

GEORGIA INSTITUTE OF TECHNOLOGY
Engineering Experiment Station

PROJECT INITIATION

Date August 12, 1963

Project Title: Pilot Study for Georgia "Model" or "Demonstration" Towns

Project No.: A-724*

Project Director: Robert B. Cassell

Sponsor: Sandersville-Washington County Chamber of Commerce

Effective: 7-1-63 Estimated to run until: 6-30-64

Type agreement: Verbal

Amount: \$3,500.00 **

Reports: As appropriate

Contact Person: Mr. Emory Garner, Jr., Manager
Sandersville-Washington County
Chamber of Commerce
Sandersville, Georgia

* This replaces D-109

** EES is matching this amount in E-funds

Assigned to Industrial Development Division

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GEORGIA INSTITUTE OF TECHNOLOGY

Engineering Experiment Station

PROJECT TERMINATION

Date 12-10-64

PROJECT TITLE: Pilot Study for Georgia "Model" or "Demonstration" Towns

PROJECT NO: A-724

PROJECT DIRECTOR: Robert B. Cassell

SPONSOR: Sandersville-Washington County Chamber of Commerce

TERMINATION EFFECTIVE: 11-30-64

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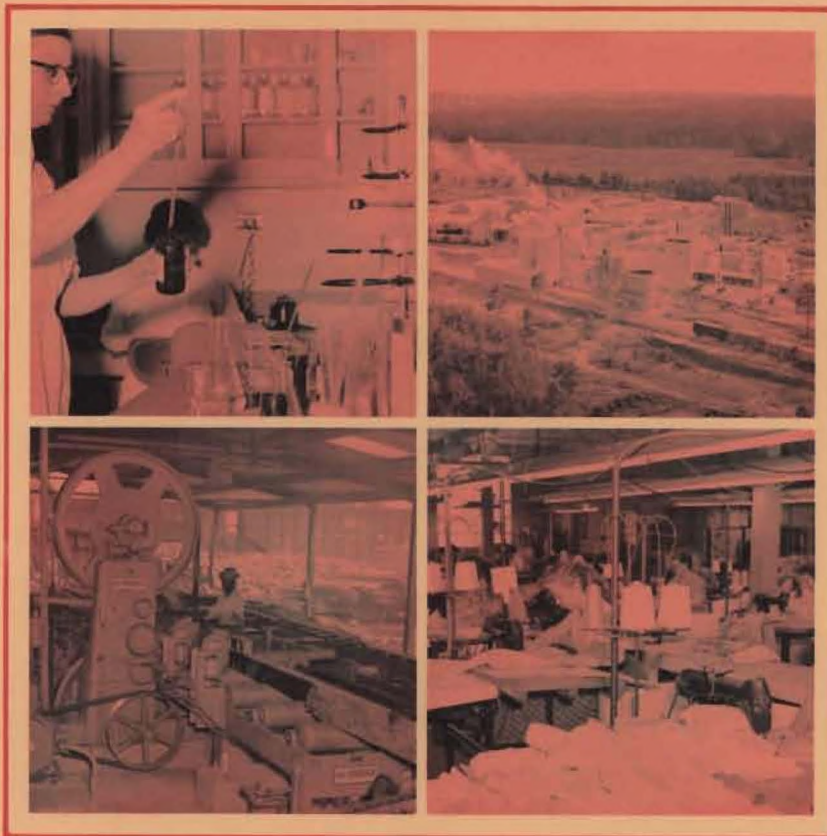
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24



AN INDUSTRIAL APPRAISAL OF

Sandersville
AND
Tennille,
GEORGIA

*PREPARED FOR THE
SANDERSVILLE-WASHINGTON COUNTY CHAMBER OF COMMERCE*

INDUSTRIAL DEVELOPMENT BRANCH/ENGINEERING EXPERIMENT STATION/GEORGIA INSTITUTE OF TECHNOLOGY

AN INDUSTRIAL APPRAISAL OF SANDERSVILLE AND TENNILLE, GEORGIA

Prepared for
The Sandersville-Washington County Chamber of Commerce

by
Robert B. Cassell
Research Economist

Industrial Development Branch
Engineering Experiment Station
GEORGIA INSTITUTE OF TECHNOLOGY
June, 1962

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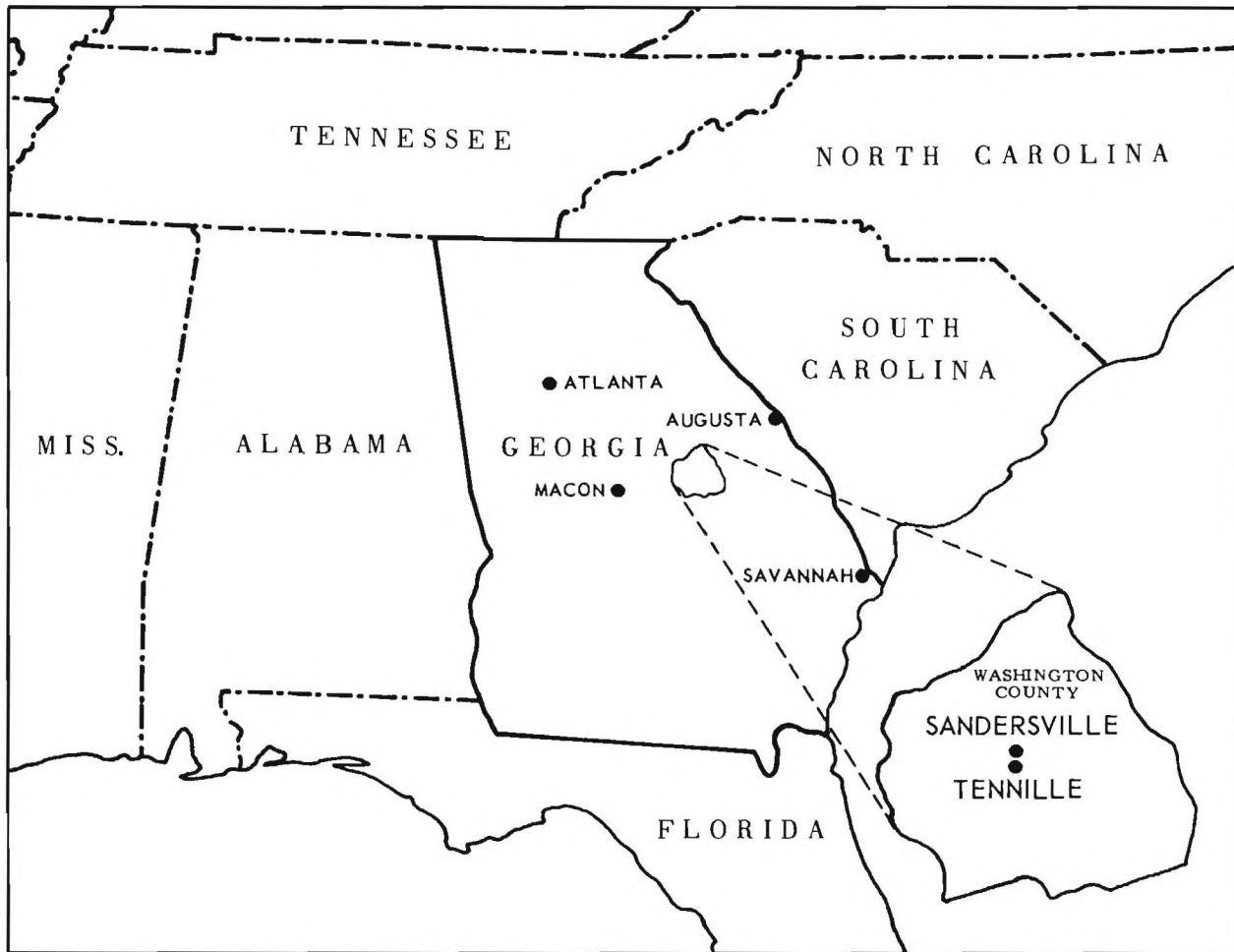
ACKNOWLEDGEMENTS

Considerable assistance in the preparation of this study was given by Emory B. Garner, Jr., Executive Secretary-Manager of the Sandersville-Washington County Chamber of Commerce. Mr. Garner gave freely of his knowledge and advice on a number of points and was always willing to check various details.

A large portfolio of pictures on Sandersville, Tennille and Washington County was made available by C. LeRoy Little, Jr., of Little Studios in Sandersville, from which selections were made for this publication.

Within the Industrial Development Branch, editorial help and data verification were rendered by Annelly B. Deets, Thera H. Richter, Oliver Terriberry, Roger K. Sund and Robert L. Ware. The manuscript was typed by Jean Hurd, and all lay-out work by Don Swafford. Dr. Kenneth C. Wagner gave valuable suggestions and editorial advice.

REGIONAL SETTING



The geographic location of Sandersville and Tennille in Georgia's central eastern region is definitely advantageous as far as their relationship with and distance to major market centers are concerned. These cities are situated approximately 130 miles southeast of Atlanta and 135 miles northwest of the port city of Savannah.

Moreover, they are strategically located with respect to other metropolitan centers in Georgia: only 60 miles east of Macon and 75 miles southwest of Augusta. Milledgeville (30 miles to the west) and Dublin (40 miles south) are the only near-by cities larger than Sandersville. Georgia State Highways 15, 24, and 242 converge at Sandersville, with both 15 and 68 passing through Tennille.

POPULATION



While the population of Washington County has declined steadily over the past thirty years, that of Sandersville has shown a steady increase. During the last decade, the population of Sandersville increased 21 per cent. Tennille's population, which showed a slight decline between 1940 and 1950, registered a 7 per cent increase in the last decade. The 1960 population of Washington County was 18,903, of Sandersville 5,425, and of Tennille 1,837.

	<u>Sandersville</u>		<u>Washington County</u>		<u>Tennille</u>
	<u>Male</u>	<u>Female</u>	<u>Male</u>	<u>Female</u>	<u>Total</u>
White	1,083	1,217	3,953	4,149	1,067
Negro	1,456	1,669	5,037	5,764	770

All of the counties surrounding Washington, with the exception of Baldwin (Milledgeville), showed a population decline between 1950 and 1960. The 10 per cent decrease recorded by Washington was a median for those counties, but its loss of white population was below average.

The total population within a 30-mile radius of Sandersville-Tennille in 1960 amounted to 101,456.

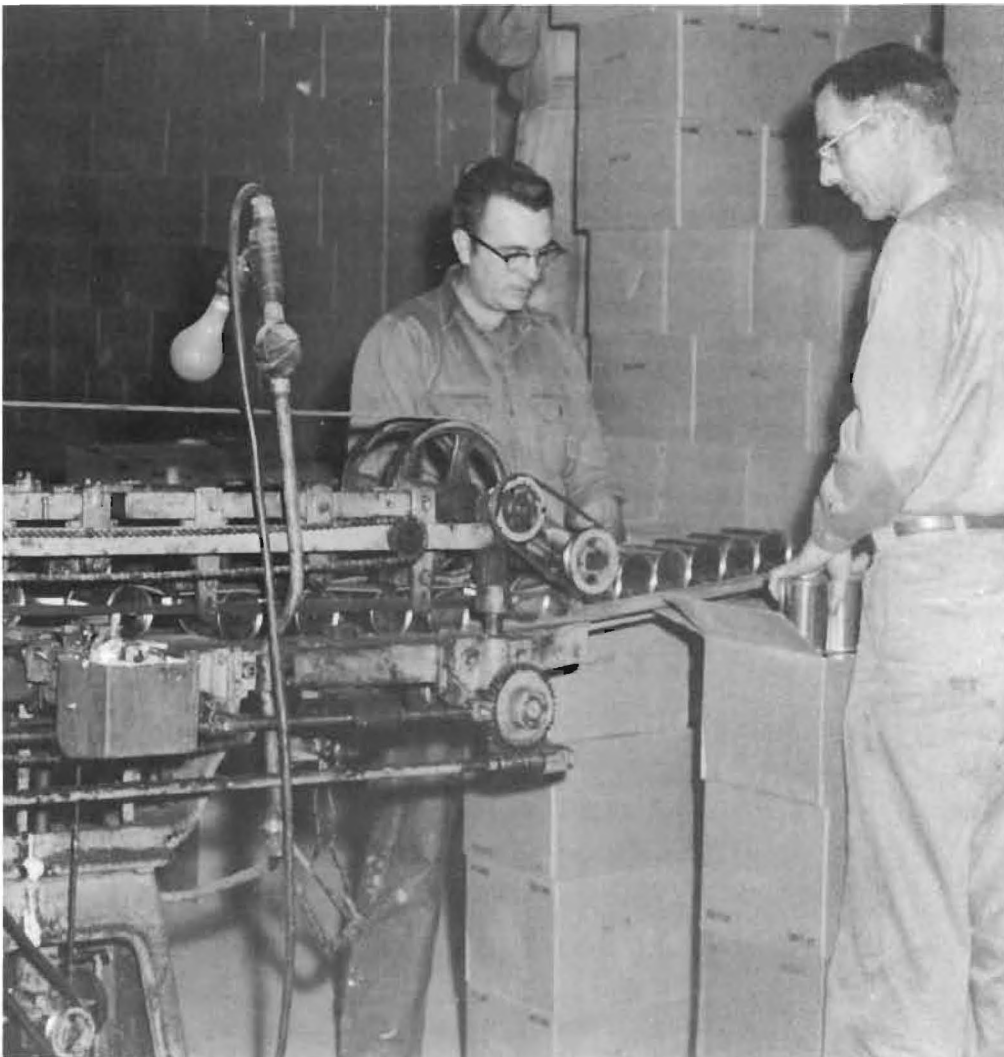
INCORPORATED CITIES WITHIN 30 MILES

Avera	197	Kite	424	Riddleville	111
Bartow	366	Louisville	2,413	Sparta	1,921
Davisboro	417	McIntyre	316	Toombsboro	764
Gibson	479	Milledgeville	11,117	Wadley	1,898
Harrison	209	Mitchell	184	Warthen	300
Irwinton	673			Wrightsville	2,056

LABOR SUPPLY

The existence of an adequate labor pool is Washington County's prime industrial advantage. The possibilities of recruiting considerable numbers of people and of drawing others into the area to accept new jobs constitute a real asset.

Washington County's labor supply, by conservative estimates, amounts to 2,850 persons, including 850 women.^{1/} This labor force contains about 1,280 white persons. It comprises persons not presently in the labor force, in-migrants, school graduates and dropouts, unemployed individuals, surplus farm workers, local workers commuting out of the area and employed workers desiring to make a change.



^{1/} Georgia State Employment Service, Department of Labor, "Labor Market Report," April, 1962.

The labor pool has a large segment of semi-skilled persons, some with experience in either food processing, apparel, textile, lumber and wood processing industries or mining operations.



Due to the ready accessibility of Sandersville-Tennille, the labor-drawing area covers an area within at least a 30-mile radius. In large part, the labor pool is composed of rural residents who would be available for manufacturing employment if jobs existed. The rapid rate of farm mechanization is displacing many of these from agricultural employment. They are dependable, productive people, eager to learn. In addition, the labor force would be supplemented by a substantial number of high school graduates.

The Milledgeville office of the Employment Service of the Georgia Department of Labor serves Washington County on an itinerant basis biweekly. Personnel of this office can recruit workers to meet current and future manpower requirements, and are equipped to administer aptitude and proficiency tests as selection factors for staffing purposes.

The experience of industries in the Washington County area in hiring unskilled personnel and training them for semi-skilled and skilled jobs has been highly satisfactory. A minimum amount of time has been required for this sort of training.

GROWTH TRENDS

The majority of the area's working force is employed in the processing of kaolin or in production of apparel. Sandersville's newest industry is Argo Mills, a division of Atlas General Industries, which will shortly occupy a \$225,000 plant to be constructed by the Washington County Development Corporation.

Other recent additions to the area's industrial roster - within the past ten years - include American Industrial Clays Co., Central Packing Co., Sandersville Builders Supply, and Smith-Sheppard Concrete Co. In addition, substantial expansions have been completed by Cecil Hodges Lumber Co., Holmes Canning Co., and United Clay Mines.

Union activity is at a minimum. Only one kaolin firm in the county - at Gardners - has a union. Labor-management relations in Washington County have been good and there have never been any serious disputes.

In November 1955, Sandersville's Mayor and Council adopted an ordinance to regulate the solicitation of membership for any organization, union, or society, with application to be made to the city. Permit for the license is \$2,000 a year, and \$500 for each member obtained.



Processing of kaolin clay (above) constitutes a major part of Washington County's industrial activity. Several lumber mills such as that below utilize a portion of the unskilled labor pool.



EXISTING INDUSTRY

Major manufacturing establishments presently operating in Washington County, and located at Sandersville unless otherwise noted, include (as of June, 1962):

<u>Name</u>	<u>Product</u>	<u>Employment</u>		
		<u>Total</u>	<u>Male</u>	<u>Female</u>
American Industrial Clays Co.	Kaolin	42	41	1
Anglo-American Clay Co.	Kaolin	30	27	3
Argo Mills (Div. of Atlas General Industries)	Cotton knit goods	300	15	285
Burgess Pigment Co.	Kaolin processing	35	33	2
Central Packing Co.	Meat processing	60	45	15
Champion Paper & Fiber Co.	Kaolin	38	36	2
Cecil Hodges Lumber Co.	Lumber	35	34	1
Holmes Canning Co., Inc. (seasonal)	Canned vegetables	149	57	92
McElrath Bros. Lumber Co.	Lumber	30	29	1
Minerals & Chemicals Corp.*	Kaolin	200	200	-
Royal Mfg. Co., Inc.	Apparel	250	3	247
Simmons Co.**	Veneer	54	28	26
Smith-Sheppard Concrete Co.	Concrete products	50	48	2
Thiele Kaolin Co.	Kaolin	200	196	4
United Clay Mines Corp.	Kaolin	50	49	1
Washington Mfg. Co.**	Textiles	220	143	77

Small manufacturers, each employing less than 25 persons, include:

Carr & Boatright, fertilizer	Sandersville Coca Cola Bottling Co., bottled drinks
Hawkins Sausage Co.***, meat processing	Sandersville Ice Co., ice
Grady Mertz Seed & Feed, seed & feed	Tennille Ice Co.***, ice
Chas. D. Roberts Co., cut wood stock	Sandersville Progress, newspaper, printing
Sandersville Builders Supply, finished lumber	Waco Milling Co., feed

* Office at Tennille, plant at Gardners.

** Plant at Tennille.

TRANSPORTATION FACILITIES

Railroads

Both Sandersville and Tennille enjoy the advantages accruing to locations with main line rail service.

The Central of Georgia Railway main line passes through Tennille, with connections at the important rail gateways of Atlanta, Augusta, Macon, and Savannah.



The Sandersville Railroad (locally-owned) has 9.4 miles of main track connecting Sandersville to the Central of Georgia at Tennille, and 25 miles of switching side track. The close relationship with the Central of Georgia in effect also gives Sandersville main line service.

The Wrightsville & Tennille Railroad (subsidiary of Central of Georgia Railway Co.) operates a 40-mile main line between Tennille and Dublin. At Dublin it connects with the Seaboard Air Line Railroad main line from Savannah to Montgomery.

Principal trans-shipping points for rail movements out of this area are:

<u>Southeast</u>	<u>East</u>	<u>Southwest</u>	<u>North and West</u>
Savannah	Augusta	Birmingham	Atlanta
Albany	Athens	Montgomery	Birmingham
Macon	Atlanta		Chattanooga

Shipping times to New York, Chicago, and Detroit require four to six days for carloads, and eight to ten days for less-than-carloads. Among the basic services offered by the three lines serving Sandersville and Tennille are pick-up, delivery, and reciprocal switching.

Motor Freight

Truck transportation facilities at Sandersville and Tennille have been adequate to meet existing needs of industry in that area.

Benton Rapid Express and Brown Transport, both Class A, maintain regular motor freight service to the Sandersville-Tennille area. Two additional carriers - Pilot Freight Carriers, Inc. and Carolina Freight Carriers Corp. - operate on call for trailer shipments and deliveries; at least fifteen other interstate carriers have similar authority.

A terminal at Sandersville is maintained by Sheppard Warehouse which also operates a Class B, intrastate, shipping service as Howard Sheppard Motor Line.



The principal interchange points are Atlanta, Macon, and Savannah, with shipping times to New York, Chicago, and Detroit third morning for truckloads and fourth morning for less-than-truckloads.

Of future significance to both communities is the fact that they will have easy access to principal Federal Interstate highways as now projected. They will be less than 30 miles from Highway I-16 (Macon to Savannah) and about 35 miles from Highway I-20 (Atlanta to Augusta).

Air Lines

A privately-owned airport, located one and one-half miles from the center of Sandersville, has a 2,800-foot east-west runway and a 1,700-foot north-south runway, both of dirt and grass and unlighted.

Nearest commercial airports are at Macon (60 miles) and at Augusta (75 miles) both with service by Delta and Eastern air lines.

Bus Service

Trailways maintains stations at Sandersville and Tennille open daily (including Sunday) from 8 a.m. to 9 p.m. A daily schedule of ten buses provides connections throughout the United States. The principal transfer points for parcel delivery are Augusta, Columbus, and Macon.

NATURAL RESOURCES

MINERALS

Washington County's principal mineral resources consist of limestone, kaolin, and fuller's earth. Within a short distance from Sandersville lies an undeveloped 13-million ton deposit of limestone of high quality covered by an over-burden of sands and clays to a depth of 25 to 40 feet.



Kaolin mining and processing reach major proportions at Sandersville with seven mining operations employing some 500 workers.

TIMBER

Over 70 per cent of Washington County is classified as commercial timberland (possibly as much as half in farm woodlots), with pine being the major forest type. Reserve estimates indicate there are in the county 1,316,000 cords of pine, 995,000 cords of hardwood, 847,000 cords of soft hardwood and 7,000 cords of other softwood.



Most of the pine is being raised for use by Georgia's pulp mills, although some goes into flooring and construction lumber. There are three construction lumber mills in Washington County producing about 16½-million board feet annually.

AGRICULTURE

Cotton is still the major farm cash income source in Washington County, accounting for about \$1-million, but raising of livestock is growing in importance.

The acreage planted in cotton has declined 60 per cent in the last ten years. The number of farms was reduced by more than 50 per cent between 1949 and 1959 while the average farm size increased almost 63 per cent.



Meat products and vegetable canning are the principal manufacturing processes based on agricultural products.

WATER SYSTEMS

Sandersville

The city obtains its water from six deep wells with maximum daily pumping capacity of 1,960,000 gallons; maximum daily consumption on record was 1,000,000 gallons. Chlorination is the only treatment given city water. Ground storage capacity is 160,000 gallons and elevated capacity is 100,000 gallons. An additional 300,000-gallon elevated storage tank is proposed for location in the southeastern quadrant of the city. Sandersville is served by 3.5 miles of water line eight inches or larger.

Well Characteristics

<u>Well (Number)</u>	<u>Depth (feet)</u>	<u>Pumping Capacity (gpm)</u>	<u>Size (inches)</u>
1	150	110	6
4	760	600	10
5	520	320	8
6	534	320	8
7	450	175	8
8	750	500	8

(Wells no. 2 and 3 not in use.)

Monthly Water Rates

First	3,000 gallons	\$1.50 minimum
Next	7,000 gallons @	0.40 per thousand gallons
Next	10,000 gallons @	0.30 per thousand gallons
Next	80,000 gallons @	0.20 per thousand gallons
Next	100,000 gallons @	0.15 per thousand gallons
Over	200,000 gallons @	0.125 per thousand gallons

Some industrial concerns may prefer to drill their own wells. Three of the clay processing firms have their own wells. One of these companies has two 6-inch wells in the 700-foot strata delivering 1,800,000 gallons and 2,000,000 gallons daily. The others have 8-inch wells delivering 439,000 and 720,000 gallons per day.

Furthermore, three nearby creeks - Buffalo Creek (743,264 gpd), Keg Creek (1,486,529 gpd), and Sandy Hill Creek (542,906 gpd) - are available for industrial use.

Analysis
(Treated City Water)

	Parts per <u>Million</u>		Parts per <u>Million</u>
Silica (SiO_2)	22.0	Total solids	213.0
Iron oxide (Fe_2O_3)	0.15	Mineral solids	195.0
Alumina (Al_2O_3)	0.3	Alkalinity as CaCO_3 (with methyl orange)	145.0
Lime (CaO)	85.2	Alkalinity (with phenolphthalein)	None
Magnesia (MgO)	2.2	Free carbon dioxide	12.0
Sulphate (SO_3)	5.4	Total hardness (as CaCO_3)	157.7
Chloride (Cl)	8.2		
Nitrate (NO_3)	Trace	pH	7.4
Manganese (Mn)	None		

Tennille

The Tennille system obtains its water supply from two 6-inch wells, both 100 feet deep. Maximum daily pumping capacity is 324,000 gallons; maximum daily consumption was 21,000 gallons in one hour. There is an elevated tank with 75,000-gallon capacity. Tennille has one mile of 8-inch water mains, four miles of 6-inch.

Monthly Water Rates

First	3,000 gallons		\$3.00 minimum
Next	7,000 gallons	@	0.40 per thousand gallons
Next	70,000 gallons	@	0.25 per thousand gallons
Over	80,000 gallons	@	0.18 per thousand gallons

SEWER SERVICE

Sanitary sewers are available to between 70 and 80 per cent of existing homes in Sandersville. Approximately 40 to 50 per cent of the city streets are served by storm sewers. All sewage is dumped, untreated, into Tanyard Branch, eventually flowing into the Oconee River. In Tennille 65 per cent of existing houses are served by sanitary sewers. Storm sewers serve 25 per cent of the city streets. Sewage is treated through an Imhoff tank.

An extensive sewer extension program is planned for Sandersville, involving installation of over 27,000 feet of mains. Tennille also has in the planning stage a utility extension program.

POWER AND FUELS

Electric Power

Sandersville operates its own municipal power system, buying electricity wholesale from the Georgia Power Company. Total substation capacity is 32,000 kva; connected load is 3,067 kw. The area is served by two 110-kv lines and one 44-kv line.

Monthly Industrial Rates

Small Industrial Consumer

First 2,000 kwh	@ 2.22¢ per kwh
Excess kwh	@ 1.99¢ per kwh
All consumption in excess of 300 kwh per kw of 30 minute interval demand	@ 1.11¢ per kwh
Minimum monthly charge	\$25.00

Large Industrial Consumer

(Total connected load not less than 100 kw)

Demand Charge:	\$0.90 per kva of maximum demand per month, plus
Energy Charge:	First 20,000 kwh @ 1.50¢ per kwh
	Next 30,000 kwh @ 1.00¢ per kwh
	Next 150,000 kwh @ 0.75¢ per kwh
	Over 200,000 kwh @ 0.58¢ per kwh
Minimum monthly charge	Demand charge

Electric power at Tennille is distributed by Georgia Power Company. The Tennille substation capacity is 1,500 kva and it is fed by a 44-kv line.

Monthly Industrial Rates

Schedule C-8

(Small Industrial Consumer)

Demand Charge:	\$1.10 per kw of maximum demand per month, plus
Energy Charge:	First 20,000 kwh per month @ 1.50¢ per kwh
	Next 30,000 kwh per month @ 1.00¢ per kwh
	Over 50,000 kwh per month @ 0.75¢ per kwh

Schedule C-9

(Large Industrial Consumer)

Demand Charge: \$0.90 per kva of maximum demand per month, plus
Energy Charge: First 20,000 kwh per month @ 1.50¢ per kwh
Next 30,000 kwh per month @ 1.00¢ per kwh
Next 150,000 kwh per month @ 0.75¢ per kwh
Over 200,000 kwh per month @ 0.58¢ per kwh

The Washington County Electric Membership Corporation service area embraces the county, exclusive of Sandersville and Tennille. Its substation capacity is 10,000 kw, with a peak demand of 9,300. It is fed by 12- and 24-kv lines.

Monthly Industrial Rates

Small Industrial Consumer

First 100 kwh @ 5.000¢ per kwh
Next 1,400 kwh @ 3.250¢ per kwh
Next 8,500 kwh @ 2.500¢ per kwh
Over 10,000 kwh @ 1.625¢ per kwh

All consumption in excess of 200 kwh per month per kw of demand in excess of 1,000 kwh @ 1.000¢ per kwh.

Large Industrial Consumer

Demand Charge: \$0.90 per kva of maximum demand per month, plus
Energy Charge: First 20,000 kwh per month @ 1.50¢ per kwh
Next 30,000 kwh per month @ 1.00¢ per kwh
Next 150,000 kwh per month @ 0.75¢ per kwh
Over 200,000 kwh per month @ 0.58¢ per kwh

Natural Gas

Atlanta Gas Light Company serves the area obtaining natural gas from the pipeline of Southern Natural Gas Company which traverses the northern sector of the county. The record winter consumption at Sandersville and Tennille combined was 4,196 mcf in one day. System capacity is 6,000 mcf. Btu content is 1,040 per cubic foot.

Monthly Industrial Rates

Rate SN-8

(Applies to customers using less than 2,000 therms per day)

First	1,000 therms or less	\$67.90 minimum
All Over	1,000 therms	.0443 per therm
Adjustment for Low Load Factor:		
For all gas consumed, November through May, in excess of 1.1 times the average amount of gas used per month, June through October immediately preceding		
		.0673 per therm

Rate SN-9

(Applies to customers using 1,500 or more therms per day)

Firm Use Charge

For the quantity of natural gas stated in the contract for service as the Firm Use per day unless the customer, at the election of the Company, establishes a higher Firm Use Charge by violating a curtailment order.

\$0.3374 minimum per therm

Commodity Charge

Firm Gas	.0282 per therm
----------	-----------------

Interruptible Gas

First 1,000,000 therms	.0276 per therm
All over 1,000,000 therms	.0269 per therm

LP Gas

Rural Gas Service, Inc., locally owned, provides most of the liquified petroleum gas from its storage capacity of 36,000 gallons. Peak annual consumption has been 700,000 gallons, or approximately sixty-eight tank cars. The gas content is 80 per cent propane and 20 per cent butane. Cost is approximately 16 cents per gallon in lots of 500 gallons or more.

Coal

Coal is supplied principally from Kentucky and Tennessee mines. The delivered price for industrial coal (2x0 nut and slack) ranges from \$8.93 to \$9.29 per ton. The Btu content ranges from 13,100 to 13,650 per ton as received, and ash content from 7 to 4.5 per cent, respectively.

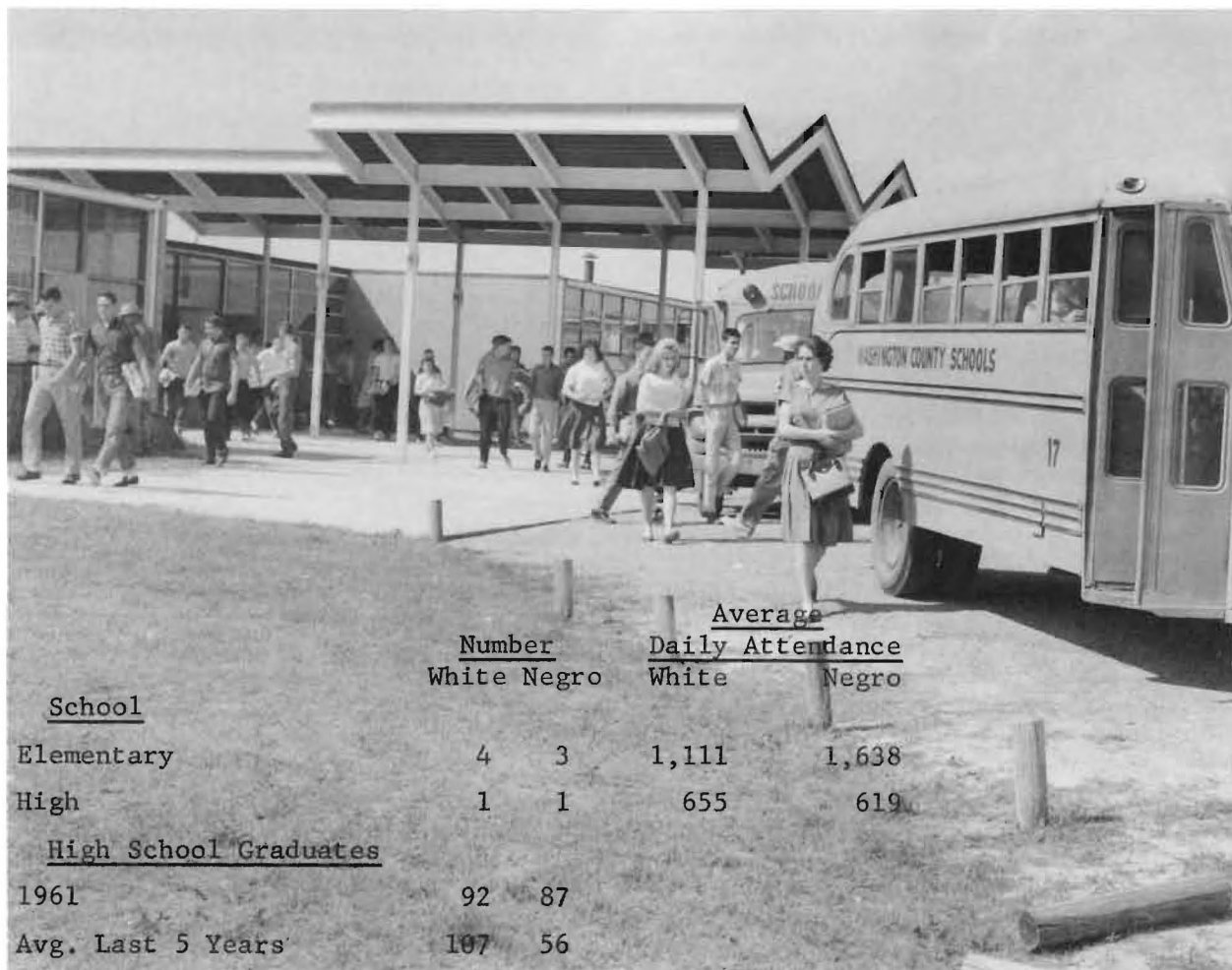
Oil

Four major oil companies -- Gulf, Sinclair, Standard, and Texaco -- maintain bulk stations at Sandersville. Tank car lots of No. 2 bunker fuel oil range from 11 cents to 13 cents per gallon; delivered in tank wagon, cost is about 17 cents per gallon.

EDUCATIONAL INSTITUTIONS

Washington County operates the school system with one white and one colored high school, four white and three colored elementary schools.

Vocational courses offered all students are in fields of agriculture, home economics, and industrial arts. In addition, white students may study diversified cooperative training.



<u>School</u>	<u>Number</u>		<u>Average</u>	
	<u>White</u>	<u>Negro</u>	<u>Daily Attendance</u>	
			<u>White</u>	<u>Negro</u>
Elementary	4	3	1,111	1,638
High	1	1	655	619
<u>High School Graduates</u>				
1961	92	87		
Avg. Last 5 Years	107	56		

Expenditures from all funds was \$272.20 per pupil for the 1960-61 school year.

Several colleges and universities are close to Sandersville. Only 29 miles away at Milledgeville is the Women's College of Georgia, while Mercer University and Wesleyan College are at Macon, 60 miles. Augusta College - a two-year junior college - and the Medical College of the University of Georgia are at Augusta, within 75 miles. The University of Georgia at Athens is only 86 miles away. Within three hours' driving time are Georgia Institute of Technology, Georgia State College, Emory University, and Agnes Scott College, all in the Atlanta area.

HEALTH SERVICES

Washington County Memorial Hospital which opened in August 1961, is a 65-bed, fully-accredited institution. Its staff includes 10 physicians, 3 surgeons, 2 dentists, and 11 registered nurses. Hospital facilities include two operating rooms, x-ray and general laboratory equipment, two incubators, a Bennet type resuscitator, and an emergency 60 kw gasoline-driven generator. Specialists are on call from Macon and Milledgeville. The hospital was built with assistance from Federal funds under the Hill-Burton Act.



Plans call for converting Rawlings Sanitarium, the former hospital, into a rest home, and office building.

Washington County also has a Health Center serving five adjoining counties with a staff of three nurses.

CHURCHES

Twelve churches serve white congregations in the two Washington County communities. There are also ten churches supported by the Negro population. Principal denominations are Baptist, Christian, Church of God, Church of the Nazarene, Episcopal, Methodist, and Roman Catholic. Nearest Jewish synagogue is at Macon, 60 miles.



LOCAL GOVERNMENT

Sandersville's city government is operated under the mayor and council system, elected for two-year terms. The city council is composed of four aldermen. A three-man board operates the water and light department.

Tennille also has a mayor and council, with four aldermen, as at Sandersville.

The county government is headed by a three-man board of commissioners of roads and revenues elected for six-year terms. Beginning January 1963, the terms will be four years. The county tax commission is elected by popular vote and the board of assessors appointed by the superior court judge.

Tax Rates

The Sandersville property tax amounts to \$20.00 per \$1,000 assessed valuation. The Tennille rate is \$12.50 per \$1,000. Washington County's property tax is \$47.50 per \$1,000. All property is assessed at approximately 15 per cent of true market value in both Sandersville and Tennille, and approximately 10 to 15 per cent in Washington County. No special industrial property assessment is made.

Bonded Debt

Sandersville has no bonded debt or revenue bonds outstanding. Tennille's debt totals \$23,000, and it also has \$82,000 in revenue bonds outstanding. The county's debt includes \$460,000 (4 per cent) of hospital bonds, from an original 1958 issue for \$475,000.

Expenditures (1956 to 1960)

	<u>Sandersville</u>	<u>Tennille</u>	<u>Washington County</u>
General	\$ 555,342.27	\$220,096.42	\$1,352,503.13
Water & Light	<u>859,952.80</u>	<u>-----</u>	<u>-----</u>
Total	\$1,415,295.07	\$220,096.42	\$1,352,503.13

FIRE AND POLICE PROTECTION

Fire Department

Sandersville maintains a fire station with one paid and ten volunteer firemen and two fire engines. Tennille also has a fire station with ten volunteer firemen and two fire engines. Both cities have a Class 8 insurance rating by the National Board of Fire Underwriters. Fire protection is extended to all buildings and property within a reasonable distance beyond the city limits, but fire hydrants are installed only to the city limits.

Police Department

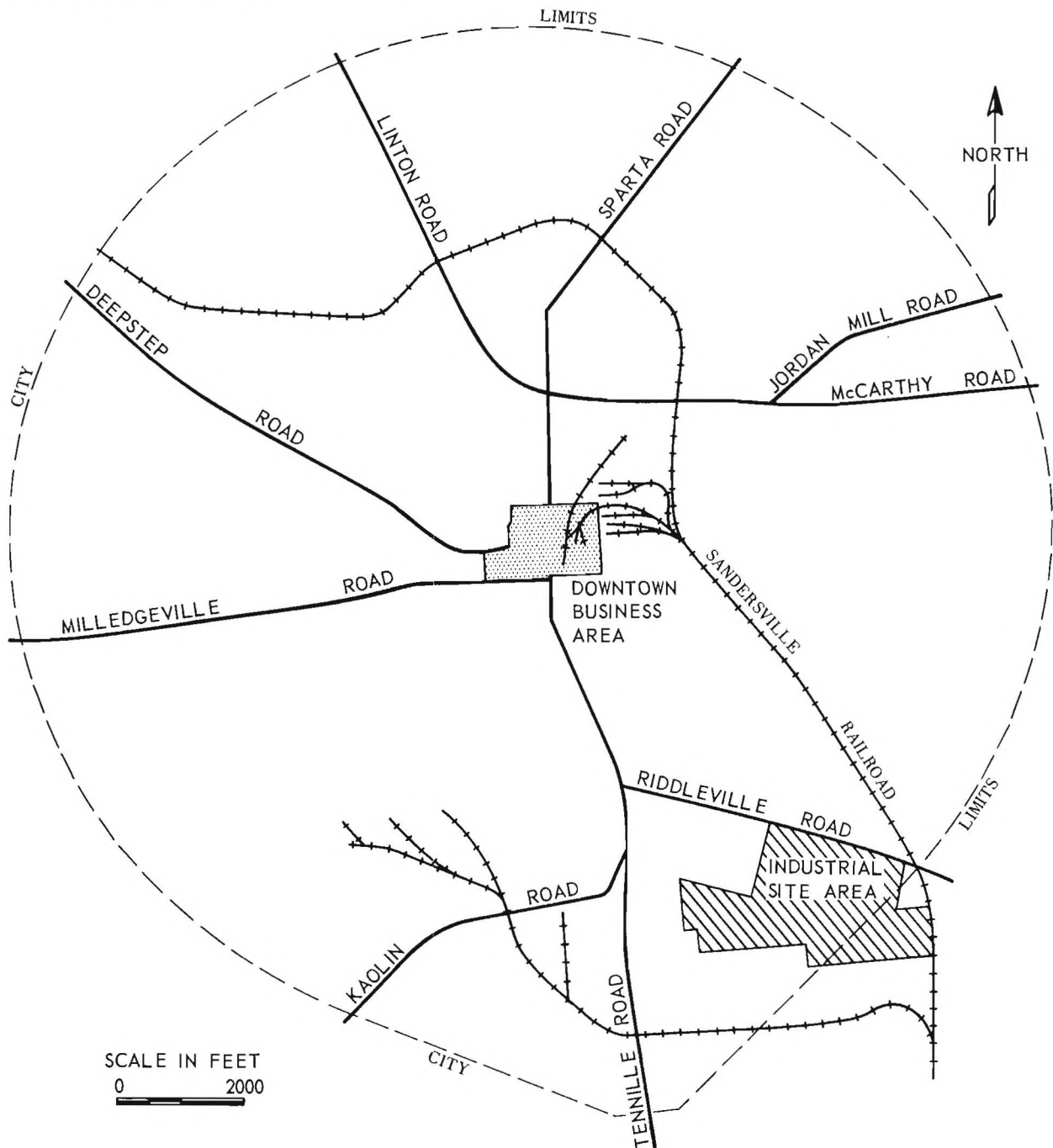
Sandersville maintains six uniformed policemen and two patrol cars which carry out regular day and night patrols. Tennille has two uniformed policemen and one patrol car.

The county has a three-man force with two patrol cars on call during the week, and on regular patrols on weekends.

AVAILABLE PLANT SITES

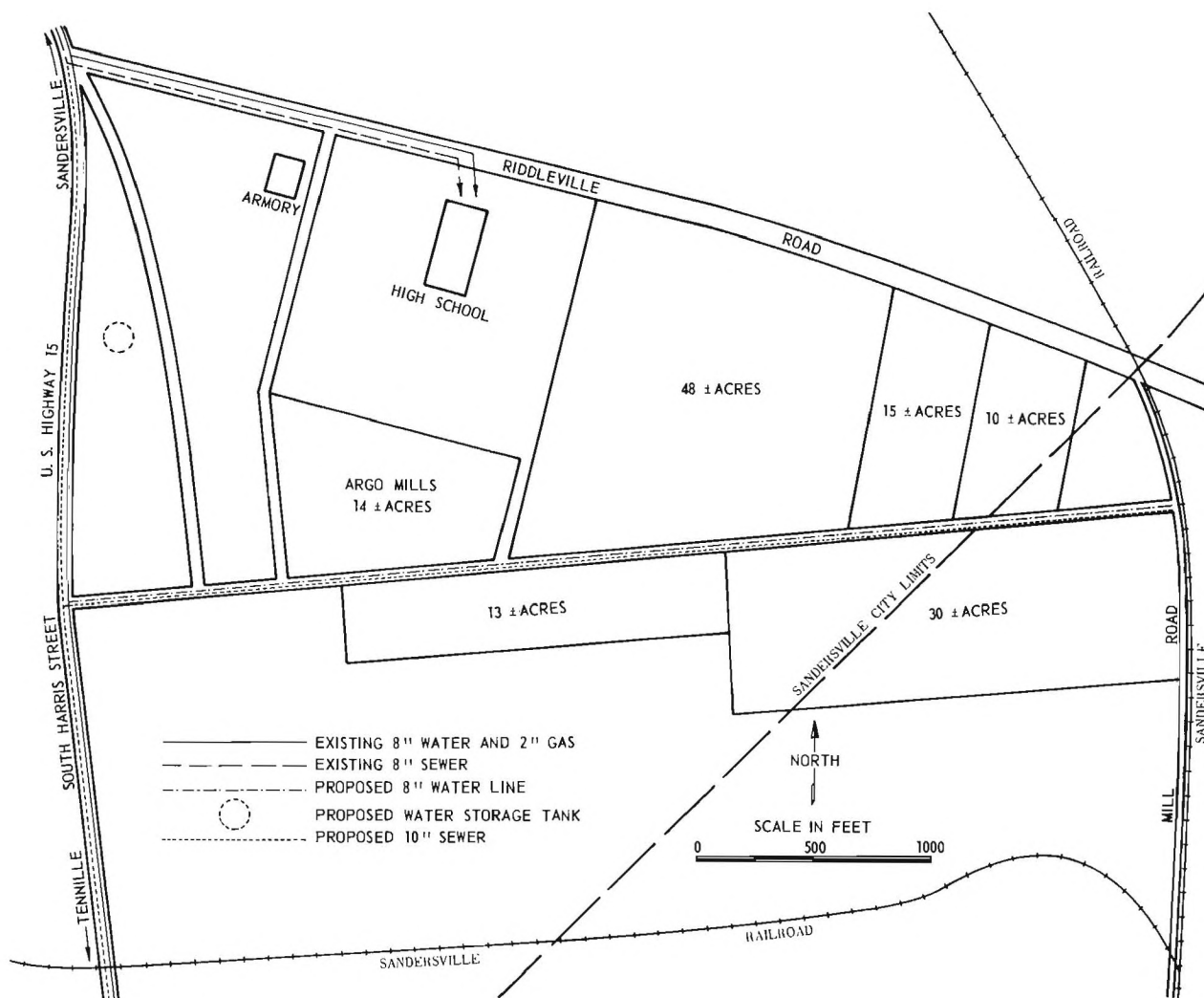
Sandersville

A proposed industrial district at Sandersville is being developed in the southeastern section of the city. Here, between the main line and a branch line of the Sandersville Railroad are several sites ranging in size from 10 to 48 acres.



Sandersville sketch map depicts principal transportation facilities with relation to the new industrial site area.

The district, as the accompanying sketch shows, is bounded on the north by Riddleville Road, which has existing 8" water and sewer and 2" gas lines to the high school. In developing this area, the city will install an 8" water line and 10" sewer line in utility expansions already planned. Included in the improvements is a new water storage tank of 300,000-gallon capacity.

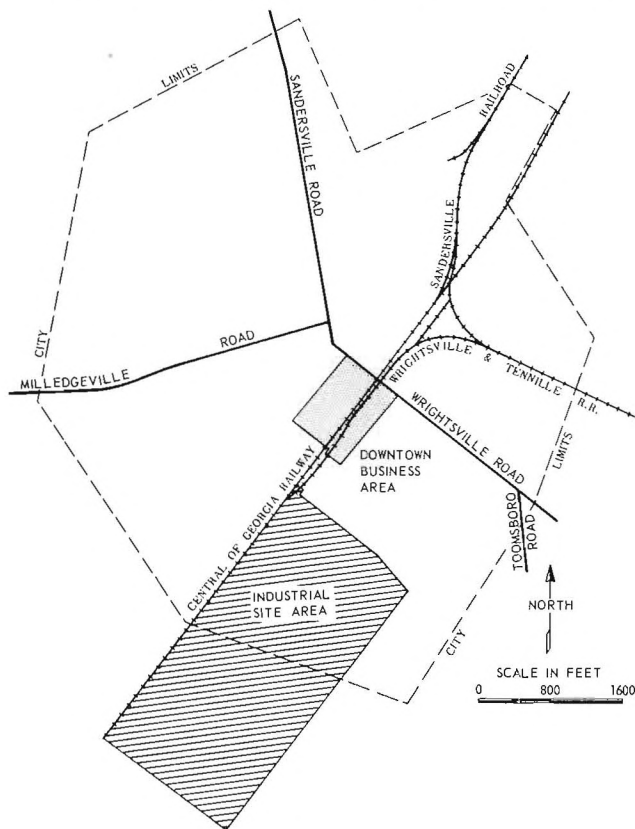


In this area the new facility of Argo Mills will be constructed on a 14-acre site. The new industrial district is easily accessible to a large portion of the labor force, with both the Tennille and Riddleville roads used as main thoroughfares.

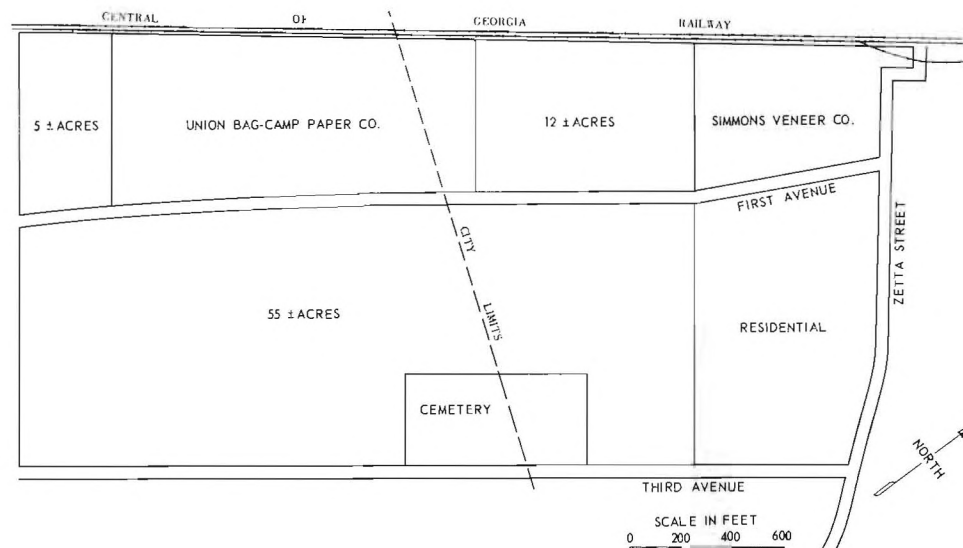
The terrain in this section is somewhat rolling, but appears to present no grading problems.

Tennille

Available industrial sites at Tennille are located in the southwestern sector along the Central of Georgia Railway. One site of 12 acres is within the city limits, and a larger 55-acre site is partially beyond the city limits. A third site of 5 acres is also out of the city. The sites front



Index map (left) indicates the relationship of Tennille's industrial site area to the city. Plat sketch (below) depicts the location of three available industrial tracts.



on an unpaved street. There are 6-inch water and 8-inch sewer mains along Zetta Street and the city will extend these to the sites. The area is relatively level with good drainage features.

FINANCING OF BUILDINGS

The Washington County Development Corporation has been formed by local public-spirited citizens to construct buildings for lease to industry. It has an authorized capital of \$100,000 and is willing to invest up to twice that amount for good industrial concerns, based on sound business practices. The corporation has recently concluded negotiations with Argo Mills, Sandersville's newest plant acquisition, for construction of a new building.

ENVIRONMENT FOR GOOD LIVING

Housing

Considerable residential building activity has taken place lately, and assurances have been given that new units will be constructed as required. In the past year, 25 new houses were built at Sandersville, 5 at Tennille.



Modern housing subdivisions and established older residential districts both are found in Sandersville and Tennille.



At the present, housing is fairly tight in both cities with a limited number of units available for sale or lease. The average cost of a two-bedroom, brick, medium sized house is \$11,000 to \$12,000; for a three-bedroom house, it is \$12,500 to \$14,000.

An 80-unit public housing project at Sandersville and a 36-unit project at Tennille have recently been completed.

Recreation

Sandersville maintains lighted football and baseball fields with a stadium seating 1,500, and also has a swimming pool, playground facilities, and asphalt tennis courts. A part-time director of recreation is hired during the summer months. In addition, the city has a library and two motion picture theaters with seating capacity of 1,385.



Tennille has an athletic field and park with swimming pool. It also has a part-time recreation director for a summer program.

A 9-hole golf course lies between the two towns. For the hunter there is fine quail hunting in the county. Within 30 miles is Lake Sinclair with 500 miles of shoreline, popular for fishing, water sports, and outdoor camping activities.

BANKING FACILITIES

The George D. Warthen Bank at Sandersville has capital of \$200,000 and correspondent affiliations in New York, Atlanta, Augusta, Macon, and Raleigh. As of December 31, 1961, it had \$5,080,000 in deposits, and \$200,000 in surplus.

The Tennille Banking Company at Tennille has capital of \$100,000, deposits of \$1,647,000, and surplus of \$200,000. It has correspondent affiliations in New York, Atlanta, Savannah, and Macon.

TRANSIENT ACCOMMODATIONS

Sandersville has one hotel with 40 rooms and Tennille has one with 25 rooms. A new 14-unit motel is under construction at Sandersville, on the edge of the central business district. Six restaurants operate in Sandersville and two in Tennille.

Large semi-private meeting rooms are available at the American Legion Hall, VFW, Women's Club, and the National Guard Armory at Sandersville, and the Community House in Tennille.



Kaolin Festival is Washington County's chief annual event, attracting numerous spectators from over the region.

COMMUNICATION SERVICES

Telephone and Telegraph

Southern Bell Telephone & Telegraph Company maintains 18 toll circuits for the area. Sandersville has a modern dial system; Tennille is still on the manual system. Western Union has a regular office at the West Drug Company, Sandersville.

Newspaper

The Sandersville Progress, published weekly, has a circulation of 3,500. Sandersville and Tennille are also within the daily delivery area of the Atlanta Journal, Atlanta Constitution, Macon Telegraph, Macon News, and Augusta Chronicle.

Radio and Television

WSNT, a full-time independent radio station, broadcasts on a frequency of 1490 kilocycles with power of 500 watts.

Good television reception is received from television stations at Atlanta, Macon, and Augusta.

Post Office

The post office rating is Class 1 at Sandersville and Class 2 at Tennille. A new post office under construction at Tennille will be completed this fall.

CLIMATE

Average annual rainfall^{1/} in the area amounts to 44.56 inches. The mean temperatures in the months of December through February range from 46.8° to 49.0°, in the months of June through August, 79.3° to 81.0°. The mean temperature ranges over the past 20 years have been 39.0° to 62.0° in January, and 70.0° to 92.0° in July.

Average humidity^{2/} for the area is

<u>Month</u>	<u>7:00 a.m.</u>	<u>1:00 p.m.</u>	<u>7:00 p.m.</u>
December	83	57	66
January	83	57	64
February	82	53	59
June	80	50	60
July	84	55	68
August	83	55	69

The prevailing wind direction is west by northwest.

TOPOGRAPHY

The area's terrain generally is gently rolling in the northern part of the county and fairly level in the southern section. Washington County lies on and just below the Fall Line and contains soils in three provinces. The northern part of the county is in the Sandhills Province, the midsection is in the Upper Coastal Plains Province, and the southern portion is in the Middle Coastal Plains Province.

^{1/} Temperature and rainfall data are from U. S. Weather Bureau records at Milledgeville (29 miles northwest)

^{2/} Humidity data are from U. S. Weather Bureau records at Macon (65 miles west).

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Washington County Electric Membership Corporation
Sandersville, Georgia

