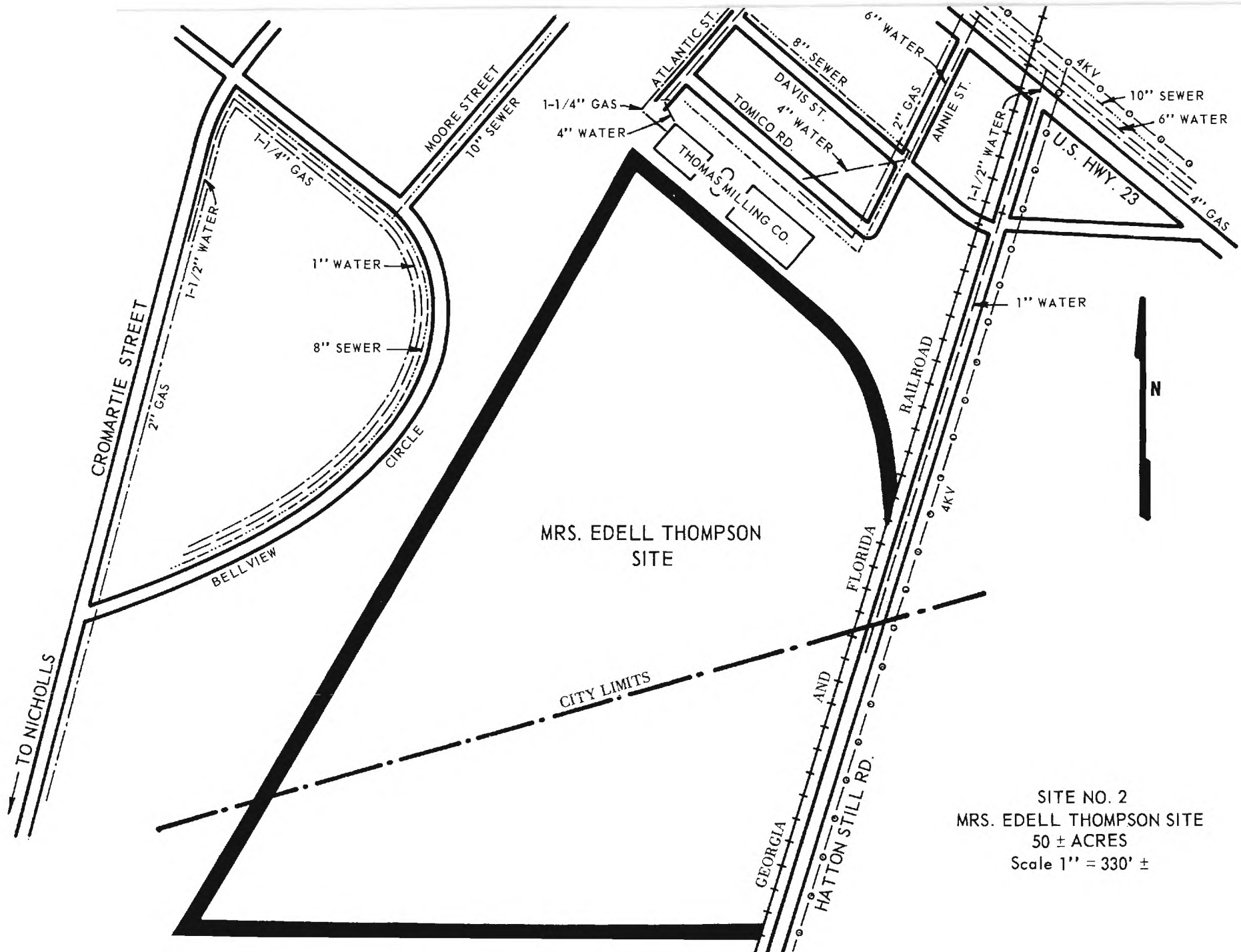
An additional 75 acres adjacent to and south of this property might possibly be available. The combined acreage could then be developed into a planned industrial district with exposure to U. S. Highway 23.

Site No. 2

MRS. EDELL THOMPSON SITE  
(Approximately 50 acres)  
in Hazlehurst, Georgia







SITE NO. 2  
MRS. EDELL THOMPSON SITE  
50 ± ACRES  
Scale 1" = 330' ±

Mrs. Edell Thompson Site (Site No. 2)

This 50-acre site, which has the Georgia and Florida Railroad as its eastern boundary for 1,000 feet, would be available to industry interested in a large parcel of land. The site is presently covered in heavy timber and is generally flat to slightly rolling.

This property is within 700 feet of U. S. Highway 23 and could have access by extending Atlantic Street. It is bounded by Thomas Milling Co. on the north and the railroad on the east. The western line is several hundred feet from a residential area located on Belview Circle.

All utilities are available within 200 feet to the north of the site, on Atlantic Street and Tomico Road. A four-inch water line on Atlantic Street extends to a point opposite the Thomas Milling Co. as does a 1 1/4-inch gas main. An eight-inch sewer line is in place along Tomico Road. Georgia Power Company has a 4-kv line to serve the Thomas Milling Co.

Site No. 3

MRS. TROY FARMER SITE  
(Approximately 32 acres)

Site No. 4

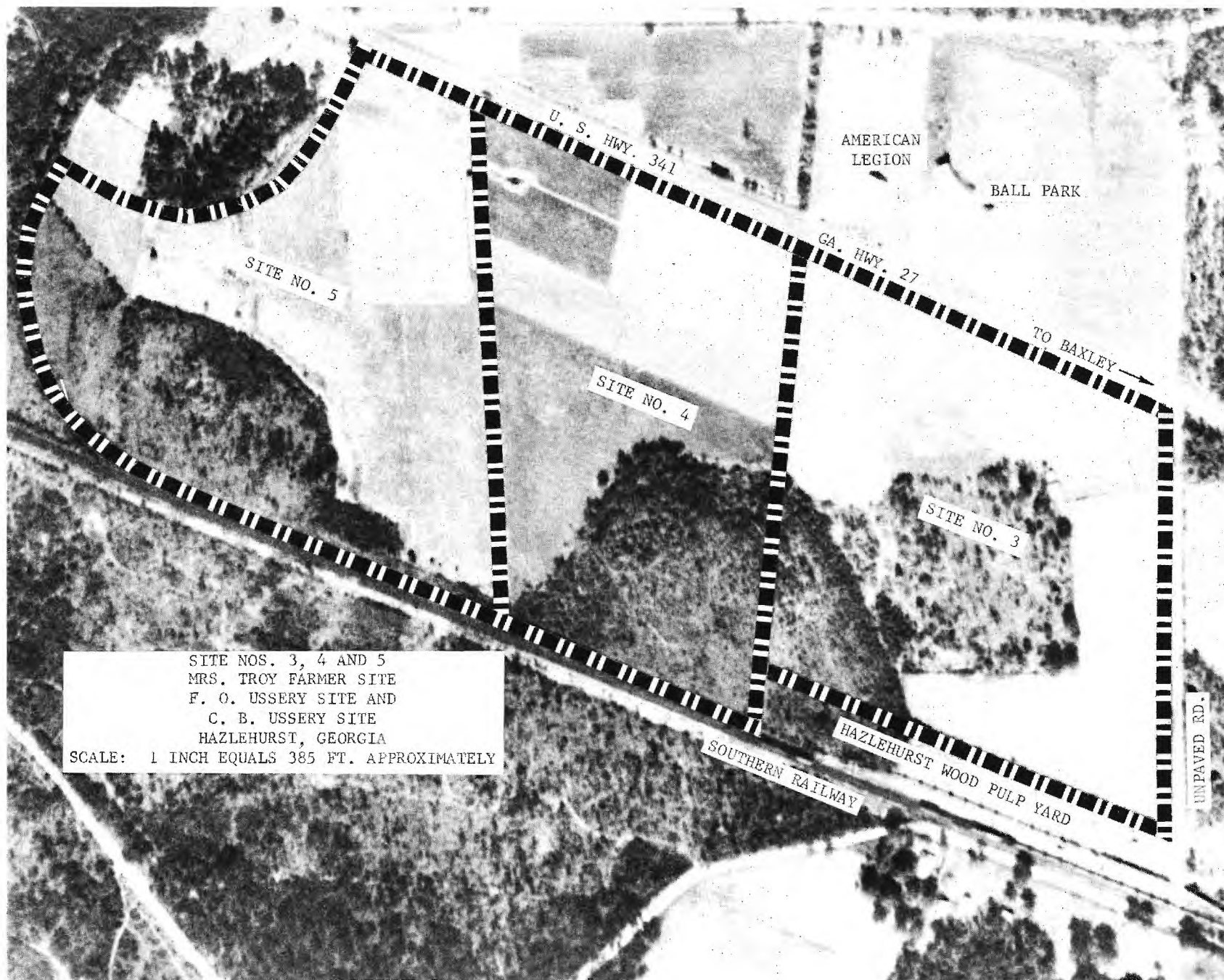
F. O. USSERY SITE  
(Approximately 28 acres)

Site No. 5

C. B. USSERY SITE  
(Approximately 32 acres)

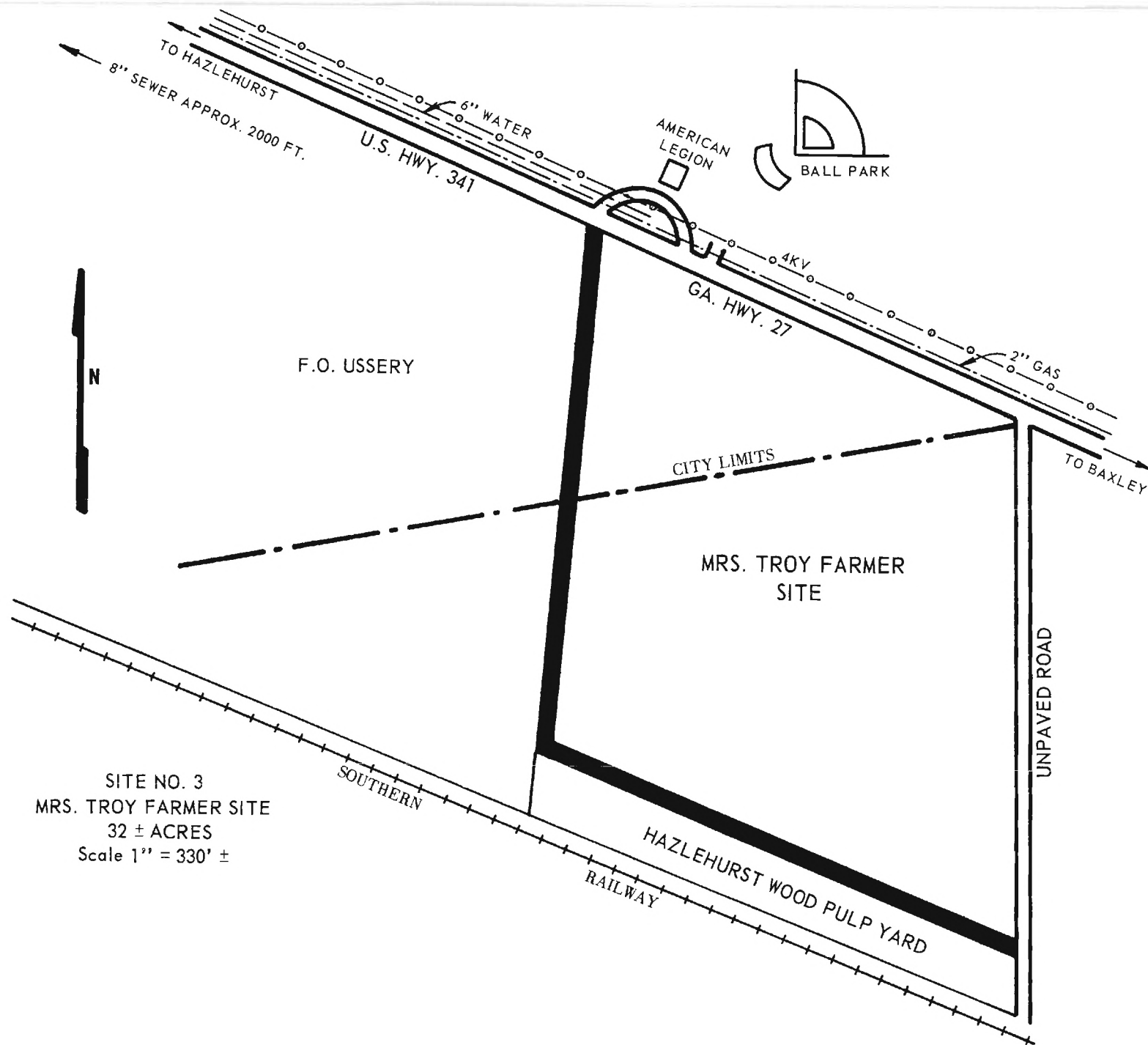
in Hazlehurst, Georgia





SITE NOS. 3, 4 AND 5  
MRS. TROY FARMER SITE  
F. O. USSERY SITE AND  
C. B. USSERY SITE  
HAZLEHURST, GEORGIA

SCALE: 1 INCH EQUALS 385 FT. APPROXIMATELY

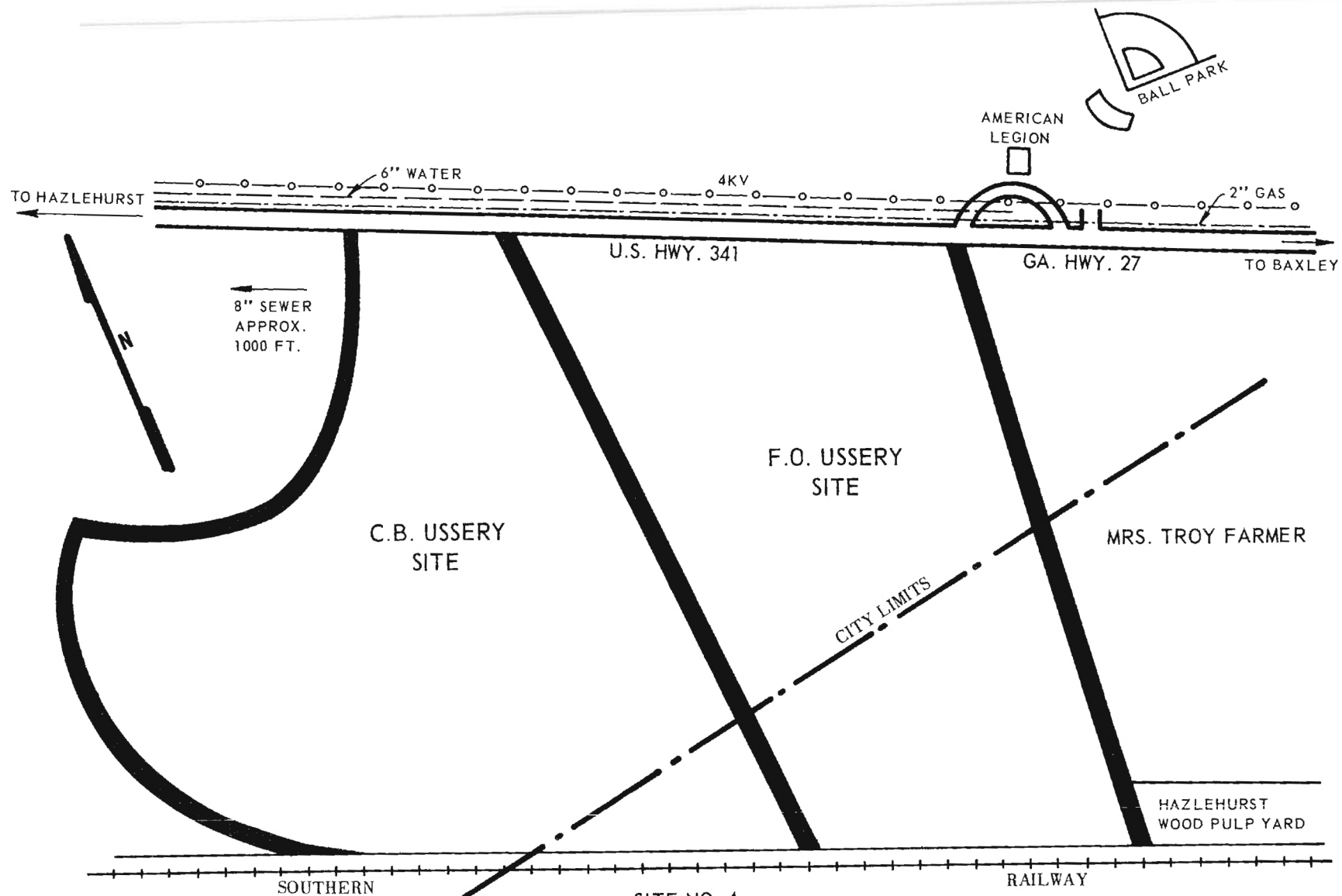


Mrs. Troy Farmer Site (Site No. 3)

This site of approximately 32 acres is located on U. S. Highway 341 on the east side of Hazlehurst. It lies partially within the city limits.

The terrain is relatively flat and drains toward an area to the south which slightly ponds during heavy rains. The Hazlehurst wood-pulp yard lies south of the site, and a dirt road forms the eastern boundary. The property adjoins that of F. O. and C. B. Ussery (Sites No. 4 and 5). Combination of these tracts would form a larger area which could be served by the Southern Railway.

A six-inch water main, on U. S. Highway 341, is within 200 feet of the property. Georgia Natural Gas Company has a two-inch gas line with 15 pounds of pressure extending past the city limits on Highway 341. Georgia Power Company has a 4-kv power line on Highway 341, and a 44-kv line is approximately 700 feet north of the property and parallel to the same highway.



SITE NO. 4  
F.O. USSERY SITE  
28 ± ACRES  
AND  
SITE NO. 5  
C.B. USSERY SITE  
32 ± ACRES  
Scale 1" = 330' ±

F. O. and C. B. Ussery Sites (Sites No. 4 and 5)

These two tracts, a 32-acre parcel owned by C. B. Ussery and a 28-acre tract owned by his father, F. O. Ussery, are located adjacent to the Mrs. Troy Farmer site (No. 3) and adjoin U. S. Highway 341. The Southern Railway forms the southern boundary of the properties. The tracts owned by the Ussery family and Mrs. Farmer together would make an industrial area of approximately 92 acres.

All utilities except sewer are present on U. S. Highway 341. A six-inch water line and a two-inch gas line of the Georgia Natural Gas Company run the northern length of the properties. A 4-kv power line extends along Highway 341, with a 44-kv line located 700 feet north of the sites and parallel to Highway 341. An eight-inch sewer line is located 1,000 feet to the northwest of the properties at the junction of Highway 341 and Gill Street.

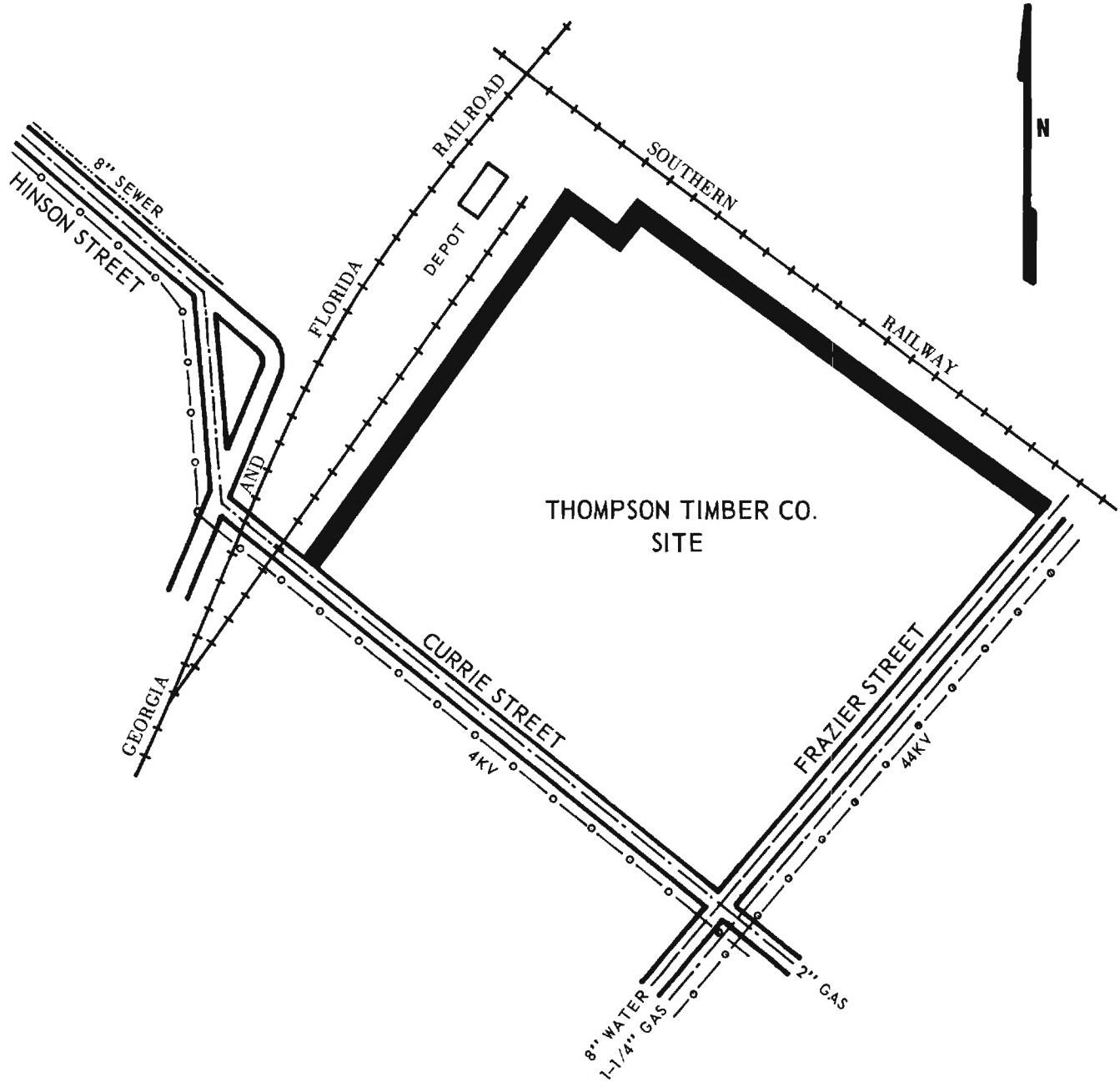
A majority of both pieces of property is in cultivation. Drainage is toward the rail line to the south, and two areas along the southern portion of the tracts tend to pond in heavy rains.

Site No. 6

THOMPSON TIMBER COMPANY SITE  
(Approximately 2 acres)  
in Hazlehurst, Georgia



SITE NO. 6  
THOMPSON TIMBER COMPANY SITE  
HAZLEHURST, GEORGIA  
SCALE: 1 INCH EQUALS 330 FT. APPROXIMATELY



SITE NO. 6  
THOMPSON TIMBER CO. SITE  
2.45 ± ACRES  
Scale 1" = 100' ±



Thompson Timber Company Site (Site No. 6)

This piece of property, 2.45 acres of land, is located at the junction of the Southern Railway and Georgia and Florida Railroad in the center of Hazlehurst. It is presently used as a wood-pulp yard and has a rail siding on the property of the Georgia and Florida Railroad.

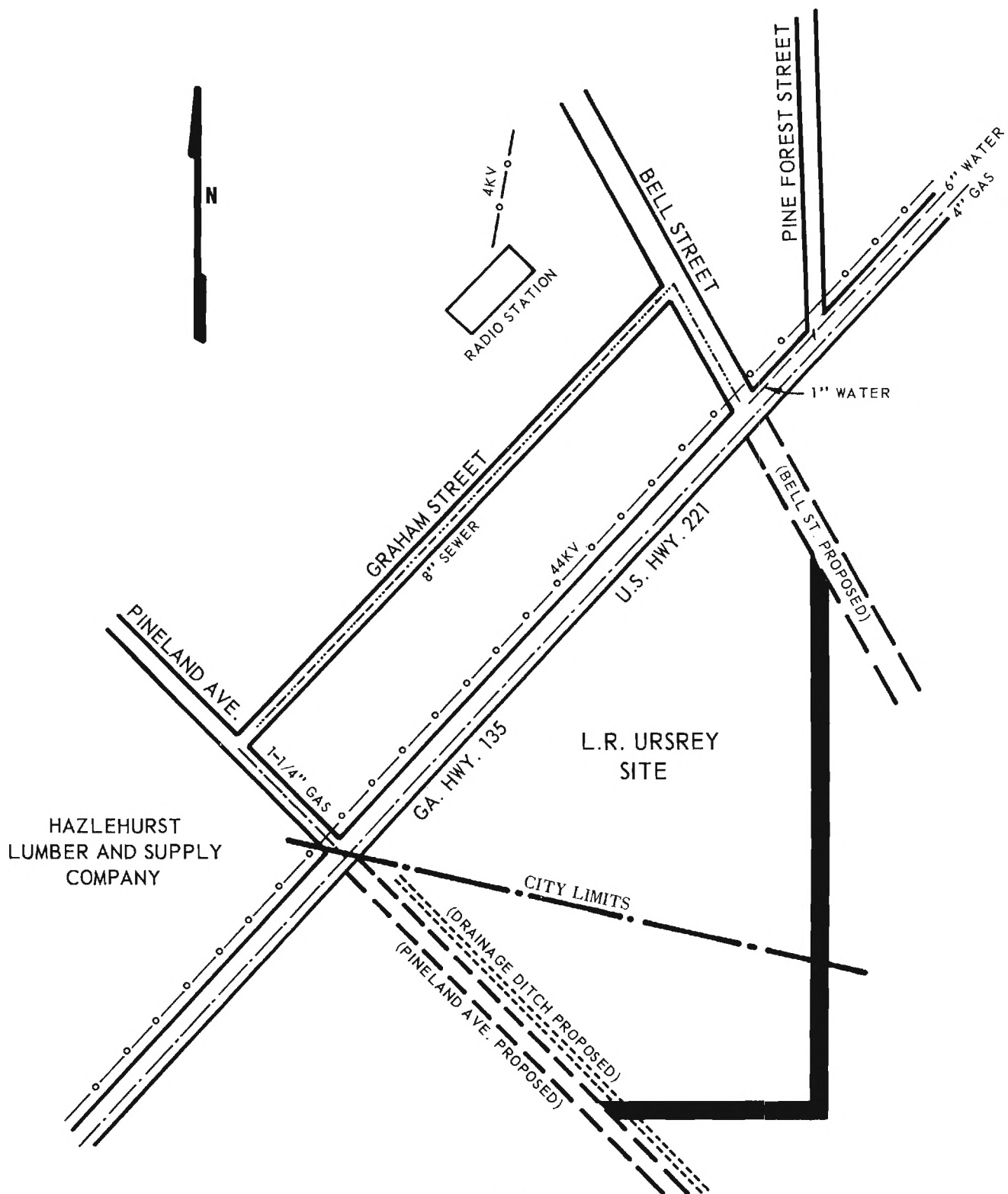
All utilities are presently available. An eight-inch water line fronts on the property on Frazer Street. Georgia Natural Gas Company has a 1 1/4-inch line on Frazer Street and a two-inch line on Currie Street fronting on the property. An eight-inch sewer line is within 150 feet of the property on Hinson Street. Georgia Power Company has a 44-kv line paralleling Frazer Street and a 4-kv line on Currie Street.

Owned by the Thompson Timber Company of Hazlehurst, the tract is available for industry.

Site No. 7

L. R. URSREY SITE  
(Approximately 23 acres)  
in Hazlehurst, Georgia





SITE NO. 7  
 L.R. URSREY SITE  
 23 ± ACRES  
 Scale 1" = 330' ±

L. R. Ursrey Site (Site No. 7)

This site of approximately 23 acres, located in the southeastern portion of the city of Hazlehurst, is mostly within the city limits. The terrain is flat and has a fairly heavy stand of southern pine on it. A drainage ditch presently under construction will eliminate any ponding which may exist.

A non-rail site, it fronts on U. S. Highway 221 (Georgia Highway 135). Georgia Power Company has a 44-kv line on this highway, and a 4-kv line to the radio station on Graham Street is within 400 feet. An eight-inch sewer line extends the length of Bell Street and is just across Highway 135 from the northernmost point of the property. A six-inch water line comes to the intersection of Pine Forest Street and Highway 135, approximately 100 feet from the property, and a one-inch line comes to the corner of Bell Street and Highway 135. The Georgia Natural Gas Company has a four-inch main on the highway.

The property is owned by L. R. Ursrey and is available for industrial use.

### Other Industrial Sites in Hazlehurst

A number of other pieces of property located in the community or just outside the Hazlehurst city limits could be made available to industry. A tract of land adjacent to and south of the Cook and Company property (Site No. 1) might possibly be available to incorporate into a small industrial district along with the Cook site. A 5.7-acre site owned by Mr. Lem Turner, on the Georgia and Florida Railroad and directly behind the Hazlehurst Mill, also could be acquired.

Information on these and other available properties may be obtained through the Altamaha Area Planning and Development Commission, P. O. Box 328, Baxley, Georgia, or the Hazlehurst Chamber of Commerce, Hazlehurst, Georgia.

### Denton

The unincorporated community of Denton shows potential of having several small sites between U. S. Highway 221 (Georgia Highway 135) and the Georgia and Florida Railroad. A vacated school building of approximately 8,600 square feet is a basically sound building which could be easily converted for use in light woodworking or the needle industry. The title rests with the Jeff Davis County School Board, which would make it available for industry.

Denton currently has no water or sewage system, but is investigating the possibility of securing these facilities.

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# INDUSTRIAL SITES AND AREAS IN WAYNE COUNTY, GEORGIA

*Prepared for the*  
**ALTAMAHA AREA PLANNING  
AND DEVELOPMENT COMMISSION**

by Wallace B. Bishop, Jr.  
INDUSTRIAL DEVELOPMENT DIVISION

Project A-812  
Technical Report No. 4



Engineering Experiment Station  
**GEORGIA INSTITUTE OF TECHNOLOGY**  
Atlanta, Georgia

## REVIEW

PATENT 2-10 1967 BY *LN*  
FORMAT 2-10 1967 BY *LN*



Project A-812  
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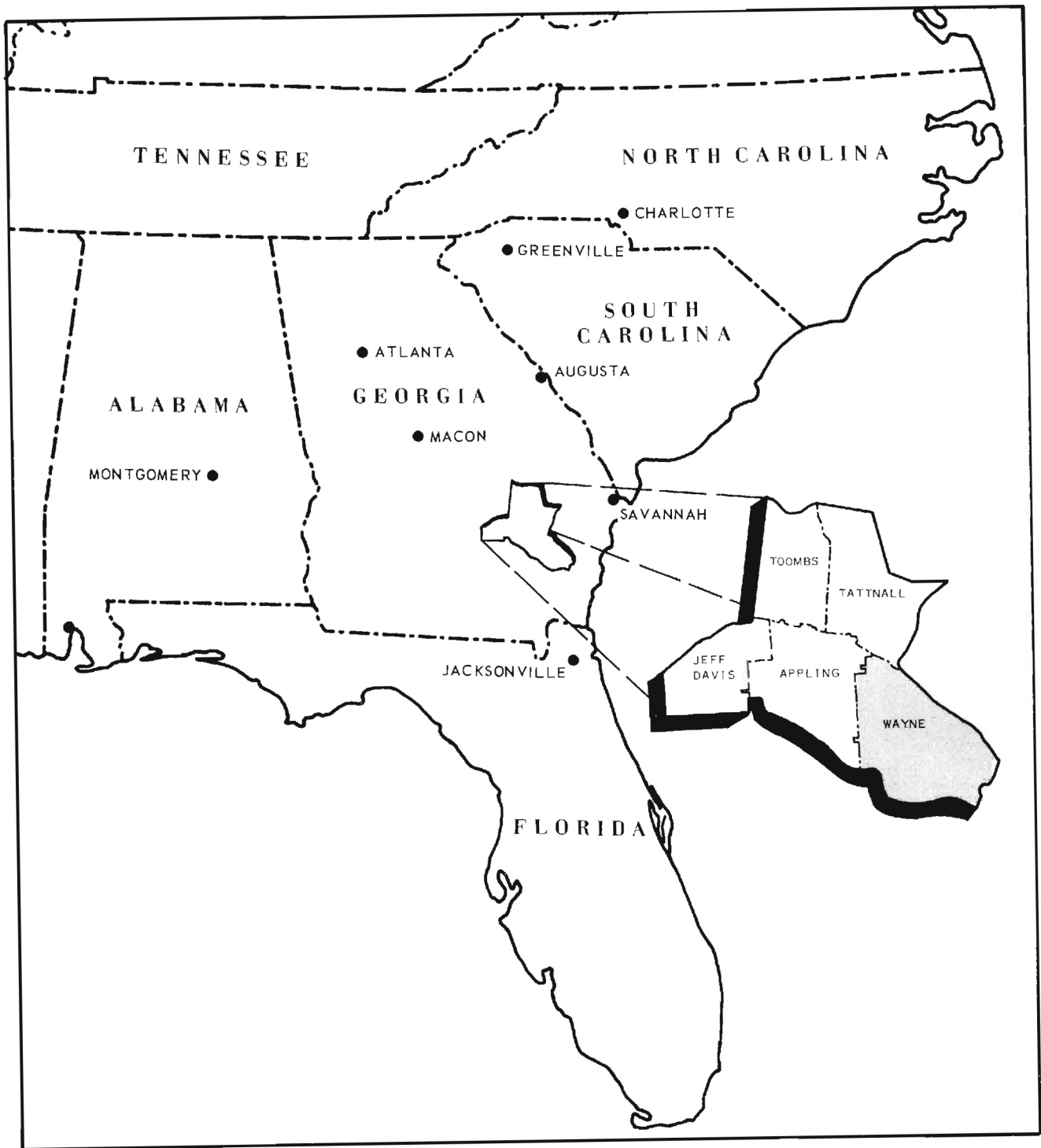
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## INTRODUCTION

In 1964, the Altamaha Area Planning and Development Commission contracted with the Industrial Development Division to develop industrial site reports for the five counties in the Commission area. These counties are Appling, Jeff Davis, Tattnall, Toombs, and Wayne.

This analysis of Wayne County is the fourth of these reports. In the course of gathering the information and writing the report, local and state agencies, area individuals, and representatives of various companies provided much assistance which proved invaluable in the completion of the work.

This report identifies industrial sites which appear to be available for industry in Wayne County. Additional areas with potential for industrial use are described. The study does not attempt to identify all available lands with industrial potentials in the county, but is intended only to provide information on some industrial sites and to indicate the readiness of Wayne County agencies and individuals to work with industry.



MAP 1  
ALTAMAHA AREA

## WAYNE COUNTY DATA AND SERVICES

Wayne County, located in southwest Georgia, is 240 miles southeast of Atlanta, 60 miles southwest of Savannah, and 100 miles north of Jacksonville, Florida. Jesup, located in the north central portion of the county, is the county seat. Principal incorporated areas and their 1960 populations are Jesup (7,304), Screven (1,010), and Odum (404). Wayne County's total 1960 population was 17,921.

Situated in the Atlantic Coastal Plain, Wayne County has a topography which is generally flat to gently rolling. Jesup has an average elevation of 100 feet above sea level, while the county has a gradual slope ranging from 11 feet in the southeastern section to 167 feet in the northwest. One of the state's major rivers, the Altamaha, forms the northern boundary of the county.

Approximately 86% of the county area is thickly forested. Although total farm acreage and farm employment are declining, the volume of farm product sales is high and increasing. The value of farm products sold in 1959 was 47.8% more than in 1954, with livestock and livestock products accounting for 42.5% of the value of all farm goods sold in 1959. Lumber, pulpwood, tobacco, peanuts, corn, vegetables, fruits and nuts, livestock and livestock products, and poultry and poultry products are the predominant timber and agricultural products in the county.

Four major U. S. highways (25, 341, 82, and 301) traverse the county and intersect at Jesup. Several Georgia highways (23, 27, 38, 99, and 169) connect with the U. S. highways and in some instances have the same designation.

Two main-line railroads serve Wayne County -- the Atlantic Coast Line Railroad and the Southern Railway System. The Southern serves both Jesup and Odum with north-south main-line service between Macon, Atlanta and Brunswick. Rayonier, Inc., located four miles north of Jesup on the Altamaha River in the Doctortown area, is served by a branch line of the Southern. The Atlantic Coast Line provides main-line service to Jesup and Screven on its east-west line between Savannah and Montgomery, Alabama. A second main-line track in the area is the Atlantic Coast Line north-south track between Richmond, Virginia, and Jacksonville, Florida. Rayonier also is served by this track.

Bus lines and motor freight carriers serve the county. The nearest commercial air service is at Waycross, 38 miles southwest, and at Brunswick, 40 miles to the southeast. Additional air service may be obtained at Savannah, 60 miles, and at Jacksonville, Florida, 100 miles. A landing strip, which has both a 2,600-foot and a 3,200-foot runway, is located about five miles northwest of Jesup. The Altamaha River is navigable to and just past Doctortown, four miles north of Jesup at a point where U. S. Highway 301 crosses the river. Deepwater seaport docking and warehousing facilities maintained by the Georgia Ports Authority are available at Savannah and Brunswick.

Items currently being manufactured in Wayne County include raw cellulose, sport shirts, furniture, concrete products, meat products, lumber and wood products, and metal pressure tanks.

#### Utility Services

The City of Jesup maintains a water and sewer system. Water is obtained from four deep wells, with one of the wells pumping directly into the distribution system. Tank storage capacity totals 405,000 gallons, and daily pumping capacity is over 2,700,000 gallons. A new elevated 300,000-gallon storage facility is in the planning stage and will be located near the Wayne County Industrial District (Site No. 1).

Storm sewers and sanitary sewers serve most of the area within the city limits. The city sewage disposal plant, a primary treatment facility, has a daily capacity of 600,000 gallons. A proposed new oxidation pond to be located near the Wayne County Industrial District (Site No. 1), between the Atlantic Coast Line Railroad and U. S. Highway 301, is in the planning stage. The proposed 25-acre pond will accommodate industry and a population of 4,000 people.

Electric power in the Jesup area is distributed by Georgia Power Company through two substations having a total capacity of 24,000 kva (110-kv to 12-kv). Screven is served by a 12-kv line from a 110-kv line out of the Patterson 12,000-kva substation, located 10 miles to the southwest. Odum is served from one of Jesup's two 12,000-kva substations.

Georgia Natural Gas Company, a division of the Atlanta Gas Light Company, distributes natural gas in the Jesup area.

### Development Services and Potentials

The Wayne County Development Authority is available to assist industry in Wayne County and any of the communities in the county. This organization has recently acquired 331 acres of property for an industrial district. In Odum, a local group, presently in the process of reorganizing, is available to assist firms having an interest in the community.

In Wayne County and contiguous counties (Appling, Brantley, Long, Pierce, and Tattnall) the available labor supply was estimated in July 1963 to be 3,000 by the Georgia Department of Labor. Of this number, approximately 1,000 are white men and 800 nonwhites, with unskilled or semiskilled workers predominating.

The county is particularly well situated to serve both Georgia and Florida. The Bureau of the Census predicts a 1985 population of 16,900,000 for these two states, giving an indication of the markets for durable and nondurable goods which will exist in future years.

Stimulation of trade and industrial development, as well as creation of recreational resources, will result from the ultimate development of the Altamaha River Basin. Sites along the Altamaha River should be secured and utilized by industry while available.

## INDUSTRIAL SITES AND AREAS WITH INDUSTRIAL SITE POTENTIALS

### Jesup

Jesup has a number of sites varying from eight acres to 331 acres which can be shown to prospective industry. Detailed descriptions and locations of the seven industrial sites in the Jesup area follow Map 1, on the next page.

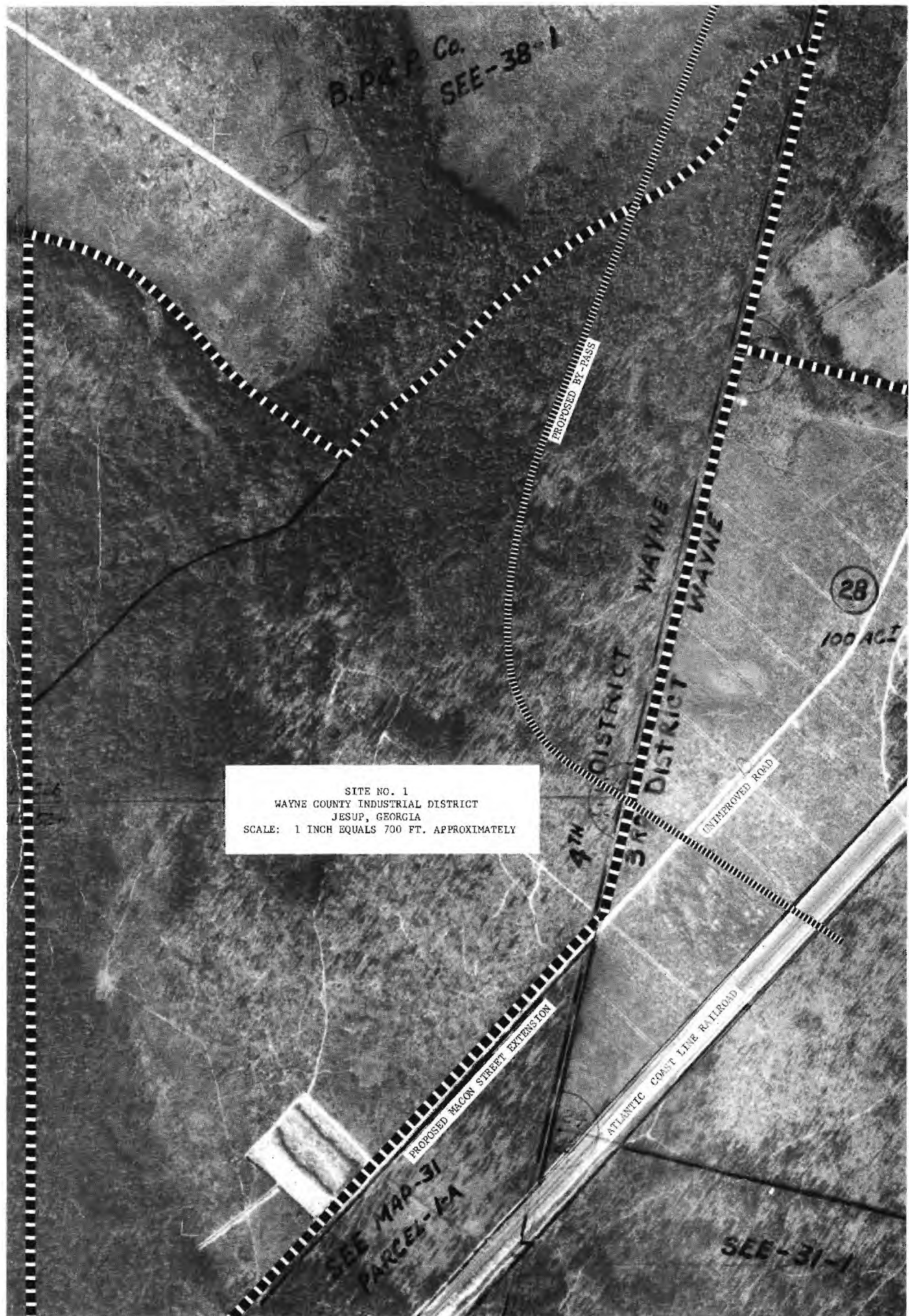
Six of the available sites are located outside the city limits. Three of the sites, the Wayne County Industrial Authority site (No. 1), the Ronald Adams site (No. 4), and the Anderson and Morris site (No. 6), each contain over 200 acres. Approximately 1,082 acres are available for industrial utilization in this area.

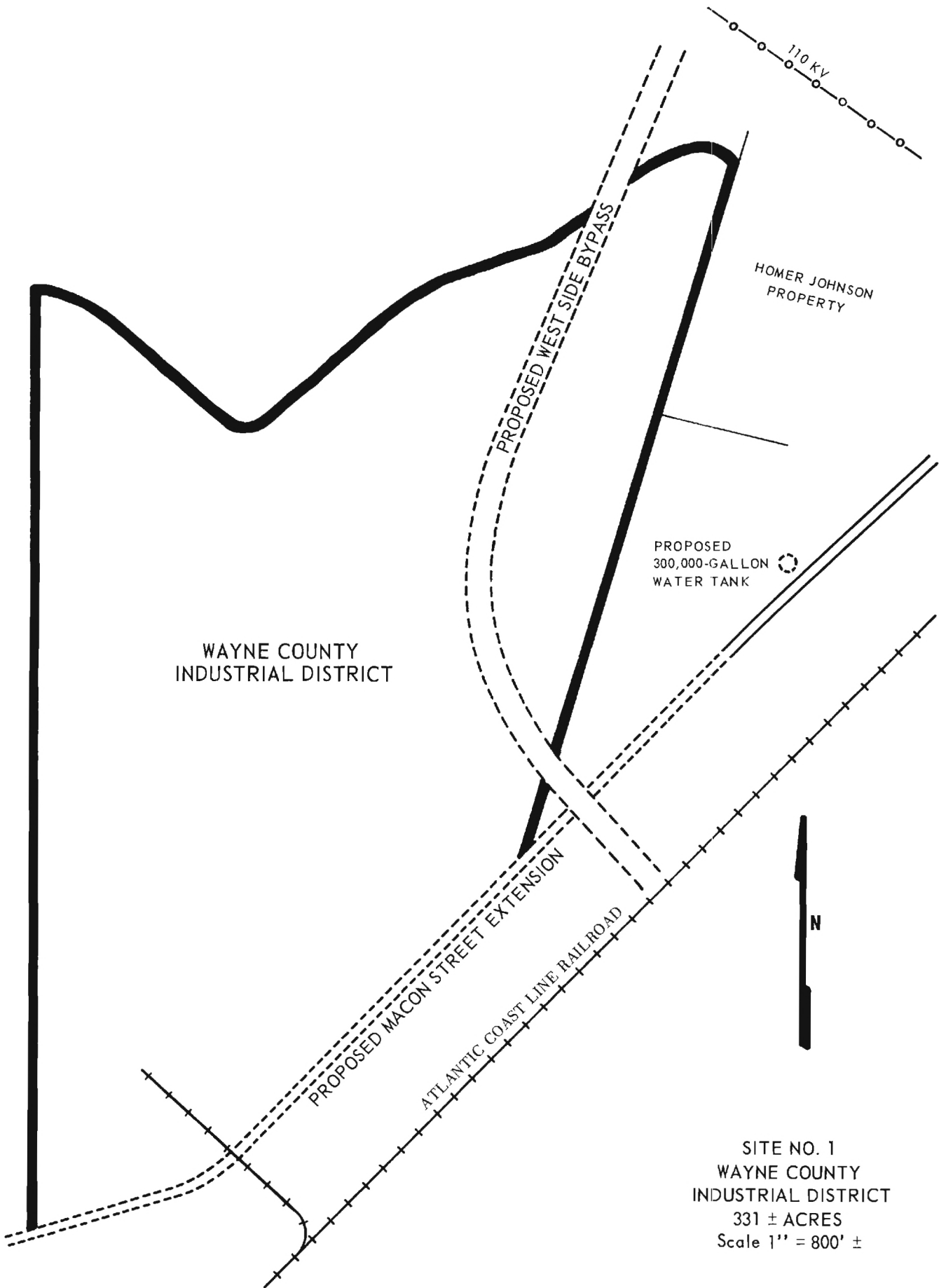
Rail and non-rail sites are to be found among the seven sites. In some instances where utilities are not available on the site, they may be secured adjacent to the site.





Site No. 1  
WAYNE COUNTY INDUSTRIAL DISTRICT  
(Approximately 331 acres)  
in Jesup, Georgia





SITE NO. 1  
WAYNE COUNTY  
INDUSTRIAL DISTRICT  
331 ± ACRES  
Scale 1" = 800' ±

Wayne County Industrial District (Site No. 1)

Owned by the Wayne County Development Authority, this 331-acre site is available for industrial use. It is located 1,200 feet southwest of the Jesup city limits. The terrain is gently rolling and contains scattered pine.

The property is bounded on the east by a main-line track of the Atlantic Coast Line Railroad. The railroad company is presently drawing up a development plan for the entire site.

A new bypass road is projected which will connect U. S. Highway 341 (Georgia Highway 27), to the north of the site, and U. S. Highways 82 and 301 (Georgia Highway 23), both to the southeast of the site. The proposed bypass road will pass through the tract. A proposed extension of Macon Street from Jesup will pass into the property and parallel the railroad.

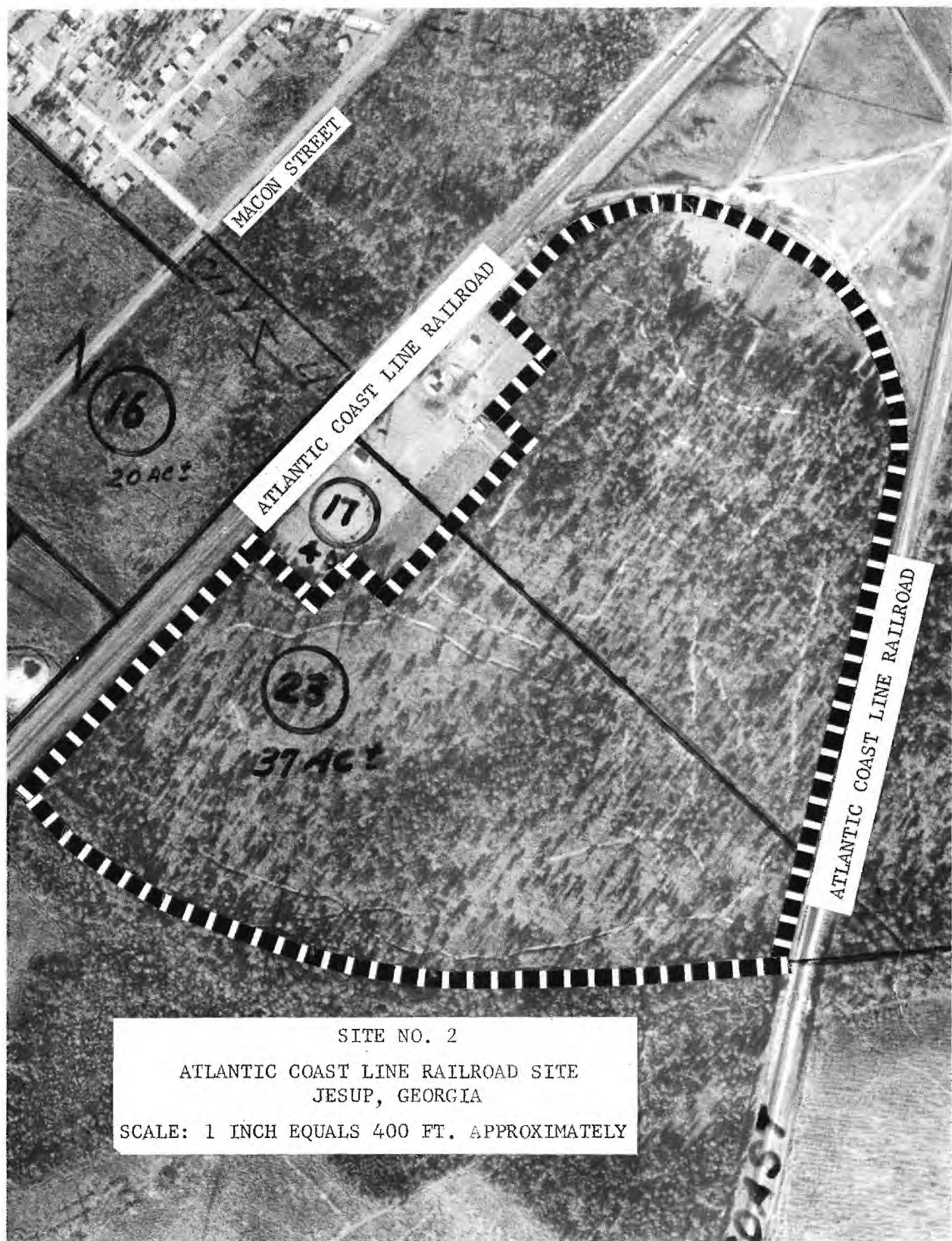
Georgia Power Company has a 110-kv transmission line approximately 500 feet to the north of the property. At present, all other utilities are located 1,000 to 2,000 feet from the site. A proposed 300,000-gallon elevated water storage facility will be located off Macon Street approximately 300 feet from the eastern limit of the site. In addition, a new sewage disposal facility, a 25-acre oxidation pond, will be placed southwest of and adjacent to the new bypass and between the two tracks of the Atlantic Coast Line Railroad. Georgia Natural Gas Company can serve this site from a 10-inch main located north of U. S. Highway 82, approximately two miles to the west of this area.

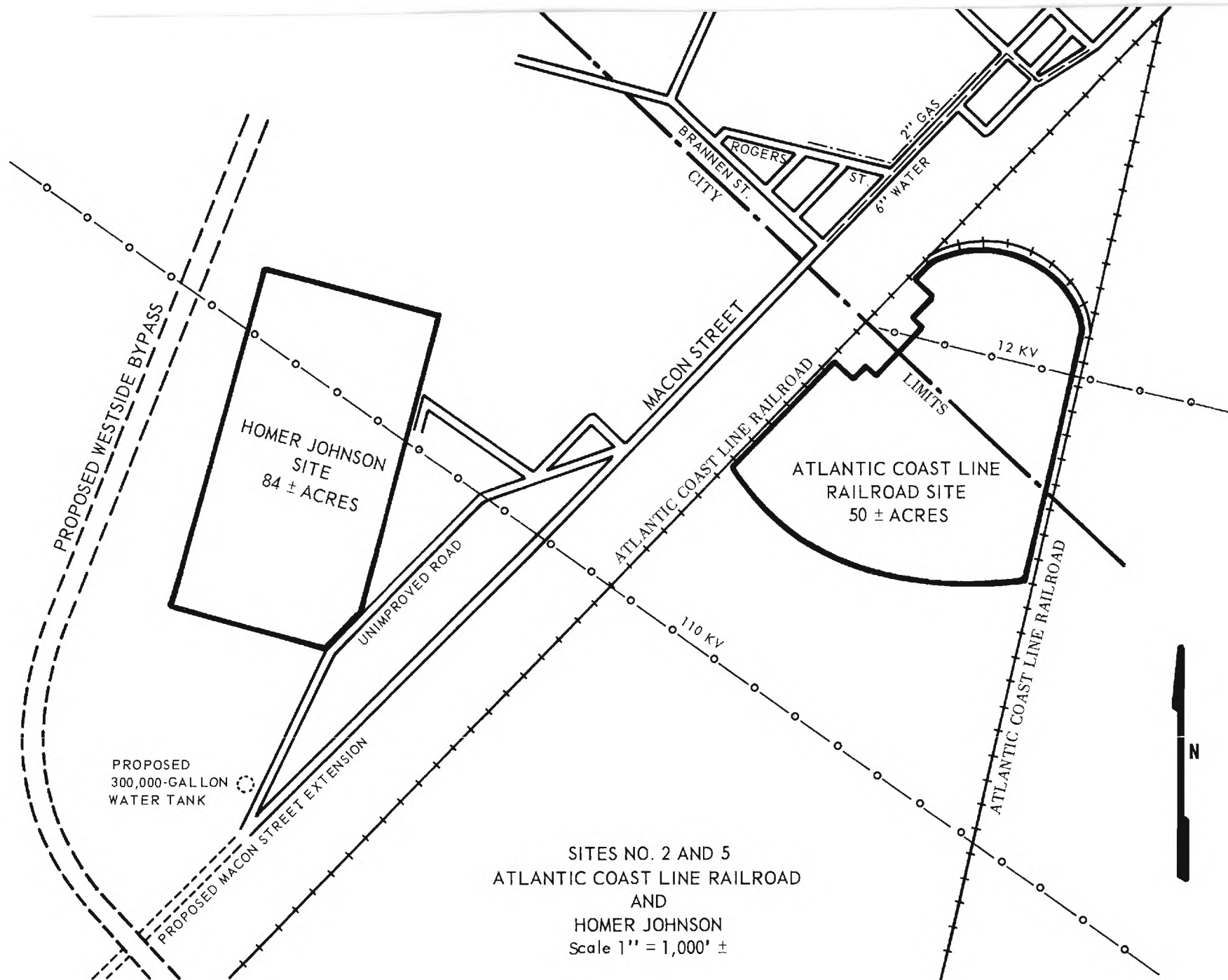
Further information on this site may be obtained from the Industrial Committee of the Wayne County Chamber of Commerce or the Wayne County Development Authority, Jesup, Georgia.

Site No. 2

ATLANTIC COAST LINE RAILROAD SITE  
(Approximately 50 acres)  
in Jesup, Georgia









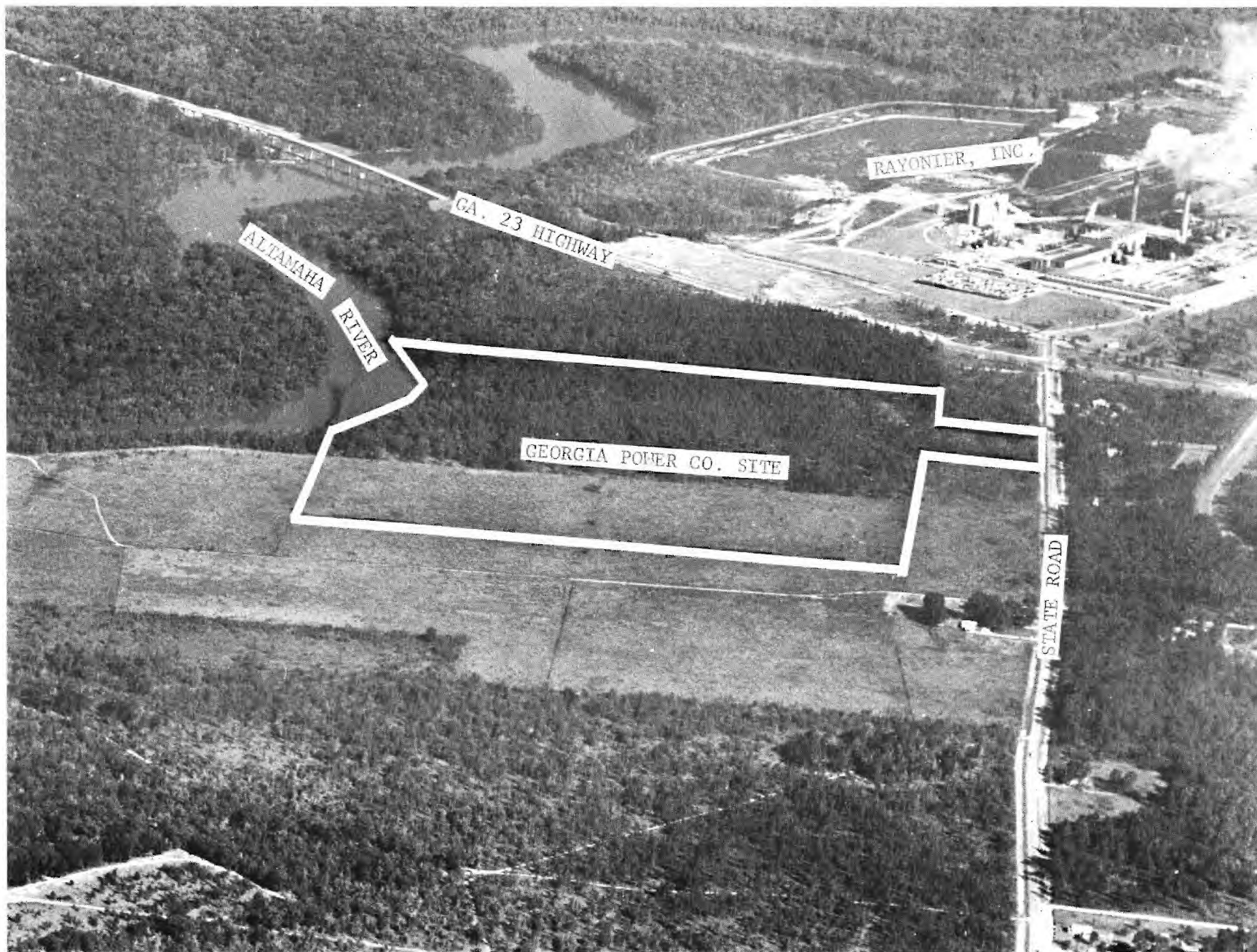
### Atlantic Coast Line Railroad Site (Site No. 2)

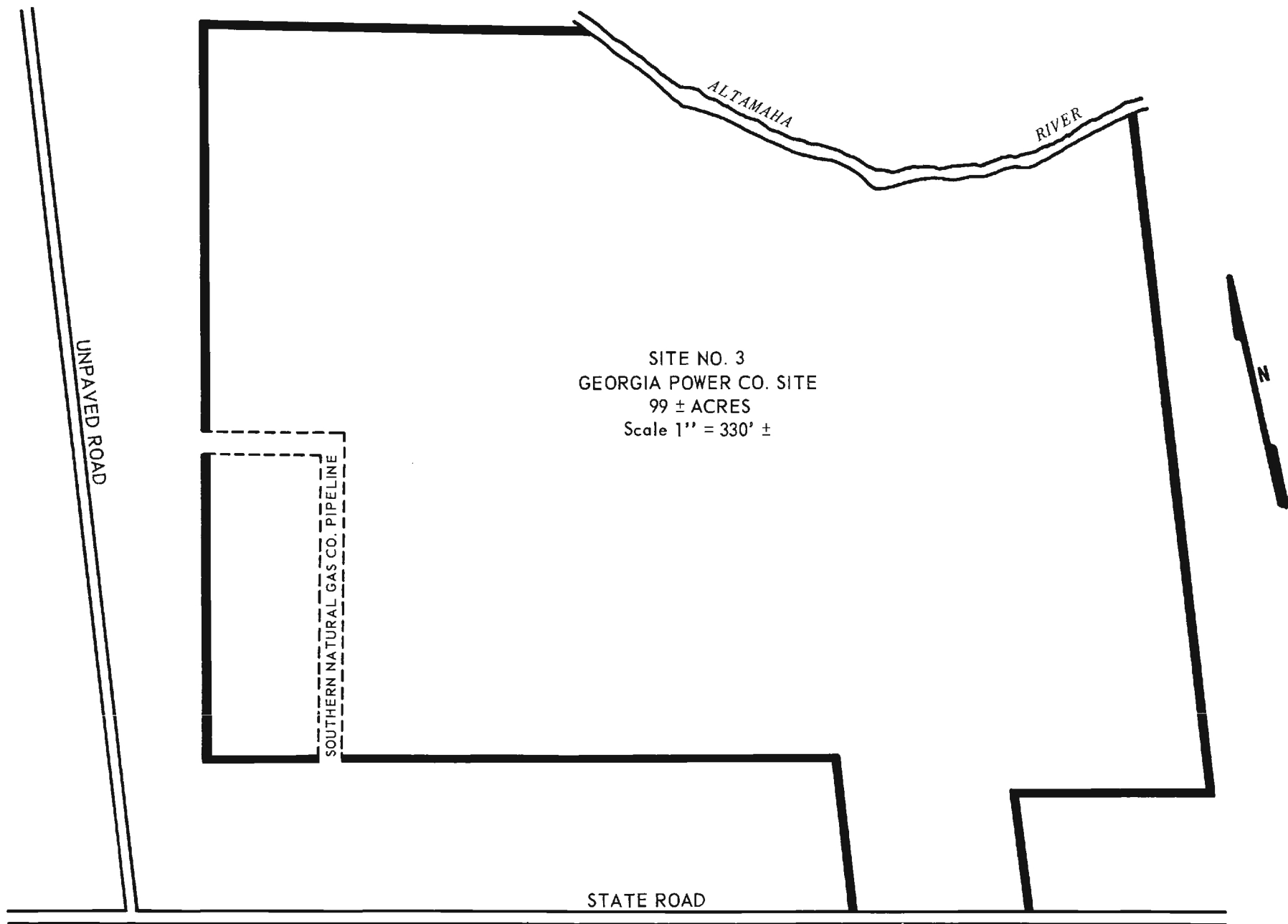
A 50-acre site owned by the Atlantic Coast Line Railroad is presently available for industrial use. It is partially within the southwestern portion of Jesup's city limits. The site, which has a light stand of pine on it, has a full development plan prepared by the industrial department of the railroad. A triangularly shaped site, it is bounded on three sides by two main-line tracks and a turning track of the Atlantic Coast Line Railroad.

To the northwest, the property is within 700 feet of Macon Street, where a six-inch water main is in place. A 300,000-gallon water tank for the municipal system is to be erected within 3,000 feet of the northwest end of the site. A new 25-acre oxidation pond, presently in the engineering planning stage, will be about 5,000 feet south of the property. Georgia Power Company has a 12-kv line located on the property, and a 110-kv transmission line passes within 1,000 feet south of the property. Georgia Natural Gas Company has a two-inch gas line approximately 700 feet away.

Site No. 3

GEORGIA POWER COMPANY SITE  
(Approximately 99 acres)  
in the Doctortown area  
Jesup, Georgia





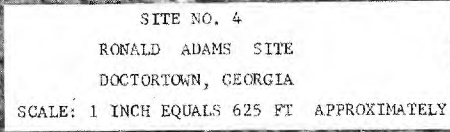
Georgia Power Company Site (Site No. 3)

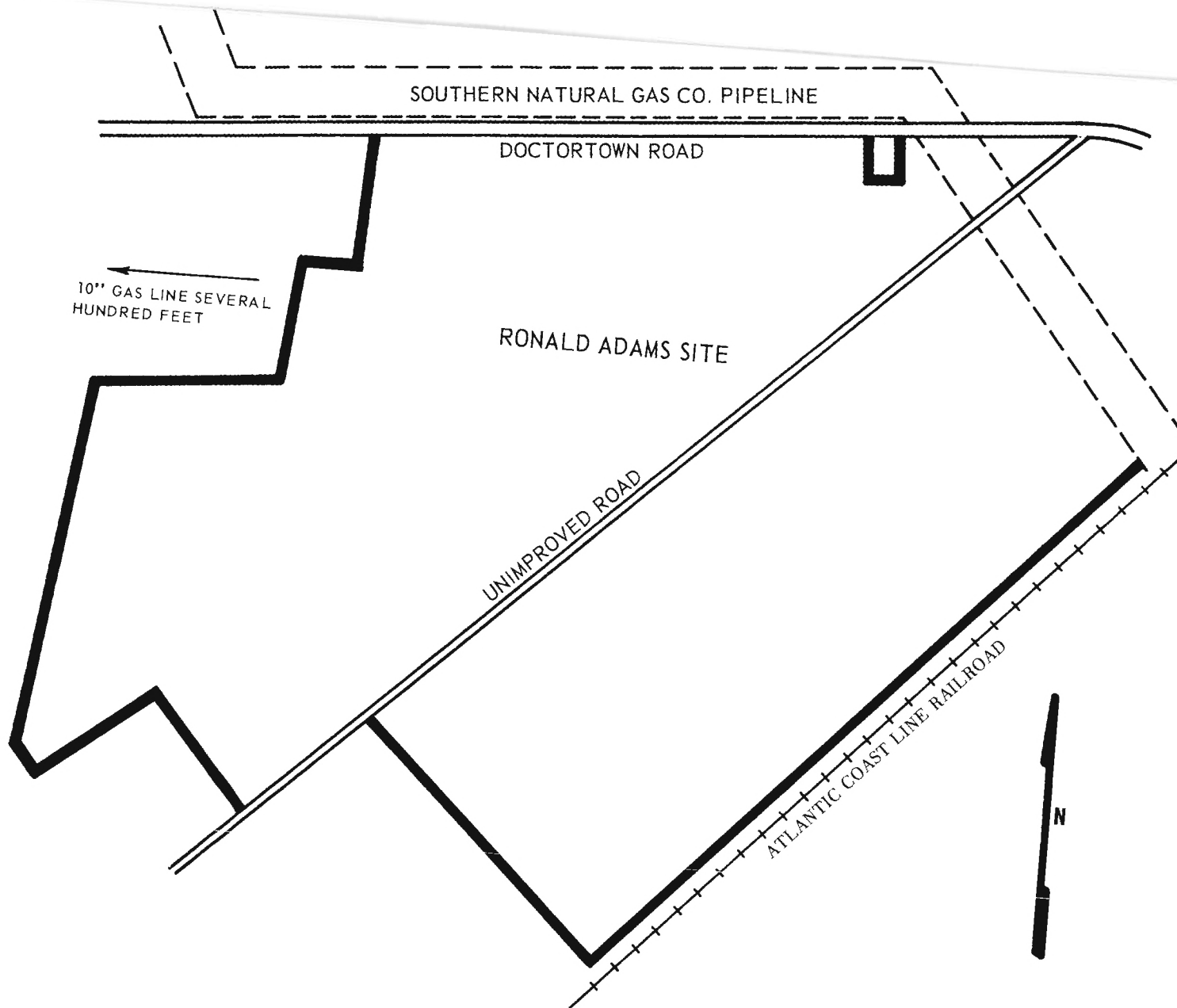
This 98.98-acre site, owned by the Georgia Power Company, is located in the area four miles north of Jesup known as Doctortown. It fronts on the south bank of the Altamaha River for a distance of over 1,600 feet and is located 400 feet west of U. S. Highway 301 (U. S. 82 and 25 and Georgia 23). The site constitutes an excellent piece of industrial property for a firm needing a fairly large parcel of land adjacent to a river.

The terrain, which is lightly forested, is relatively flat. An improved road, paralleling the river, borders the back of the property for 450 feet. Currently, there are no utilities available to the site. Water can be secured from deep wells in the area and raw water can be secured from the Altamaha River, which has an average flow of 13,080 cubic feet per second (CFS), and a minimum flow of 1,760 CFS. Southern Natural Gas Company has a transmission line crossing a corner of the property to supply a regulator station of the Georgia Natural Gas Company (a division of the Atlanta Gas Light Company), located on the opposite side of U. S. Highway 301. The Georgia Power Company has a 110-kv transmission line within several thousand feet of the site. A branch line of the Southern Railway serves Rayonier, Inc., which is located on the east side of U. S. Highway 301, and comes within approximately 1,000 feet south of the property.

Site No. 4

RONALD ADAMS SITE  
(Approximately 226 acres)  
in Doctortown near  
Jesup, Georgia





SITE NO. 4  
RONALD ADAMS SITE  
226 ± ACRES  
Scale 1" = 625' ±



Ronald Adams Site (Site No. 4)

Located three miles north of Jesup and one mile from the Altamaha River in the Doctortown area of Wayne County, this 226-acre site is owned by Ronald Adams. It has approximately 5,000 feet of frontage on the Atlantic Coast Line Railroad along the southeastern boundary. Doctortown Road, which connects to the west with U. S. Highways 301, 82, and 25 (Georgia Highway 23) approximately one mile distant, bounds the site's northern side.

An unimproved road extends through the center of the property and is parallel to the railroad. The land is flat to very gently rolling, with scattered pine and small amounts of scrub oak.

The main transmission line of the Southern Natural Gas Company extends along the north side of Doctortown Road opposite the property, and a 10-inch main of the Georgia Natural Gas Company is several hundred feet west of the site. Georgia Power Company serves Rayonier, Inc., a chemical cellulose manufacturer located approximately one-half mile northwest of the site. Electric power can be made available to any point on the site by the Georgia Power Company. The City of Jesup does not supply water to this area, but water can be secured from deep wells.

The Wayne County Development Authority is available to serve the Doctortown area, as well as other areas of the county.

Site No. 5

HOMER JOHNSON SITE  
(Approximately 84 acres)  
in Jesup, Georgia

PROPOSED BY-PASS

SITE NO. 5  
HOMER JOHNSON SITE  
JESUP, GEORGIA  
SCALE: 1 INCH EQUALS 400 FT. APPROXIMATELY

24

85 AC

PENT  
82-236

UNIMPROVED ROAD

PROPOSED MACON STREET EXTENSION

26

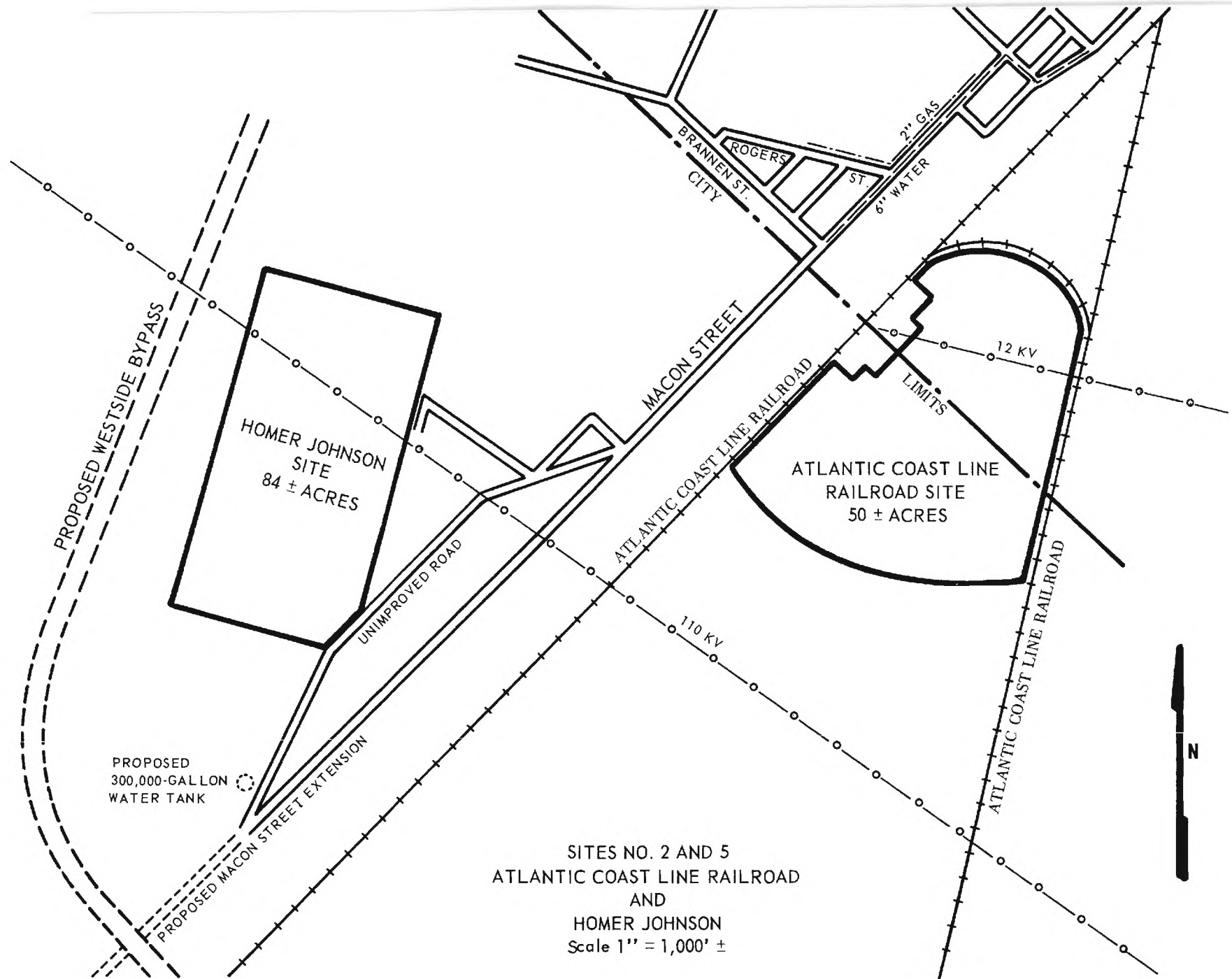
40 AC

29

20 AC

20  
1 AC

ATLANTIC COAST LINE RAILROAD



Homer Johnson Site (Site No. 5)

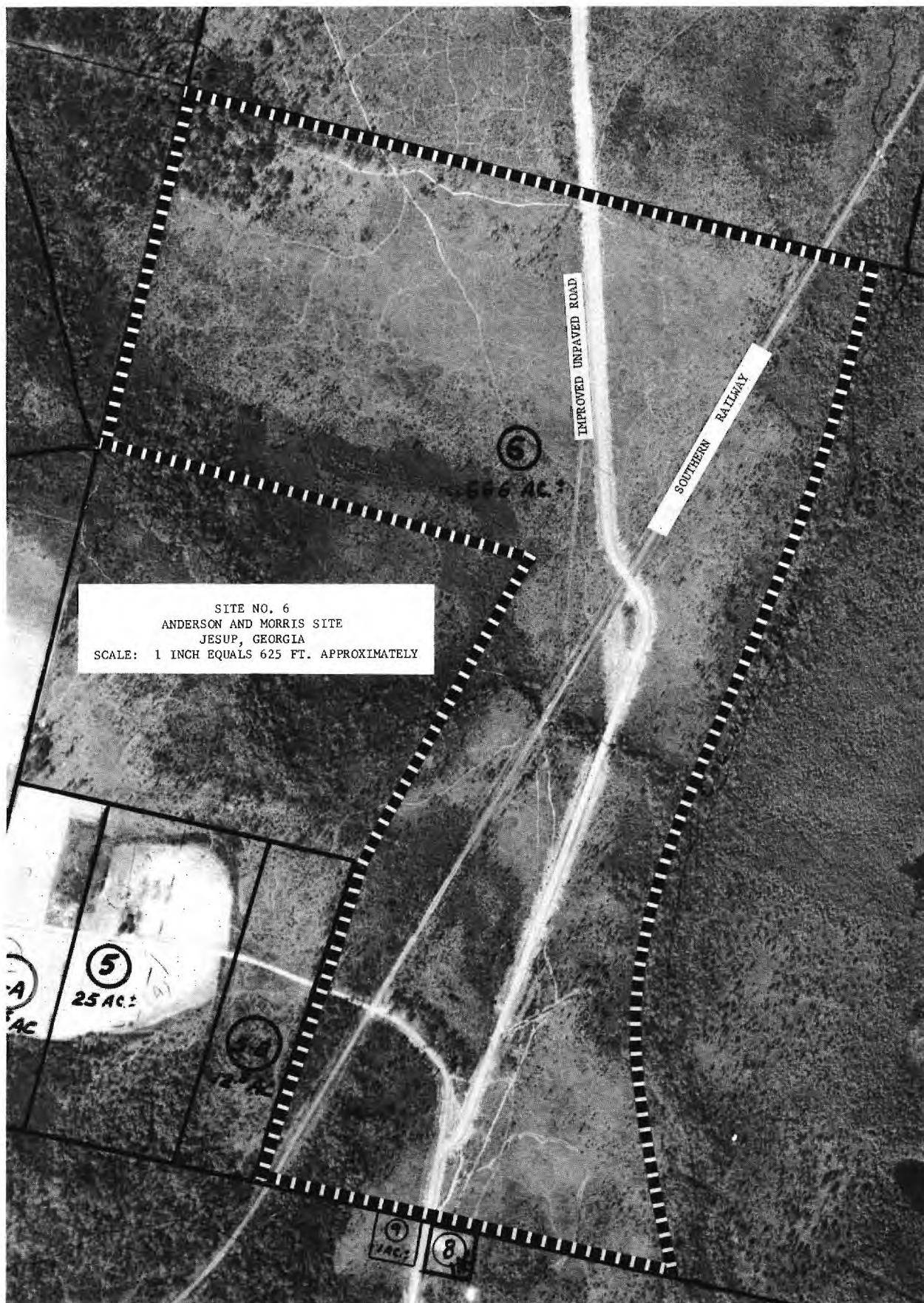
Homer Johnson has made his 84-acre site, which is located just south of the city limits of Jesup, available for industry. Half of the site, which is gently rolling, contains scattered pine and the remainder is under cultivation. It is east of and adjacent to the new industrial district of 331 acres owned by the Wayne County Development Authority. A portion of the southeastern boundary borders on an unimproved road which connects with Macon Street to the east and is within 1,000 feet of a proposed bypass which will be parallel to the property. This bypass will connect U. S. Highway 341 (Georgia Highway 37), to the north of the site, and U. S. Highways 82 and 301 (Georgia Highway 23), which are to the southeast.

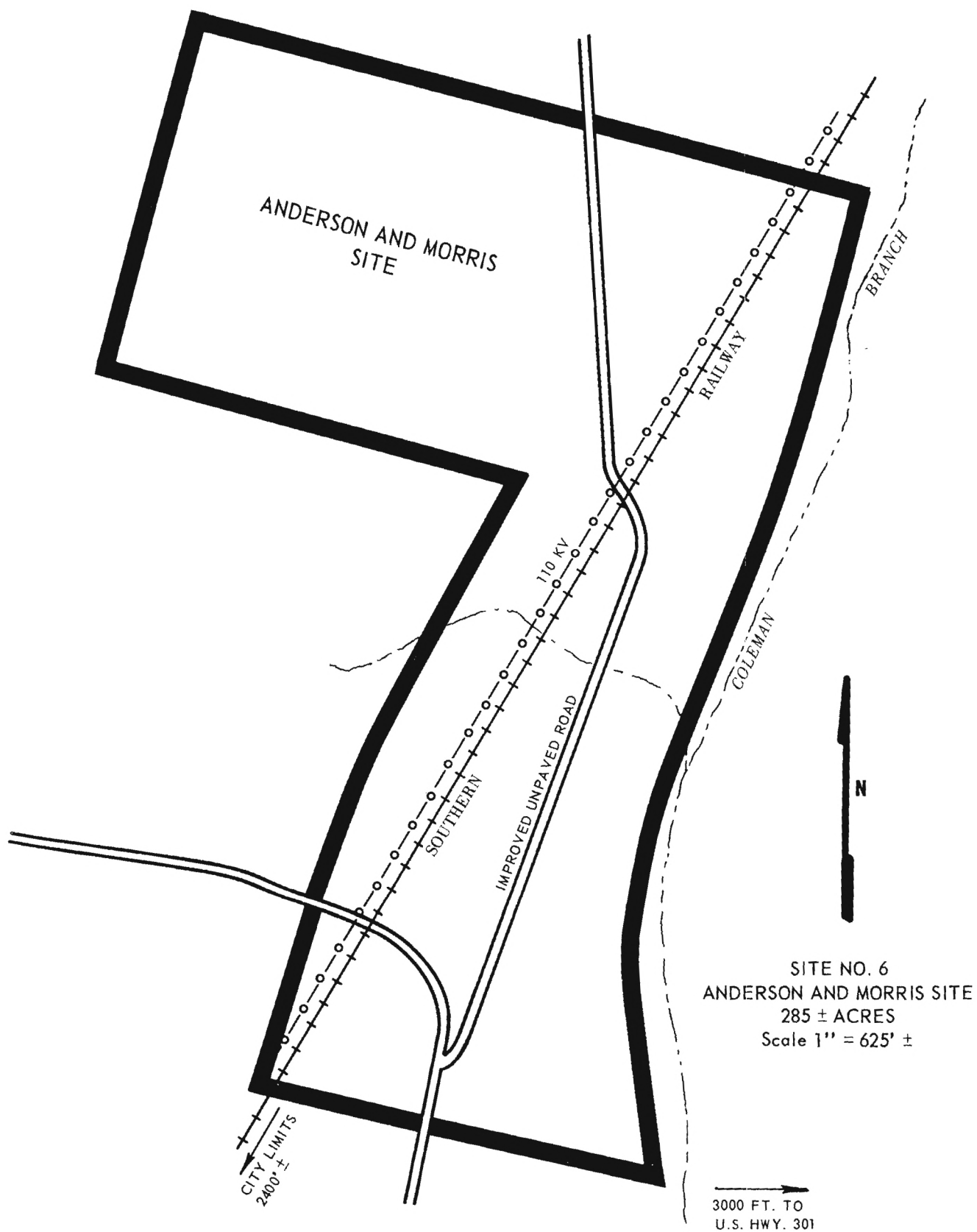
Georgia Power Company has a 110-kv transmission line passing east-west across the property. At present all other utilities are located 1,000 to 2,000 feet from the site. A proposed 300,000-gallon elevated water storage facility, which will be located between Macon Street and this site, will be several hundred feet south of the property. A new sewage disposal facility, a 25-acre oxidation pond now in the planning stage, will be southwest of and adjacent to the bypass and between the two tracks of the Atlantic Coast Line Railroad. Georgia Natural Gas Company will be able to provide natural gas to the site, as well as to the industrial district, from a 10-inch main located north of U. S. Highway 82, approximately two miles west of the area.

Site No. 6

ANDERSON AND MORRIS SITE  
(Approximately 285 acres)  
in Jesup, Georgia









Anderson and Morris Site (Site No. 6)

This 285-acre site, located north of the city limits of Jesup, is cleared and has a good unpaved road extending the length of the property. The terrain is flat and would lend itself to use by several industries or one large firm. The site, in the shape of a seven, is bisected north-south by a branch line of the Southern Railway.

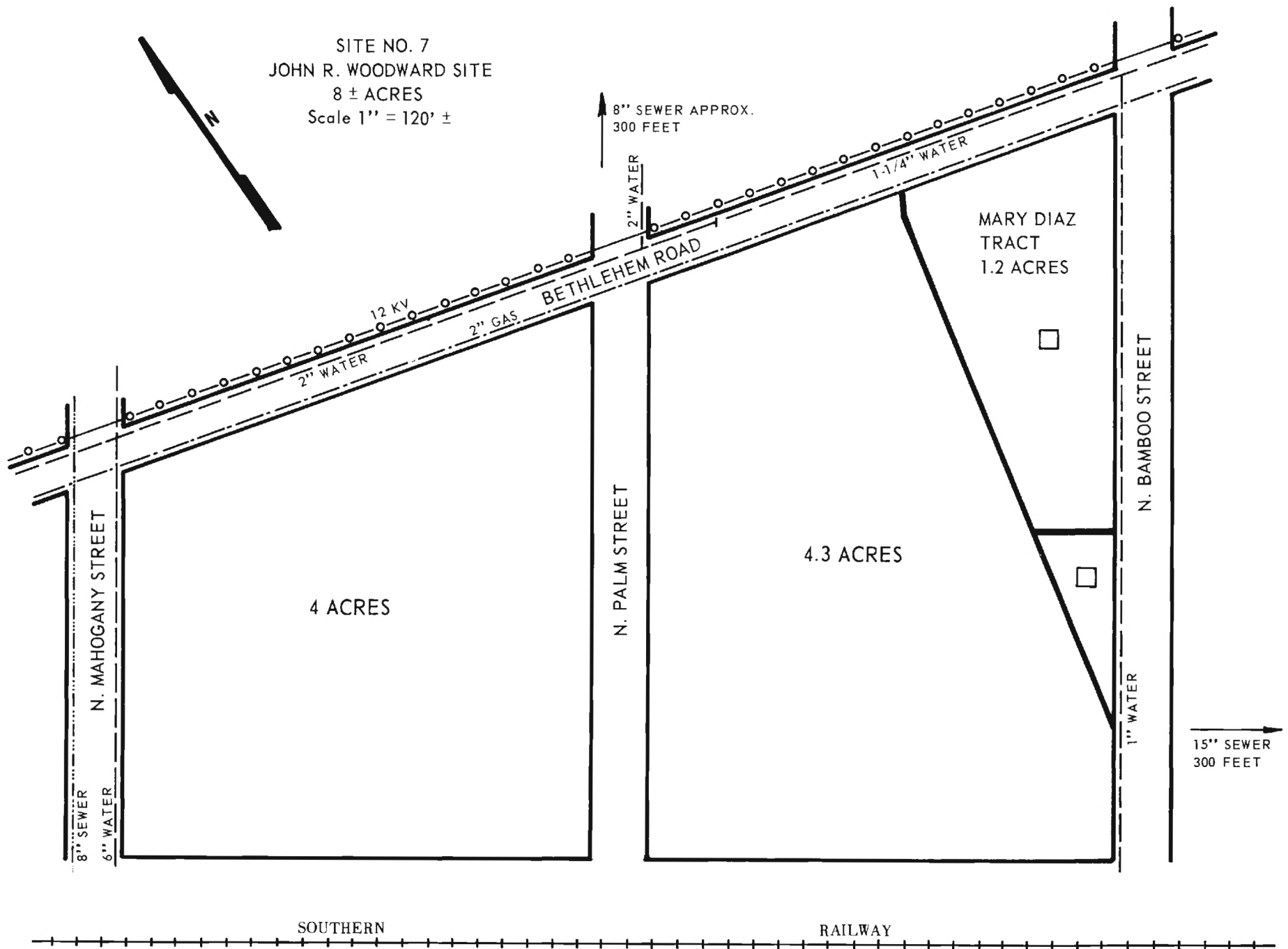
The tract is approximately 3,000 feet to the west of U. S. Highway 301 and less than 1.5 miles north of U. S. Highway 341. North Fourth Street could be extended to the existing road through the property.

A 110-kv transmission line of the Georgia Power Company crosses the property from north to south and parallels the railroad for a considerable distance. Georgia Natural Gas Company has a 10-inch main located several hundred feet south of the property. The city does not provide water or sewer facilities to the site. Water can be secured by deep wells, and utilization of an oxidation pond and Coleman Branch, a stream which runs along the eastern side of the tract, would assist in effluent disposal.

The owners of the property, Fred Anderson and William Morris, have made this property available for industrial use.

Site No. 7

JOHN R. WOODWARD SITE  
(Approximately 8 acres)  
in Jesup, Georgia



John R. Woodward Site (Site No. 7)

Located within the Jesup city limits, this 8.3-acre site formerly was the location of an old heading mill plant. The property, bisected by North Palm Street (paved), is level and well drained.

A main-line track of the Southern Railway adjoins the southern boundary of the property, and the road bed for a siding track is in place. To the west, the property is bounded by North Mahogany Street, on the north, by Bethlehem Road and a portion of property owned by Mary Diaz, and to the east, by the Diaz property and North Bamboo Street.

A six-inch water main is in place on North Mahogany. A two-inch line extends along Bethlehem to a point just past North Palm, where it is reduced to 1 1/4 inches. On North Bamboo, there is a one-inch line. An eight-inch sewer main is located along North Mahogany Street, a 15-inch main is within 300 feet of North Bamboo Street, and an eight-inch main is on North Palm Street about 300 feet north of the site.

A two-inch natural gas main is in place on Bethlehem Road along the entire length of the property. Georgia Power Company has a 12-kv line on this same street.

This property has been made available for industrial use and would make a good location for a firm needing small acreage and a rail siding and with a desire to be located within the city limits.

### Other Industrial Sites in the Jesup Area

The Atlantic Coast Line Railroad owns a 4.3-acre piece of property within 58 feet of its main line east of the point where it crosses the Altamaha River. Fronting on the Altamaha River for 653 feet, it would be ideal for a firm requiring a river location. Water can be obtained from the river or from wells; all other utilities are available in the immediate area. Rayonier, Inc. is located within 1,000 yards of the site.

The A. N. Rogers, Sr., Estate has several hundred acres of property, west of Jesup and on both sides of U. S. Highway 341 (Georgia Highway 27), a portion of which might be available for industrial use. The Bagwell Steel Company, a firm manufacturing steel tanks for agricultural use, is located on an eight-acre site which was sold by the Rogers family. The Southern Railway main-line track fronts on the property, and Georgia Power Company and Georgia Natural Gas Company provide service to the tract.

The owner of 400 acres of property between Jesup and Screven indicated that his property would be available to industry if an interest in the area was expressed. The property fronts on U. S. Highway 82, and a main line of the Atlantic Coast Line Railroad is located along the back boundary of the site. Both Georgia Power Company and Georgia Natural Gas Company have lines along U. S. Highway 82.

Further information on the above sites, as well as other sites described in this report, may be obtained from the Industrial Committee of the Wayne County Chamber of Commerce or the Wayne County Development Authority, Jesup, Georgia.

## Screven

Screven, located in the southwestern portion of Wayne County, is approximately 14 miles from Jesup, the county seat. In 1960 the community had a population of 1,010 people.

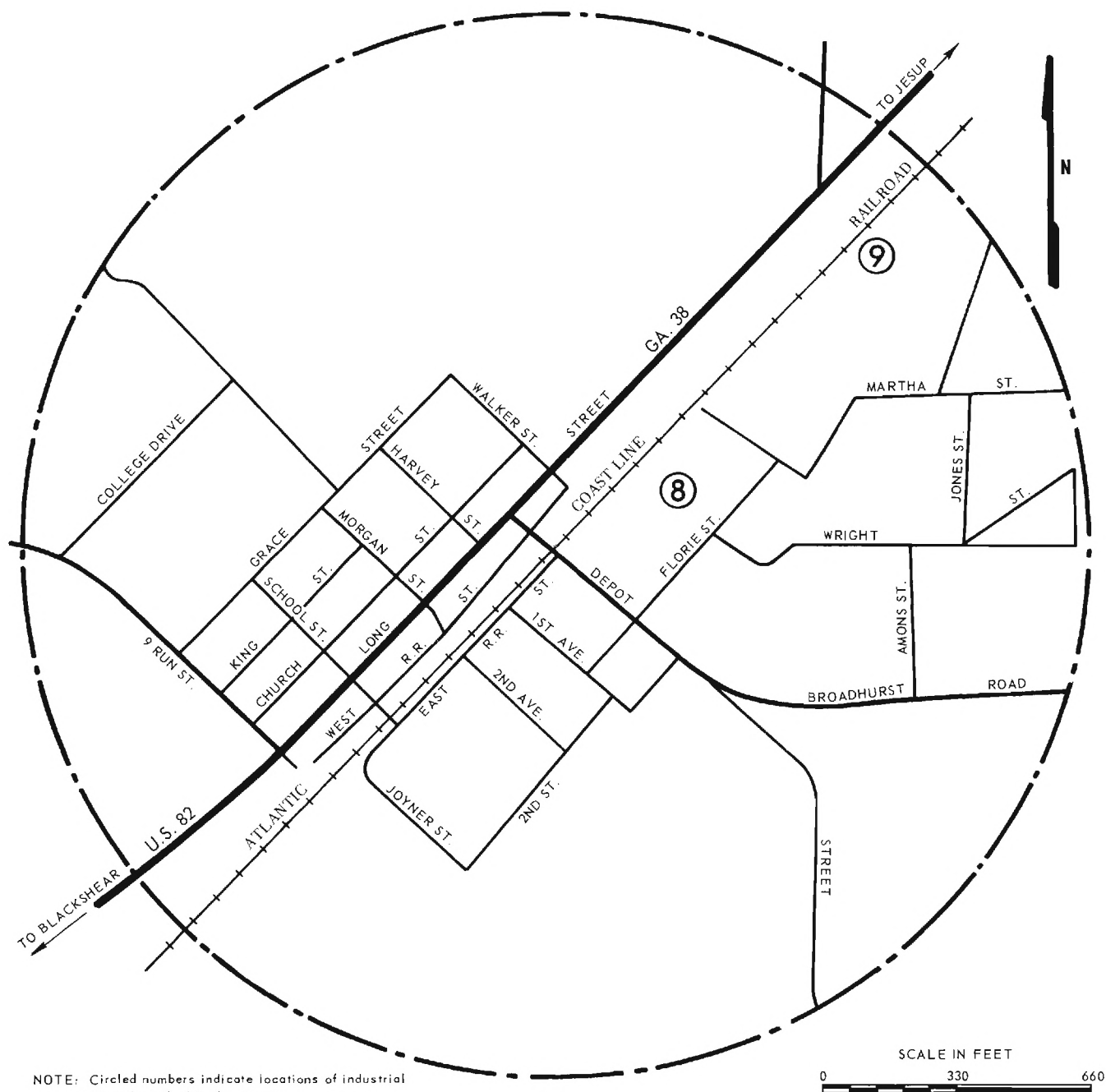
Screven operates a water system, receiving its water from a deep well. An elevated tank has a 60,000-gallon storage capacity. A recent addition to the water system increased the number of six-inch mains in the community. No sewage treatment is provided by the city.

Georgia Natural Gas Company (a division of Atlanta Gas Light Company) has an eight-inch high-pressure line which loops around Screven to the northwest. Screven is provided with gas from this line through a two-inch main. Georgia Power Company provides electric power to Screven with 12-kv lines from a 110-kv line which passes through the community.

In addition to the two sites presented on the following pages, the Atlantic Coast Line Railroad has a 2.8-acre site available within the city limits, and several large tracts of land up to 100 acres also are available.

The Wayne County Development Authority is available to serve Screven, as well as other areas of the county.

Map 3, on the next page, shows the industrial sites which are discussed in detail for Screven.



MAP 3  
SCREVEN AREA

Site No. 8

CITY OF SCREVEN SITE  
(Approximately 6 acres)

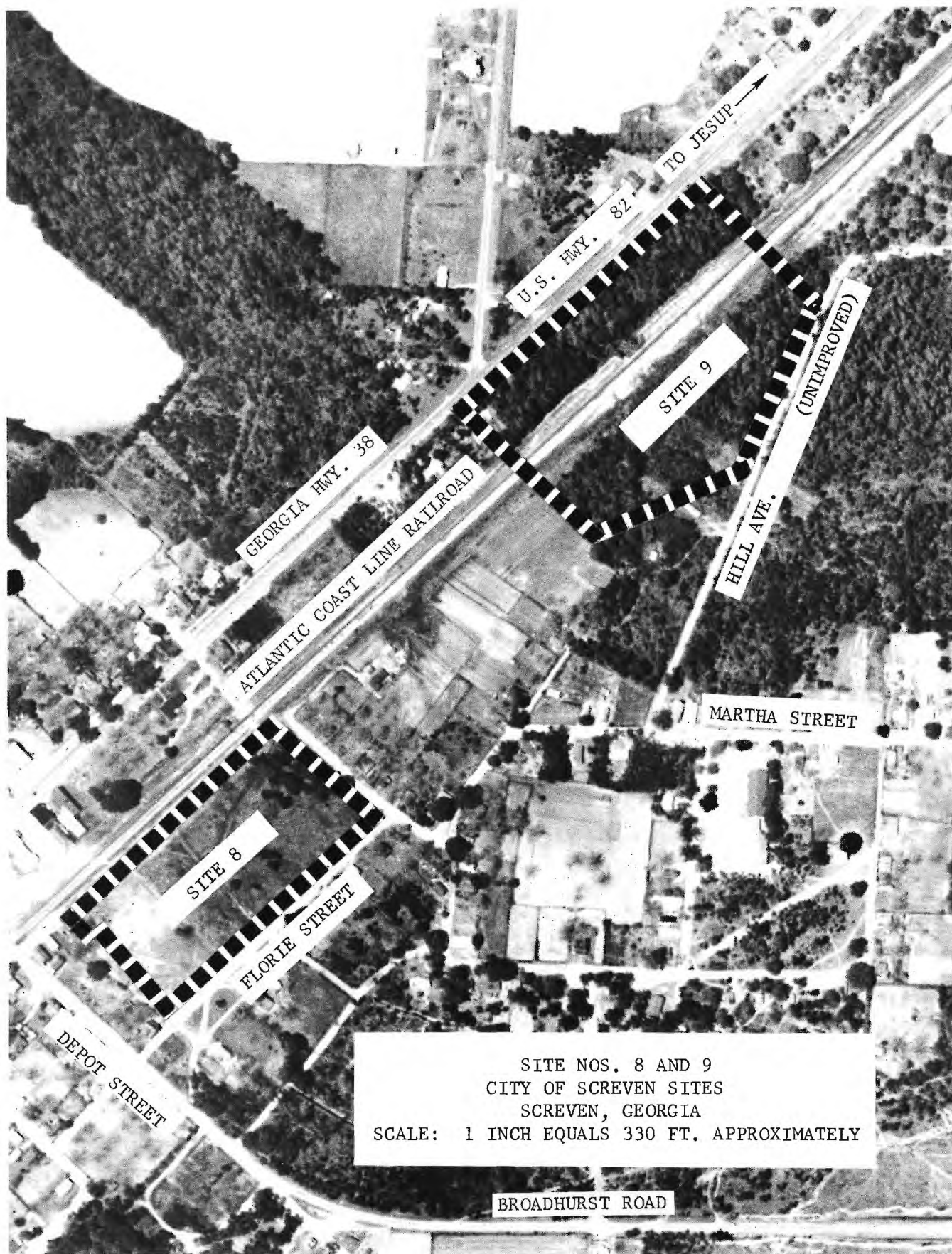
and

Site No. 9

CITY OF SCREVEN SITE  
(Approximately 9 acres)

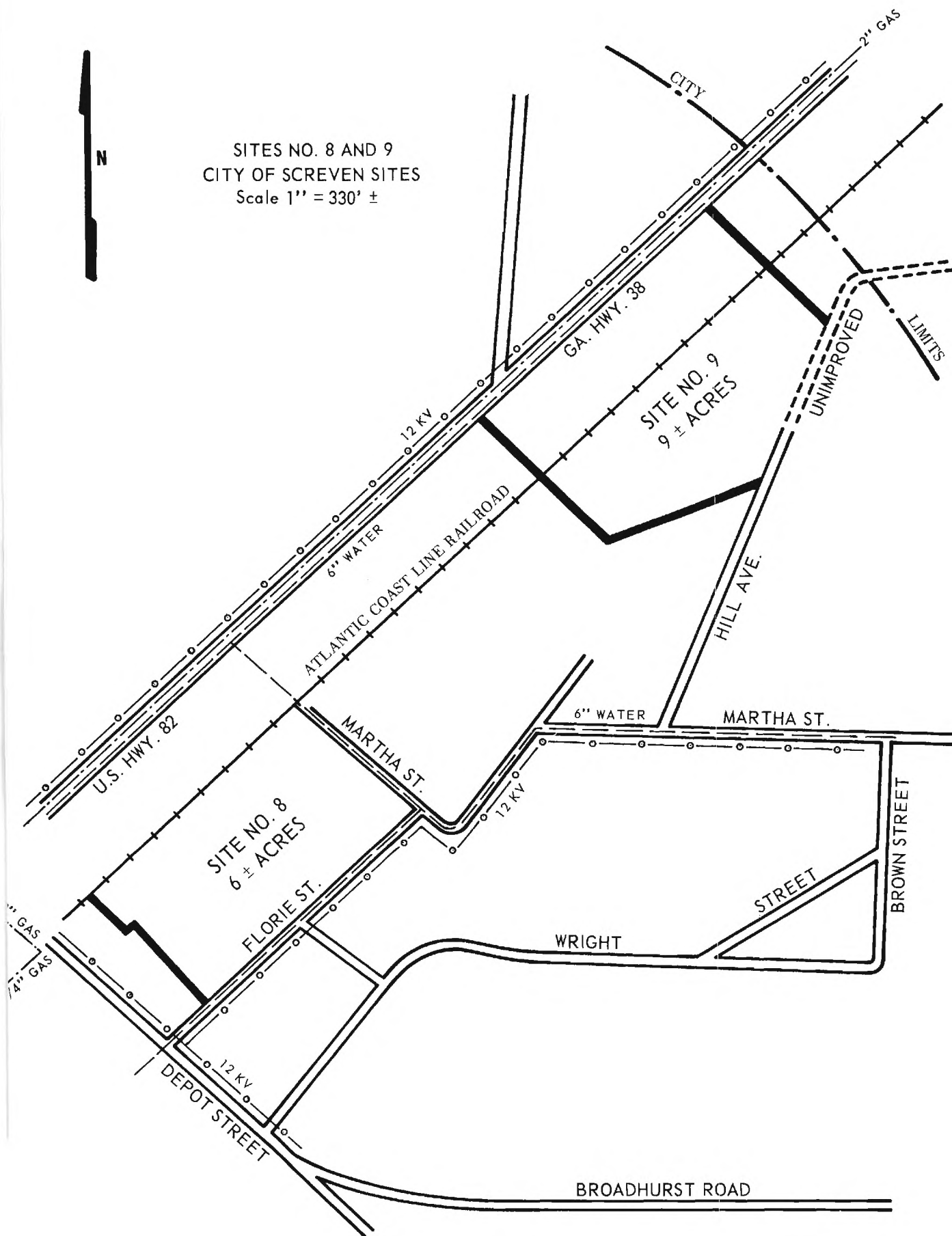
in Screven, Georgia





N

SITES NO. 8 AND 9  
CITY OF SCREVEN SITES  
Scale 1" = 330' ±



City of Screven Site (Site No. 8)

Located in the heart of Screven, this six-acre site is adjacent to the Atlantic Coast Line Railroad main line between Valdosta and Savannah, Georgia. The terrain is level and over one half of the lot is cleared. Access to the site is provided by both Florie and Martha streets.

A six-inch water main extends along the property on Martha Street, and a one-inch line is located on Florie Street. Natural gas, supplied by the Georgia Natural Gas Company from a two-inch line, is available at a point 160 feet southwest of the site and south of the Atlantic Coast Line tracks and Depot Street. Georgia Power Company has a 12-kv power line on Depot and Florie streets.

Owned by the City of Screven, it is available for industrial use.

City of Screven Site (Site No. 9)

This nine-acre site, owned by the City of Screven, is available for industrial use. The property, which is divided by a main line of the Atlantic Coast Line Railroad, has approximately four acres located north of the railroad tracks and adjacent to U. S. Highway 82 (Georgia 38). The remaining five acres are situated between the Atlantic Coast Line Railroad tracks and Hill Avenue.

On U. S. Highway 82, Georgia Power Company has a 12-kv power line, the city has a six-inch water line, and Georgia Natural Gas has a two-inch gas main. On Hill Avenue there are no utilities, but both power (12-kv line) and water (six-inch line) are at Martha Street, 660 feet from the property.

## Odum

Odum, located in the northwestern portion of Wayne County, is 10 miles from Jesup. In 1960 Odum had a population of 404.

The Southern Railway main line between Brunswick and Macon, Georgia, passes through Odum. U. S. Highway 341 (Georgia Highway 27) also passes through Odum in a northwest-southeast direction.

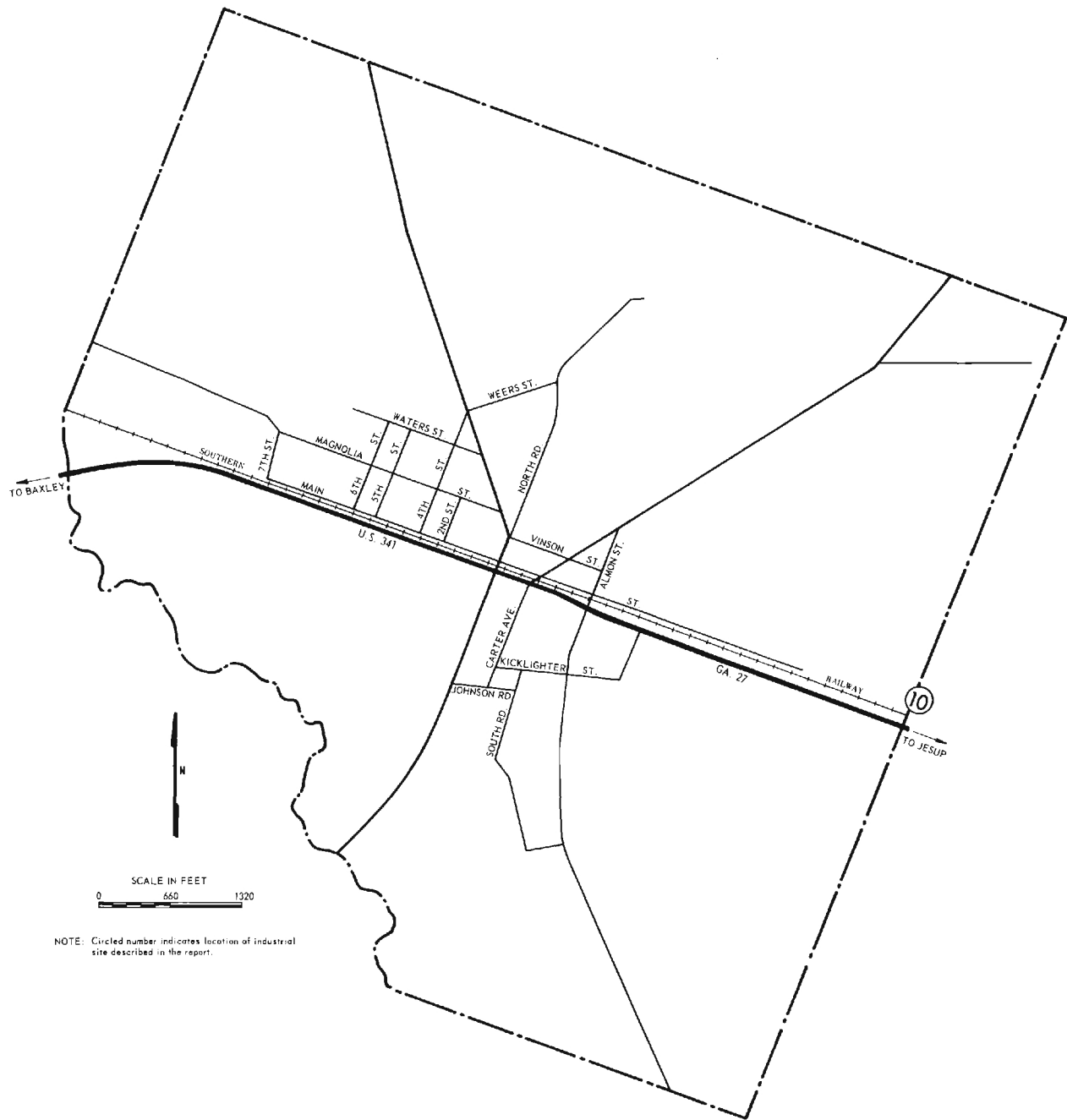
Odum has its own water system, obtaining its supply from deep wells. Water is stored in a 50,000-gallon elevated tank. No sewer facilities are operated by the community.

Georgia Natural Gas Company currently is extending natural gas service to Odum from its Jesup line. Most of the service in Odum will be from either a 2-inch or 1 1/4-inch line at approximately 30 pounds pressure.

Electric power is provided by Georgia Power Company through a 12-kv line which passes through the center of town along U. S. Highway 341.

The Odum Industrial Development Corporation, a nonprofit organization, is securing a charter from the State of Georgia. This group, formerly the Odum Industrial Planning Committee, assisted in securing a location for the Odum Manufacturing Company, a sewing operation employing approximately 25 women.

The Wayne County Development Authority is available to serve Odum, as well as other areas in the county.



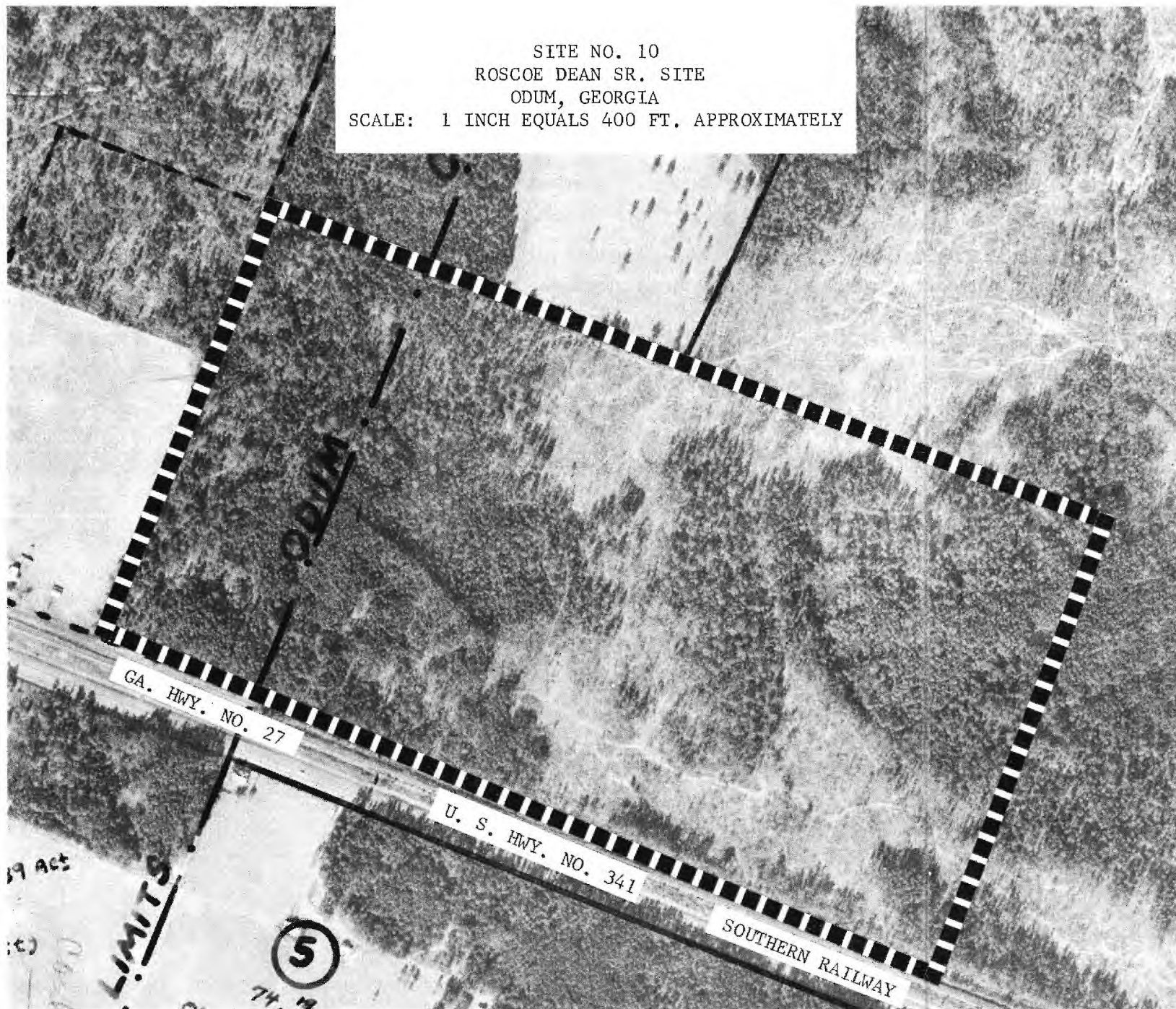
MAP 4  
ODUM AREA

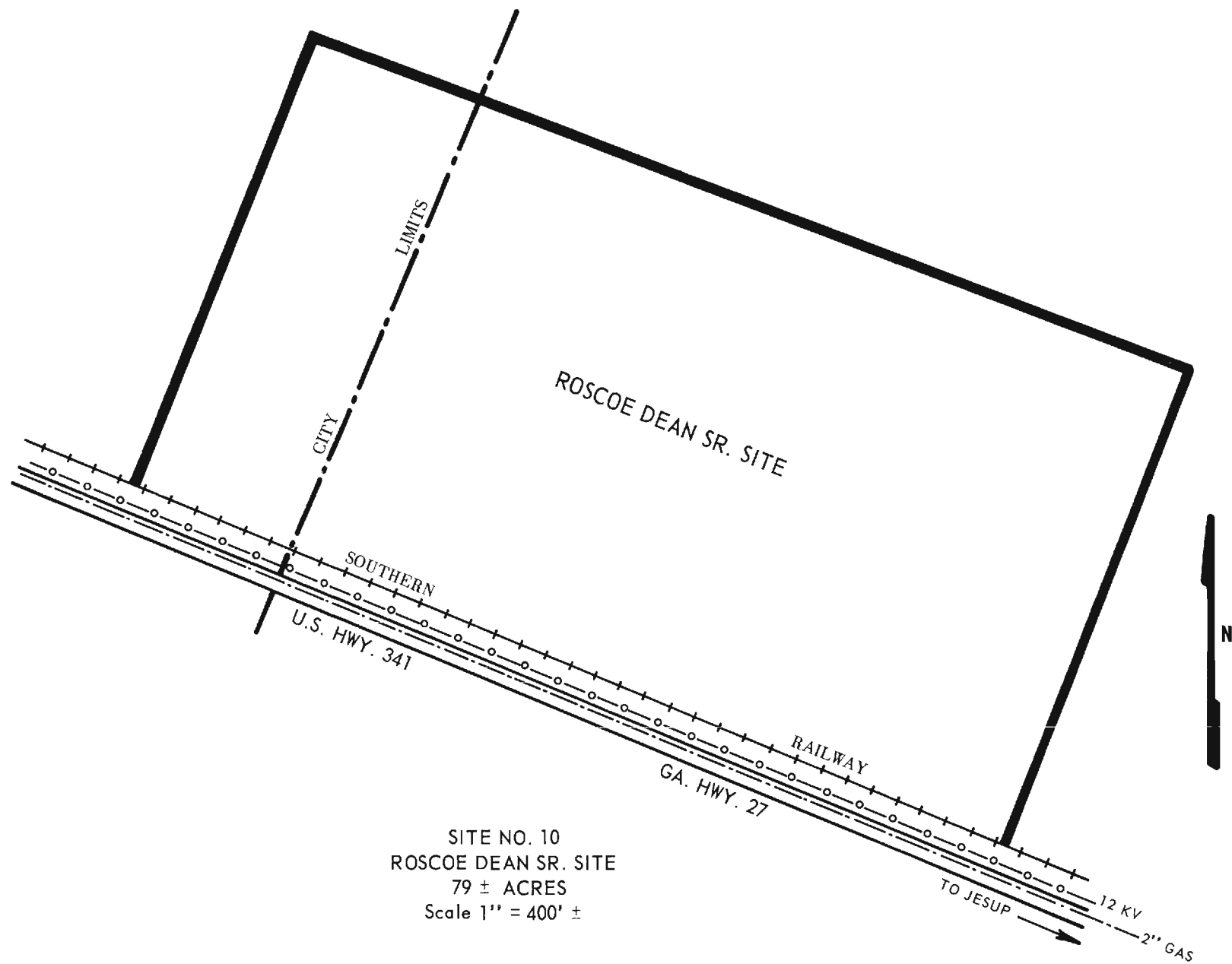
Site No. 10

ROSCOE DEAN, SR., SITE  
(Approximately 79 acres)  
in Odum, Georgia



SITE NO. 10  
ROSCOE DEAN SR. SITE  
ODUM, GEORGIA  
SCALE: 1 INCH EQUALS 400 FT. APPROXIMATELY





SITE NO. 10  
ROSCOE DEAN SR. SITE  
79 ± ACRES  
Scale 1" = 400' ±



Roscoe Dean, Sr., Site (Site No. 10)

This site of approximately 79 acres is located on the eastern side of the city limits of Odum. Approximately 12 acres of this site are within the city limits and the remainder are outside. The rectangular site is bounded on the south by both a main-line track of the Southern Railway and U. S. Highway 341 (Georgia Highway 27). It is presently under cultivation, with a small timber stand on the northern fringe. The terrain is gently rolling.

Georgia Power Company provides electric power through a 12-kv line fronting on the property along U. S. Highway 341. Georgia Natural Gas Company, a division of the Atlanta Gas Light Company, has a two-inch line on the highway. A two-inch water line, which branches from a six-inch main located approximately 2,400 feet from the site, comes within 1,000 feet of the property.

#### Other Industrial Sites in the Odum Area

West of Odum and approximately 1,200 feet from the city limits are two pieces of property which could be used by industry. A 49.9-acre site is located between U. S. Highway 341 (Georgia Highway 27) and the main line of the Southern Railway. This property, partially under cultivation, is owned by J. O. Robinson. Adjacent to and west of this property is a 44-acre parcel owned by Robin Pappell, also located between the highway and the railroad tracks.

There are no utilities on the property, but water could be obtained from wells and the land would adapt itself to the use of an oxidation pond. The Satilla Rural Electric Membership Corporation supplies electric power in this area.

# INDUSTRIAL SITES AND AREAS IN TATTNALL COUNTY, GEORGIA

Prepared for the  
**ALTAMAHA AREA PLANNING  
AND DEVELOPMENT COMMISSION**

by Wallace B. Bishop, Jr.  
INDUSTRIAL DEVELOPMENT DIVISION

Project A-812  
Technical Report No. 5

Engineering Experiment Station  
**GEORGIA INSTITUTE OF TECHNOLOGY**  
Atlanta, Georgia

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Project A-812  
Technical Report No. 5

INDUSTRIAL SITES AND AREAS IN TATTNALL COUNTY, GEORGIA

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The Altamaha Area Planning and Development Commission

by  
Wallace B. Bishop, Jr.

Industrial Development Division  
Engineering Experiment Station  
GEORGIA INSTITUTE OF TECHNOLOGY  
April 1966

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### Maps

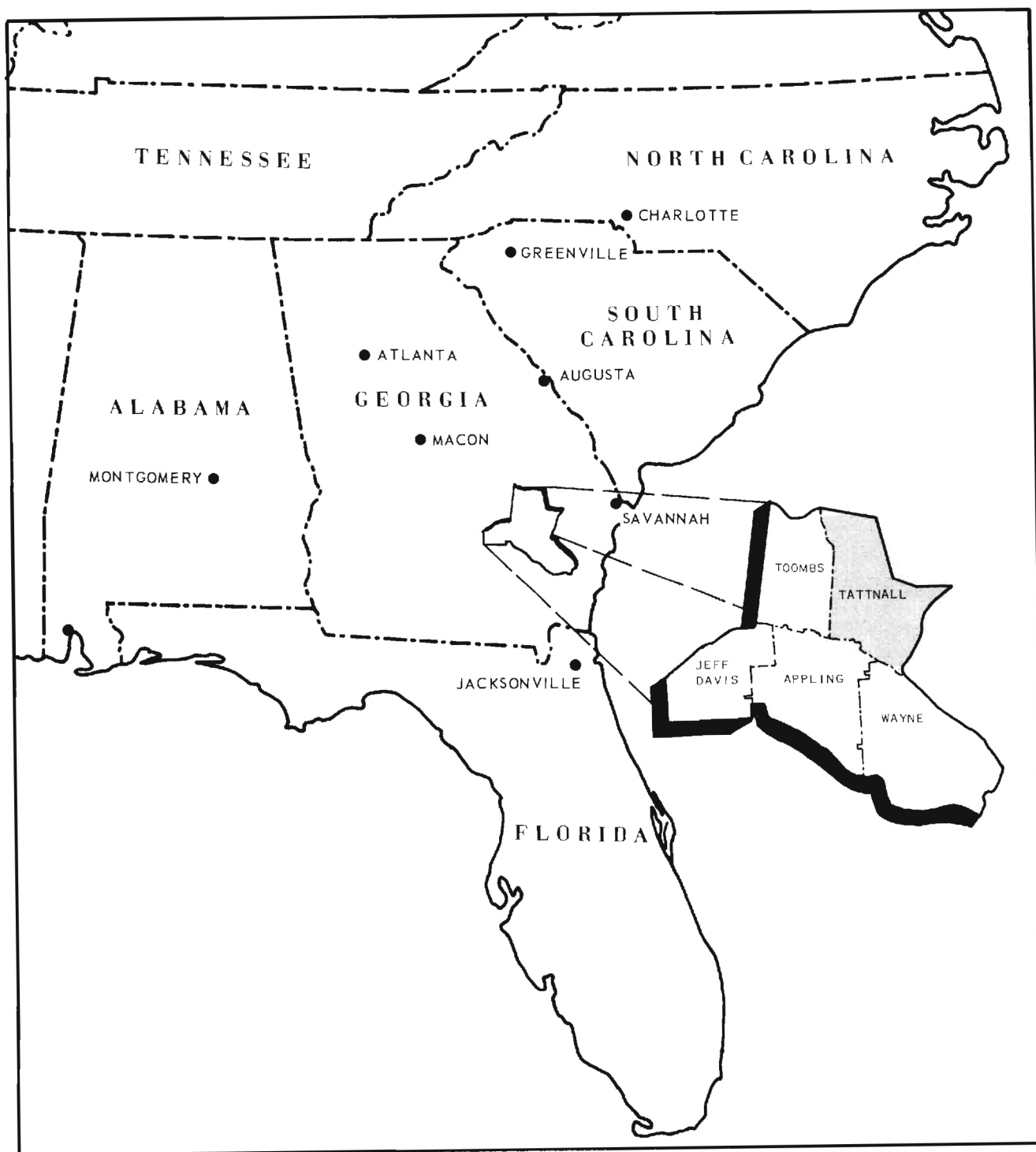
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## INTRODUCTION

In 1964, the Altamaha Area Planning and Development Commission contracted with the Industrial Development Division to develop industrial site reports for the five counties in the Commission area. These counties are Appling, Jeff Davis, Tattnall, Toombs, and Wayne.

This analysis on Tattnall is the fifth and final of these reports. In the course of gathering the information and writing the report, much assistance which proved invaluable in the completion of the work was obtained from local and state agencies, individuals in the area, and representatives of various companies.

This report identifies industrial sites which appear to be available for industry in Tattnall County. Additional areas with potential for industrial usage are described. The study does not attempt to identify all available lands with industrial potentials in the county, but is intended only to provide information on some industrial sites and to indicate the readiness of Tattnall County agencies and individuals to work with industry.



MAP 1  
ALTAMAHA AREA

## TATTNALL COUNTY DATA AND SERVICES

Tattnall County is located in southeast Georgia. Reidsville, the county seat, is 198 miles southeast of Atlanta, 68 miles west of Savannah, and 144 miles north of Jacksonville, Florida. The principal communities are Glennville (1960 population -- 2,791), Reidsville (1,369), Collins (565), and Cobbtown (280). In 1960, Tattnall County had a population of 15,837.

Situated in the lower Coastal Plain province of Georgia, Tattnall County has a rolling topography with elevations above sea level ranging from 260 feet at Cobbtown to 175 feet at Glennville. The Altamaha River, one of the state's major rivers, forms the southern boundary of the county, while the Ohoopsee River flows along a portion of the western boundary and then through the county before entering the Altamaha River.

Approximately 74% of the county area is commercial forest land. Agricultural production is high and increasing, although farm jobs and land in farms are declining. Principal products from timber resources and agriculture are lumber, pulpwood, tobacco, corn, cotton, peanuts, truck farm products, pecans, livestock and livestock products, and poultry and poultry products.

A broad pattern of highways allows for easy access in and out of as well as within Tattnall County. U. S. Highway 301-25 (Georgia Highway 73) passes north-south through Glennville and U. S. Highway 280 (Georgia 30) passes east-west through Reidsville. Glennville also is served by Georgia Highways 23 and 144, while Reidsville is served by Georgia Highways 23-121, 56, and 147. Georgia Highways 57, 152, and 23-121 intersect at Cobbtown, while Collins, located between Cobbtown and Reidsville, is served by Georgia Highways 23-121 and 292. (See individual city sketches for locations and directions of highways.) Other Georgia highways passing through the county are 169, 178, and 196.

The Seaboard Air Line Railroad main line between Savannah, Georgia, and Montgomery, Alabama, passes east-west through Collins, in the northern portion of the county. Several bus lines and motor freight carriers serve the county. The nearest commercial air service is at Savannah, 68 miles east. Reidsville has a 2,200-foot dirt landing field within the southwestern city limits. Water transportation is available at Savannah, on the Atlantic Coast, where the Georgia Ports Authority maintains extensive modern docking and warehousing facilities.



Manufacturing industries in Tattnall County include apparel, poultry by-products, feeds, newspaper publishing, creosoted poles, metal hardware, and lumber. Substantial employment also is provided by the Georgia State Prison, seven miles south of Reidsville, and Fort Stewart, a U. S. Army installation headquartered in adjacent Liberty County, which extends into the eastern tip of Tattnall County near Glennville.

#### Utility Services

All four communities are supplied water from deep wells. Reidsville has two elevated water tanks with a total storage capacity of 152,000 gallons. Glennville stores water in an elevated 300,000-gallon tank, and the average consumption in the community is 270,000 gallons per day. Collins has an elevated 60,000-gallon water storage tank, while Cobbtown pumps from deep wells into a 5,000-gallon ground-level pressure tank.

Reidsville has a sewage disposal facility and an oxidation pond is planned for the area of the industrial site described in this report. At Glennville, sewage is treated through the use of a trickling filter plant. Three of the four sites described for Glennville have relatively easy access to the sewage system. Neither Collins nor Cobbtown has a sewage treatment facility.

The Georgia Power Company serves all community areas in Tattnall County. Reidsville is served by a 3,750-kva substation (44-kv to 12-kv) via a 44-kv transmission line from Collins to the north. Glennville is served by a 4,500-kva substation (44-kv to 4-kv) fed by one 44-kv and one 110-kv transmission line. An expansion of the facilities in the Glennville area, involving both substation enlargement and change of local distribution to a 12-kv line off a 110-kv transmission line, should be completed within the year. Collins has a 600-kva substation. Cobbtown receives electric power via a 12-kv transmission line from a 3,750-kva substation at Metter, nine miles north.

Natural gas is distributed in the Glennville and Reidsville areas by the Georgia Natural Gas Company, a division of the Atlanta Gas Light Company. Neither Collins nor Cobbtown has natural gas at the present time.

#### Development Services and Potentials

Industrial development organizations available to assist in answering inquiries as to sites and available buildings within their respective communities

are the Reidsville Industrial Commission, Inc., the Glennville Industrial Development Corporation, and the Cobbtown Development Corporation. In Collins, the office of the mayor will handle any requests regarding industry. Interested persons may also contact the Executive Director of the Altamaha Area Planning and Development Commission at its headquarters in Baxley, Georgia.

An adequate supply of productive and trainable labor is available. In Tattnall County and five surrounding counties (Appling, Candler, Evans, Long, and Toombs), the labor supply potential for attractive jobs in manufacturing totals approximately 2,000 persons, according to an April 1966 estimate of the Georgia Department of Labor. Approximately 700 of these are white men, 700 are white women, and 600 are nonwhites. Available workers are largely unskilled but trainable.

The county is particularly well situated to serve both Georgia and Florida markets. The Bureau of the Census predicts a 1985 population of 16,900,000 for these two states, which provides an indication of future markets for durable and nondurable goods.

The ultimate development of the Altamaha River Basin will greatly stimulate area trade and industrial development and create extensive recreational resources. As development of the Altamaha River materializes, the value of land along the river for industrial development purposes will be enhanced. Tattnall County development agencies should consider the optioning or acquisition of river-front land in the future.

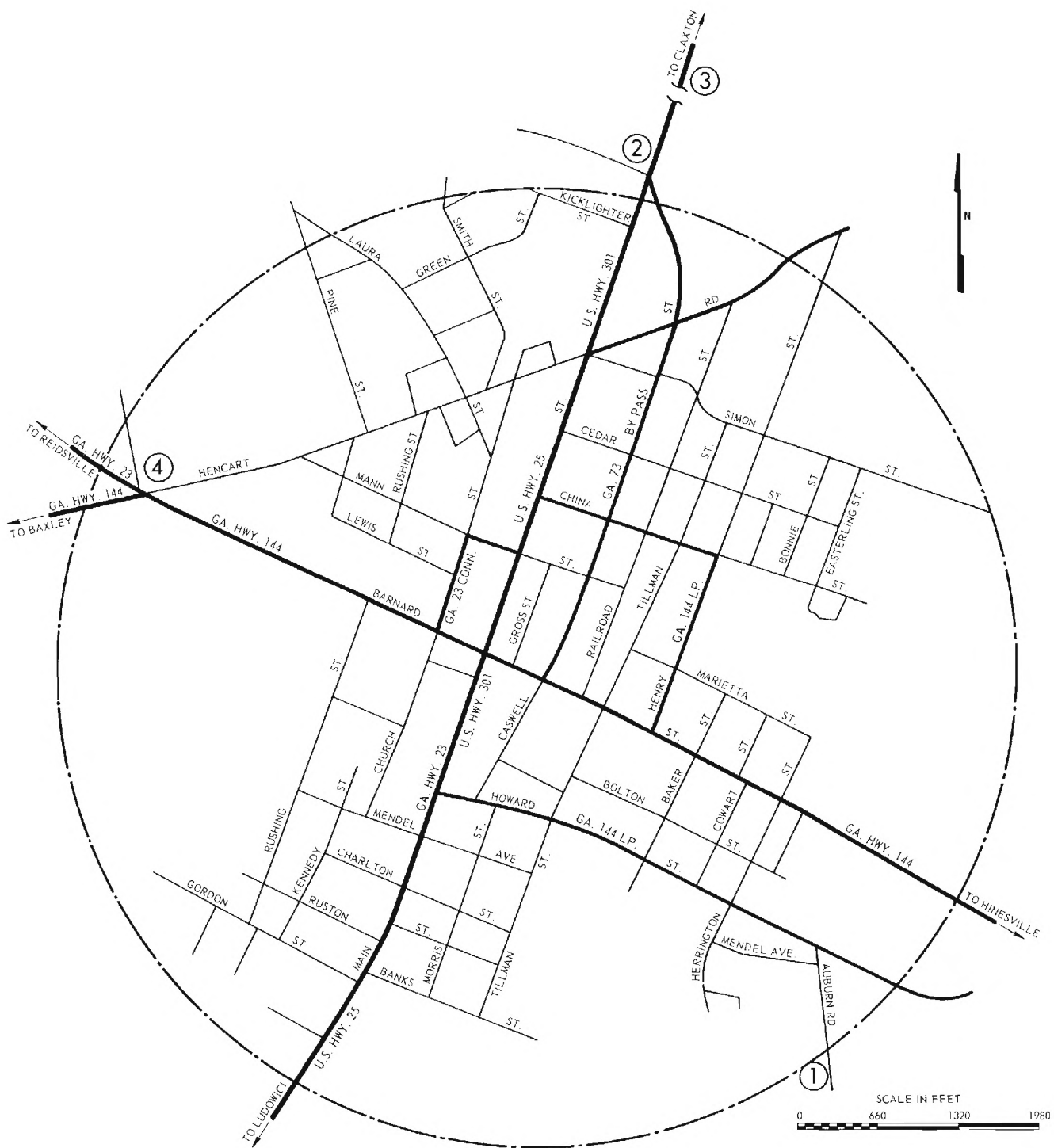
## INDUSTRIAL SITES AND AREAS WITH INDUSTRIAL SITE POTENTIALS

### Glennville

Map 2, on the following page, shows the Glennville area and the location of four industrial sites which are described in greater detail on the succeeding pages.

Glennville, with a 1960 population of 2,791 people, is located in the southeastern portion of Tattnall County. U. S. Highway 301-25 extends north-south through Glennville, and Georgia Highways 23 and 144 also pass through the community.

A number of potential industrial sites of medium size are located both inside and outside the city limits. All Glennville sites are non-rail, but each offers good highway access. Of the four communities surveyed in the county, only Collins has rail service. The Alton Mangum site, which is approximately 30 acres in size, offers the best potential. Since a new manufacturing facility is located within 900 feet of the site, a pattern for industry is already established. This tract offers a good industrial situation because all utilities are available and good access to highways is afforded.

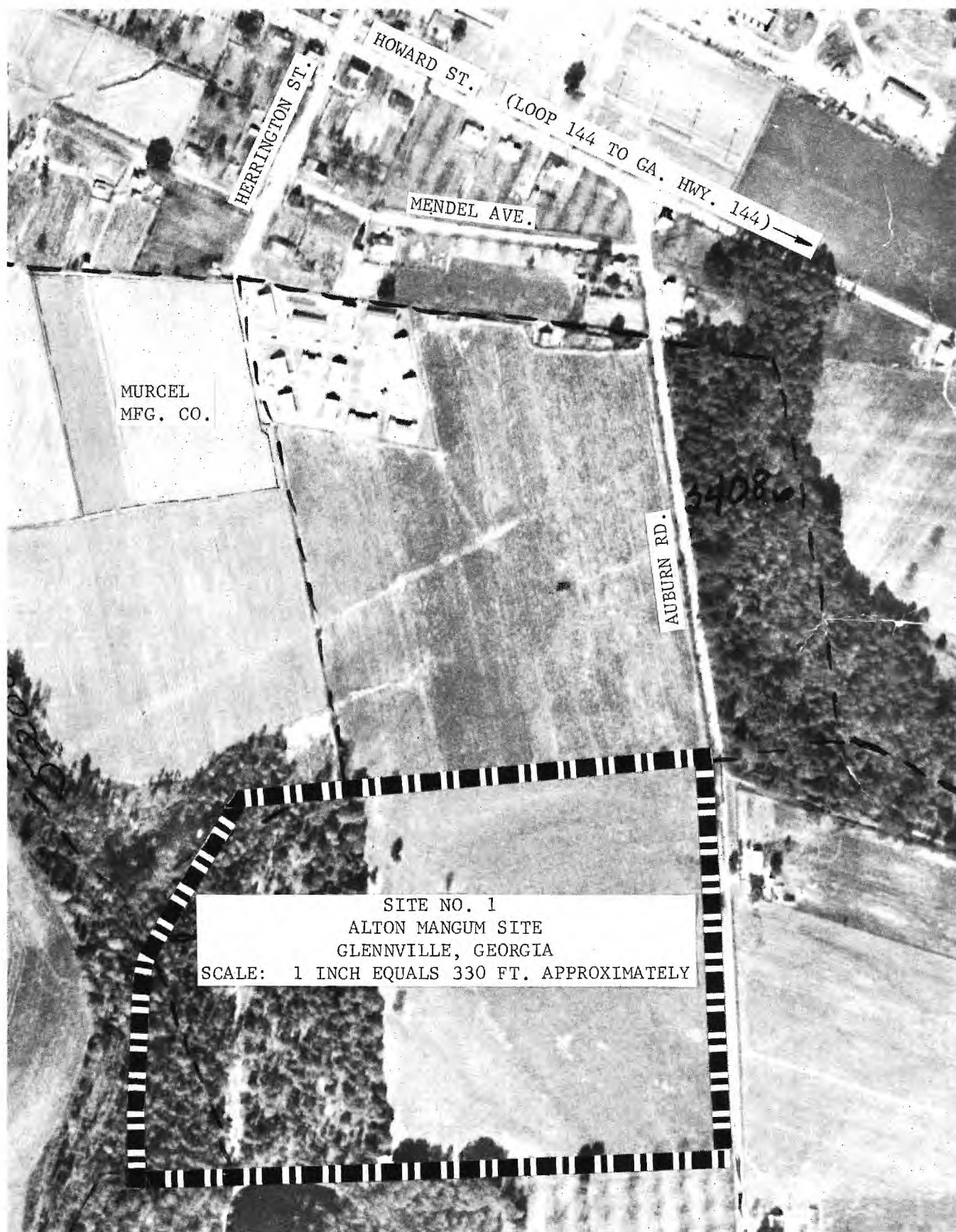


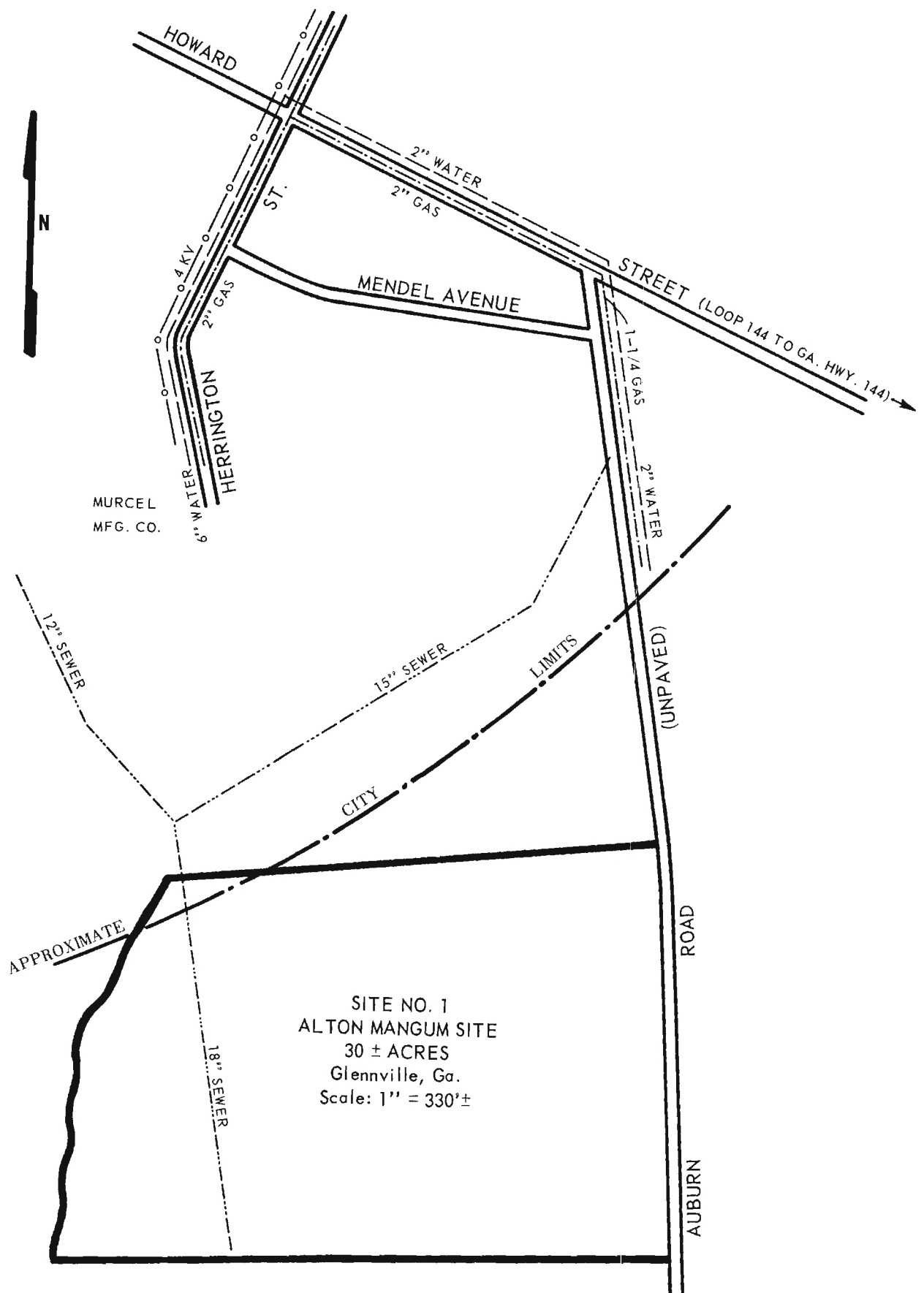
MAP 2  
GLENNVILLE AREA

NOTE: Circled numbers indicate locations of industrial sites described in the report.

Site No. 1

ALTON MANGUM SITE  
(Approximately 30 acres)  
in Glennville, Georgia







Alton Mangum Site (Site No. 1)

This site of approximately 30 acres is located in the southeastern portion of Glennville and within easy access of U. S. Highway 301-25, north-south, and Georgia Highway 144, east-west.

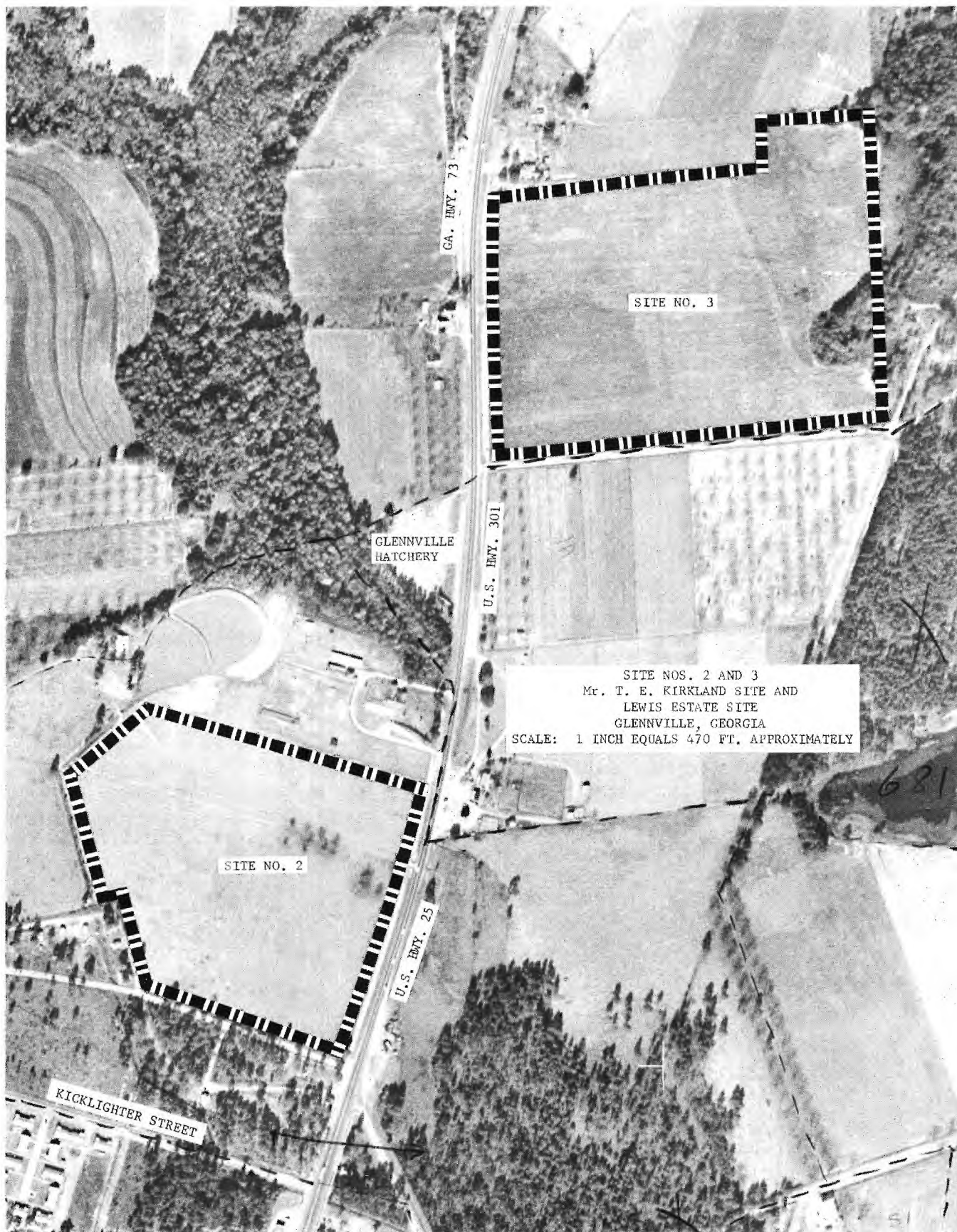
Approximately three quarters of the property is clear of ground cover, as it has been under cultivation, and is relatively flat. The western part of the property, which extends to a small creek at its boundary line, has a light stand of pine. Good drainage is afforded to the creek on the western side and to Auburn Road to the east. The property fronts on Auburn Road for 990 feet, with an average depth of 1,150 feet. Auburn Road is an unpaved road but offers good access to Howard Street, Loop 144 to Georgia Highway 144. Herrington Street could possibly be extended to give additional access to the property.

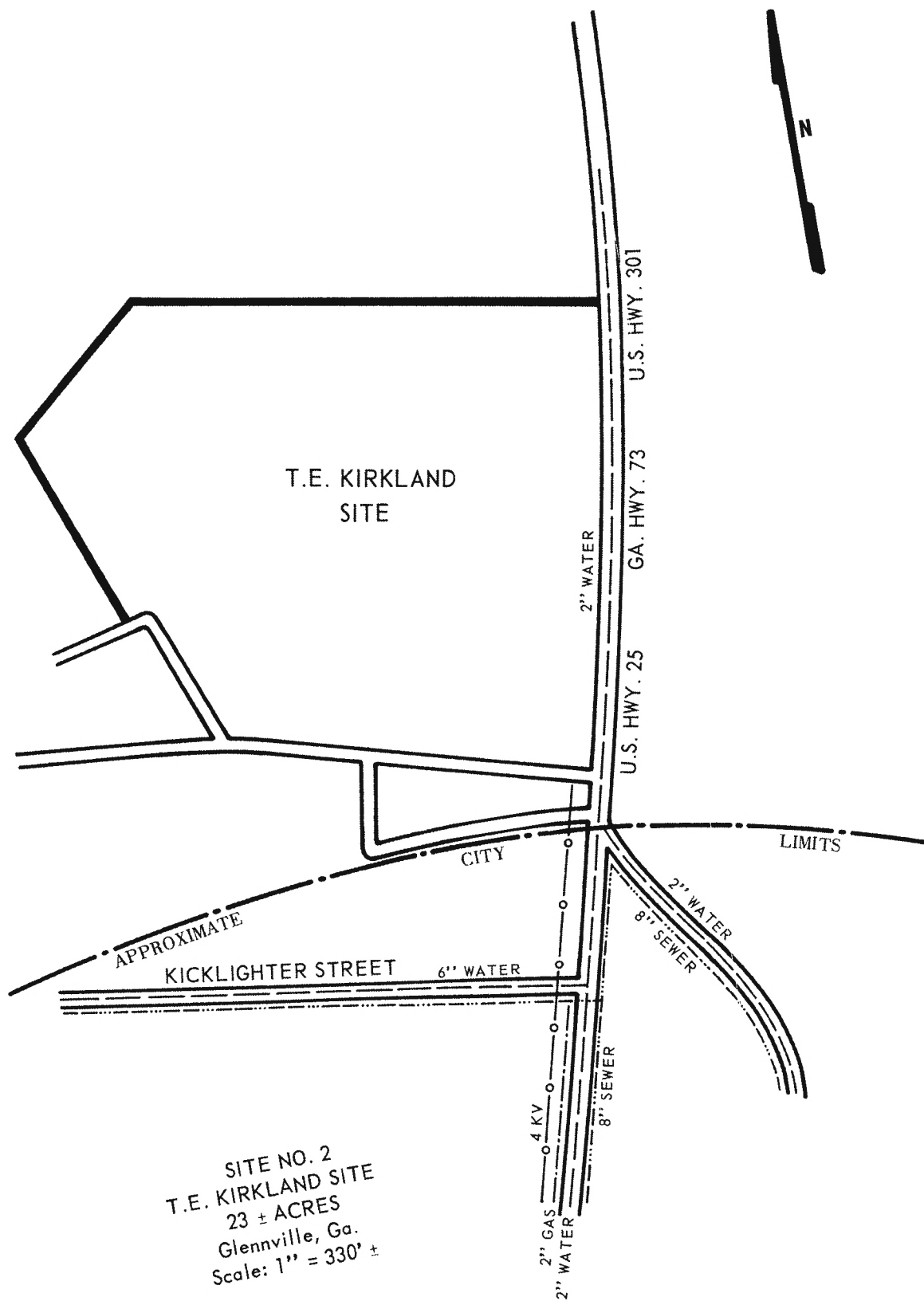
All utilities are relatively close to the property. A six-inch water main comes down Herrington Street to an existing manufacturing facility and is within 880 feet of the northern boundary of the site. There is also a two-inch water line which extends down Auburn Road to about 700 feet of the site. An 18-inch sewer main crosses in a north-south direction the western portion of the property. A two-inch gas line of the Georgia Natural Gas Company is located on Herrington Street at the existing plant facility and a 1½-inch line extends down Auburn Road to within 700 feet of the tract. Georgia Power Company serves the manufacturing facility on Herrington Street with a 4-kv electric power line located to the northwest of the site.



Site No. 2

T. E. KIRKLAND SITE  
(Approximately 23 acres)  
in Glennville, Georgia





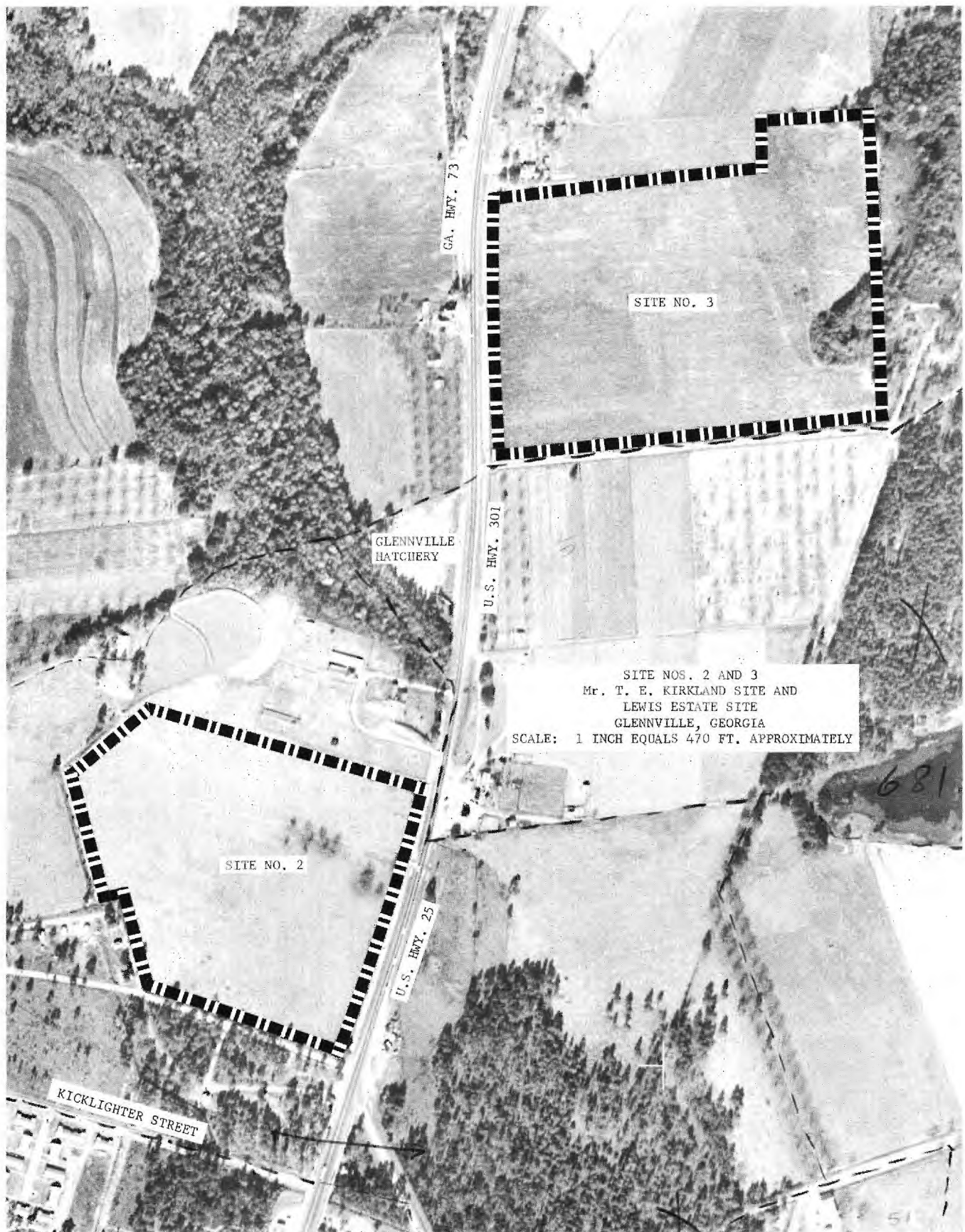
T. E. Kirkland Site (Site No. 2)

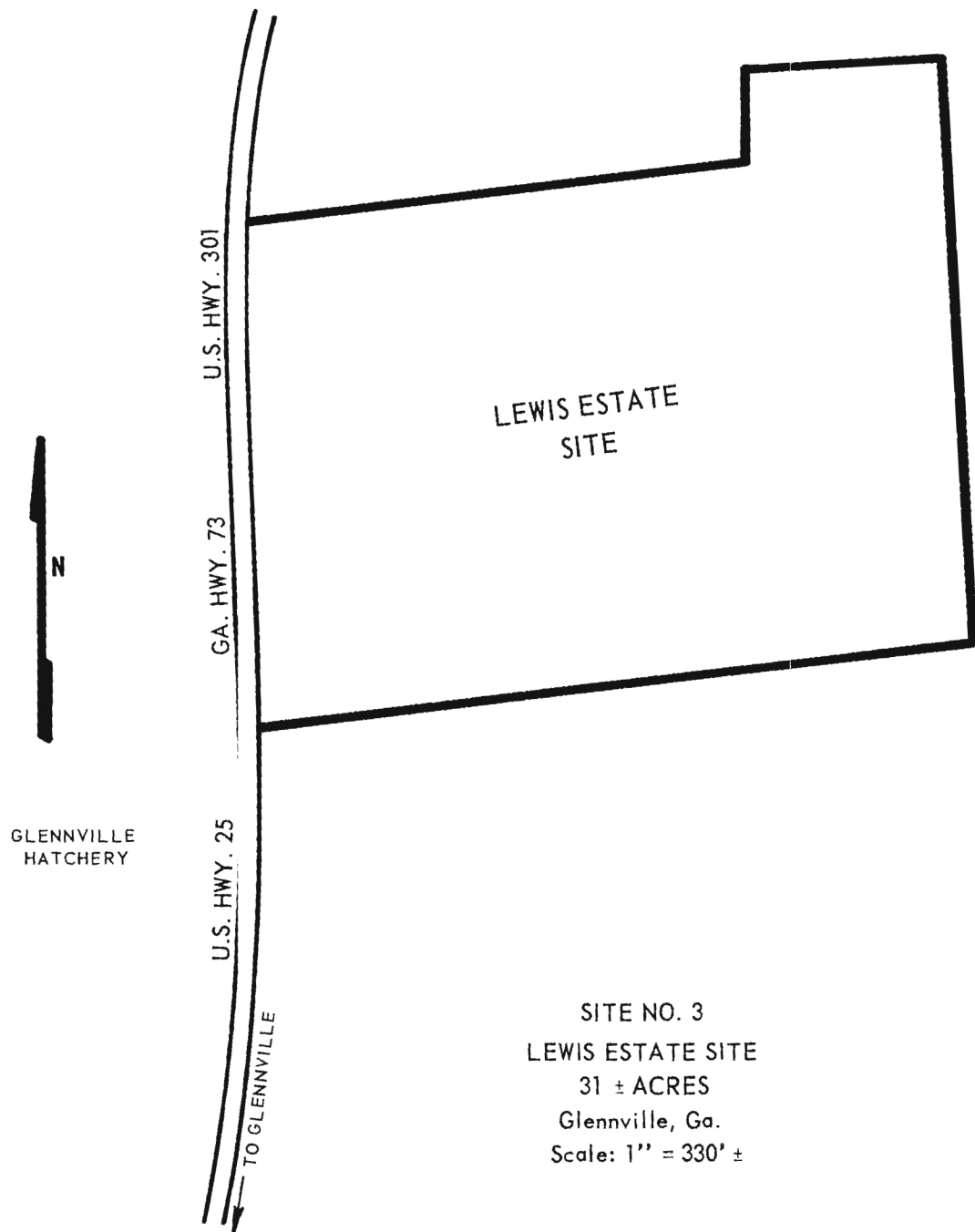
The 23-acre T. E. Kirkland site, located just north of the city limits of Glennville and now being used as a pasture, has been made available for industry by the owner. The tract has good drainage to the west or back boundary. It has approximately 1,000 feet of frontage along U. S. Highway 301-25 (Georgia Highway 73).

All utilities are near or adjacent to the property. The city has a two-inch water main extending the length of the property on U. S. Highway 301 and a six-inch water main terminating at the corner of Kicklighter Street and Highway 301, some 500 feet south of the site. An eight-inch sewer main comes to within approximately 100 feet of the southern boundary. A two-inch line of the Georgia Natural Gas Company extends along Highway 301 to Kicklighter Street, and Georgia Power Company has a 4-kv line on Highway 301 to the southern limits of the property.

Site No. 3

LEWIS ESTATE SITE  
(Approximately 31 acres)  
in Glennville, Georgia





SITE NO. 3  
LEWIS ESTATE SITE  
31 ± ACRES  
Glennville, Ga.  
Scale: 1" = 330' ±

Lewis Estate Site (Site No. 3)

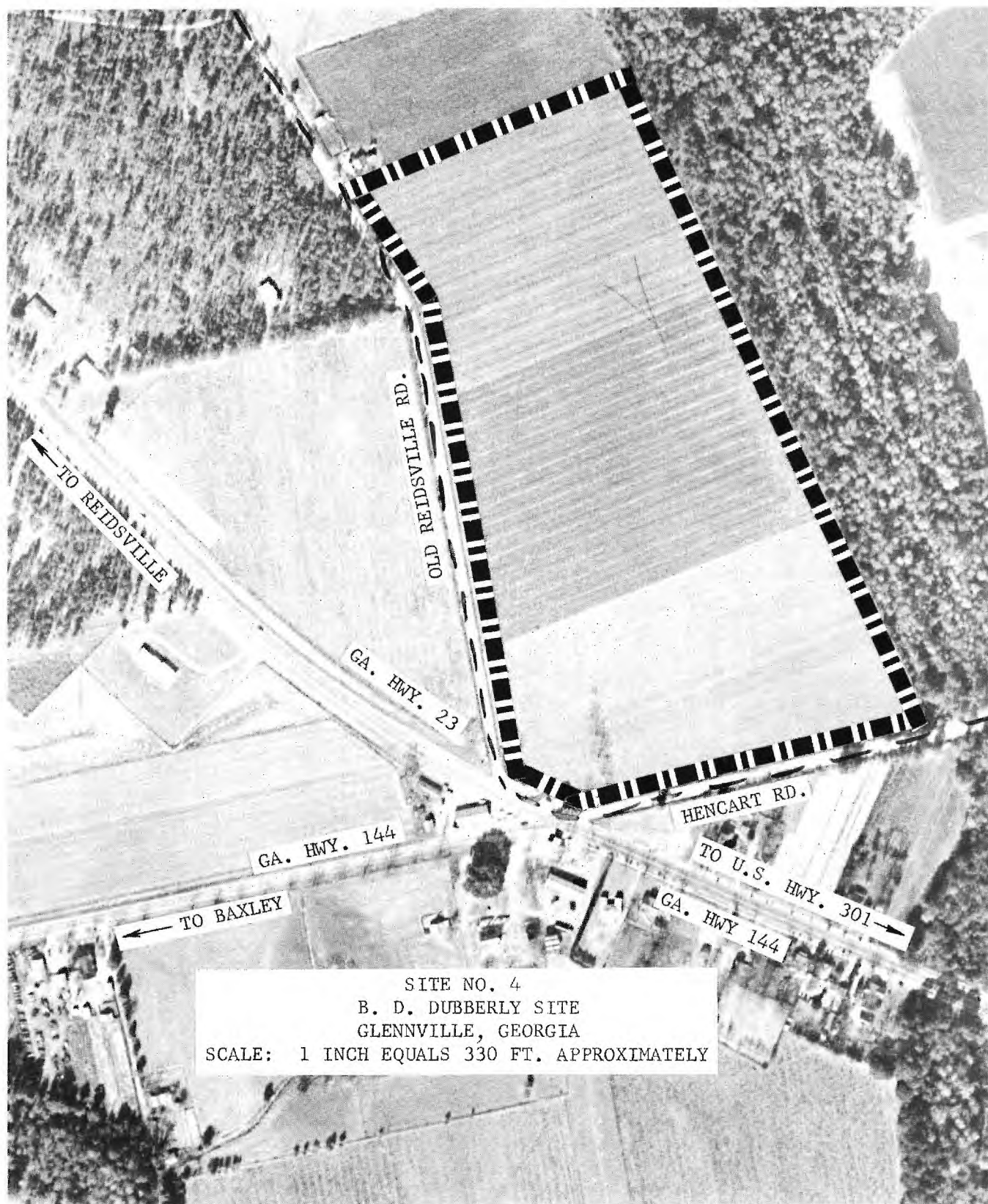
The Lewis Estate site, approximately 31 acres in size and located on U. S. Highway 301-25 (Georgia Highway 73), would make an ideal industrial site. The property, most of which is under cultivation, has good drainage and is relatively level.

Located approximately 2,580 feet north of the city of Glennville, the site is served by most utilities. Georgia Natural Gas Company has a two-inch line to Kicklighter Street, just inside the city limits. An eight-inch sewer line is within 2,200 feet of the site. A six-inch water main is located on Kicklighter Street, and a two-inch line extends north on Highway 301 to within 950 feet of the southern limits of the property. Georgia Power Company has a 4-kv power line to the southern limits of the Kirkland property (Site No. 2), approximately 2,100 feet to the south.

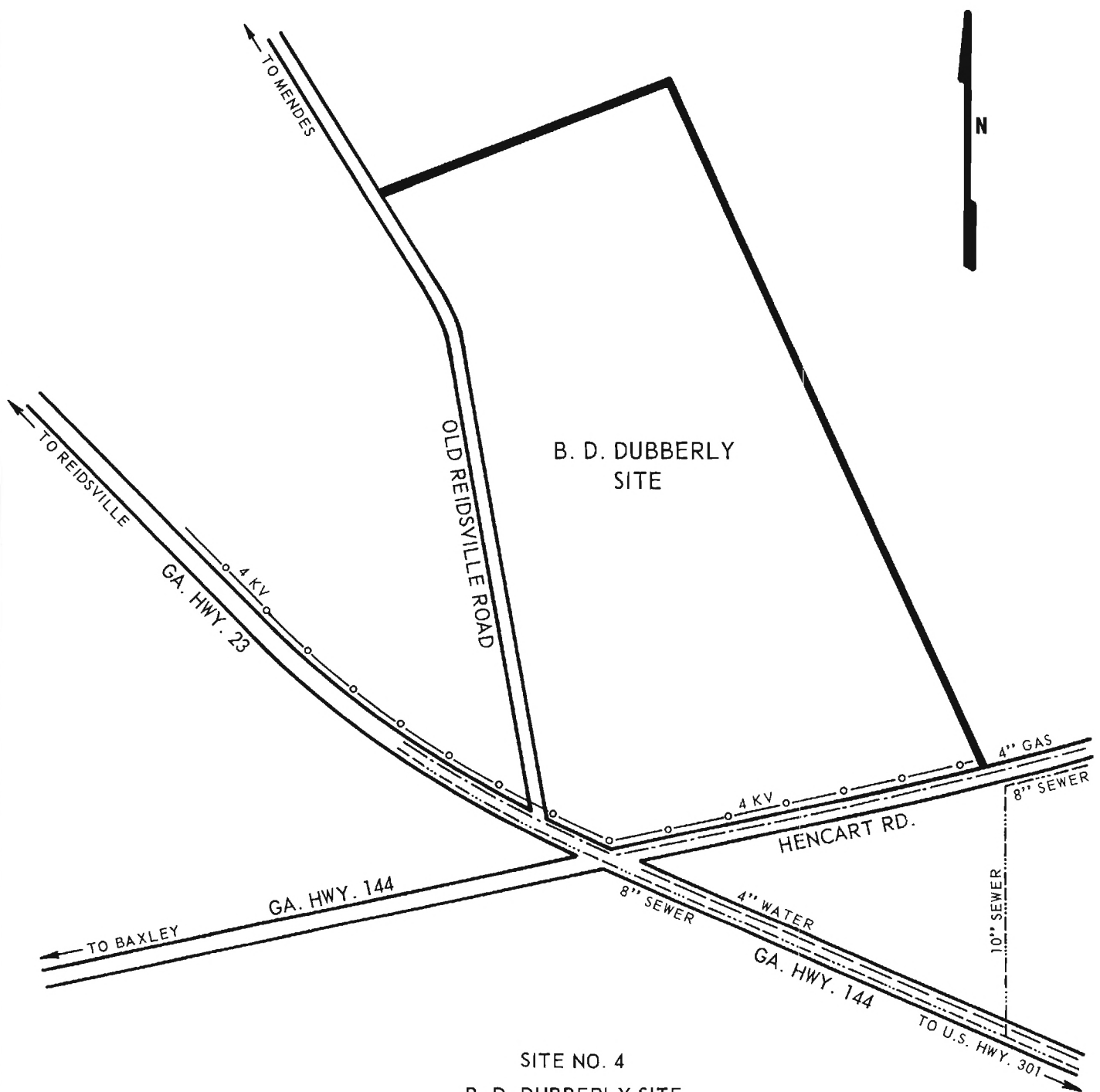


Site No. 4

B. D. DUBBERLY SITE  
(Approximately 30 acres)  
in Glennville, Georgia



SITE NO. 4  
B. D. DUBBERLY SITE  
GLENNVILLE, GEORGIA  
SCALE: 1 INCH EQUALS 330 FT. APPROXIMATELY



SITE NO. 4  
 B. D. DUBBERLY SITE  
 30 ± ACRES  
 Glennville, Ga.  
 Scale: 1" = 330' ±

B. D. Dubberly Site (Site No. 4)

This rectangular site of approximately 30 acres has been made available for industrial use by the owner. Presently under cultivation and well-drained to the back side, it would make a good location for a non-rail industry.

The site has approximately 1,400 feet of frontage on the Old Reidsville Road to the west and 800 feet on Hencart Road to the south. Its location at a five-way intersection provides good access to highway transportation. Georgia Highway 144 would afford east-west exit and Georgia Highways 23 and 144 would serve to the west. U. S. Highway 301-25 is within 1,900 feet of the site via either Georgia Highway 144 or Hencart Road.

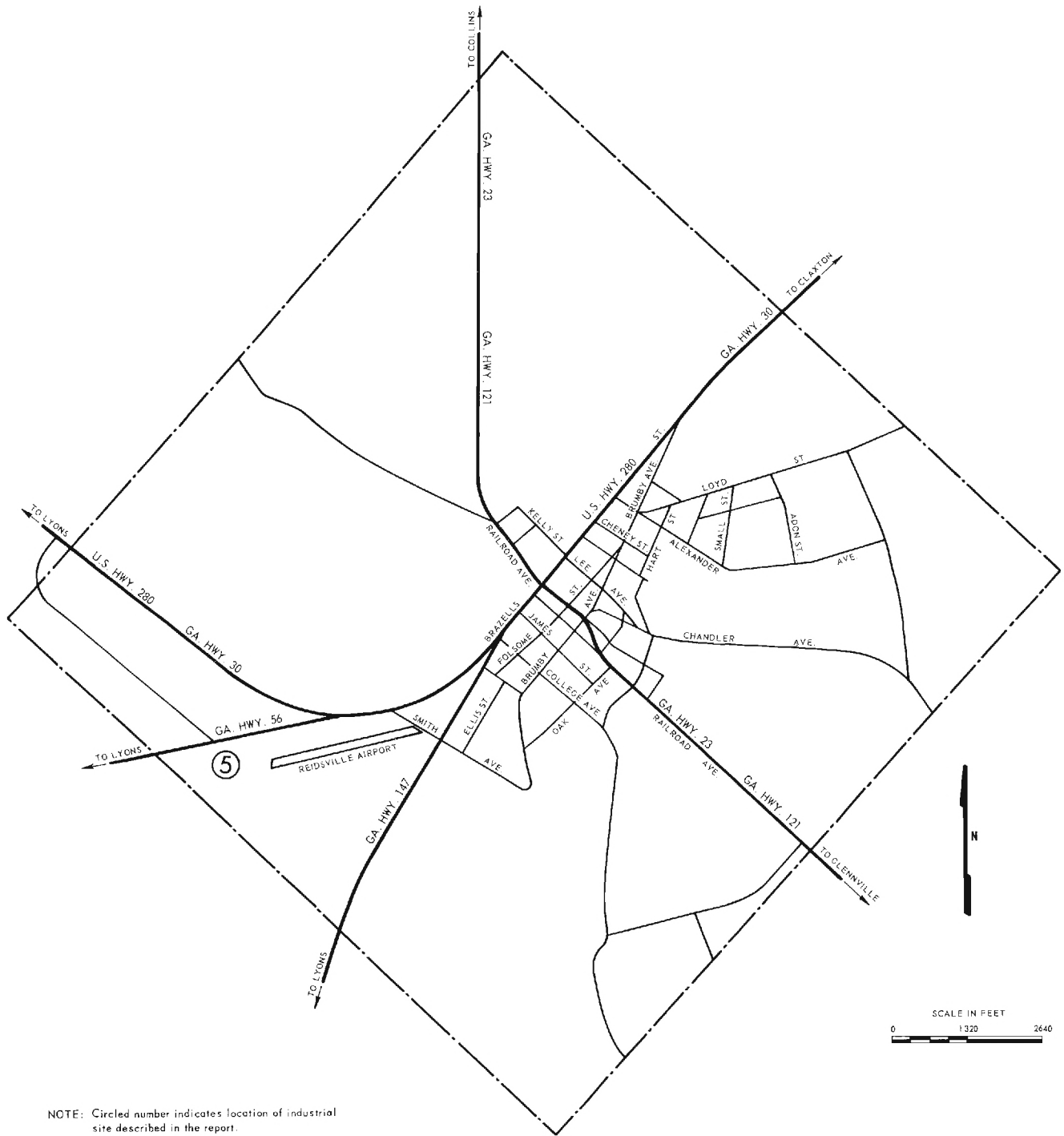
A four-inch city water main is in place to the intersection of Georgia Highway 144 and Hencart Road, and an eight-inch sewer main extends along Highway 23 just past the property. Georgia Power Company has a 4-kv line extending along Hencart Road, past the intersection, and northwest along Highway 23. Georgia Natural Gas Company has a four-inch gas main along Hencart Road.

### Reidsville

Map 3, on the following page, shows the Reidsville area and the location of the industrial site which is described in this section of the report.

Reidsville, the county seat of Tattnall County, is located in the central portion of the county. Its population in 1960 was 1,369. Georgia Highways 23-121, 56, 147 and U. S. Highway 280 (Georgia 30) pass through the town.

While there are several tracts which could be obtained for industrial use in Reidsville, the property of the Reidsville Industrial Commission is the only site described in this report. It is believed that a well-located industrial area large enough to accommodate several industries and with utilities already in place would be the best selling tool for the community. It is recommended, therefore, that the Reidsville Industrial Commission concentrate its efforts on properly presenting this location as the best means for achieving its goals.

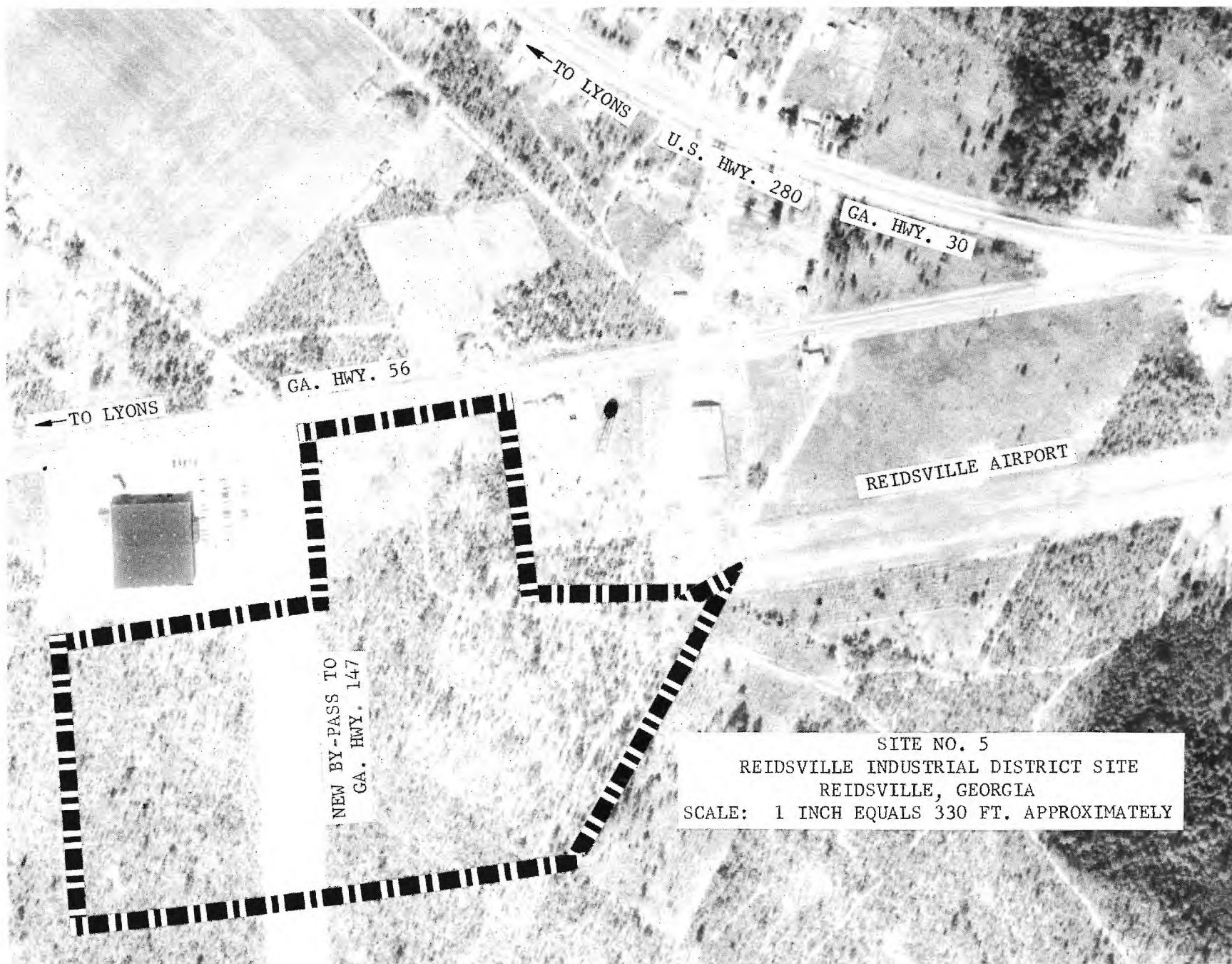


NOTE: Circled number indicates location of industrial site described in the report.

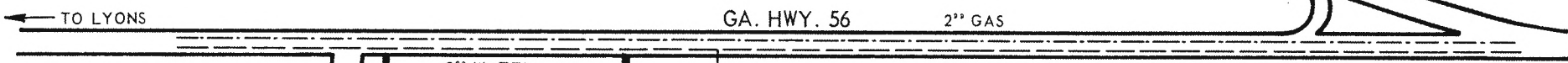
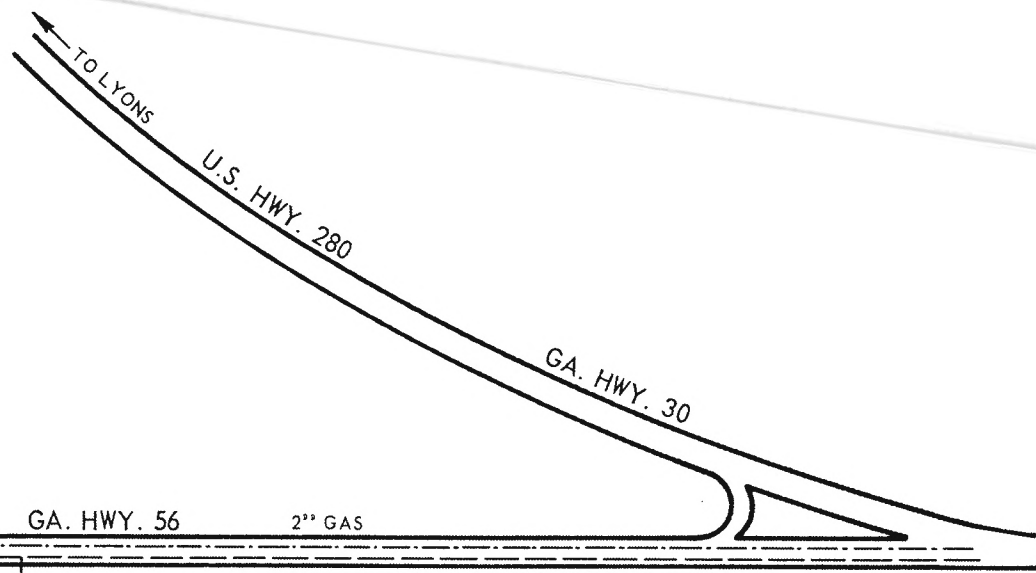
MAP 3  
REIDSVILLE AREA

Site No. 5

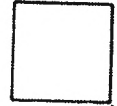
REIDSVILLE INDUSTRIAL COMMISSION, INC., SITE  
(Approximately 28 acres)  
in Reidsville, Georgia







EXISTING PLANT



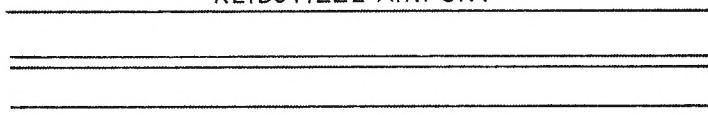
8" WATER



100,000-GALLON  
WATER TANK

8" WATER

REIDSVILLE AIRPORT



REIDSVILLE INDUSTRIAL  
COMMISSION, INC., SITE

NEW BYPASS TO GA. HWY. 147

12KV

SITE NO. 5  
REIDSVILLE INDUSTRIAL COMMISSION,  
INC., SITE  
28 ± ACRES  
Reidsville, Ga.  
Scale: 1" = 330' ±

Reidsville Industrial Commission, Inc., Site (Site No. 5)

Located within the city limits of Reidsville and in the western portion of the city, this 28-acre site is bounded on the north by Georgia Highway 56. A new bypass through the property connects Highway 56 with Georgia Highway 147. The property is within 1,800 feet of U. S. Highway 280 (Georgia Highway 30), a major east-west highway through Georgia.

The property, which is relatively level with elevation differences of less than four to five feet, is covered by small pine and scrub oak. Just east of the property and adjacent to Highway 56 is a 100,000-gallon elevated water tank, part of the city system; an eight-inch water line extends along Highway 56 to a plant facility located just west of the new bypass and south of the highway. No sewer facilities are provided to the property, but an oxidation pond is in the planning stage. A two-inch gas main of the Georgia Natural Gas Company fronts on this highway and extends to the existing plant. A four-inch line enters Reidsville on Highway 147, terminating approximately 2,500 feet south of the property. Georgia Power Company has a substation on Georgia Highway 147 which serves the plant through a 12-kv line.

Reidsville Airport, approximately one mile from the downtown area, lies just east of the site and the municipal elevated water tank. The airport has one east-west 2,200-foot unlighted runway which could be utilized by light aircraft, providing service for firms that may locate on the industrial site.

The site is owned by the Reidsville Industrial Commission, Inc., and all inquiries should be addressed to this organization. The new plant located just west of the site was constructed by the Commission for a manufacturer which bought five acres of the original land holdings.

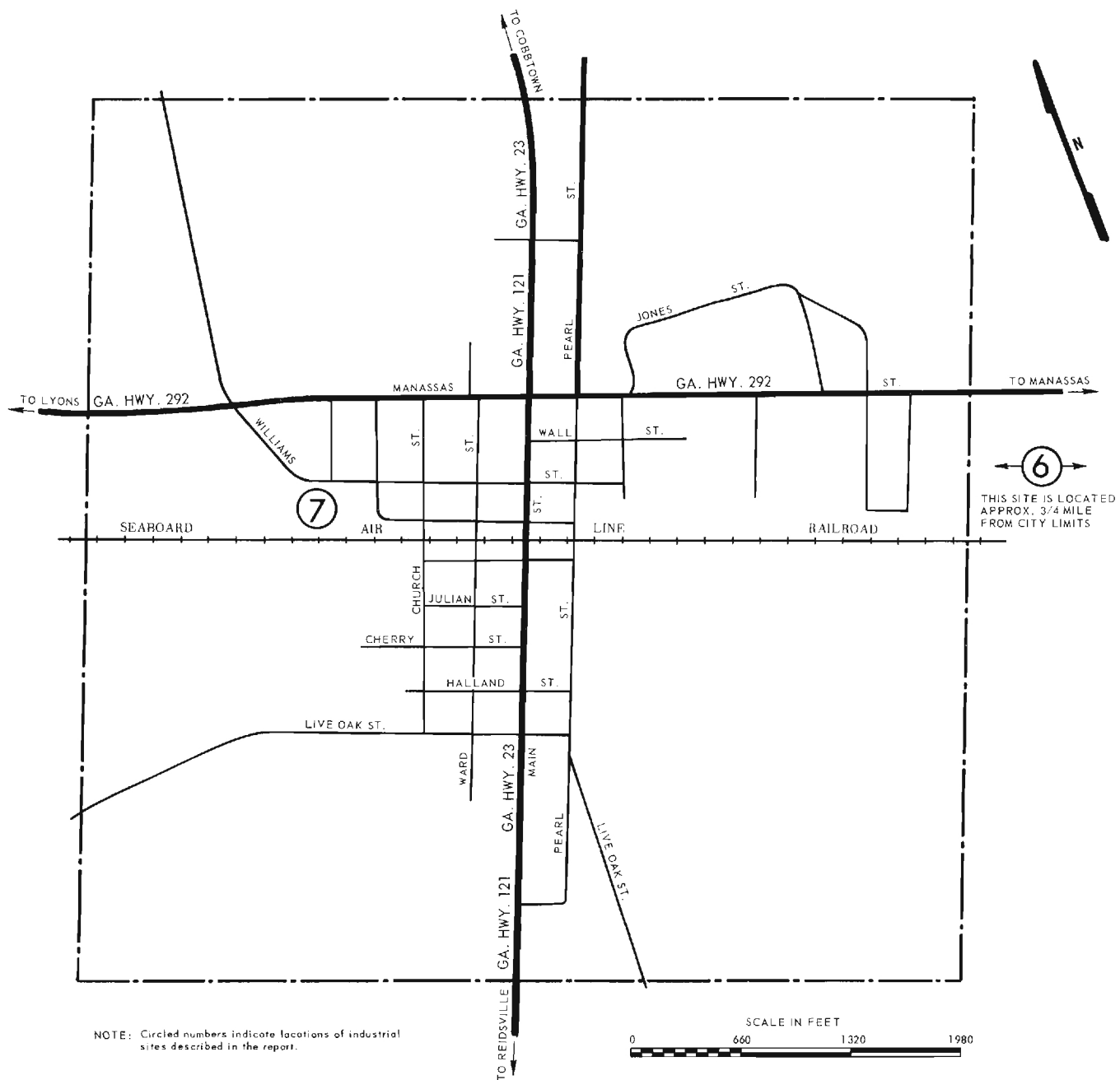
### Collins

The Collins area and the locations of the two industrial sites identified for the area are shown on Map 4, on the following page.

Collins, located in the northern portion of Tattnall County, is 7.5 miles south of Cobbtown and seven miles north of Reidsville, the county seat. The town had a 1960 population of 565. Collins is located at the intersection of Georgia Highway 292 (east-west) and Georgia Highway 23-121 (north-south). The Seaboard Air Line Railroad provides rail service to Collins from its east-west main-line track between Savannah, Georgia, and Montgomery, Alabama.

Georgia Power Company provides electric power to Collins from its 600-kva substation located in the southern part of town. The city obtains water from deep wells and has a 60,000-gallon elevated water tank. Engineering plans have been completed for an enlarged water system with an additional storage tank. There is presently no sewer system in Collins.

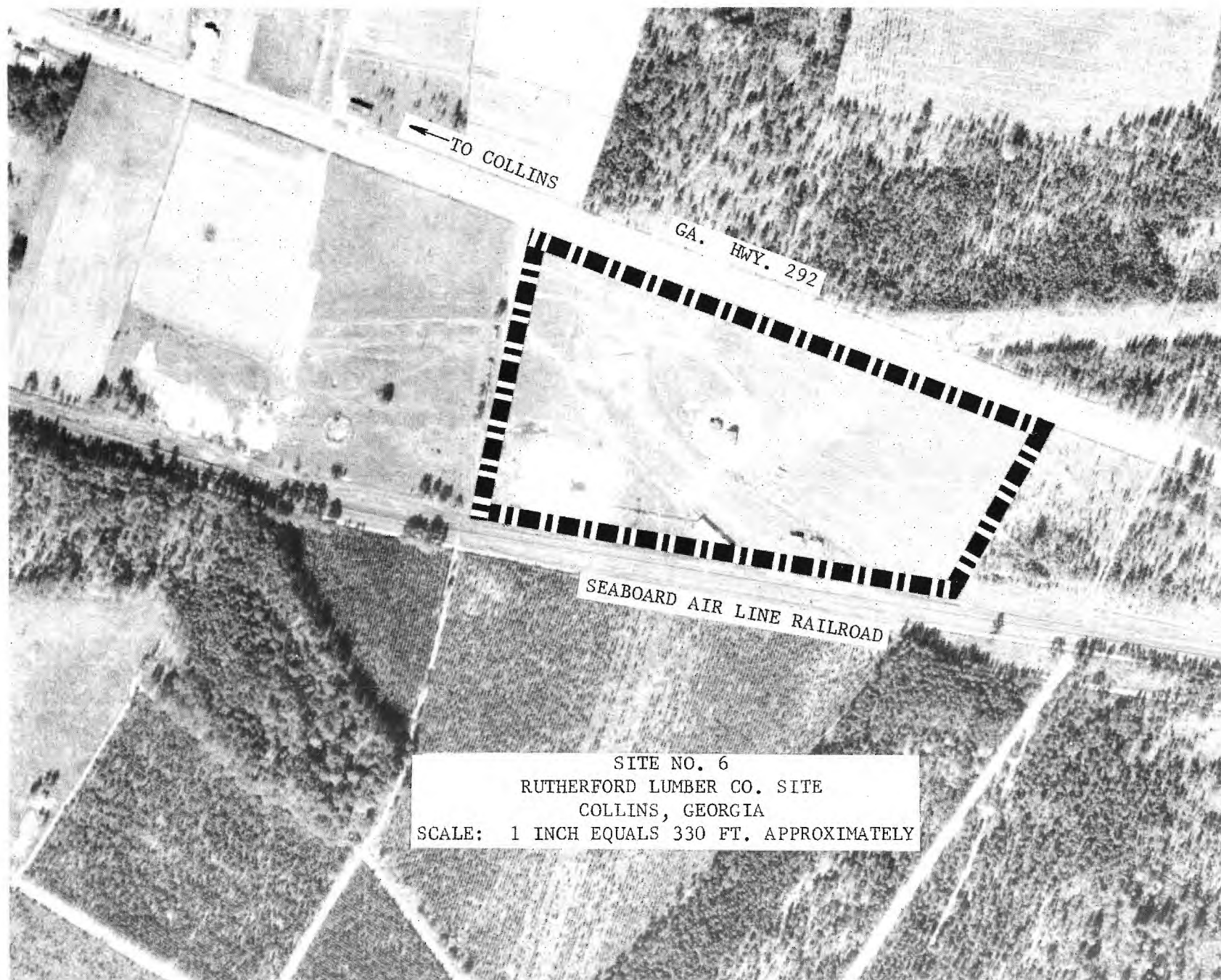
Inquiries about the following industrial sites should be directed to Mr. R. Jack Kennedy, Collins, Georgia.

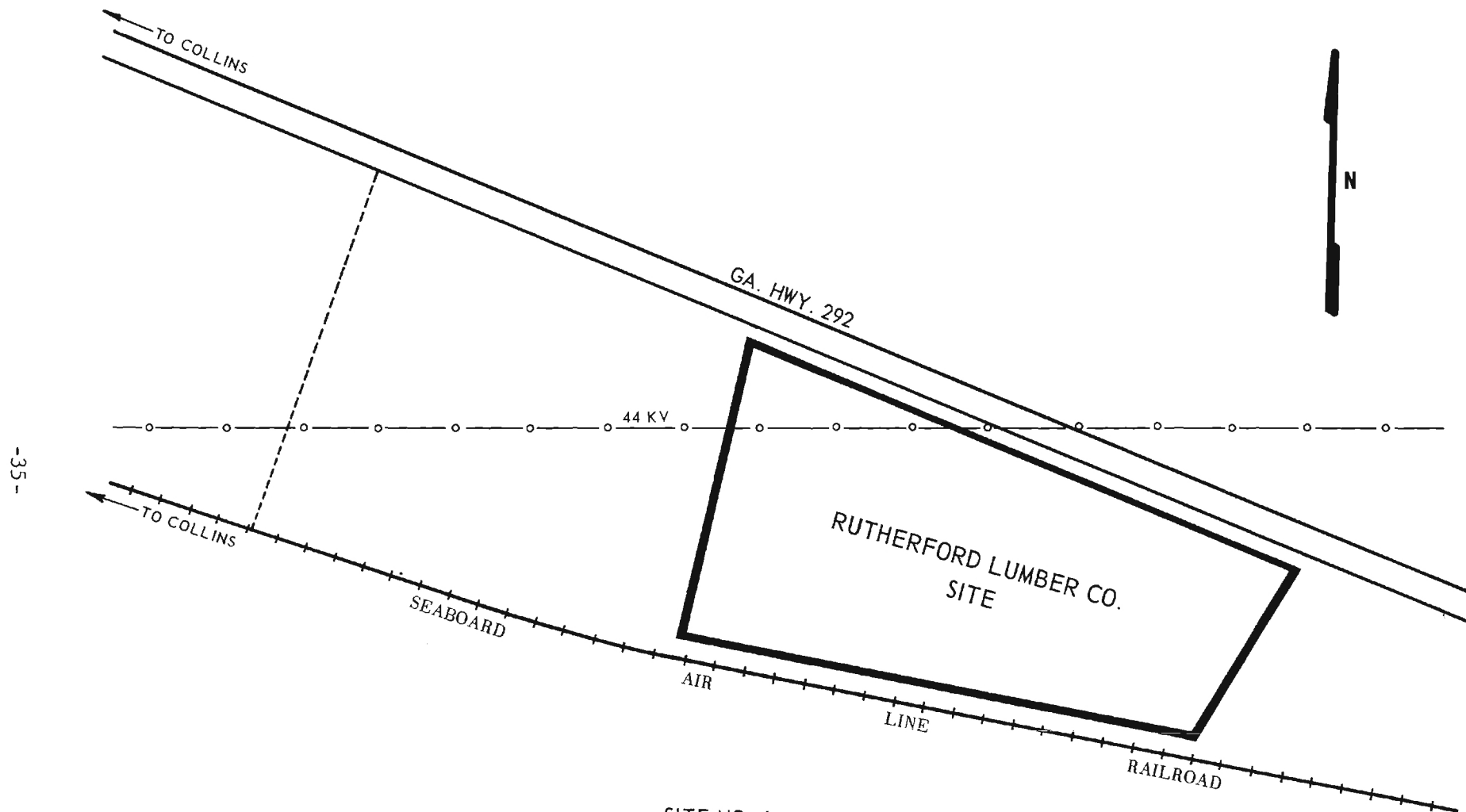


MAP 4  
COLLINS AREA

Site No. 6

RUTHERFORD LUMBER COMPANY SITE  
(Approximately 14 acres)  
3/4 mile east of Collins, Georgia





SITE NO. 6  
RUTHERFORD LUMBER CO. SITE  
14 ± ACRES  
Collins, Ga.  
Scale: 1" = 330' ±

Rutherford Lumber Company Site (Site No. 6)

Rutherford Lumber Company has made a 14-acre site available for industrial use. Located approximately 3/4 mile east of Collins, this rectangular tract has been used in recent years by a lumber and planing mill.

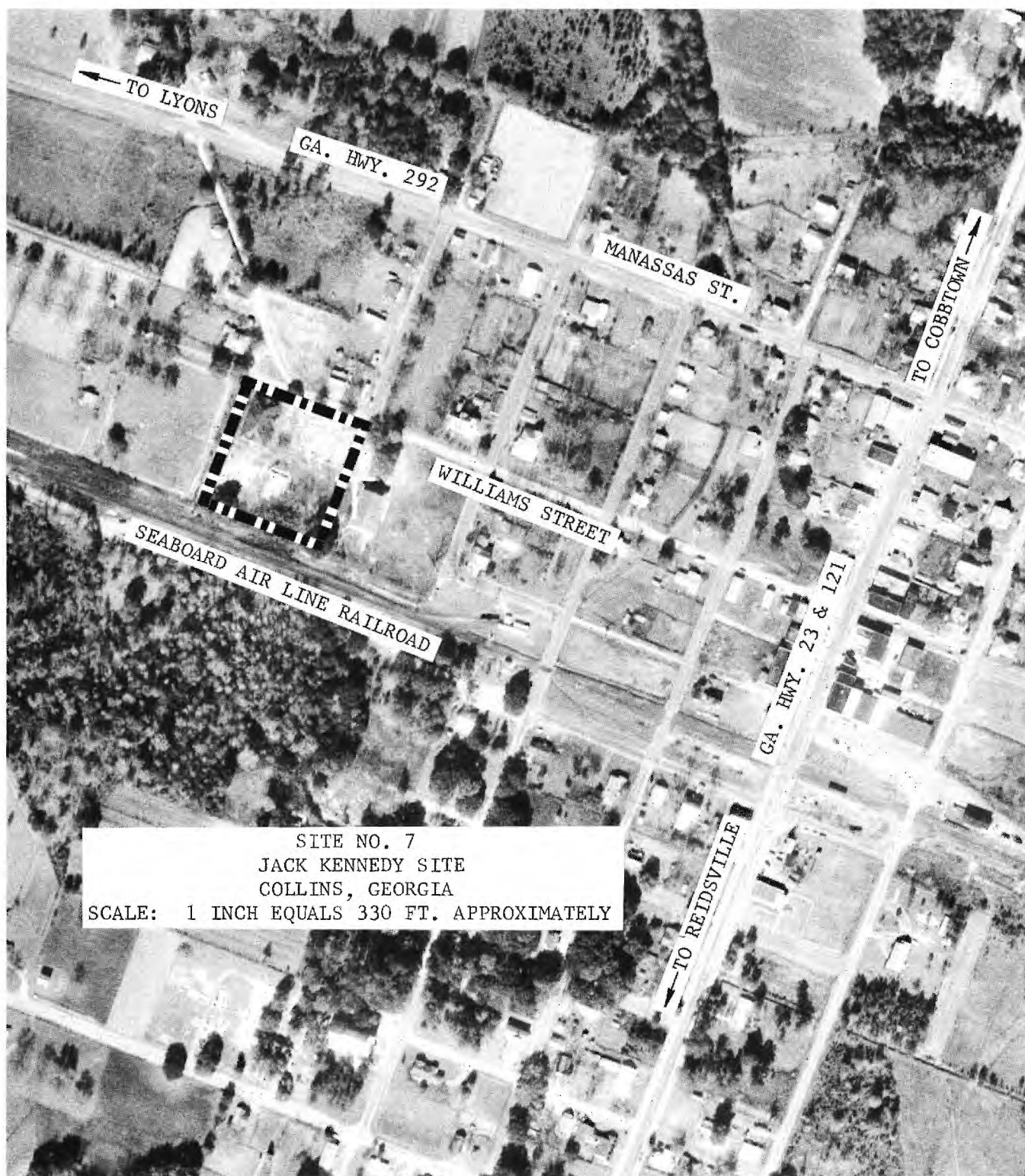
The property is bounded on the north by Georgia Highway 292 and on the south by the main-line tracks of the Seaboard Air Line Railroad running east-west between Savannah, Georgia, and Montgomery, Alabama. Water can be obtained from a deep well on the site. Electric power can be provided by Georgia Power Company from its 44-kv transmission line which crosses the northwestern part of the property. Currently, no natural gas service is available in Collins or at this site. The land is level and has good drainage to the highway right-of-way. A very light grass-brush cover is on the property.

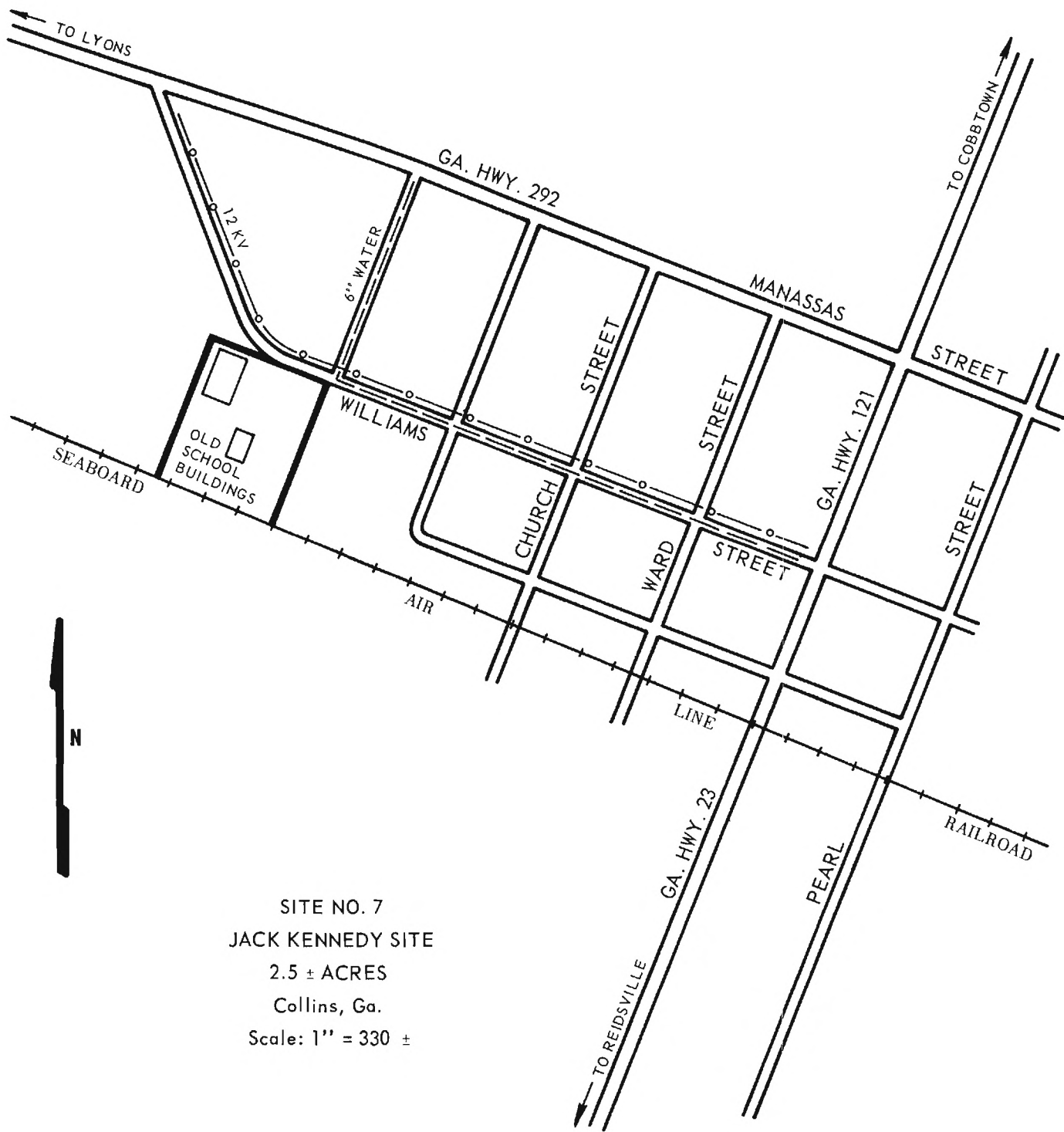
A privately owned 15-acre tract adjacent to and west of the Rutherford site, also lying between Georgia Highway 292 and the Seaboard Air Line Railroad, probably could be obtained to provide additional acreage.



Site No. 7

JACK KENNEDY SITE  
(Approximately 2.5 acres)  
in Collins, Georgia





SITE NO. 7  
JACK KENNEDY SITE  
2.5 ± ACRES  
Collins, Ga.  
Scale: 1" = 330 ±

Jack Kennedy Site (Site No. 7)

This 2.5-acre site, located within the city limits of Collins, is bounded on the north by Williams Street and to the south by the main-line tracks of the Seaboard Air Line Railroad. There is a vacant school building in fairly good repair still on the property which could quickly be converted for apparel, metal, or woodworking manufacture.

Both a 12-kv line of the Georgia Power Company and a six-inch city water main are adjacent to the property on Williams Street. Currently, natural gas and sewer service are not available.

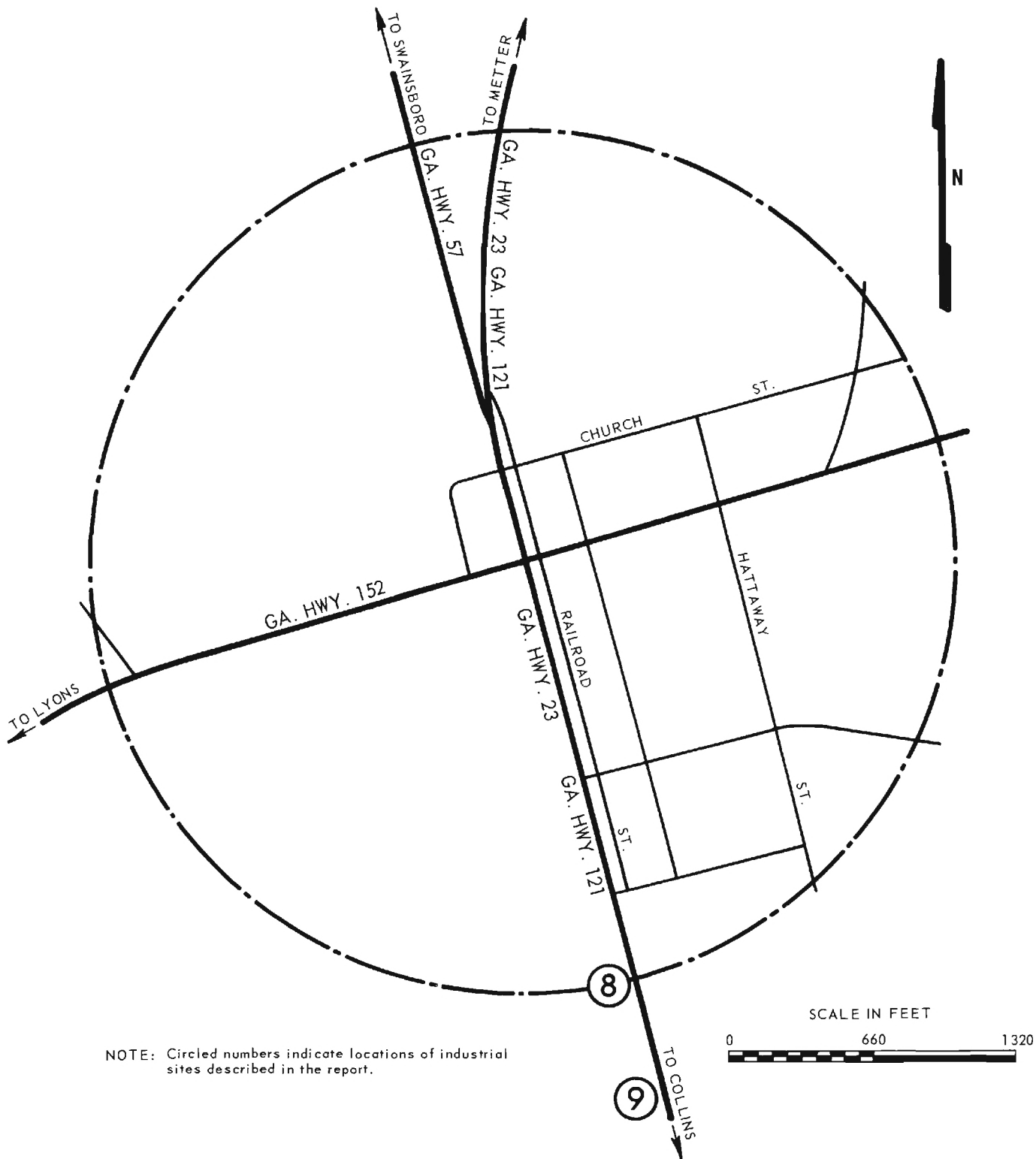
Mr. R. Jack Kennedy of Collins owns the property.

### Cobbtown

Map 5, on page 42, is a map of Cobbtown which shows the sites described in this report.

Cobbtown, located in the northernmost portion of Tattnall County, had a 1960 population of 280. Georgia Highways 57, 152, and 23-121 intersect at Cobbtown.

Georgia Power Company serves Cobbtown from its Metter substation with a 12-kv transmission line. Total substation capacity is 3,750 kva, and peak demand to date is 3,300 kw. Water is provided in the community from deep wells, a 5,000-gallon ground-level pressure tank, and a pump-distribution system. An engineering study has been completed for a new distribution system and an elevated tank to serve the proposed industrial area. Sewer and natural gas services are not available in Cobbtown.



MAP 5  
COBBTOWN AREA

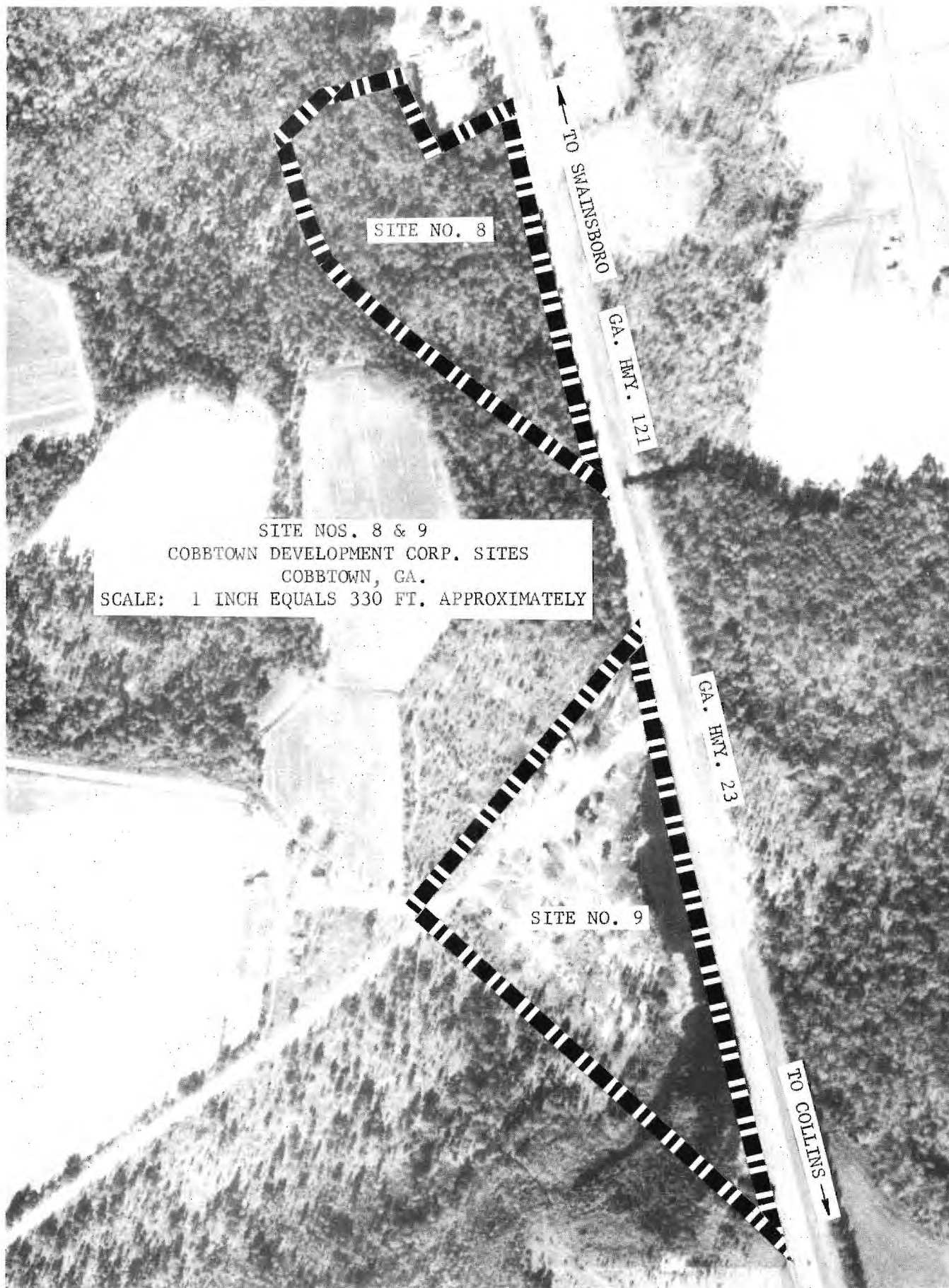
Site No. 8

COBBTOWN DEVELOPMENT CORPORATION SITE  
(Approximately 7.7 acres)

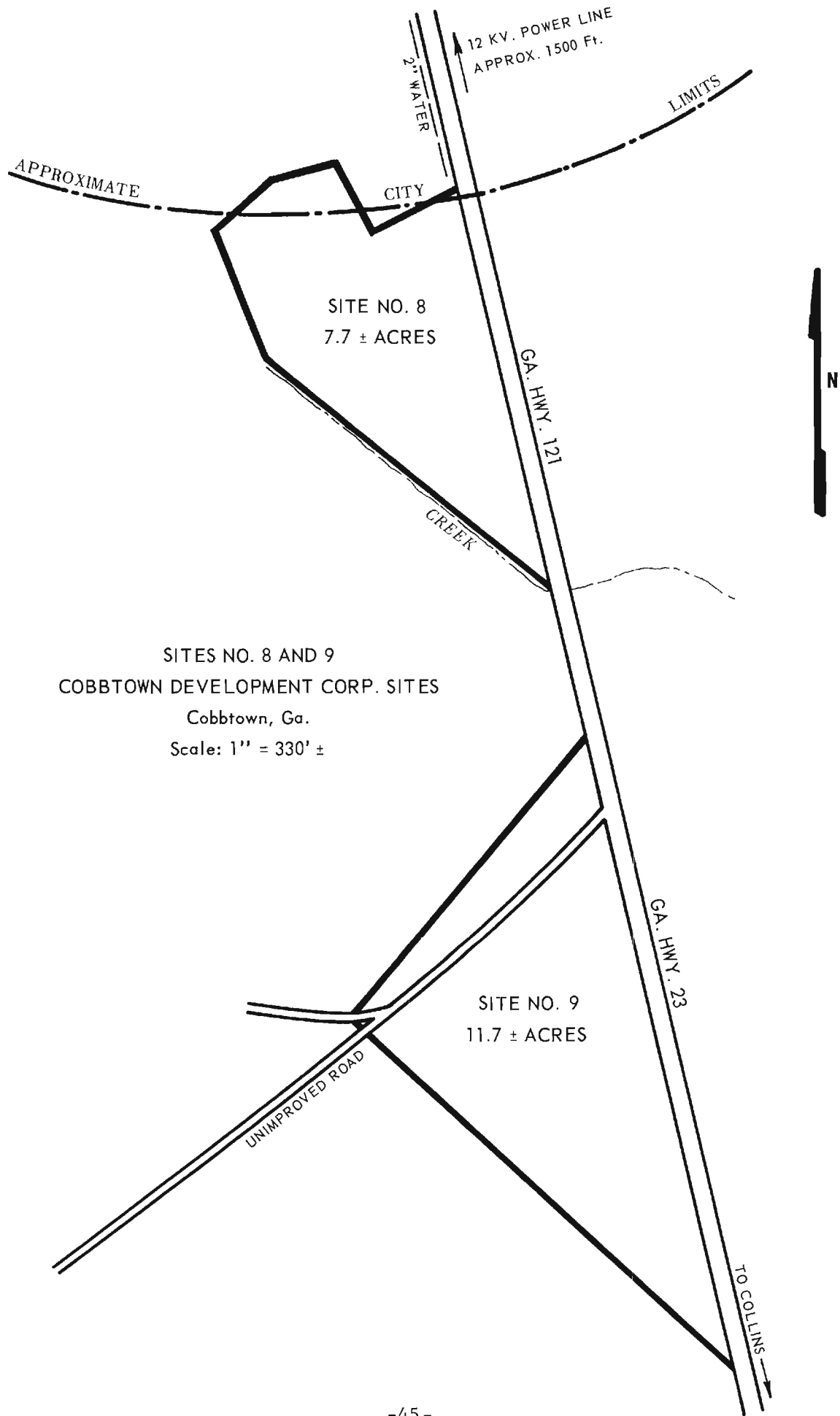
Site No. 9

COBBTOWN DEVELOPMENT CORPORATION SITE  
(Approximately 11.7 acres)

in Cobbtown, Georgia







Cobbtown Development Corporation Sites (Sites No. 8 and 9)

The Cobbtown Development Corporation owns two parcels of land, lying south of town and west of Georgia Highway 23-121, which are available for industrial use.

Site No. 8 contains approximately 7.7 acres and lies mostly outside the city limits. A heavy stand of yellow pine that now covers the property will be removed by the local development group when the situation warrants. Drainage is fairly good, and a small creek borders the property on the south and west.

Electric power can be provided to the site from a 12-kv transmission line of the Georgia Power Company which is located within 1,500 feet north of the property. A two-inch city water line extends to the northern limits of the tract.

Site No. 9, a triangular tract of 11.7 acres, is located about 300 feet south of Site No. 8. The property, which rises sharply above Georgia Highway 23-121, is relatively level. There is some ponding on and adjacent to the highway right-of-way, but this can be corrected by proper drainage and some filling. The major portion of the property, eight to nine acres, has a light to medium cover of pine. An unimproved county road extends through the northern portion of the property. This property is south of all utilities, with water located approximately 1,300 feet to the north of the property.