

HANCOCK/SPARTA COMPREHENSIVE PLAN: 1993-2013

SUBMITTED:
APRIL, 1993

APPROVED:
JUNE, 1993

PREPARED BY:
PRECISION PLANNING, INC.
400 PIKE BOULEVARD
P.O. BOX 2210

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I. ADOPTION RESOLUTIONS

HANCOCK COUNTY BOARD OF COMMISSIONERS

BETTY HILL, Chairperson
JAMES H. JONES, V. Chairperson
BOBBY L. WARREN

Courthouse Square
Sparta, Georgia 31087

MAMIE D. SMITH, Clerk
(404) 444-5746

RESOLUTION

WHEREAS, the *Hancock/Sparta Comprehensive Plan: 1993-2013*, hereinafter referred to as "the Comprehensive Plan", provides a coordinated and comprehensive plan of the long-term goals, objectives, and priorities of Hancock County and the City of Sparta; and

WHEREAS, the Comprehensive Plan contains the Minimum Planning Elements required by the State of Georgia and follows the "Minimum Planning Standards and Procedures" as set forth by the Georgia General Assembly; and

WHEREAS, the Comprehensive Plan has been presented at two duly advertised public hearings held on March 3, 1992, and March 24, 1993, at which Hancock County and the City of Sparta solicited community input on community needs and issues, and which were conducted pursuant to the State's Minimum Planning Standards and Procedures; and

WHEREAS, the Hancock County Board of Commissioners deems this document and its component elements consistent with the Goals and Objectives of the County; and

WHEREAS, the Comprehensive Plan has been recommended for approval by the Hancock County Board of Commissioners. The Board of Commissioners finds that the Comprehensive Plan furthers the purposes of promoting the health, safety, morals, convince, order prosperity, aesthetics and general welfare of the present and future residents of the Hancock County, and therefore acceptable as County Policy; and

WHEREAS, Hancock County transmitted the document to the appropriate agencies for the review and recommendation; and

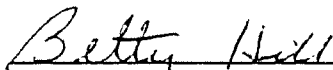
WHEREAS, the Georgia Department of Community Affairs, on June 30, 1993, found this document to be in compliance with the Minimum Planning Standards and Procedures set forth in Georgia Laws 1989, pp. 1317-1891, Act 634; and

WHEREAS, an adopted Comprehensive Plan in compliance with the Minimum Planning Standards and Procedures would grant Hancock County "Qualified Local Government" status from the Department of Community Affairs for a period not to exceed five years from the date of the adoption; and

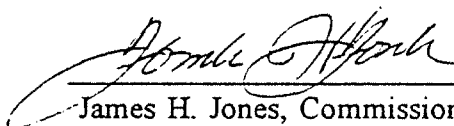
WHEREAS, "Qualified Local Government" status would further the purposes of promoting the health, safety, morals, convince, order, prosperity, aesthetics and general welfare of the present and future residents of Hancock County,

NOW, BE IT FURTHER RESOLVED that Hancock County, having met the public participation requirements of the Minimum Planning Standards and Procedures, the Comprehensive Plan, and by having the Georgia Department of Community Affairs agree that the Comprehensive Plan is in compliance with the Minimum Planning Standards and Procedures, that the Hancock County Board of Commissioners adopt the *Hancock/Sparta Comprehensive Plan: 1993-2013*.

ADOPTED THIS 6th DAY OF July, 1993.



Betty Hill, Chairperson

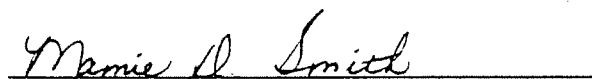


James H. Jones, Commissioner



Bobby Warren, Commissioner

ATTEST:


Mamie Smith, County Clerk

City of Sparta

P.O. Box H

Sparta, Georgia 31087

EXECUTIVE DEPARTMENT

MAYOR

WILLIAM R. EVANS, JR.

MAYOR PRO-TEM

MARVIN W. GARRARD

ALDERMEN

SAM H. HOLLIS, III

FRANKLIN HYMAN

YVONNE INGRAM

CITY ADMINISTRATOR

DEBBIE K. MOSLEY

CITY ATTORNEY

FRANKLIN HITCHCOCK

GAS AND WATER DEPARTMENT CLERK

JOANN J. COLLINS

RESOLUTION

WHEREAS, the *Hancock/Sparta Comprehensive Plan: 1993-2013*, hereinafter referred to as "the Comprehensive Plan", provides a coordinated and comprehensive plan of the long-term goals, objectives, and priorities of Hancock County and the City of Sparta; and

WHEREAS, the Comprehensive Plan contains the Minimum Planning Elements required by the State of Georgia and follows the "Minimum Planning Standards and Procedures" as set forth by the Georgia General Assembly; and

WHEREAS, the Comprehensive Plan has been presented at two duly advertised public hearings held on March 3, 1992, and March 24, 1993, at which Hancock County and the City of Sparta solicited community input on community needs and issues, and which were conducted pursuant to the State's Minimum Planning Standards and Procedures; and

WHEREAS, the City of Sparta deems this document and its component elements consistent with the Goals and Objectives of the City; and

WHEREAS, the Comprehensive Plan has been recommended for approval by the Sparta City Council. The City Council finds that the Comprehensive Plan furthers the purposes of promoting the health, safety, morals, convince, order prosperity, aesthetics and general welfare of the present and future residents of the City of Sparta, and therefore acceptable as City Policy; and

WHEREAS, the City of Sparta transmitted the document to the appropriate agencies for the review and recommendation; and

WHEREAS, the Georgia Department of Community Affairs, on June 30, 1993, has found this document to be in compliance with the Minimum Planning Standards and Procedures set forth in Georgia Laws 1989, pp. 1317-1891, Act 634; and

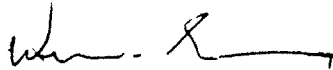
WHEREAS, an adopted Comprehensive Plan in compliance with the Minimum Planning Standards and Procedures would grant the City of Sparta "Qualified Local Government" status from the Department of Community Affairs for a period not to exceed five years from the date of the adoption; and

WHEREAS, "Qualified Local Government" status would further the purposes of promoting the health, safety, morals, convince, order, prosperity, aesthetics and general welfare of the present and future residents of the City of Sparta,

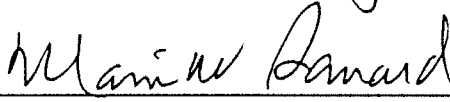
NOW, BE IT FURTHER RESOLVED that the City of Sparta, having met the public participation requirements of the Minimum Planning Standards and Procedures, the Comprehensive Plan, and by having the Georgia Department of Community Affairs agree that the Comprehensive Plan is in compliance with the Minimum Planning Standards and Procedures, that the Sparta City Council adopt the *Hancock/Sparta Comprehensive Plan: 1993-2013*.

ADOPTED THIS 13th DAY OF JULY, 1993.

CITY OF SPARTA



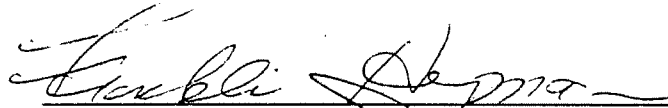
William R. Evans, Jr., Mayor



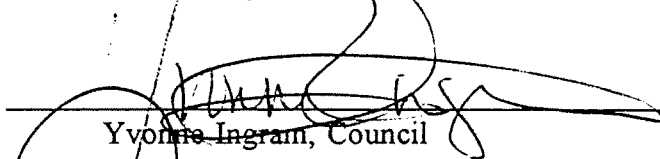
Marvin W. Garrard, Mayor Pro-team



Sam H. Hollis, III, Council



Franklin Hyman, Council



Yvonne Ingram, Council

ATTEST:



Sharon Hill, City Clerk

II. INTRODUCTION

Purpose

The purpose of the *Hancock/Sparta Comprehensive Plan: 1993-2013*, is to provide the elected officials of Hancock County and the City of Sparta with a tool to manage, guide and coordinate future growth and development of Hancock County and Sparta through the year 2013. The plan represents the Hancock County and the City of Sparta's participation in and contribution to the coordinated planning process as set forth by the Georgia Planning Act of 1989. By meeting the Minimum Planning Standards and Procedures established as part of the legislation, the *Hancock County/Sparta Comprehensive Plan: 1993-2013*, establishes a framework from which these local governments can work when planning for the future provision of public facilities and services. In addition, the plan will serve as a basis for local government decision making regarding economic development, environmental protection, and the future pattern of land use. Previous planning efforts in Hancock County and Sparta have yielded many great successes.

Plan Development and Public Participation

In accordance with the Minimum Planning Standards and Procedures, a public hearing was held on March 3, 1992 to initiate the planning process and to inform the citizens of the Comprehensive Plan. This meeting was jointly held by the Board of Commissioners of Hancock County and the City of Sparta. Meetings were held on September 29, 1992, October 6th, 1992, October 26th, 1992, January 14th, 1993 and February 8th, 1993 to set up focus groups and to discuss issues and ideas for the future of Hancock County. The following focus groups were formed:

- Community Facilities
- Economic Development
- Education
- Housing
- Human Resources
- Natural and Historic Resources

Each focus group selected a Chairperson and Secretary, and set up meeting dates. Between October 26th, and February 8th, 1993, each focus group met on regular intervals and discussed issues and conducted interviews with public officials. These focus groups helped gather data for the plan and also advised the planner. The information and suggestions provided by the focus groups were included in the Community Goals, Policies and Actions for Sparta and Hancock County.

The second public hearing was held in accordance with the Minimum Standards and Procedures on March 24, 1993 to solicit community input and support regarding the Comprehensive Plan.

The following people were involved in the development of goals and policies and in the gathering of information.

Focus Groups:

Education:

Augusta Means
Mamie Smith
Louis Skrine
Betty Richardson
Robert Fandin
Elloven Lowery
Anne Thomas

Community Facilities:

Carolyn Haskins
Connie Jones
Tom Haskins
Bill Bearden
Leroy S. Wiley
Dick Eier
Mary Watkins

Human Resources:

Robert L. Brown
Bo Grist
Adrian Trotman
Ducie Moore
Robert Fandin

Economic Development:

Johnny Warren
Darrell T. Smith
Dorothy Keffer
Jeanette Tillman

Housing:

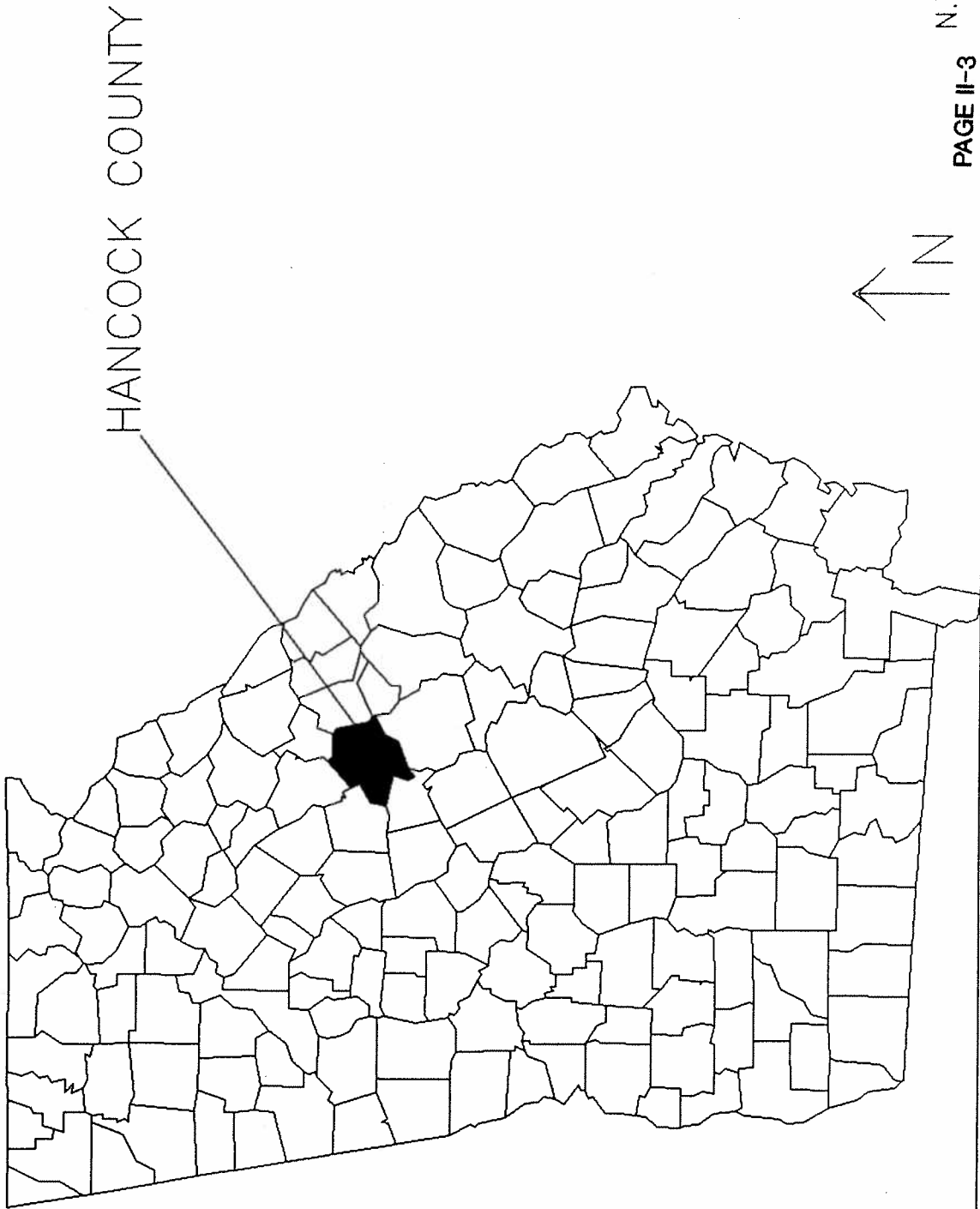
John Askew
Esther Sanchaez
Cordelia Jackson
Glenda McGuire
Ernest Coswell

Natural & Historic Resources:

Rick Josyln
Nancy Stephens
Cynthia Smith
Sheryl McDaniel

HANCOCK COUNTY, GEORGIA

LOCATION MAP



III. POPULATION ELEMENT

Introduction

An understanding of population growth and the general characteristics of the population is an important step in developing a Comprehensive Plan. Analyzing where people are, in what quantities and composition, and at what rates they are expected to increase or decrease can determine the location and need for public facilities, capital improvements, housing and employment opportunities. The Population Element for Hancock County and the City of Sparta will explore historical population trends and provide future scenarios for development.

When exploring population characteristics, the Minimum Standards require examining historical trends at least twenty years prior to the base year. The future population must also be examined twenty years into the future. The base year selected for this planning effort is 1990, because of the availability of the decennial Census data. By selecting 1990 as a base year, population trends will be examined starting at 1970 and extend through 2010. The only exceptions are historical population and projected population. To gain a better understanding of Hancock County, the population trends from 1800 to 1990 are studied. Sparta's historical population is examined between 1930 and 1990. Future population is also forecast to the year 2013.

Historical Trends

The Georgia Legislature created Hancock County in 1793. Hancock County's primary industry historically was farming and forestry. The residents of Hancock County lived close to the land, or in small communities dispersed throughout the County. Hancock County's population has changed dramatically from the first census that the County was eligible for in 1800, when 14,456 persons lived in the County. In these days, Hancock County was the frontier, and was the gateway to Alabama and western Georgia.

The highest recorded population was in 1910, when 19,189 persons lived in Hancock County. When the boll weevil decimated the cotton industry in the 1920's, and when the Great Depression occurred in the 1930's, the tenant farming culture in Hancock County ended. Advancements in technology during the 1930's and 1940's made the labor-intensive agricultural practices expensive and unnecessary. These workers were forced to look elsewhere for employment, often leaving Hancock County behind. Many of these workers migrated to more industrialized areas in the Northeast and Midwest.

The lack of a major industrial base and distance from markets has hurt Hancock County's population. Skilled workers had to seek work elsewhere, depleting Hancock County of many of its best and brightest. Hancock County and Sparta have been using federal programs in the

last decade to improve the quality of life and attract business to the area. These efforts should result in a reversal of historical trends. Also, the development of Lake Sinclair as a retirement community will result in an increase in population over the next twenty years. Population trends in Hancock County and the City of Sparta are described in *Table III-1*.

Population Trends

Hancock County

In 1970, Hancock County had 9,019 residents. By 1990, however, Hancock County's population decreased to 8,908 persons, as people went elsewhere to find better economic opportunities. Population change in Hancock County is shown in *Table III-1* and *Figure III-1*. The Oconee Region, as identified by the seven counties that make up the Oconee Regional Development Center, increased by 18.9% over the last twenty years. This increase represents 17,446 persons. During the same period, Georgia added 1,872,616 persons, an increase of 40.7%. These comparisons are outlined in *Table III-2*. These statistics show that Hancock County has lost population while the region and State have gained population between 1970 and 1990.

Sparta

Tables III-1, III-2 and *Figure III-1* outline Sparta's historical population. The migration of people looking for economic opportunity outside of rural Georgia has affected Sparta's population trends. Sparta is the only incorporated city in Hancock County. Between 1970 and 1990, Sparta's population decreased 21.3%, from 2,172 to 1,710. The population trends in *Table III-2* indicate that Sparta's population change did not follow regional and State trends.

Table III-1
 Population Trends
 Hancock County/Sparta - Selected Years

Year	Hancock County	Sparta
1800	14,456	N/A
1810	13,330	N/A
1820	12,734	N/A
1830	11,820	N/A
1840	9,659	N/A
1850	11,578	N/A
1860	12,044	N/A
1870	11,317	N/A
1880	16,989	N/A
1890	17,149	N/A
1900	18,277	N/A
1910	19,189	N/A
1920	18,357	N/A
1930	13,070	1,613
1940	12,764	1,872
1950	11,052	1,954
1960	9,979	1,921
1970	9,019	2,172
1975	9,243	1,963
1980	9,466	1,754
1985	9,187	1,732
1990	8,908	1,710

Source: U.S. Bureau of the Census, 1990 - 1991 Georgia County Guide.

Figure III-1 Historical Population of Hancock County and Sparta

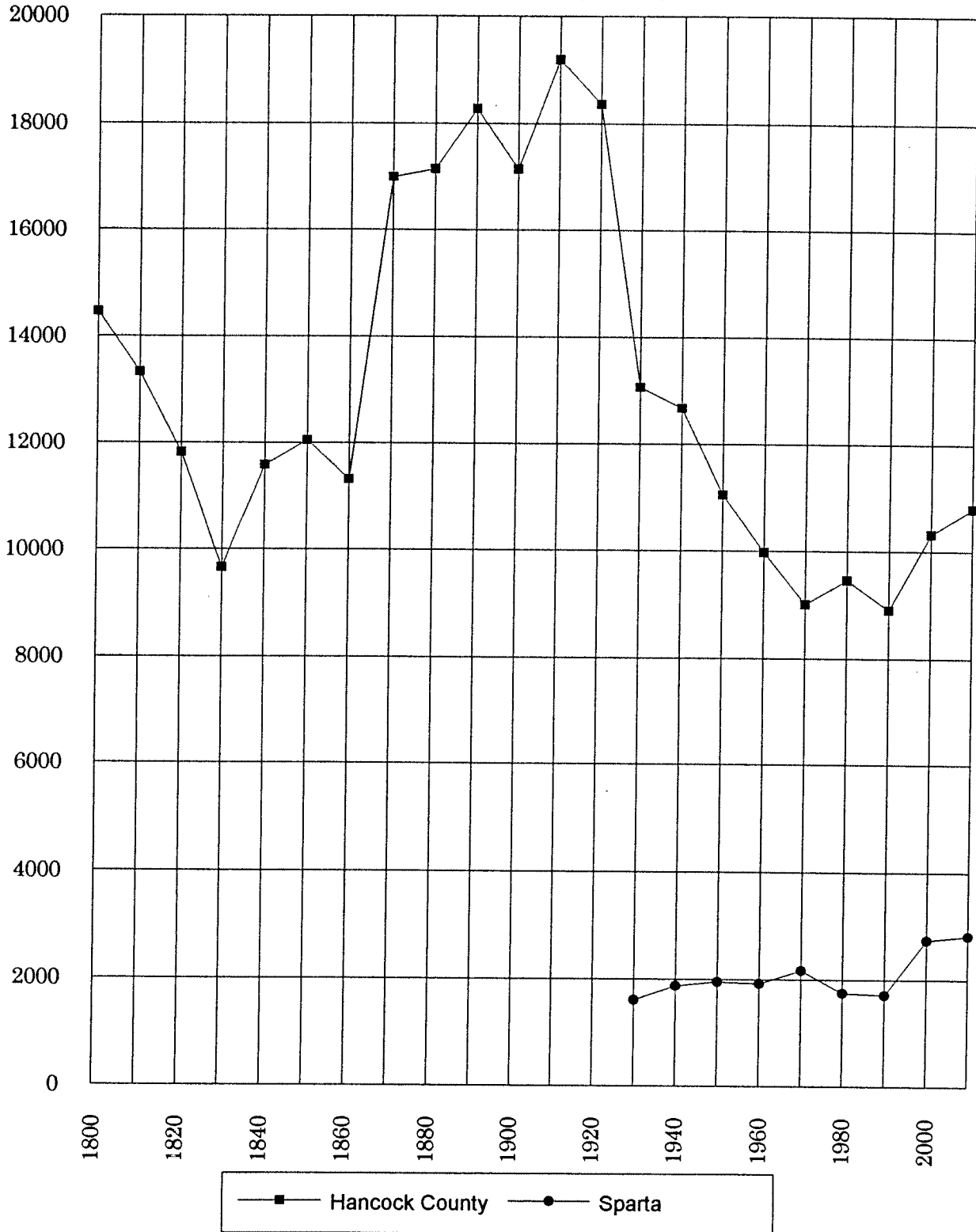


Table III-2
Population Trends
City of Sparta, Hancock County, ORDC and the State

	Population			Percent Change		
	1970	1980	1990	1970-1980	1980-1990	1970-1990
Sparta	2,172	1,754	1,710	-19.2%	-2.5%	-21.3%
Hancock County	9,019	9,466	8,908	5.0%	-5.9%	-1.2%
ORDC	92,300	100,300	109,746	8.7%	9.4%	18.9%
State	4,605,600	5,463,105	6,478,216	10%	18.6%	40.7%

Source: U.S. Bureau of the Census

Population Forecasts

The future population is important in planning for future service provision by local governments. Population is also a measure of the ability of the community to provide enough opportunities to keep and add to their resource base. Rural Georgia, especially those areas which were dependent on agriculture as their main economic drawing card, have been hard hit by population losses since the 1930's. Former farmers and laborers left the farm in search of manufacturing and service sector jobs in Atlanta, New York or the Midwest. The population of an area may change rapidly given a set of economic characteristics.

Hancock County

The future population of Hancock County is important to economic development, social service and natural resources planning. An area which is losing population is seen as stagnant, whereas a community which is gaining population is seen as a growing, thriving area. Increasing population pressures service delivery, but also increases the economic benefits for the area. The minimal population loss over the last twenty years, combined with determined economic development efforts, are painting a better picture for the future population of Hancock County. *Table III-3* provides three alternative forecasts for the future. The occupants of the Hancock Correctional Institute are classified as residents of Hancock County for the duration of their sentences. Fully occupied, HCI will house 750 persons in the Main Unit and 224 at the Boot Camp. To account for fluctuations in inmate population, an average of 950 prisoners were considered to be residents at the facility.

**Table III-3
Population Forecasts
Hancock County - City of Sparta**

	Hancock			Sparta		
	Alternative A	Alternative B	Alternative C	Alternative A	Alternative B	Alternative C
1993	9,842	9,701	9,992	2,647	2,728	2,683
1994	9,837	9,650	10,038	2,643	2,751	2,690
1995	9,831	9,598	10,083	2,639	2,774	2,698
1996	9,826	9,547	10,129	2,635	2,798	2,706
1997	9,821	9,497	10,174	2,630	2,822	2,713
1998	9,815	9,446	10,221	2,626	2,846	2,721
1999	9,810	9,396	10,267	2,622	2,871	2,729
2000	9,805	9,346	10,314	2,618	2,896	2,737
2005	9,778	9,101	10,550	2,597	3,026	2,776
2010	9,752	8,864	10,792	2,577	3,164	2,817
2011	9,746	8,817	10,842	2,572	3,193	2,825
2012	9,741	8,771	10,891	2,568	3,222	2,833
2013	9,736	8,724	10,941	2,564	3,252	2,842

Source: Precision Planning, 1993

Alternative A:

Alternative A uses the population change between 1970 and 1990 to forecast future population. Between 1970 and 1990, Hancock County's population decreased by 1.2%. Using this rate of change, the population in 2013 is forecasted to be 9,736. This forecast has an average of 950 prisoners at the Hancock Correctional Institution added.

Alternative B:

Alternative B uses the population change between 1980 and 1990 to forecast future population. Between 1980 and 1990, Hancock County's population decreased by 5.9%. Using this rate of change, the population of Hancock County in 2013 is forecasted to be 8,724. This figure has an average of 950 prisoners at the Hancock Correctional Institution added.

Alternative C:

Alternative C uses the population change between 1970 and 1980 to forecast future population. Between 1970 and 1980, Hancock County's population increased by 5.0%. Increased accessibility and rising commodity prices caused an increase in population in rural areas. Using this rate of change, the population of Hancock County in 2013 is forecast to be 10,941. This figure has an average of 950 prisoners at the Hancock Correctional Institution added.

Preferred Alternative

Alternative C is the preferred alternative. Given the presence of Hancock Correctional Institution, and given the increasing attractiveness of Lake Sinclair for retirees, the population of Hancock County is forecast to increase.

Sparta

The City of Sparta, being the only incorporated municipality in Hancock County, has experienced a gradual population loss since 1970, following County trends. However, with the addition of 950 plus prisoners at Hancock Correctional Institution, which was annexed into Sparta City Limits will alter the final population forecast. The following population projections assume that this population segment will remain constant throughout the forecast period. Three forecasts for Sparta's future population are described in *Table III-3*.

Alternative A:

Alternative A use the population change in Sparta between 1980 and 1990 to forecast future population. Between 1980 and 1990, the population in Sparta decreased 2.5 percents. Using this rate of change, Sparta is forecasted to have 2,564 residents in 2013. This figure has an average of 950 prisoners at the Hancock Correctional Institution added.

Alternative B:

Alternative B uses the population change between 1960 and 1970 to forecast future population in Sparta. Between 1960 and 1970, the population in Sparta increased by 13.1%. Using this rate of change, the 2013 population of Sparta is forecast to be 3,252. This figure has an average of 950 prisoners at the Hancock Correctional Institution added.

Alternative C:

Alternative C uses the population change between 1950 and 1960 to forecast future population. Between 1950 and 1960, the population of Sparta increased by 4.4%. Using this rate of change,

the 2013 population is forecasted to be 2,842. This figure has an average of 950 prisoners at the Hancock Correctional Institution added.

Preferred Alternative

Alternative C is the preferred alternative. Given the anticipated growth of Sparta due to the presence of Hancock Correctional Institution and the determined economic development efforts of the community, the population in Sparta in 2013 will reach 2,842 persons.

Population by Age

The analysis of the age breakdowns of an area may bring certain needs to the forefront. If a particular age category has a significant percentage of the population, and that age group has special needs, then programs may be identified to address these needs. The following tables outline significant trends in age groups in Hancock County and Sparta.

Significant Trends

Hancock County

Table III-4 and *Figure III-2* describe the historical breakdown of ages in Hancock County. The two largest segments of the population in the last twenty years are the 6 to 17 and the 25 to 44. The 6 to 17 age group has decreased in numbers from 1970 to 1985, from 2,461 to 1,989 youngsters. This group increased in number from 1985 to 1990, when there were 2,094 children and young adults in Hancock County. The 25 to 44 age group has steadily increased from 1970 to 1990, from 1,718 to 2,460, following trends in the aging of the population. The median age in Hancock County in 1990 was 31.0 years.

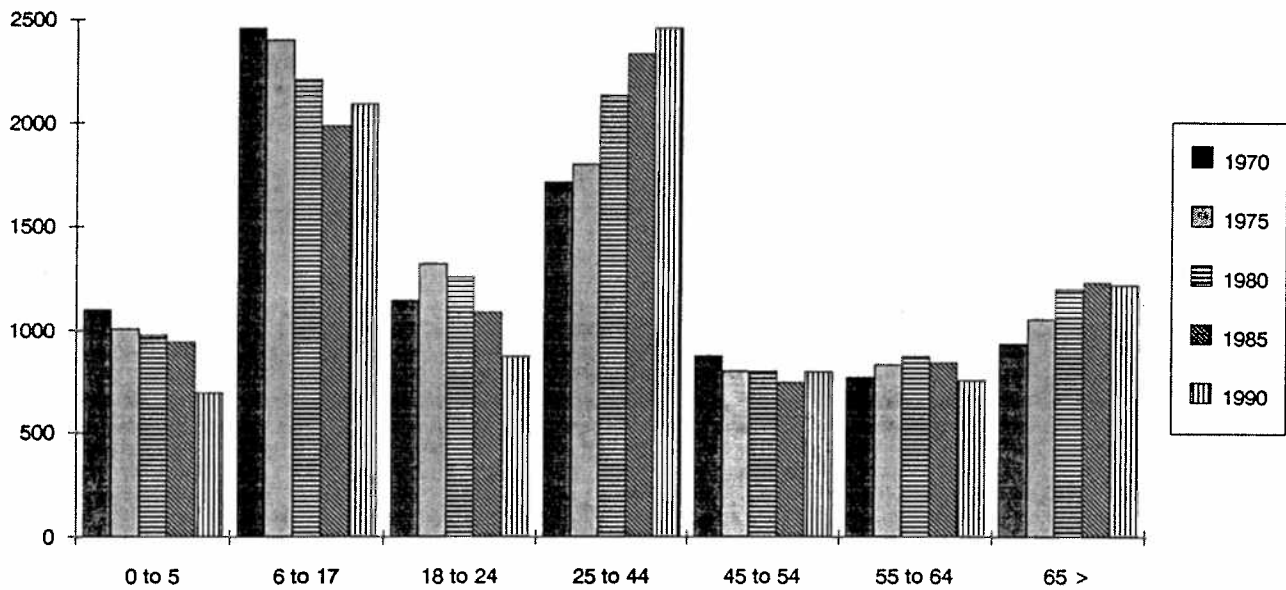
The population over 65 years has steadily increased since 1970, from 10.4% of the population, to 13.4% of the population in 1990. This trend is expected to continue into the next century, with the aging of the nation as a whole. This trend of the increasing age of the population is especially true in rural Georgia, where many of the younger population have left in search of other opportunities, leaving larger numbers of older residents. This trend has significant impact for health care and social services into the next century. Local governments and care providers will have to increase their funding for senior citizen programs and for elderly health care.

Table III-4
Population by Age
Hancock County - Selected Years

Age/Year	1970	1975	1980	1985	1990
0 to 5	1,104	1,012	981	947	699
6 to 17	2,461	2,405	2,214	1,989	2,094
18 to 24	1,148	1,323	1,259	1,091	876
25 to 44	1,718	1,805	2,134	2,337	2,460
45 to 54	877	805	804	748	799
55 to 64	773	836	873	842	758
65 and up	938	1,056	1,202	1,235	1,222
Total	9,019	9,243	9,466	9,187	8,908

Source: Woods and Poole, Inc., 1990

Figure III-2 Hancock County Population by Age



Sparta

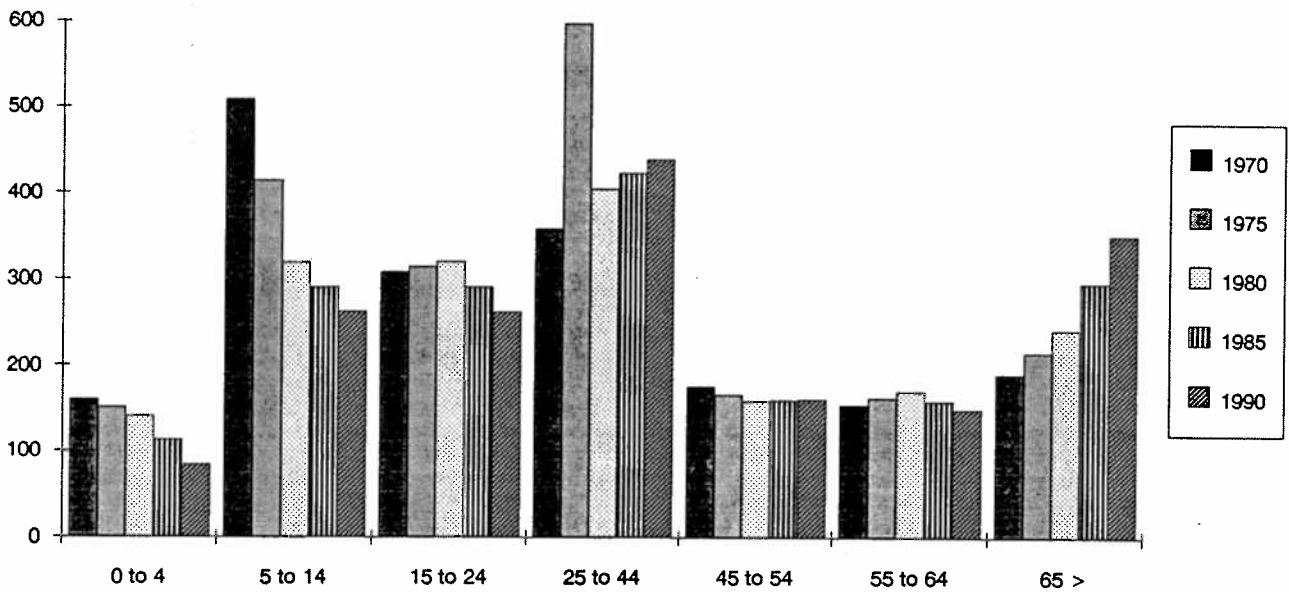
The historical age breakdowns for Sparta are represented in *Table III-5*. The trends in the age of Sparta residents show a clear signal of the aging of the population. In 1970, the largest age grouping was the 5 to 14 group, with 509 persons, or 27.4%. However, by 1990, the number of Sparta residents in this age group had decreased to 84. Many of the children in the 5 to 14 age group in 1970 were "baby boomers," which explains the large number. The breakdowns for 1985 and 1990 show that the largest percentage of Sparta residents were in the 25 to 44 age group or the 65 and over age group. Roughly 24% of all persons over 65 in Hancock County live in Sparta. As is the case with the discussion of the elderly population of Hancock County, which contains Sparta, the trend in the increasing elderly population is expected to continue in the future.

Table III-5
Population by Age
Sparta - Selected Years

Age/Year	1970	1975	1980	1985	1990
0 to 4	160	151	141	113	84
5 to 14	509	414	319	291	263
15 to 24	308	314	320	291	262
25 to 44	358	597	405	423	439
45 to 54	176	166	159	160	161
55 to 64	154	162	170	159	149
65 and up	190	215	241	295	350
Total	1855	1804	1755	1732	1710

Source: Woods and Poole, Inc. PPI

Figure III-3 Sparta Population by Age



Forecasted Age Breakdowns

Hancock County

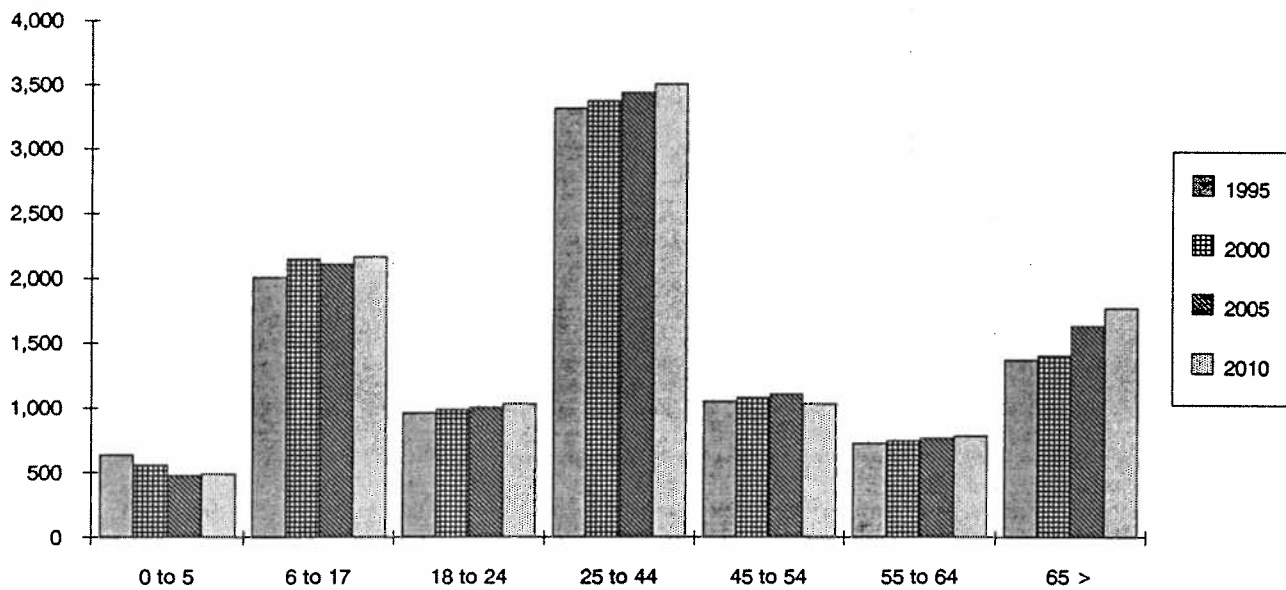
The forecasted age breakdowns in Hancock County will outline trends in the age of the population. If these trends involve a "dependent" population segment (i.e. 0 to 5 and 65 and over), then Hancock County will need to provide additional services to these groups. *Table III-6* outlines the projected age breakdowns in Hancock County. Precision Planning population forecasts were used to obtain future age breakdowns. *Table III-6* shows that the 25 to 44 age group remains the largest segment of Hancock County's population, with 33% of the population in the 1995-2010 timeframe. Much of this population is expected to be prisoners at the Hancock Correctional Institution. The other significant segment is the 65 and over age group, with around 15% of the population (The proportion would be higher minus the prison population). As Hancock County's elderly population grows larger, their needs will increase. Hancock County must be prepared to meet the needs of their elderly citizens.

Table III-6
Forecasted Age Breakdowns
Hancock County - Selected Years

Age/Year	1995	2000	2005	2010
0 to 5	639	562	480	492
6 to 17	2,009	2,154	2,112	2,165
18 to 24	963	986	1,010	1,034
25 to 44	3,316	3,378	3,442	3,507
45 to 54	1,055	1,080	1,106	1,034
55 to 64	731	749	768	787
65 and over	1,370	1,405	1,632	1,772
Total	10,083	10,314	10,550	10,792

Source: PPI

Figure III-4 Forecasted Age Breakdowns - Hancock County



Sparta

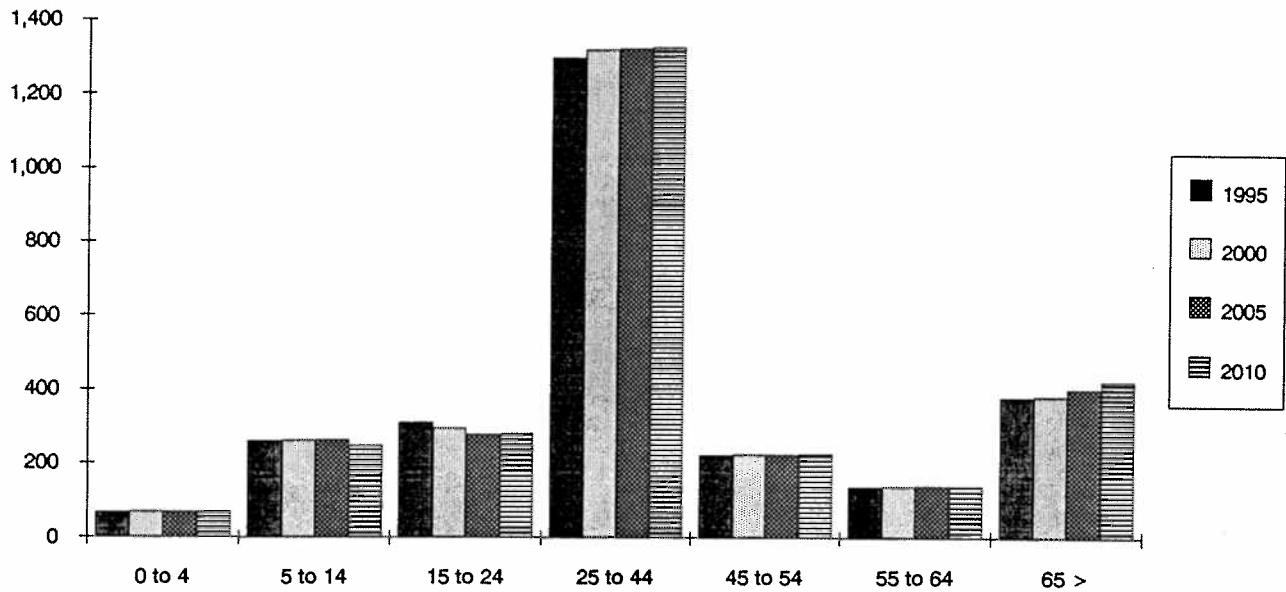
Future population breakdowns by age are described in *Table III-7*. The trends in Sparta are projected to continue into the next century. The 25 to 44 age group represents around half the population in the forecasted timeframe. This is because of the inclusion of the prison population in the future timeframe. The percentage of residents 65 years and older are projected to increase to 15% of the total population by the year 2010 (without the prison population, this percentage would be higher). The large proportion of elderly citizens will require special attention. Seniors programs and health care are only two of the special needs that senior citizens have, and will have in the future.

Table III-7
Forecasted Age Breakdowns
City of Sparta - Selected Years

Age/Year	1995	2000	2005	2010
0 to 4	70	71	73	75
5 to 14	262	268	274	261
15 to 24	312	300	287	293
25 to 44	1,304	1,332	1,343	1,354
45 to 54	225	229	233	237
55 to 64	140	143	146	149
65 and over	385	393	420	448
Total	2,698	2,737	2,776	2,817

Source: PPI

Figure III-5 Forecasted Age Breakdowns - Sparta



Race Characteristics

Hancock County

The racial makeup of Hancock County has been majority black since the 1800's. *Table III-8* outlines racial characteristics for Hancock County. Between 1970 and 1990, the racial characteristics show an increasing proportion of black residents. In 1970, blacks comprised 74.0% of the population. In 1990, this figure rose to 79.5%. The other racial group that is increasing is the "Other Races Group," which includes Asians, American Indians, and other non-white groups. In 1990, there were 29 persons classified as being in the "Other Race" category. Whether the increase in black population is a result of increasing black births and migration, or as a result of white out-migration, cannot be determined with the data provided. The future trends will show the racial composition to remain roughly the same.

Table III-8
Population by Race
Hancock County

Year	White	%	Black	%	Other	%
1970	2,359	26.0%	6,713	74.0%	0	0.0%
1975	2,279	24.1%	7,177	75.9%	2	0.02%
1980	2,055	21.7%	7,412	78.3%	4	0.04%
1985	2,015	21.1%	7,502	78.9%	6	0.06%
1990	1,802	20.2%	7,077	79.5%	29	0.3%

Source: Woods and Poole, Inc.

Sparta

Table III-9 presents the racial makeup of Sparta. Black residents make up approximately 71.1% of the residents of Sparta. This represents a decrease from 1980, when blacks made up 75.6% of the population. In the same period, the proportion of white residents increased from 24.4% to 27.8%. Residents classified in the "Other Race" classification represent 1.1% of the population in 1990. Future trends would show the racial composition to remain roughly the same.

Table III-9
Population by Race
City of Sparta - Selected years

	White	%	Black	%	Other	%
1970	N/A	---	N/A	---	N/A	---
1975	N/A	---	N/A	---	N/A	---
1980	427	24.4%	1,326	75.6%	N/A	---
1985	452	26.1%	1,271	73.4%	N/A	---
1990	476	27.8%	1,215	71.1%	19	1.1%

Source: Woods and Poole, Inc., 1990 Census CPH-1-12, PPI

The minority population in Hancock County represents a higher proportion than the Oconee Region and the State. The trend in the State is increasing minority population. This is shown in *Table III-10* where the State's minority proportion has increased from 26% of the total population to 29%. Most of this growth has been in the urban areas of Georgia, except for the increasing number of migrant farm workers in the agricultural areas. The Oconee Region's minority population has decreased from 49% of the total population in 1970, to 41% in 1990.

Table III-10
Non-White Population as a Percent of Total Population
City of Sparta, Hancock County, Oconee RDC and the State

	1970	1975	1980	1985	1990
Sparta	N/A	N/A	72.2%	73.4%	72.2%
Hancock County	74.0%	75.9%	78.2%	78.9%	79.9%
Oconee RDC	49%	47.9%	46.8%	43.9%	41%
State	26%	26.5%	27%	28%	29%

Source: U.S. Bureau of Census CPH-1-12, 1992 Georgia County Guide

Households

Analysis of household data will provide insights into the family structures of Hancock County and Sparta. National trends have been towards a decrease in average household size. This reflects the increase of "non-traditional" households (single-person households, single-parent households, married couples with no children, for example). Residents of Sparta and Hancock

County living in group quarters (nursing homes, retirement homes, prisons, etc.), will not be counted as living in the household characteristics. These residents historically have made up approximately 2% of the population.

Number of Households

Table III-11 describes the number of households in Hancock County and Sparta since 1970. In Hancock County, households have steadily grown since 1970, an increase of 29%, or 669. During the same period, Hancock County population decreased only 1.2%. In Sparta the number of households has increased 12.6%, while the population has decreased 2.5%. This points to a significant decrease in average household size in Hancock County.

Table III-11
 Number of Households
 Hancock County and Sparta - Selected Years

Place/Year	1970	1975	1980	1985	1990
Hancock County	2,300	2,605	2,805	2,898	2,969
Sparta	475	505	534	534	535

Source: Woods and Poole, National Planning Data Corporation

Average Household Size

The average household size is another measure for comparing the changing demographics of an area. Table III-12 describes the average household sizes for Sparta, Hancock County, the Oconee Region and Georgia. The average household size of Sparta in 1990 was 2.75 persons per household. This figure is lower than Hancock County, the Oconee Region, and Georgia. Lower household sizes indicate more single-person, or two-person households. Hancock County's average household size in 1990 was 2.95 persons per household. This figure is higher than Sparta, the Oconee Region and the State. This increase in average size indicates that there are larger households in Hancock County.

Table III-12
 Average Household Size
 City of Sparta, Hancock County, Oconee RDC and the State
 Selected Years

	Average Household Size				
	1970	1975	1980	1985	1990
Sparta	3.55	3.25	2.95	2.85	2.75
Hancock County	3.9	3.6	3.3	3.2	2.95
Oconee RDC	3.48	3.17	2.86	2.81	2.76
State	3.25	3.21	3.33	2.99	2.66

Source: Woods and Poole, Inc; National Planning Data Corporation

Household Forecasts

Hancock County

Table III-13 projects the future households in Hancock County through the year 2010. There are 3,511 households projected for the year 2010. This represents an average household size of 2.75 persons per household. The average household size is projected to follow trends and decrease over the next twenty years. Persons in group quarters have historically averaged approximately 2% of the total population of Hancock County over the last twenty years. This proportion is expected to increase with Hancock Correctional Institution in Sparta which opened in 1991. The dramatic rise in persons in group quarters between 1990 and 1995 is attributed to the prison. Also, the increasing number of elderly residents in group quarters (retirement, nursing or personal care homes) will account for an increase.

Table III-13
Household Forecasts
Hancock County

	1990	1995	2000	2005	2010
Population	8,908	10,083	10,314	10,550	10,792
Households	2,969	3,090	3,233	3,364	3,511
Persons in Group Quarters	161	1,120	1,125	1,130	1,135
Average Household Size	2.95	2.9	2.85	2.8	2.75

Source: U. S. Bureau of Census, PPI

Sparta

Table III-14 projects the future households in Sparta through the year 2010. As the population increases in Sparta, the number of households will increase. There are 683 households projected for the year 2010. This represents an average household size of 2.55 persons per household. The average household size is projected to follow trends and decrease over the next twenty years. Persons in group quarters have historically averaged approximately 4% of the total population of Sparta over the last twenty years. This proportion is expected to increase with Hancock Correctional Institution in Sparta which opened in 1991. The dramatic rise in persons in group quarters between 1990 and 1995 is attributed to the prison. Also, the increasing number of elderly residents in group quarters (retirement, nursing or personal care homes) will account for an increase.

Table III-14
Household Forecasts - City of Sparta

	1990	1995	2000	2005	2010
Population	1,710	2,698	2,737	2,776	2,817
Households	591	613	635	659	683
Persons in Group Quarters	83	1,043	1,053	1,063	1,073
Average Household Size	2.75	2.7	2.65	2.6	2.55

Source: U. S. Bureau of Census, PPI

Educational Attainment

Table III-15 provides comparative data on the educational attainment levels as a percentage of those persons aged 25 years and older in Hancock County, Sparta and Georgia in 1980 and 1990. In 1990, there were 5,248 person 25 years and older in Hancock County, and 1,103 persons 25 years or older in Sparta.

Between 1980 and 1990, Hancock County saw the educational levels of its residents improve dramatically. In 1980, only 33.6% of the residents had at least a high school diploma. In 1990, this percentage had improved to 49.5%. The percentage of residents with college educations (or had attended college) improved from 12.6% to 15.4%. The large numbers of residents lacking a high school diploma have been a concern of Hancock County. There is a program offered at the Library at night for residents to help them to pass the GED test. There is also an adult literacy program being offered at present at a local restaurant. Persons may attend this program to assist them in becoming functionally literate.

1980 data is not available for Sparta, so 1990 data will be used. In Sparta in 1990, 48.5% of the residents had achieved at least a high school diploma. Of this number, 17.2% had attended college. Sparta residents also have opportunity to attend the night courses at the Library.

When compared to state educational levels for Georgia as a whole, the residents in Hancock fall below State averages for 1980 and 1990. In 1990, 70.9% of all Georgians had achieved at least a high school diploma, compared to 49.5% for Hancock and 48.5% for Sparta. Sparta and Hancock County also fall below Georgia in percentages who had attended college. This data indicates that Hancock County and Sparta will have to continue to strive to increase literacy and educational levels. Employers looking to locate businesses and industries examine the education and skill levels for potential sites. Higher educational levels for Hancock County residents could increase potential for economic development as well as boost community pride.

Table III-15
 Years of School Completed, by Percent of Population 25 Years and Older- City of Sparta,
 Hancock County and the State, 1980 and 1990

	Hancock County		Sparta		State of Georgia	
	1980	1990	1980	1990	1980	1990
0-8	45.9%	27.7%	N/A	26.4%	6.4%	12.0%
9-11	24.6%	22.8%	N/A	24.7%	17.3%	17.1%
Without H.S. Education	66.4%	50.5%	N/A	51.1%	23.7%	29.1%
High School Graduate (9-12)	21.0%	34.1%	N/A	31.2%	48.4%	29.6%
1-3 College	6.2%	8.6%	N/A	9.2%	13.3%	22.0%
4+ College	6.4%	6.8%	N/A	8.6%	14.6%	19.3%

Source: U.S. Bureau of Census

Additional Measures of Educational Attainment

There are several additional measures which can assess the educational attainment of Hancock County and Sparta. Since one system covers the entire County, Sparta statistics will be included in this data. The measures to be examined are Dropouts, Standardized Test Scores and Percentage of Students attending Post-Secondary Schools.

Dropouts

Hancock County Schools dropout data for 1988-91 is shown in *Table III-16*. Hancock County has had an extremely low dropout rate over the past few years, averaging 0.9%. This figure is below dropout rates for surrounding systems.

Table III-16: Dropouts- Hancock County School System 1989-1991

School Year	Enrollment	Dropouts	Dropout Percentage
1988-89	1,902	16	0.84%
1989-90	1,870	15	0.80%
1990-91	1,898	21	1.11%

Source: Hancock County Schools, 1992.

College/Scholarship Data

Hancock County Board of Education has determined that between 8 and 10% of the students graduating from Hancock Central High School in the last several years have matriculated at a post-secondary school. This number is lower than data for more urban school systems. However, this does not measure the educational ability of the graduates of the public schools in Hancock County. Many students who wish to attend a post-secondary school cannot afford to do so. Scholarship opportunities for graduates need to be made available to ensure that every student with the ability to attend a post-secondary school can do so.

Income

Average Household Income

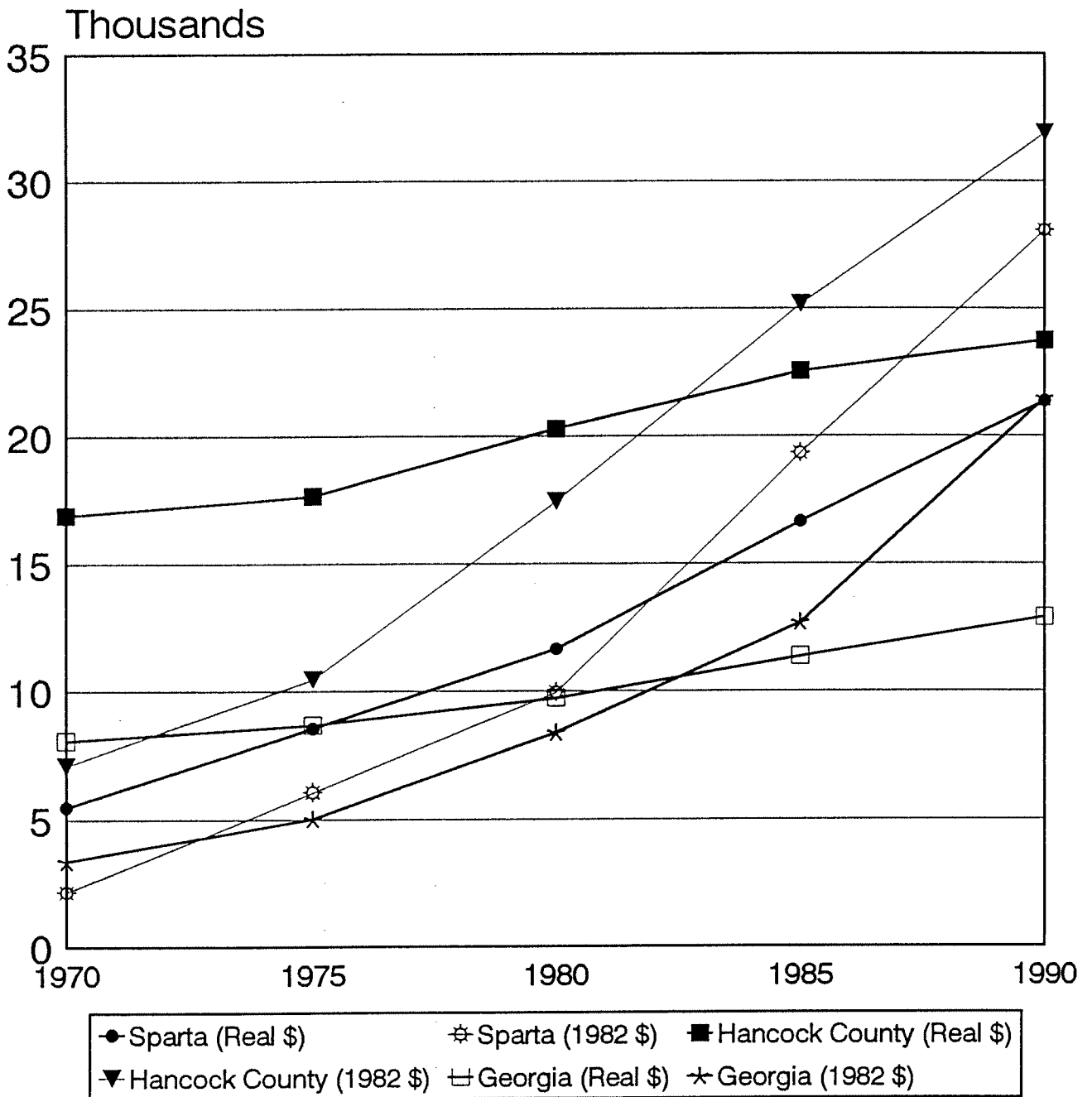
Table III-17 examines the average household income of Sparta and Hancock County and compares it with state levels for the historical timeframe. These figures are described in *Figure III-6*. In examining the household income trends, Sparta's average income was lower than Georgia's in 1970, but higher than the State's in each subsequent years. Hancock County's average household income has been higher than the State's in each of the years analyzed. Average household income is an important indicator of community economic activity, since financial well-being and most major financial decisions are based on joint family income. Average household income is broken down into actual and 1982 constant dollars. This allows for valid direct comparison between earnings in different decades by eliminating the impact of inflation.

Table III-17
Average Household Income
Sparta, Hancock County and the State - Selected Years

	1970	1975	1980	1985	1990
Sparta (1982 \$)	\$5,482	\$8,522	\$11,562	\$16,469	\$21,375
Sparta (real \$)	\$2,165	\$6,054	\$9,943	\$19,325	\$28,706
Hancock County (1982 \$)	\$16,903	\$17,650	\$20,281	\$22,546	\$23,744
Hancock County (real \$)	\$7,082	\$10,466	\$17,441	\$25,161	\$31,888
Georgia (1982 \$)	\$8,048	\$8,469	\$9,711	\$11,366	\$12,890
Georgia (real \$)	\$3,372	\$5,022	\$8,351	\$12,684	\$21,474

Source: National Planning Data Corporation, Woods and Poole, Inc.

Figure III-6 Average Household Income



Per Capita Income

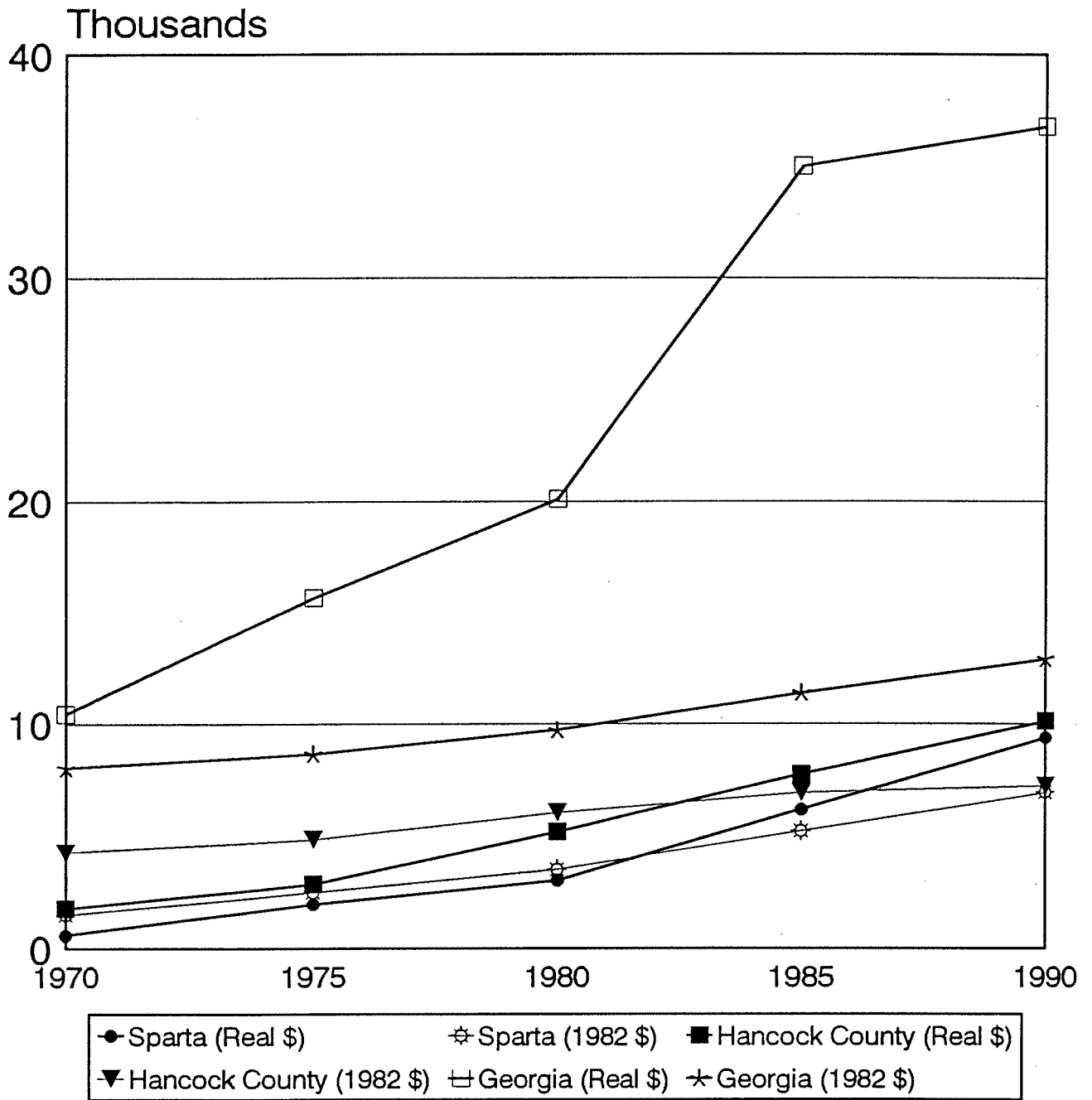
Table III-18 represents per capita income for Sparta, Hancock County and Georgia between 1970 through 1990. These numbers are outlined graphically in Figure III-7. Per capita income is the average amount of income per person in a given area. It is an indicator of the financial resources available at the individual level. The per capita income is broken down into actual and 1982 constant dollars. This allows for valid direct comparison between earnings in different decades by eliminating the impact of inflation. In each case, Sparta and Hancock County's per capita income falls below State levels.

Table III-18
Per Capita Income
Sparta, Hancock County and the State - Selected Years

	1970	1975	1980	1985	1990
Sparta (1982 \$)	\$1497	\$2,530	\$3,563	\$5,265	\$6,968
Sparta (real \$)	\$591	\$1,828	\$3,064	\$6,211	\$9,358
Hancock County (1982 \$)	\$4,305	\$4,886	\$6,076	\$6,959	\$7,524
Hancock County (real \$)	\$1,803	\$2,897	\$5,225	\$7,766	\$10,104
Georgia (1982 \$)	\$8,048	\$8,469	\$9,711	\$11,366	\$12,890
Georgia (real \$)	\$10,447	\$15,668	\$20,095	\$35,001	\$36,780

Source: National Planning Data Corporation, Woods and Poole, Inc.

Figure III-7 Per Capita Income



Household Income Groupings

Table III-19 describes the income distribution of households in Hancock County in 1990. The breakdown of household income by income group provides another tool for the assessment of the earning potential of the residents of Hancock County and Sparta. The largest household groups in Hancock County are the households earning between less than \$15,000 dollars per year. The median household income in 1990 was \$17,825. In Sparta the largest household groups are the households earning between less than \$5,000 dollars per year. The median household income in 1990 was \$17,115.

Table III-19
Household Income in 1989
Sparta and Hancock County

Income Groupings	Sparta	Hancock County
Less than \$5,000	109	514
\$5,000 to \$9,999	96	473
\$10,000 to \$14,999	68	348
\$15,000 to \$24,999	105	521
\$25,000 to \$34,999	67	488
\$35,000 to \$49,000	85	419
\$50,000 to \$74,000	42	139
\$75,000 to \$99,000	18	35
\$100,000 to \$149,999	0	18
\$150,000 or more	0	—
Households	105	2,955
Median Household Income	\$17,115	\$17,825

Source: 1990 Census CPH-L-81 and CPH-L-82

Summary and Key Findings

The Population Element sets the stage for the other components of the comprehensive plan and is referred to often in their preparation. Information on current or forecasted population levels is important for planning future land use allocation and housing demand, economic development efforts, and capital facilities planning.

- Economic fortunes have affected the population characteristics of Hancock County and Sparta in the historical period examined. Many citizens have migrated out of Hancock County seeking employment in urban areas of Georgia, or have moved out of the state entirely. The population of Hancock County decreased by 4,162 persons between 1930 and 1990. Sparta's population decreased from 2,172 to 1,710 between 1970 and 1990.
- Hancock County and Sparta's population are expected to increase over the next twenty years as a result of the opening of the Hancock Correctional Institution and associated development. Also a factor in the population increase is additional retirement population in the Lake Sinclair community.
- The percentage of elderly residents of Sparta and Hancock County are expected to increase over the next twenty years. This increase of elderly residents will be partly caused by the overall aging of the population and also because of the increase in retirement-age populations along Lake Sinclair. The increase in senior citizens will impact public facilities and services.
- Although educational levels within Hancock County have increased as a whole, some sectors of the community are still lacking the educational skills needed to be productive in the workforce.
- Incomes as a whole in Hancock County and Sparta remain below state levels.

IV. ECONOMIC DEVELOPMENT ELEMENT

Introduction

Economic development is the process of creating wealth by mobilizing human, physical, natural, and capital resources to produce marketable goods and services. Economic development also involves working with local governments and the business community to anticipate trends in the economy and planning for change. In Hancock County, the economy has been historically based upon agriculture and manufacturing. In the 1990's, however, the largest employers have become the service and government sectors. Faced with competition from larger communities, a declining population, and limited accessibility large markets, Hancock County must assess its economic development effort and plan for change. This Element will inventory the economic health of Hancock County and Sparta, and make recommendations for capturing economic growth.

Historic Economy

Historically, the economy of Hancock County has evolved from agriculture to industry and manufacturing. Cotton played a major role in the economic development of the County through the antebellum and postbellum periods and extended into the early-1900's. Cotton determined the cultural and social standards for the people of Hancock County. It dominated the economy and set the standards of living.

Manufacturing started in Hancock County with the first textile mill at Lexington, on the Hancock side of the Ogeechee shoals in 1794. Since water power was the only available energy source at that time for industry, a site where the Fall Line interrupted a river (i.e., the shoals of the Ogeechee) became the most opportune location in middle Georgia for any water-powered industry. Several mill sites for textile and for grinding grain were built along the Ogeechee, and in other falls in Hancock County. The largest of these mills was at Rock Mill or Rock Factory (present day Jewell's Mills). Built in 1830, this complex was built across the river from a mill complex on the Warren County side of the Ogeechee. By 1849, Rock Mill employed 49 operators and ran 600 spindles. Because of the extensive raising of cotton in Hancock County, gins and textile mills in the area were a logical step to take for the enterprising industrialists. Larger and larger numbers of poor whites were pushed off the land by the increasing plantations, so industrial employment was the only alternative.

Large-scale industry never historically has prospered in Hancock County because of its distance from major markets and its proximity to towns better able to support industry, such as Milledgeville. The completion of the Macon & Augusta Railroad through Hancock County in 1867 provided better access to markets. The later investment into paved highways in the twentieth century have helped Hancock County to maintain an industrial presence, but the distance from major markets has plagued major projects.

The economy of Hancock County is influenced by several extraterritorial factors. One factor is the proximity to Milledgeville and Baldwin County. Baldwin County has a population of 40,253 and 21,607 jobs. The health services and corrections industries have a tremendous impact on the economy of Baldwin County, and this impact is felt region-wide. There are five corrections facilities and numerous hospitals located in Baldwin County. Also the presence of regional shopping facilities affects the spending patterns of Hancock County residents. Also, the proximity of Eatonton and Sandersville affect the employment and spending patterns of Hancock County residents.

Economic Base Analysis

Economic Base

This section of the plan concerns Hancock County's economic base. Economic base refers to the industries that serve those in Hancock County as well as those outside of Hancock County. The main theme of economic base theory is that the economic growth of an area is dependent on outside demand. An area's growth depends on its ability to export goods and services outside of its territorial boundaries.

The economic base (also called basic sector) is made up of the export industries of Hancock County. The nonbasic or local serving sector is made up of those industries that service Hancock County's residents and workers in the basic sector. According to this economic base theory, total employment equals basic sector employment and local serving employment. The theory also explains that both the basic sector and the local serving sector are affected by outside demand. If outside demand for Hancock County's export (basic industry) products or services increases, then the basic sector expands. This in turn generates an expansion in the local serving industries.

Basic and local serving industries are identified through the use of location quotients which are measures of the relative specialization of an area. The basic employment of an area is determined through the following equation:

$$LQ = \frac{(\text{Employment in Industry X In HC} / \text{Total Employment HC})}{(\text{Employment in industry X in GA} / \text{Total Employment GA})}$$

Where: HC equals Hancock County and X is the particular industry, such as mining or retail trade.

The ratio of basic employment to local serving employment is called the economic base ratio. If, in a particular region, for every basic worker there are two nonbasic workers, the base ratio would be 1:2. If the basic ratio is 1:2, then for every new job in the basic sector, two new jobs will be created in the supporting activities of the nonbasic sector.

If the base ratio is 1:2, the economic multiplier is 1:3 when basic employment increases by one, a total of three new jobs, including basic and nonbasic, will have been created. By multiplying the change in the basic sector by the base multiplier, an estimate of total impact on the regional economy that results from a change in demand for basic goods can be computed.

In 1990, the economic base ratio in Hancock County was 1.23. For every one basic job, there were 2.23 local serving jobs. In 1990, the economic base multiplier in Hancock County was 3.23, suggesting that for every one job increase in basic employment, a total of 3.23 jobs will be created.

The identification of basic industries and the calculation of the multiplier can be used to direct economic development efforts at the industries in which Hancock County specializes and that are very important to the local economy. Efforts can be made to attract and retain these type of industries as well as to attract and develop other businesses which provide services or products to these basic industries. The Location Quotients for 1990 in Hancock County are outlined in *Table IV-1* below. Significant trends in the location quotient analysis will be described in the discussion of sector employment in the Labor Force Analysis section following.

Table IV-1
1990 Location Quotients
Hancock County

Major Industry Group	1990 Hancock County Employment	1990 Georgia Employment	Location Quotient
Agriculture, Forestry, Fisheries, Mining	158	111,458	4.4
Construction	49	215,256	0.38
Manufacturing	381	587,569	1.09
Transportation, Communication & Util.	65	249,831	0.50
Wholesale Trade	17	249,831	0.11
Retail Trade	197	626,081	0.53
Finance, Insurance & Real Estate	64	255,968	0.42
Services	719	850,805	1.42
Government	573	639,811	3.49
Total	2,223	3,754,699	—
Economic Base Ratio = Total employment/Basic emp.			1.23
Economic Base Multiplier = EBR + 1			2.23

Source: Woods & Poole, 1991.

Income by Type

Because little data is available on the personal income of the residents of Sparta, Hancock County data is used. In order to utilize the personal income data, comparisons must be made with Georgia data. Hancock County personal income data (by percentage) is presented in *Table IV-2*. Personal income data for Georgia by percentage is outlined in *Table IV-3*. For an accurate comparison, the proportions, or percentage of income in each category is used instead.

Transfer payments made up the largest percentage of the income in 1980 (27.5%). However, this is projected to decrease to 16% by 2010. Wage and salary income represented 26.8% of the income in 1980. By 2010, wage and salary income is projected to increase to 32.9% of the total personal income.

Residence adjustment measures the impact of a commuting workforce on the economy of Hancock County. A positive residence adjustment indicates a net flow of income into the County due to commuting. A negative residence adjustment means a net flow of income out of the County due to commuters from surrounding communities. The positive numbers in Hancock County's residence adjustment indicate a net flow of income into Hancock County by commuters.

Historically, Georgia's share of personal income from wage and salary has decreased, from 65% in 1980, to 60% in 1990. This trend is projected to continue, with wage and salary's income share to be 56% by 2010. The proportion of transfer payments in the state is projected to increase to 16% by the year 2010.

The personal income statistics show that Hancock County residents depend on entitlement programs for a significant portion of their income. The proportion of transfer payments is projected to decrease towards the state average by 2010.

Table IV-2
Hancock County
Income by Type (Percent)

	1980	1985	1990	1995	2000	2005	2010
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Wage and Salary	26.0%	25.4%	24.8%	26.8%	28.6%	30.8%	32.9%
Other Labor	2.5%	2.3%	2.1%	2.3%	2.5%	2.6%	2.8%
Proprietor's Income	7.3%	7.5%	7.8%	7.6%	7.5%	7.3%	7.2%
Dividends, Interest, and Rent Income	10.4%	11.8%	13.2%	13.5%	13.7%	13.9%	14.1%
Transfer	27.2%	26.9%	26.6%	24.2%	21.8%	19.3%	16.8%
Residence Adjustment	26.7%	26.1%	26.3%	25.6%	26.0%	26.1%	26.2%

Source: Woods & Poole Economics, Inc., 1991.

Table IV-3
Income by Type
State of Georgia 1980-2010

	1980	1985	1990	1995	2000	2005	2010
Wage and Salary	62%	62%	60%	59%	59%	57%	56%
Other Labor Income	6%	6%	6%	6%	5%	5%	5%
Proprietor's Income	7%	7%	8%	7%	7%	7%	6%
Dividends, Interest, and Rent Income	11%	13%	14%	17%	15%	16%	16%
Transfer Payments	14%	13%	13%	14%	14%	15%	16%

Source: Woods & Poole Economics, Inc., 1991.

Major Developments

Hancock Correctional Institution

Description of Facility

The Georgia Department of Corrections has completed a new State prison outside of Sparta on Buffalo Road. This facility, Hancock Correctional Institution, employs 300 plus persons and houses 750 prisoners. There will also be a "boot camp" on this site for first time offenders at this facility. This "boot camp" will employ approximately 46 persons and house 224 prisoners.

Reason for Construction

These two correction facilities are in a group of prisons being built in the east central Georgia region in response to the overcrowding of prisoners in existing state facilities. Prisons being constructed in this area include Bleckley, Dodge, Hancock, Johnson, Washington Counties. When these prisons are completed and fully staffed, the Department of Corrections will employ nearly 1,300 persons in the east central Georgia region, including existing prisons. Hancock County was one of the east Georgia Counties selected to receive one of the new state prisons and boot camps.

Impacts on Sparta and Hancock County

The economic impact of Hancock Correctional Institution (HCI) on Sparta and Hancock County will be both short-run and long-run. Hancock County was promised a significant increase in employment because of the prison. Also, local merchants were promised an increase in business because of the new prison. The City of Sparta and Hancock County spent several million dollars in infrastructure improvements to serve the prison. The City annexed the Department of Corrections facility to better serve the site. The Fire Department at HCI has a mutual aid agreement with Sparta VFD and Hancock County for fire protection. HCI inmates can be used for public service projects. HCI uses Hancock Memorial Hospital to house its patients too sick for the prison infirmary. Therefore, there are some short-term benefits.

However, many Hancock County residents feel that the Department of Corrections has not kept their word in their hiring practices with regard to Hancock Correctional Institution. Of the 300 plus positions at the main Unit, only 79 positions have been filled by Hancock County residents. Of these 79 employees, 46 of these were transferred from other facilities, and 36 are newly hired. The remainder of the employees are from surrounding counties. Although these prison employees spend money for goods or services in Sparta and Hancock County, not having them as residents reduces the overall impact because of lost property tax revenue. Many of these employees' wages are spent in their home counties, reducing the potential sales tax revenue. Long term impacts on Hancock County will include increased grocery, restaurant and motel business created by visitors to the prison. Hancock County residents may take better advantage of employment opportunities at HCI by keeping current applications on file, continuing to improve their educational and training levels

Special Economic Sectors

Agribusiness

Before the demise of King Cotton in the 1920's, Hancock County was one of the most influential and prominent agricultural communities. Cotton and tobacco were among the first crops raised in Hancock County as well as livestock. After the patent of the cotton gin, cotton took off as the primary crop in Hancock County. By the 1830's, intensive cotton cultivation had worn out the land. The Hancock Planters Club, formed in 1837, developed new techniques in crop rotation, insecticides and cultivation to better preserve the land for future generations. This society helped ensure that Hancock County would continue to prosper as an agricultural leader in Georgia.

In 1914, Hancock County had its largest crop of cotton in history, 25,077 bales. This also happened to be the first year of World War I, and cotton prices plummeted. Cotton production

never reached this level again in the war years. After the boll weevil arrived in the 1920's, and after the Great Depression forced many farmers out of production, Hancock County ceased to be a major force in the agricultural society. However, the rich tradition of farming the land is still carried out in the County today, but on a more limited scale.

In 1987, the Census of Agriculture reported that there were 138 farms in Hancock County, with 44,611 acres of land in farms. This represented approximately 14% of the total land area in Hancock County. Of this land, 4,845 acres were harvested cropland in 1987.

One aspect of agriculture which is an important sector in Hancock County is timber harvesting. Over 89% of the land in Hancock County is in forests. Much of this property is commercially forested. In 1989, the forest industry owned 101,298 acres of timber in the County. The timber industry employs numerous workers in the area and generates a significant boost to the local economy. However, with the passage of Amendment 3 in 1990 to change the way in which timber and agricultural land is taxed, Hancock County was dealt a serious financial blow. It is estimated that in 1992, Hancock County lost approximately \$700,000 in tax revenue because of the tax changes. This change is certainly beneficial to the timber industry in Hancock County. This revenue loss hurts other sectors of the economy, with increased property taxes to offset the loss from the timber land.

Hancock County needs to continue to promote agriculture as an important economic sector of the area. Events such as the Pine Tree Festival held every year, draw tourists to discover Hancock County's past and future.

Tourism

The tourism industry in Hancock County is a growing sector of the economy, and has an outstanding potential for continued growth. Hancock County was chartered in 1793, and has a rich and vibrant history. The town plan for the City of Sparta was laid out in 1795. The County was home to many historically important Georgians, including two Governors. For many years after its formation, Hancock County was on the frontier of American civilization. The Georgia Department of Industry, Trade and Tourism estimated in 1989 that 4.7 million dollars were spent in Hancock County by tourists.

Lake Sinclair is an important natural and recreational resource which has not been fully developed in Hancock County. The lakeshore contains mainly single family residential development, with limited commercial and recreational development. Access to the lakeshore is hindered by limited and poorly maintained roads. The County is working towards improving this accessibility problem through resurfacing and road improvements. Additional projects which would encourage Lake Sinclair tourism include: greater provision of public facilities such as boat ramps and boat rental, bait and tackle shops and public restrooms. The County should work

with Georgia Power to upgrade access to the lake and provide more recreational facilities. Georgia Power is known for its community development programs, and a cooperative partnership with the County would uphold the company's reputation as well as provide economic opportunities for residents of the County. The Shoulderbone Indian Mound site, which is located near the Oconee River, contains three mounds, one of which is 39 feet high. The mounds are listed on the National Register of Historic Places. Several interest groups and individuals are coordinating protection of the Shoulderbone Indian Mounds and there are plans to solicit the State in creating a State owned and operated park at the site. Creation of a State Park could possibly be coordinated through the Department of Natural Resources, Fish and Wildlife Division, Preservation 2000 Program. Designation of the mounds as a State Park would immediately foster tourism because well preserved Indian mounds are rare in Georgia.

Another resource which could be developed for tourism, specifically for canoeing and naturalist activities, is the Ogeechee River. This beautiful and magical river has much to offer for the nature lover. Already known for excellent canoeing trips and birdwatching, the area could be promoted to outdoor adventure groups and retail shops (REI, High Country, etc.) and organizations such as the Georgia Conservancy and the Sierra Club, all of which sponsor canoeing trips. Provision of canoe rentals, guides, restrooms, parking, and transportation to and from "put in" and "take out" locations would facilitate the wilderness experience. A developed campground with picnic tables and walking trails would enable overnight stays and alternative activities for those who don't like to canoe. The County may also want to consider contacting the National Park Service for nomination of the Ogeechee as a Wild and Scenic River. This designation would forever protect the river for future generations to enjoy.

An excellent idea formulated by citizens involved in the planning process is the creation of an open air market and co-op. The market would provide a place for resident merchants to sell crafts, farm produce, cider and honey, art work, clothing, hunting and fishing supplies and snacks. Open only on weekends during the late spring, summer and fall, the market would have booths which could be rented by merchants for a small fee (ten dollars a day or so.) If the City and/or County ran the market, potentially, rental fees would pay for maintenance costs. The new Public Facilities Authority could manage the market and a public building such as the old jail could house the activities. These open air markets are very successful throughout Georgia, and many attract visitors from all around. It would be beneficial to first conduct a survey of existing successful open-air markets before forming one in Hancock and Sparta.

Marketing the historic value of Sparta and Hancock County would generate greater interest in the value of historic properties. Resulting tourism would bring in money for the continued renovation and rejuvenation of historic sites and structures. The potential is enormous, but money and strong historic preservation support are needed. Many would like to see preservation efforts focused on the central business district of Sparta. "Enhancement" grants and "local development funds" should be pursued by City officials or interest groups. Local development

funds are one to one matching grants up to \$10,000 which can be used for historic downtown revitalization. The public should also be made aware of 20% tax credits for historic preservation loans. These tax credits can be used against historic property renovation.

Citizens have expressed interest in creating more "historic" brochures of the County and City and possibly organizing formal tours of historic homes, mills and churches. Historic bed and breakfast inns would help promote interest in the history of Sparta and Hancock County and would be an incentive for visitors to stay overnight and spend more money.

For economic development purposes, Hancock County's recreational areas and natural beauty should be aggressively marketed. A professional marketing firm which specializes in tourism would produce the best results. Also beneficial would be a study of historic and natural resources tourism development for the City and County. The combination of the potential Shoulderbone Indian Mounds State Park, Lake Sinclair, the Ogeechee River (for canoeing), historic sites, and the open-air market provides a promising foundation for a solid tourist economy. A weekend of activities might include a drive on the historic sites tour, a visit to the Shoulderbone Indian Mounds, a shopping spree at the open-air market, an overnight stay at a historic bed and breakfast inn, and a day spent fishing or skiing at the lake or canoeing down the Ogeechee River.

A Hancock County/City of Sparta Convention and Visitors Bureau, run through the Development Authority should be created to foster the tourism economic sector. The office could be located in the historic courthouse and staffed by volunteers. It could provide information to tourists on the many recreational activities and historic sites in the County and the City of Sparta as well as include a historic, natural and archaeological mini-museum.

Employment by Industry

The jobs of the residents of Hancock County are measured by the "Employment by Industry" figures from the 1990 Census. The "Employment by Industry" figures describe the numbers and varieties of jobs that the residents of Hancock County hold, but do not indicate where the jobs are.

The "Employment by Sector" figures, which are described in the next section, provide an analysis of the employment in Hancock County. *Figure IV-1* outlines the jobs of Hancock County and Sparta residents. The employment of Hancock County residents is outlined in *Table IV-4*. The majority of Hancock County residents are employed in the manufacturing and service sectors (61.4%). Manufacturing employs 1,008 Hancock residents (29.4%), and the service sector employs 1,097 persons (32.0%). The service industry includes business, personal, entertainment, health and educational services.

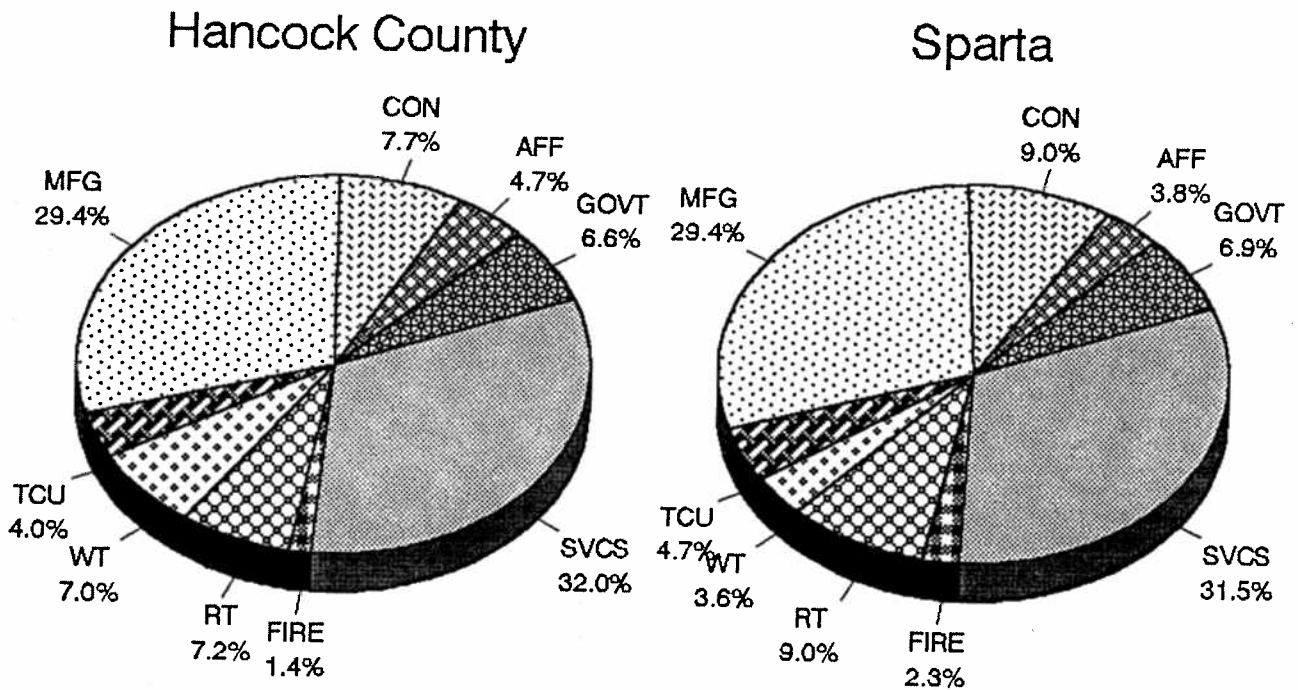
The majority of Sparta residents are employed in the manufacturing and service sectors (60.9%). Manufacturing employs 180 Sparta residents (29.4%), and the service sector employs 193 persons (31.5%). The service industry includes business, personal, entertainment, health and educational services.

Table IV-4
Employment by Industry
Hancock County and Sparta - 1990

Industry	Hancock County		Sparta	
	Number	Percent	Number	Percent
Agriculture, forestry, fisheries	121	3.5%	16	2.6%
Mining	40	1.2%	7	1.1%
Construction	265	7.7%	55	9.0%
Manufacturing	1,008	29.4%	180	29.4%
Transportation	138	4.0%	29	4.7%
Wholesale trade	239	7.0%	22	3.6%
Retail trade	245	7.2%	55	9.0%
Finance, insurance, and real estate	47	1.4%	14	2.3%
Services	1,097	32.0%	193	31.5%
Public administration	226	6.6%	42	6.9%
Total	3,426	100.0%	613	100.0%

Source: 1990 Census CPH-L-81 & CPH-L-82

Figure IV-1 - Hancock County and Sparta Employment by Industry - 1990



Employment by Sector

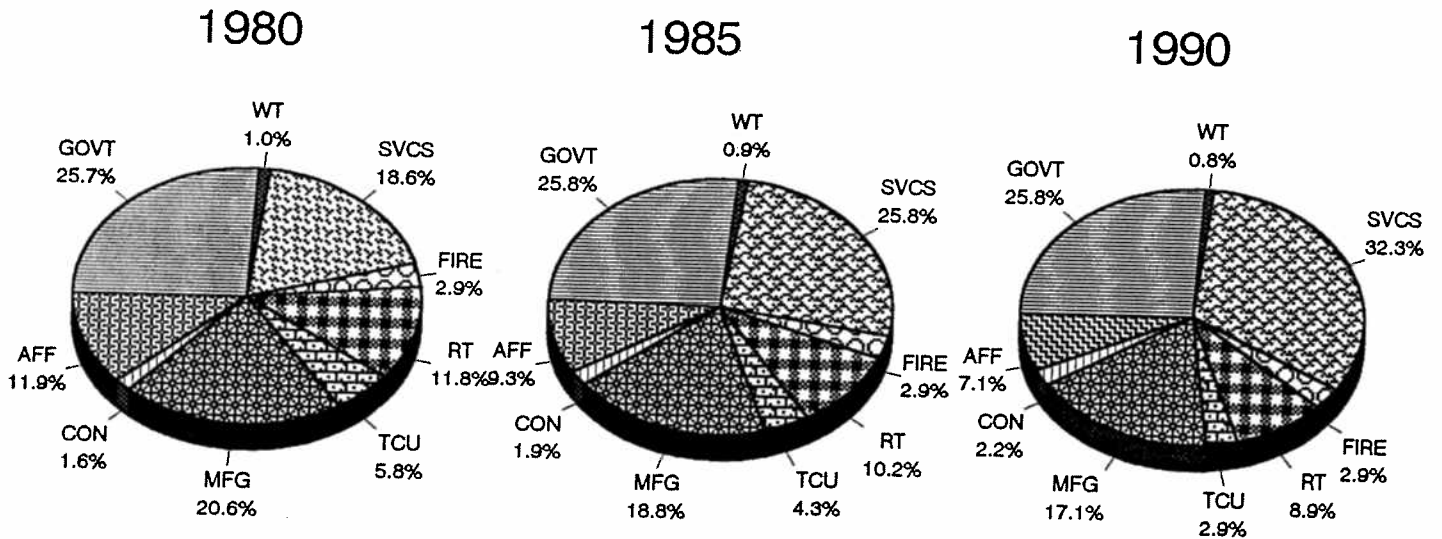
Employment by sector examines the employment opportunities in Hancock County for workers. The data does not determine if the workforce in Hancock County are residents of Hancock County. Employment by sector data is not available for Sparta. *Table IV-5 and Figure IV-2* outline Hancock County's historic and current sector employment.

Table IV-5
Historic and Current Employment by Sector
Hancock County

Sector	1980	%	1985	%	1990	%
Agriculture, forestry, fisheries	239	11.9%	195	9.2%	154	6.9%
Mining	0	0.0%	2	0.09%	4	0.04%
Construction	33	1.6%	41	1.9%	49	2.2%
Manufacturing	414	20.6%	398	18.8%	381	17.1%
Transportation, communications and public utilities	117	5.8%	91	4.3%	65	2.9%
Wholesale trade	21	1.0%	19	0.9%	17	0.8%
Retail trade	237	11.8%	217	10.2%	197	8.9%
Finance, insurance, and real estate	59	2.93%	62	2.9%	64	2.9%
Services	375	18.6%	547	25.8%	719	32.3%
Government	518	25.7%	546	25.8%	573	25.8%
Total	2,013	100.0	2,118	100.0%	2,223	100.0%

Source: Woods and Poole's Economics. 1990

Figure IV-2 Hancock County Employment by Sector - Selected Years



Significant Trends

Agriculture

Agricultural employment in Hancock County has decreased from 239 in 1980, to 154 in 1990. The percentage of total employment of agriculture has also decreased from 11.9% to 6.9%. In the economic base analysis performed in Table IV-1, agriculture was calculated to be a basic, or exporting industry. Agriculture had a Location Quotient of 3.63. This means that agricultural products and services are being exported beyond Hancock County borders. Over 89% of Hancock County land is in forest or cropland.

Manufacturing

Manufacturing in Hancock County employed 414 persons in 1980, or 20.6% of the total employment. By 1990, manufacturing employment had decreased to 381 workers, or 17.1% of the total sector employment. Manufacturing had a 1990 Location Quotient of 1.09. This indicated that manufacturing products are being exported out of Hancock County. The majority of Hancock County manufacturing employment is in the apparel industry, a traditional small-town southern employer. Discussions are currently underway with Delta Woodside, Inc., to expand its Sparta operations, with a new facility which will employ approximately 450 workers.

Services

According to Woods and Poole, the service sector employment in Hancock County has increased from 375 to 719 workers between 1980 and 1990. This represents an increase of 91.7% over this period. The service sector had a 1990 Location Quotient of 1.427. Service sector employment is the fastest growing employment sector nationally.

Government

Government employment in Hancock County increased from 518 to 573 persons between 1980 and 1990. Government employment in Hancock County averaged 25.8% of total sector employment. The government sector had a Location Quotient of 1.29 for Federal-Military workers, and a 1.86 for State and Local employees. The military has been a popular option for young rural adults after high school. The military offers incentives for post-secondary educational and skills training. Not considered in this examination is the 350 plus employees at the Hancock Correctional Institution in Sparta.

Projected Employment

The projected employment by sector in Hancock County is outlined in *Table IV-6*. Projected data is not available for Sparta. In 1995, Hancock Correctional Institution 350 plus employees will be figured into the sector employment, as well as planned manufacturing expansions. The service and government sectors are projected to employ around 30% each of the future workforce in Hancock County. Manufacturing is projected to employ 19% of Hancock County residents by the year 2010.

Table IV-6
Projected Employment (as a Percentage of Total Employment)
Hancock County, State of Georgia - Selected Years

Sector	1995		2000		2005		2010	
	HC	GA	HC	GA	HC	GA	HC	GA
Agriculture, Forestry, Fisheries, Mining	5%	3%	5%	2%	5%	2%	5%	2%
Construction	2%	6%	2%	6%	2%	6%	2%	6%
Manufacturing	17%	15%	19%	15%	19%	15%	19%	15%
Transportation, Communication, Utilities	3%	6%	2%	6%	2%	6%	2%	6%
Wholesale Trade	1%	7%	1%	7%	1%	8%	1%	8%
Retail Trade	9%	17%	8%	17%	8%	17%	8%	17%
Finance, Insurance, Real Estate	3%	7%	3%	7%	3%	7%	3%	7%
Services	30%	23%	30%	24%	30%	24%	30%	26%
Government	30%	17%	30%	16%	30%	15%	30%	14%
Totals	100%	100%	100%	100%	100%	100%	100%	100%

Source: Woods and Poole, Inc, PPI.

Compared to state projections for future sector employment, Hancock County employment patterns differ from Georgia's. Hancock County exceeds the State in percentage of total employment in the Service, Government, Manufacturing and Agricultural sectors. Hancock

County falls below state percentages in Construction, Transportation, Wholesale and Retail Trade and Finance, Insurance and Real Estate.

Earnings by Sector

After the sector employment is outlined, the dollar amounts that each sector earns needs to be discussed. Historic, current and projected earnings by sector data will disclose any trends in sector growth. This data is not available for Sparta. *Table IV-7* outlines earnings by each sector, as a percentage of total earnings. Using percentages instead of dollar figures will allow direct comparisons with State figures in *Table IV-8*.

Table IV-7
Earnings by Sector as a Percentage of Total Earnings
Hancock County - Selected Years

Sector/Year	1980	1985	1990	1995	2000	2005	2010
AFF	8.8%	9.0%	9.4%	8.7%	8.0%	7.0%	6.9%
Mining	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Construction	1.7%	2.0%	2.5%	2.4%	2.3%	2.3%	2.2%
Manufacturing	22.2%	19.2%	16.3%	17.2%	18.2%	18.5%	18.6%
TCU	10.6%	10.1%	6.7%	5.7%	4.7%	4.7%	4.6%
Wholesale Trade	1.6%	1.2%	0.9%	0.9%	0.9%	1.0%	1.1%
Retail Trade	9.6%	8.0%	6.4%	5.4%	4.5%	4.6%	4.6%
FIRE	3.8%	4.0%	4.6%	4.4%	4.2%	3.4%	3.0%
Services	15.8%	21.3%	26.7%	29.5%	32.1%	33.8%	36.0%
Government	25.9%	26.2%	26.5%	25.8%	25.1%	24.7%	23.0%
Totals	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Source: Woods and Poole, Inc., 19990.

The largest share of earnings in Hancock County in 1980 were in the government sector, with 25.8%. The earning in this sector are projected to decrease in 2010, to 23.0% of the total earnings. This projection does not take into account employment opportunities at the Hancock Correctional Institution. Manufacturing earnings had a 22.2% share of the total earnings in 1980, but this sector's share is projected to decrease to 18.6% by 2010. The service sector is projected to have the largest increase in earning share between 1990 and 2010, from 15.8% to 36.0% of total earnings.

When Hancock County sector earnings are compared to Georgia's over the same timeframe, several points are brought out. Georgia's sector earnings are outlined in *Table IV-8*. The changes in Hancock's earnings by sector are very similar to the State's in 1980, with manufacturing having the largest share (23% in Georgia, and 22.2% in Hancock County). The service sector makes the largest increase in earnings by share in the projected future, from 16% to 19% in Georgia and from 15.8% to 36.0% in Hancock County. The earnings by sector in Georgia show a balance between most sectors. Hancock's earnings by sector show the service and government sectors with a majority of the projected earnings.

Table IV-8
Earnings by Sector as a Percentage of Total Earnings
State of Georgia - Selected Years

Sector/Year	1980	1985	1990	1995	2000	2005	2010
AFF	0%	2%	2%	2%	2%	2%	1%
Mining	1%	0%	0%	0%	6%	0%	0%
Construction	6%	6%	6%	6%	6%	6%	6%
Manufacturing	23%	21%	18%	18%	19%	19%	19%
TCU	10%	9%	9%	10%	10%	10%	10%
Wholesale Trade	9%	9%	9%	10%	10%	11%	10%
Retail Trade	11%	10%	10%	10%	10%	10%	10%
FIRE	6%	6%	7%	6%	6%	7%	7%
Services	16%	18%	22%	22%	23%	23%	23%
Government	19%	16%	19%	15%	15%	14%	14%
Total	100%	100%	100%	100%	100%	100%	100%

Source: Georgia Department of Community Affairs

Weekly Wages

Table IV-9 describes weekly wages in the Hancock County area in 1980 and 1990. Data is not presently available for Hancock County or Sparta, so data for the Hancock County area (Hancock, Baldwin, Glascock, Greene, Putnam, Taliaferro, Warren, Washington Counties) as described by the Georgia Department of Trade and Tourism will be used for 1990 only. Using this data does not provide an accurate picture of weekly wages in Hancock County, but will provide some information about area wage levels. The highest weekly wage in the Hancock County area in 1990 was in the mining industry, with \$653. The mining industry is a major

economic force in middle Georgia. Transportation, communication and public utilities and Wholesale Trade had the highest weekly wages in Georgia in 1990, with \$603.

Table IV-9
Historic and Projected Weekly Wages
Hancock County Area and Georgia - Selected Years

Employment Sector	1980		1985		1990	
	HCA	GA	HCA	GA	HCA	GA
	Dollars	Dollars	Dollars	Dollars	Dollars	Dollars
Agriculture, Forestry, Fisheries	N/A	\$179	N/A	\$225	\$244	\$276
Mining	N/A	\$323	N/A	\$462	\$653	\$589
Construction	N/A	\$264	N/A	\$361	\$290	\$434
Manufacturing	N/A	\$261	N/A	\$366	\$328	\$449
Transportation & Public Utilities	N/A	\$372	N/A	\$517	\$532	\$603
Wholesale Trade	N/A	\$337	N/A	\$473	\$326	\$603
Retail Trade	N/A	\$164	N/A	\$208	\$186	\$236
Finance, Insurance & Real Estate	N/A	\$274	N/A	\$423	\$324	\$543
Services	N/A	\$214	N/A	\$310	\$332	\$414
Federal, State & Local Government	N/A	\$287	N/A	\$374	\$363	\$457
Miscellaneous; Not elsewhere classified	N/A	\$202	N/A	\$274	\$95	\$341
All industry	N/A	\$248	N/A	\$344	\$366	\$425

Source: Georgia Department of Industry, Trade and Tourism, 1992

Unemployment

Hancock County's unemployment rate has been comparable with the State of Georgia's rate for the last several years. *Table IV-10* outlines Hancock County's unemployment rates and compares them with the State of Georgia and the United States. Hancock County has had a higher unemployment rate than Georgia in every year. Hancock County's unemployment rate has been higher than the United States' unemployment rate in every year except for 1983.

When compared to surrounding Counties, Hancock County's unemployment rate compares favorably. Baldwin County, west of Hancock County, has had a lower unemployment rate because of the presence of many government jobs. Washington County has had a lower unemployment rate because of jobs in the kaolin industry and established manufacturing industry.

Table IV-10
Average Annual Unemployment Rates
Selected Areas

	'82	'83	'84	'85	'86	'87	'88	'89	'90	'91
Baldwin County	5.9%	5.4%	4.9%	5.8%	4.5%	6.2%	4.5%	4.3%	4.2%	3.3%
Hancock County	9.8%	7.8%	7.4%	9.2%	8.6%	9.3%	7.0%	6.1%	6.1%	7.0%
Washington County	7.5 %	7.7 %	6.7 %	7.9 %	6.4 %	5.4 %	5.3 %	5.6 %	5.9%	4.1%
Georgia	7.8 %	7.5 %	6.0 %	6.5 %	5.9 %	5.7 %	5.8 %	5.5 %	5.4%	5.0%
United States	9.7%	9.6%	7.5%	7.2%	7.0%	6.2%	5.5%	5.3%	5.5%	6.8%

Source: Georgia Department of Labor, Labor Information Systems, 1980 - 1991

Labor Force Analysis

Labor Force Participation

Limited data for the City of Sparta is available, so County data is used to examine any trends in labor force participation. *Table IV-11* outlines labor force participation in Hancock County in 1980 and 1990. In 1990, Hancock's labor force totaled 3,734 persons. The labor force figures are derived from the number of persons 16 years and over living in Hancock County April 1, 1990. The male labor force participation rate was 64.0%, and the female participation rate was 52.8%. The unemployment rate for males in 1990 was 9.4%, and the unemployment rate for females in 1990 was 6.8%.

Hancock County's 1980 labor force participation totaled 3,525 persons. The male labor force participation rate was 63.1%, and the female participation rate was 46.1%. The unemployment rate for males in 1980 was 9.8%, and the unemployment rate for females in 1980 was 5.7%. The change in female labor force participation rates between 1980 and 1990 indicate that economic conditions have drawn more females into the workplace.

Table IV-11
 Labor Force by Participation
 Hancock County - Selected Years

	1980		1990	
	Males	Females	Males	Females
Persons 16 years or older	2,929	3,638	2,808	3,673
In Labor Force	1,849	1,676	1,796	1,938
Not in Labor Force	1,080	1,962	1,012	1,735
Civilian Labor Force	1,828	1,676	1,788	1,938
Employed	1,648	1,580	1,620	1,806
Unemployed	180	96	168	132
Armed Forces	21	0	8	0

Source: U.S. Bureau of Census 1980, 1990 (CPH-L-82)

Table IV-12 compares state and national labor force participation for 1980 and 1990. United States data is not presently available for 1990. In 1980 Georgia's labor force participation amounted to 2,553,062, or 63.4%. In 1990, the labor force participation amounted to 3,351,513, or 67.9%. In 1980, the labor force participation for the United States was 106,104,668, or 62%.

The labor force participation rate for males in Hancock in 1980 is lower (64%) than for Georgia (76%) and the United States (75%). In 1990, the labor force participation for males was lower in Hancock County (57.6%) than in Georgia (76%). The labor force participation rate for females in Hancock County in 1980 (46%) is lower than for Georgia (50.2%), or the United States (49%).

These participation rates indicate that a lower percentage of Hancock County residents are entering the labor force than in the State or Nation, and also that a higher proportion of Hancock County residents are unable to obtain employment. Hancock County has historically had difficulty in getting large-scale industry to locate or expand in the area because of the distance from the major markets. Hancock County residents do have employment centers close by to commute to, such as Greensboro, Milledgeville, Sandersville, Macon and Augusta. However, local economic development officials have aggressively pursued industry to locate in Hancock County. New industry would help raise labor force participation rates.

Table IV-12
 Labor Force Participation
 Georgia and the U.S. - Selected Years

	Georgia				United States			
	1980		1990		1980		1990	
	Males	Females	Males	Females	Males	Females	Males	Females
Persons 16 years and over	1,905,558	2,211,412	2,353,659	2,584,722	81,732,090	89,502,168	N/A	N/A
Total in labor force	1,444,285	1,108,777	1,804,052	1,547,461	61,416,203	44,688,465	N/A	N/A
Not in labor force	461,273	1,102,635	549,607	1,037,261	20,315,887	44,813,703	N/A	N/A
Civilian labor force	1,379,229	1,102,069	1,738,488	1,539,890	59,926,488	44,523,329	N/A	N/A
Employed	1,309,577	1,026,258	1,648,895	1,441,381	56,004,690	41,634,665	N/A	N/A
Unemployed	69,652	75,811	89,893	98,509	3,921,798	2,888,664	N/A	N/A
Armed Forces	65,056	6,708	65,564	7,571	1,489,715	165,136	N/A	N/A

Source: U.S. Census, 1980, 1990 (CPH-L-80)

Employment by Occupation

Table IV-13 describes the employment by occupation of persons 16 and over in Hancock County for 1980 and 1990. Limited data is available for the City of Sparta, so Hancock County data is used. Manufacturing occupations (i.e., precision production, machine operators and inspectors, laborers) were the most numerous in 1980 and 1990. In 1980, manufacturing and industrial occupations accounted for 37.9% of the total occupations. In 1990 this figure increased to 39.7% of total occupations. Other occupations employing a significant number of Hancock County residents are the service occupations and technical, sales and administrative support.

Table IV-13
 Employment by Occupation, Persons 16 Years and Over
 Hancock County - Selected Years

Occupation	Hancock County	
	1980	1990
Executive, administrative, managerial and professional	12.9%	12.5%
Technical, sales and administrative support, including clerical	16.5%	16.9%
Services including protective and household	21.3%	17.6%
Farming, forestry, fishing	5.5%	4.4%
Precision production, craft and repair	11.0%	10.6%
Machine operators, assemblers and inspectors	19.8%	23.3%
Transportation and material moving	5.9%	9.0%
Handlers, equipment cleaners, helpers and laborers	7.1%	5.8%
Total	100.0%	100%

Source: 1990 Census CPH-L-81 & CPH-L-82

Table IV-14 compares Georgia and United States data. This data will allow direct comparison with Hancock County data. Technical/sales and precision production have been the most numerous occupations state and nation-wide. 1990 occupational data is not available for the United States. When compared to state and national occupational data, Hancock County has a similar level of industrial occupations in 1980 as Georgia (37% for Hancock and 35% for Georgia, and 32% for the United States in 1980). Georgia and the United States had a higher percentage of office-related occupations in 1980 (51% for Georgia and 52% for the U.S.).

These occupational levels match the industry employment levels for Hancock residents. Traditional southern economies have been based on manufacturing and agriculture. However recent trends show a more diverse economy with the service sector growing the most rapidly. Hancock County's occupational trends reflect this increase in service sector employment.

Table IV-14
 Employment by Occupation
 Georgia and the United States- Selected Years

Occupation	Georgia		United States	
	1980	1990	1980	1990
Executive and managerial	---	12.3%	---	N/A
Professional	21%	12.4%	22%	N/A
Technical, sales	30%	15.9%	30%	N/A
Administrative and clerical	---	16%	---	N/A
Service	12%	11.5%	13%	N/A
Farming, forestry, fishing	3%	2.2%	3%	N/A
Precision production	13%	11.9%	13%	N/A
Private household occupations	---	0.5%	---	N/A
Material movers, handlers and laborers	---	8.9%	---	N/A
Operators, assemblers, production workers	22%	8.5%	19%	N/A
Total	100%	100%	100%	N/A

Source: Woods and Poole, Inc.; U.S. Bureau of Census 1990 CPH-L-80

Commuting Patterns

Table IV-15 describe the commuting patterns of Hancock County and Sparta residents. Over 56.1% of Hancock County residents drove alone to work, or 1,889 persons. 125 workers carpooled to work, or 37.9%. The average travel time for Hancock County residents is 25.9 minutes. The high level of workers who carpool, combined with the mean travel time of over 25 minutes indicate that many residents travel outside of the County to work. This data is supported by 1980 census data for commuting in Hancock County. In 1980, 54.2% of employed Hancock residents worked outside of the county. This is also supported by the fact that 8.1% of the workforce traveled 60 minutes or more to work (the approximate time to get to Macon or Augusta from Sparta). Hancock County residents have to travel to employment centers because of the lack of jobs in their county.

The majority of Sparta's workforce drives alone to work. The workers who drive alone account for 54.4%, or 324 of the total reported workforce. 35.5%, or 212 of Sparta's workers carpool to work. The mean travel time for Sparta workers is 21.1 minutes. The travel time and carpool information indicate that many Sparta residents travel outside of the county to work.

Table IV-15
Commuting Patterns
Hancock County 1990

Commuting Pattern	Hancock County		Sparta	
	Number	Percent	Number	Percent
Drove alone	1,889	56.1%	324	54.4%
Carpooled	1,278	37.9%	212	35.5%
Used public transportation	47	1.4%	8	1.3%
Used other means	27	0.8%	11	1.8%
Walked to work or worked at home	125	3.7%	43	7.2%
Total reported	3,366	100.0%	598	100.0%
Mean Travel time	25.9 Minutes		21.1 Minutes	

Source: 1990 U.S Census, CPH-L-81 & CPH-L-82.

Local Economic Development Resources

Economic Development Agencies

Sparta-Hancock County Development Authority

In 1979, the City of Sparta and Hancock County joined together to establish Sparta-Hancock County Industrial Development Authority. The authority's chief goal is to coordinate and promote industrial growth and development and to assist prospective businesses in locating in the community. It also has the ability to generate development capital through Industrial Development Bonds.

Sparta-Hancock County Chamber of Commerce

The Sparta-Hancock County Chamber of Commerce is an economic development and community action agency which serves the businesses of Hancock County. Chamber representatives are available to assist industrial prospects with any questions they have on the area. The Chamber of Commerce has been dormant for the last few years, but has started back up recently.

Economic Development Programs or Tools

The Sparta-Hancock County Development Authority operates a 95 acre industrial park on Georgia Highway 15 adjacent to Sparta. This industrial facility has all utilities and rail access. Presently, there is one tenant, Payback Plant No.2. Industrial development financing is also available through the Small Business Administration, the Economic Development Administration, and Farmers Home Administration.

Education and Training Opportunities

Adult Education

Macon Technical Institute is a fully equipped and accredited adult educational facility in Macon which provides services to Hancock County. Macon is approximately 40 miles southwest of Sandersville. There are plans underway to build a satellite center of Macon Tech in Milledgeville. This facility will bring technical training closer to Hancock County residents.

Hancock County has sought ways of expanding the adult educational opportunities in the area and has pursued several avenues to meet this need. An adult literacy program is currently being offered in Hancock County in a local restaurant. Dedicated classroom facilities would help this program significantly. Adult education classes are offered at the Sparta/Hancock Library. These classes will enable residents to succeed on the GED test.

In April of 1992, the Georgia Department of Technical and Adult Education announced that Sandersville was selected to be the site for a new Technical Institute that would serve the adult citizens of Glascock, Hancock, Jefferson and Washington Counties. This facility is programmed to be constructed in 1994 or 1995. This new facility is expected to be a tremendous boost for the area because of the programs and continuing educational opportunities to be offered.

The planned Technical Institute in Sandersville is a major economic and educational development. This facility will serve a multi-purpose role in the community. First, the Institute will provide programs and training for Hancock County and other area residents. This training

will allow persons to improve their working environment or seek new opportunities. Secondly, the Technical Institute will assist in economic development. Industries locating to an area are concerned with educational opportunities for their employees. Also, the Technical Institute can offer "Quick Start" and other training opportunities for industries locating to the Washington county area. Thirdly, the Technical Institute will act as a center for continuing education for businesses and industries in the area. Recommendations were made to provide enough flexible classroom space for offering continuing education and non-degree programs. This facility could also function as a community space for meetings and events. Finally, the Technical Institute will offer the Adult Literacy effort a new building to operate in furthering its mission to educate the area's adults.

Future possibilities for Sparta/Hancock County could include a satellite center of the Technical Institute in Sparta. Starting next year, the Hancock Central High School complex will be vacant. This facility could be used for a variety of educational and vocational training purposes.

Summary and Key Findings

Historically, agriculture dominated the economic scene until the demise of cotton in the 1930's. Agriculture is still an important component of Hancock County's economic base, but much of the emphasis has shifted to timber resources. More than 90% of Hancock County is covered in forest. Manufacturing has also been an important component of the economic base, and remains the County's third largest employer. Furniture, wood products and apparel have are the primary manufactured products in Hancock County.

Hancock County's distance from major markets and the strength of regional centers like Macon and Milledgeville have hampered major industrial projects. The City and County should work together to increase the attractiveness of Sparta and Hancock County to industry and business.

The largest employment sector in Hancock County is the service sector, which employed 32% of the workforce in 1990, or 719 persons. The service sector grew considerably between 1980 and 1990, from 375 persons to 719, or from 19% of total employment to 32%. The government sector is the second largest employer, with 573 jobs in 1990, or 26% of total employment. Employers in this sector include Federal, State and local employers. Hancock Correctional Institution in Sparta will increase State government employment in Hancock County by 350 when the boot camp is constructed.

Hancock Correctional Institution in Sparta is the newest large employer in Hancock County. Approximately 320 persons are employed in the Main Unit, and 46 more will be employed in the Boot Camp when it comes on line. This facility is expected to have a lasting long-term impact on the economy of Sparta and Hancock County, bringing in restaurants, motels, grocery stores and service sector jobs.

Transfer payments made up the largest percentage of the income in Hancock County in 1980 (27.5%). However, this is projected to decrease to 16% by 2010. Wage and salary income represented 26.8% of the income in 1980. By 2010, wage and salary income is projected to increase to 32.9% of the total personal income.

The largest share of earnings in Hancock County in 1980 was in the government sector, with 25.8%. The earning in this sector are projected to decrease in 2010, to 23.0% of the total earnings. This projection does not take into account employment opportunities at the Hancock Correctional Institution. Manufacturing earnings had a 22.2% share of the total earnings in 1980, but this sector's share is projected to decrease to 18.6% by 2010. The service sector is projected to have the largest increase in earning share between 1990 and 2010, from 15.8% to 36.0% of total earnings.

Weekly wages in Hancock County and the Hancock County area have been historically lower than the State average. The highest weekly wage in the Hancock County area in 1990 was in the Mining industry at \$653 per week. However, the mining industry in Hancock County is not as predominant as in its neighboring Counties, so this figure is misleading.

Hancock County's unemployment rate has been slightly higher than State and regional figures over the past ten years. Plant closings in Milledgeville, the recession of 1990-91 have added to the unemployment rate in Hancock.

The most numerous occupation of Hancock County residents in 1990 was machine operators, assemblers and inspectors. Service and Technical, Sales and administrative support were also significant occupations of Hancock County residents in 1990. This breakdown confirms the dominance of service, government and manufacturing sectors in the economy of Hancock County.

The Sparta/Hancock Development Authority is the lead economic development agency in the County. The Development Authority works to promote Sparta-Hancock County as a great place to live and do business. The Development Authority owns and operates a 95-acre industrial park with complete utilities and rail access. The Development Authority can issue industrial development bonds and assist prospective businesses with funding through the Economic Development Administration, Small Business Administration, and the Farmers Home Administration.

Key Findings with regards to Economic Development are as follows:

- The Development Authority has put together an industrial brochure to promote the advantages to locating in the area. Further marketing and promotional activities will be necessary to recruit businesses and retain existing businesses.

- An aggressive statewide marketing campaign should be a longer-term goal for Sparta and Hancock County, emphasizing natural resources, historical significance and industrial potential.
- The Development Authority must work with local governments to develop incentive packages to offer potential industries.
- The Development Authority should consider constructing a speculative building to act as an catalyst for future industrial development.
- Hancock County should recruit more timber-based industries to take advantage of the plentiful natural resources.
- Sparta and Hancock County should work with the Department of Corrections to develop the economic development potential of the Hancock Correctional Institution.
- Hancock County should promote adult education and vocational training to develop a more employable workforce.
- Additional retail stores are needed to capture more of the market from Milledgeville, Sandersville, Greensboro and Eatonton. Additional grocery stores are an example.
- To capture more of the tourist dollars, Sparta and Hancock County need to recruit another motel (e.g., a Jameson Inn or similar chain).
- Hancock County and Sparta should support and encourage the Technical Institute to be built in Sandersville. A trained and skilled workforce is much more marketable to future industries than an unskilled workforce.
- Because of its location between Macon and Augusta, Sparta and Hancock County should recruit wholesale and distribution activities for the East Central Georgia region.
- Sparta and Hancock County should seek to diversify the industrial base, to compensate for lulls in the apparel industry.

V. NATURAL AND HISTORIC RESOURCES ELEMENT

Introduction

An important step in land use planning is the assessment of how natural and historic resources can be responsibly utilized, managed, developed and preserved within a community. Both the natural environment and historic resources are vulnerable to man's actions, and at the same time, they can constrain the way in which land is developed. It is the purpose of this element of the Comprehensive Plan to present characteristics of existing natural and historic resources, to address important issues related to these resources, to identify those which are sensitive or significant, and to develop ways to best protect and manage them.

Natural Resource Inventory

The following section includes an inventory and analysis of Hancock County and the City of Sparta's natural resources. A summary and needs assessment is included at the end of this element and subsequent goals, policies and actions are presented in the corresponding section of this plan.

Climate and Physiography

The climate of Hancock County is characterized by cool winters which are fairly short, and long hot summers. Prolonged droughts are rare and precipitation is relatively heavy with an average annual precipitation of 45 inches. Winter months average in the upper 40's while summer months average in the low 80's.

Hancock County lies within two physiographic provinces and districts. The majority of the County, and the entire City of Sparta, lie in the Washington Slope District of the Piedmont Province. The Washington Slope District is characterized by rolling topography which contains gentle slopes, shallow valleys and rounded stream divides, with elevations of 500 to 700 feet. At the southern end of the County lies the Fall Line Hills District which is part of the Coastal Plain Province. Here, stream rapids are common as the transition is made between the hard, resistant metamorphic rocks of the Piedmont and the soft, easily eroded sediments of the Coastal Plain. The Fall Line Hills District is characterized by a landscape highly dissected by streams, producing a roller coaster effect. Level land is uncommon except in areas which include marshes, flood plains and narrow stream terraces. Countywide, slopes range from level to 25%.

The surface geology of the County consists of a mixture of precambrian metamorphic and igneous rocks and older paleozoic metamorphic and intrusive rocks including: granite and granite gneiss, quartzite, biotite gneiss and schist, mica schist, quartzite and ultra mafic,

metamorphosed volcanic rocks. The southern edge of the County contains Coastal Plain Eocene-Paleocene sediments which were formed during the Cretaceous Geologic Era.

Mineral resources include structural clays which are used for bricks, pottery and tiles, kaolin which is used for paint, paper, porcelain and cosmetics, and granite which is used for building stone, monuments, curbs, paving and road material. There has been limited granite quarrying in Hancock County for many years. The County should investigate the quality of these resources, mining possibilities and the manufacture of related products.

Soil Erosion

Excessive soil erosion and sediment runoff often occur from land development sites. Gullies and the loss of topsoil are common problems associated with erosion. Sediment run-off, a direct result of erosion, can cause water pollution and sediment build up in streams, often leading to wildlife habitat destruction. Because of the problems associated with soil erosion, Hancock County and the City of Sparta enforce provisions of the Georgia Soil Erosion and Sedimentation Control Act as part of their Zoning Ordinances, Development Regulations and permitting process. These provisions and restrictions are established to protect vulnerable soil areas from development and minimize soil erosion and sedimentation through required control practices including: minimizing cut-fill operations; retaining as much natural vegetation on the site as possible; install temporary vegetation on exposed and vulnerable soil areas; trapping sediment run-off by use of silt traps, sediment basins, etc.; and to minimize the length of time a disturbed area is exposed. The County requires that site plans include a soil analysis which identifies the development limitations of the soils present and a Soil Erosion and Sedimentation Control Plan which must be approved by the Soil Conservation Service. Subsequent requirements are clearing, grubbing, grading and development permits issued by the County. Currently, established development procedures are sufficient for controlling soil erosion. However, citizens have expressed that enforcement of these controls is often weak and should be more closely monitored. Proactive control rather than reactive control should be the standard, and more emphasis should be placed on environmental protection.

Soils

Unfortunately, a complete survey of Hancock County soil associations has not been conducted by the Soil Conservation Service. Due to insufficient funds to conduct an intensive countywide survey, compilation of soil types is being conducted piecemeal as development and agricultural projects require site specific soil analysis. County Commissioners are in the process of requesting more speedy publication of the survey. There is, however, a general soils map of the County, developed by the Soil Conservation Service, which has been reproduced on map V-1. Based on this information, there are 14 major soil associations present in the County. A soil association represents a unique natural landscape which usually consists of one or more major

soils and some minor soils. The association is named for the major soils. The soils making up one unit can occur in other units but in a different pattern.

The Zoning Ordinance of Hancock County does not allow for approval of any development or subdivision, if it is found through required site plans and the permitting process, that the site is not suitable for development purposes of the type proposed. For example, land subject to flooding, improper drainage and erosion, excessively steep slopes or unsuitable soils or surface conditions are not allowed to be developed unless steps are taken to mitigate negative effects. The type of development (i.e., industrial, single-family home, recreation, roads, etc.) as well as percolation rates and other factors are taken into consideration to determine the soil's suitability. Land suitability requirements effectively protect sensitive soil types and slopes from irresponsible development practices.

The City of Sparta does not require site specific soil analyses; but if development problems become apparent during the permitting process, the Soil Conservation Service is recruited for assistance. This method of control has worked successfully in the City in the past and should be adequate in the future.

Hancock County Soil Associations

- | | |
|--|---------------|
| 1. Chewacla-Congaree Association: | 0-2% slopes |
| 2. Cecil-Vance-Applying Association: | 0-10% slopes |
| 3. Davidson-Cecil Association: | 0-10% slopes |
| 4. Iredell-Enon-Helena Association: | 0-10% slopes |
| 5. Nason-Tatum Association: | 0-10% slopes |
| 6. Georgeville-Cecil Davidson Association: | 0-10% slopes |
| 7. Wedowee-Cecil-Lockhart Association: | 0-10% slopes |
| 8. Orangeburg-Norfolk Association: | 0-10% slopes |
| 9. Lakeland-Ailey Association: | 0-10% slopes |
| 10. Cecil-Davidson Pacolet-Gwinnett Association: | 10-25% slopes |
| 11. Wilkes-Vance Association: | 10-25% slopes |
| 12. Louisburg-Cecil-Lockhart Association: | 10-25% slopes |
| 13. Georgeville-Gwinnett-Cecil Association: | 10-25% slopes |
| 14. Vaocluse-Lakeland Association: | 10-25% slopes |

Water Supply Watersheds

A watershed is the area of land from which runoff water flows into a stream or lake. A water supply watershed, therefore, is a watershed from which drinking water is extracted (e.g., from a stream or lake.) The City of Sparta operates a drinking water intake at Lake Sinclair which qualifies as a large water supply watershed (exceeding 100 square miles.) Because the City of Sparta does not lie within seven miles of either of the intake point or the watershed, it is not required to adopt watershed protection criteria. However, the County abuts the watershed/reservoir and must incorporate the following protection criteria regulations by (DNR) Department of Natural Resources into its comprehensive plan and consider adoption of watershed protection regulations.

Watershed Protection Criteria for a large watersupply watershed

- Maintain a 150 foot buffer around the reservoir
- Maintain a 100 foot buffer around perennial streams flowing into the reservoir and within 7 miles upstream of the reservoir.
- Require a 150 foot setback on each side of perennial streams flowing into the reservoir and within 7 miles upstream of the reservoir.
- New hazardous materials handlers must perform operations on impermeable pad having a spill and leak collection system (within 7 mile radius of watershed/reservoir.)

Wetlands

Wetlands serve as important fish and wildlife habitats and breeding grounds and are an integral part of food chain production. Numerous plant varieties and animal species have adapted to the special conditions of freshwater wetlands and cannot survive elsewhere. Wetlands act as cleansing water filters and play an important role in water quality. They serve as storage areas for storm and flood waters as well as natural recharge areas where ground and surface water are interconnected. In addition, wetlands are aesthetically pleasing and can be used for recreation by man.

The federal government definition of a freshwater wetlands is: "those areas that are inundated or saturated by surface or groundwater at a frequency or duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas."

The Environmental Protection Agency (EPA) is responsible for restoring and maintaining the environmental integrity of the nation's wetlands. The major federal regulatory tool for achieving this is Section 404 of the Clean Water Act, which is jointly administered by the U.S. Army Corps of Engineers and EPA. Under Section 404, a permit is required for any wetland disturbance or activity. The legislation discourages any alteration or degradation to wetlands unless it can be proven that no long-term adverse impacts or loss of wetlands will result.

Currently, the City of Sparta and the County enforce the wetland disturbance process (section 404 permits.) However, due to the limited amount of development within the City and County, the low population density and the quantity of land available, wetlands are avoided as development sites and are rarely disturbed. Both the County and the City recognize wetlands as a precious resource, and feel current protection mechanisms are sufficient. However, citizens have expressed that little emphasis is placed on the importance of wetland protection and that the County should make an effort to educate citizens about the environmental importance of these resources.

The Georgia Planning Act of 1990 requires that local governments recognize Wetlands identified in the Heritage Wetlands Inventory. The inventory, sponsored by The Department of Natural Resources, consists of computerized wetlands maps for the entire State of Georgia. Because some smaller and many linear wetlands are not represented on the Heritage maps, the U.S. Department of Interior, Fish and Wildlife Services National Wetlands Inventory was used. Please refer to Appendix A which includes all natural wetland inventory maps of the county.

The creation of a wetlands map enables communities to consider potential problems associated with wetland disturbance. Therefore, in addition to mapping wetlands, the Georgia Planning Act of 1990 requires that local land use plans address the following considerations:

- (1) Whether impacts to an area would adversely affect the public health, safety, welfare, or the property of others.
- (2) Whether the area is unique or significant in the conservation of flora and fauna including threatened, rare or endangered species.
- (3) Whether alteration or impacts to wetlands will adversely affect the function, including the flow or quality of water, cause erosion or shoaling, or impact navigation.
- (4) Whether impacts or modification by a project would adversely affect fishing or recreational use of wetlands.
- (5) Whether an alteration or impact would be temporary in nature.
- (6) Whether the project contains significant state historical and archaeological resources, defined as "Properties On or Eligible for the National Register of Historic Places."
- (7) Whether alteration of wetlands would have measurable adverse impacts on adjacent sensitive natural areas.

- (8) Whether wetlands have created for mitigation purposes under Section 404 of the Clean Water Act, such wetlands shall be considered for protection.

Also required by the Georgia Planning Act of 1990 criteria for wetlands protection, land use plans will include a list of uses that are acceptable and unacceptable within an identified wetland.

The criteria states that acceptable uses may include:

- (1) Timber production and harvesting,
- (2) Wildlife and fisheries management,
- (3) Wastewater treatment,
- (4) Recreation,
- (5) Natural water quality treatment and purification,
- (6) Other uses permitted under Section 404 of the Clean Water Act.

The criteria also states that unacceptable uses may include:

- (1) Receiving areas for toxic or hazardous waste or other contaminants,
- (2) Hazardous or sanitary waste landfills,
- (3) Other uses unapproved by local governments.

Because 89.9% of the land in Hancock County is forested and the majority of wetlands are contained in forested areas, wetlands are well protected and rarely endangered. The main concern is irresponsible timber harvesting which often leads to soil erosion and sedimentation of wetlands. An inventory of wetlands should be conducted to identify the County's most significant wetlands for protection.

Groundwater Recharge Areas

In order to avoid toxic and hazardous waste contamination to drinking water supplies, groundwater recharge areas must be protected. Groundwater recharge takes place when precipitation infiltrates soil and rock to add to the volume of water stored in pores and other openings within them. Aquifers are soils or rocks that will yield water to wells. While recharge takes place throughout practically all of Georgia's land area, the rate or amount of recharge reaching underground aquifers varies from place to place depending on geologic conditions. In the Piedmont Province of Georgia, the most reliable sources of groundwater are from zones where the underlying bedrock has been intensely fractured. From the Fall Line south, large aquifers which yield water to wells are common. Part of one such aquifer, the Cretaceous Tertiary aquifer, is present in southern areas of the County. This aquifer has also been identified as a "regionally important resource" due to its value as a resource, its productivity and its vulnerability to contamination. In northern areas of the County, areas of thick soils are present which have groundwater recharge potential but are not as reliable for drinking water as

aquifers. The City of Sparta partially lies above an area of thick soils, and the County contains both thick soils and aquifers.

The Georgia Department of Natural Resources has mapped "significant recharge areas" in the Hydrologic Atlas 18 (1989 edition.) Please refer to *Map V-3*. The presence of a "significant recharge area" identified, means that a local government must comply with Official Code Georgia Annotated. 12-2-8, by adopting, implementing, and enforcing ordinances for recharge area protection. It should be noted that the recharge areas mapped are those regions likely to have the greatest vulnerability to pollution of ground water from the surface and near surface activities of man. Local governments containing significant groundwater recharge areas, including Hancock and Sparta, must adopt regulations at least as stringent as those outlined by the Department of Natural Resources in Appendix B of this plan.

Floodplains

A floodplain consists of "the channel and the relatively flat area adjoining the channel of a natural stream or river which has been or may be covered by flood water." *Map V-4* identifies the location of Hancock County and City of Sparta floodplains based on general hydric soil associations.

No official flood plain maps (FIRM maps) for the City or the County exist. Sparta does, however, identify in its Zoning Ordinance a Flood Hazard District (F-H) which is intended to designate areas of the City that have been identified by the U.S. Department of Housing and Urban Development as being subject to periodic flooding, requiring limitation of development only to uses appropriate for flood areas. The District has not been identified on the Official Zoning Map of the City, but as part of its implementation strategy, the City will redraw its Zoning Map to incorporate the Flood Hazard District.

Currently, neither the City of Sparta or Hancock County participate in the National Flood Insurance Program. Without flood insurance, the County and the City are not financially protected in the event of a flood. In addition, the existence of flood maps and floodplain management ordinances help to steer improper uses away from floodplains, therefore reducing the risk of floodplain damage, danger and public and private loss. All areas within the City's and the County's 100-year floodplain must be regulated by a Floodplain Management Ordinance if National Flood Insurance is taken. Under the National Flood Insurance Act of 1963 and the Flood Disaster Protection Act of 1973, all communities are required to meet the minimum federal requirements for floodplain management, but may impose more stringent or comprehensive regulations. Both the County and Sparta should take steps to become involved in the National Flood Insurance Program. Below is a list of uses commonly allowed within designated 100 year flood plains and typically included in municipal floodplain ordinances.

Permitted Uses

- a. Agriculture, only structures for temporary shelter allowed
- b. Dams
- c. Public parks and recreation areas and facilities, only structures for temporary shelter allowed
- d. Bridges, culverts, and the roadway fill related to the above structures
- e. Parking areas
- f. Outdoor storage
- g. Fences which permit the free flow of water and debris
- h. Public utility poles, towers, pipelines, sewer and other public and semi-public utilities
- i. Signs and sign structures, provided they permit the free flow of water and debris

Protected River Corridors

Under definition of the Georgia Mountain and River Corridor Protection Act, the Oconee River, which occupies Lake Sinclair, has been identified as a Protected River Corridor. Please refer to *Map V-5*. Due to the location of the river, only the County is affected by the Act. The Department of Natural Resources requires that Local governments containing protected rivers adopt River Corridor Protection Plans as part of their comprehensive plans, and map the protected area, indicating a 100 foot buffer to be maintained along the stream banks. In compliance, this plan officially adopts DNR's protection criteria which are discussed briefly in the following paragraph and are specifically outlined in Appendix C: River Corridor Protection Criteria.

In a protected river corridor, Natural vegetative buffers must be maintained, extending on both sides 100 feet from the top of the protected river. In addition, handling areas for the receiving and storage of hazardous waste and landfills are prohibited. Single-family dwellings are allowed within the buffer under the following conditions: 1) the dwelling complies with zoning regulations, 2) the dwelling is on a minimum 2 acre parcel, 3) density allowed is only one dwelling per 2 acres, and 4) septic tanks may be located within the buffer but associated drainage fields may not. Existing industrial and commercial land uses within the corridor are exempt from the above criteria provided that 1) they do not impair the drinking quality of the river water and 2) industrial and commercial activity meet all state and federal environmental rules and regulations.

Stormwater Management

Development, urbanization and the increase of concrete surfaces and other non porous surfaces (called impervious) increase the amount of stormwater runoff contributed to channels and quicken the speed at which water travels. Forests and grasslands once able to accommodate the volume of water produced by rainshowers have been replaced by parking lots, streets and buildings which do not absorb or retain water. The result is sheets of water flowing rapidly over these man-made surfaces, picking up pollutants and sediments, and transporting them to nearby streams and storm sewers. As a result, the volume, rate and pollutant loads of stormwater are dramatically increased. Some of the pollutants found in stormwater include fertilizers, animal wastes, oil, grease, and heavy metals. The end result is water quality deterioration.

A 1990 amendment to the Clean Water Act created a permitting system for selected urban areas based on population. The permit required is called a NPDES Stormwater Permit which stands for: National Pollutant Discharge Elimination System (NPDES) Stormwater Permit. There are three primary goals of the NPDES permitting program: 1) to eliminate non-stormwater discharges (illicit connections) to the storm sewer system, 2) to reduce pollutants going into the storm system, and 3) to apply the best available technology to control industrial pollutants in stormwater runoff.

Neither Hancock County nor the City of Sparta are required to apply for a NPDES stormwater permit. However, industries, land fills etc. are required to meet criteria set forth by EPA and obtain a NPDES permit.

Hancock County has taken a progressive approach to protecting water quality degradation and other associated problems by requiring submittal of Stormwater Management Reports as part of the development process. As stated in the County's Development Regulations, the Stormwater Management Report shall include the location and quantity of runoff entering and exiting the property, drainage delineation maps, and analysis of downstream conditions among other items. If the report indicates adverse stormwater runoff impacts, detention facilities are required. The County should consider promoting other management practices which reduce stormwater pollution, such as vegetative buffers along streams.

Step Slopes

The majority of slopes in the County range from 0 to 25%, and those in the City of Sparta range from 0-10%. Few development limitations related to slope exist in the City due to the more level surface conditions. The County has mechanisms in place such as site plans and soil erosion and sedimentation plans which assist in controlling landslides, mudslides and other slope related development problems.

Prime Agricultural and Forest Land

Hancock County has an abundance of prime forest land as well as highly productive soils for growing crops. Timberland represents 89.9% of the total land area in the County which equates to 270,130 acres. Of that 89%, 37.5% or 101,298 acres are owned by the forest industry. The primary forest type present is Loblolly Shortleaf Pine, covering 66% of the land or 178,237 acres. It is important that, as timber is harvested, replanting programs are promptly begun to preserve and regenerate this important natural and economic resource. Hancock County is currently enforcing a Timber Harvesting Ordinance which requires submittal of a harvesting plan and ensures that sound forestry practices are used. The permit fee for harvesting is \$200.00 for Soil Conservation Service approval, with an additional fee of \$5.00 per acre, which is paid to the County.

In 1987, it was reported that there were 138 operating farms in the County. Of these 138 farms, 4,845 acres of land were classified as harvested cropland. Representing 14.8% of the County's land area, the average farm size is 323 acres. Agricultural areas should be zoned strictly for that purpose, so that this dwindling economic sector will be protected from conversion to other land uses.

Sensitive Plant and Animal Habitats

Hancock County and the City of Sparta are home to several species of plants and animals which are classified by the federal government as endangered or threatened. Exact habitats of these species have not been mapped. Some of the species are endangered nationwide and/or statewide while others are limited to regions and even individual counties. State and Federal legislation relating to endangered plants and animals include the Endangered Species Act of 1973, the State Wildflower Preservation Act of 1973, and the Endangered Wildlife Act of 1973.

"Endangered species" refers to any resident species which is in danger of extinction throughout all or a significant portion of its habitat range. "Threatened species" refers to any resident species which is likely to become an endangered species within the foreseeable future throughout all or a significant portion of its habitat range.

The following list includes all plant and animal species which are classified as protected by the State of Georgia and the Federal Government and which reside or potentially reside in the County. The County and the City of Sparta feel that these species are sufficiently protected by existing State and Federal legislation.

Protected plant species

Amphianthus pusillus (threatened): Commonly known as Little Amphianthus, Pool Sprite, or Snorkelwort. Restricted to shallow, flat-bottomed depression pools of granite outcrops. These pools are usually less than a foot in depth, entirely rock-rimmed, and are dry in the summer after spring rains have evaporated.

Isoetes Tegetiformans (endangered): Commonly referred to as the matt-forming quillwort, the Isoetes Tegetiformans is a living fossil which dates back to prehistoric vegetation species. Growing only in granite outcrops which contain depression or solution pools, it is a small short grass, bright green in color, and has a quill-like, fleshy leaf.

Protected Animal Species

Red Cockaded Woodpecker (endangered): The Red Cockaded Woodpecker is endangered because it nests only in pine trees over sixty years old which are infected with red heart disease fungus. This habitat is inconsistent with the destruction and management of pine forests. To survive in this Region, stands of old pine trees must be available.

Bald Eagles (endangered): Bald Eagles usually live around inland waterways and estuaries, but have been spotted nesting in tall trees in undisturbed Piedmont wetlands and lake shores. They nest each October in the same nest. Illegal killing and habitat destruction have resulted in our National bird's endangerment. In order for the Bald Eagle to survive and make a come back, lake shore forest preservation, especially in areas where there are few signs of human activity, is imperative.

Additional endangered animals which may reside in the County or the City of Sparta include: **Bachman's Warbler** (endangered), the **Florida Panther** (endangered), and the **Eastern Indigo Snake** (threatened). Please note that these three species are considered endangered or threatened in the entire state.

Park and Recreation Areas

Hancock County has an abundance of recreation areas which support boundless hunting, fishing and boating opportunities. These areas are shown on *Map V-6*. (Please note that local parks are identified in the Community Facilities Element.) A well kept secret, the County's parks and recreation areas and natural beauty could be marketed for economic development purposes. Citizens have indicated that they would like to "get the word out," that Hancock County is a place where natural and historic resources are abundant and tourists are welcome. Efforts to market the County to tourists should be expanded. A professional marketing firm which specializes in tourism would produce the best results. If the Shoulderbone Indian Mounds

(discussed in the following section) are made a State Park, tourism opportunities will increase. The combination of the Indian Mounds, Lake Sinclair, the Ogeechee River (for canoeing), and historic sites provide a promising foundation for a solid tourist economy.

The County contains two lakes: Lake Sinclair and a tiny portion of Lake Oconee, both of which are owned by Georgia Power but are accessible to citizens of the County. Improvements to access, however, could be improved upon by paving roads leading to lakeshores and developing a few public services such as public boat ramps, restrooms, etc.

The Ogeechee Wildlife Management area is also situated in Hancock County. It encompasses approximately 3% of the County's land area and is located primarily in the Northeast portion of the County, with a smaller portion located in the Northeast section of the County adjacent to Lake Sinclair. Seasonal game hunting is regulated in the Ogeechee Wildlife Management Area.

Scenic Views and Sites

Because of the County's abundance of natural and undisturbed stretches of land, scenic views and sites are everywhere. Three specific areas have been identified as requiring special management practices: the Ogeechee River, Lake Sinclair and the Shoulderbone Indian Mounds.

The Shoulderbone Indian Mounds which are located along the Oconee River in an undisclosed location, contain three mounds, one of which is 39 feet high and is the largest mound in the region. The governmental system of the Native Americans who built these mounds was sophisticated. Chieftom rulers built huts made of mud and sticks on top of a mound to symbolize their place in the hierarchy of the tribe. When the chieftom ruler died, his hut was covered with a layer of soil, thus heightening the mound. These Native Americans were agricultural-sedentary, practicing farming of squash, corn and beans and hunting of game. Dating back to approximately 1300 through 1450, the Shoulderbone site is one of monumental importance. So many mounds have already been destroyed in the area that the dwindling reminders of local Native American culture are at risk of being lost forever. The Shoulderbone mounds are fortunately listed on the National Register of Historic Places and cannot be disturbed. However, this does not guarantee the mounds immunity from amateur archaeologists seeking artifacts. Several interest groups and individuals are coordinating protection of the Shoulderbone Indian Mounds and there are plans to solicit the State in creating a State owned and operated park at the site. Creation of a State Park could possibly be coordinated through the DNR Preservation 2000 Program.

The other two areas which warrant special management practices are the Lake Sinclair area and the Ogeechee River. Lake Sinclair is quickly becoming developed as a vacation spot. In order to both encourage economic development and protect the natural beauty of the lakeshore, land use controls should be utilized to ensure responsible development with regards to tree protection,

setbacks, housing densities and lot sizes. Established "housing development zones" as part of the Zoning Ordinance would assist in regulating development along the lakeshore.

The beautiful black water river Ogeechee, known for its primeval and bewitching scenery, is also in need of special management practices. "Development Protection Zones," similar to lakeshore "Housing Development Zones" should be established along the river corridor. Within these zones, all land uses would be regulated in order to encourage responsible development within the scenic area and protection of the flora and fauna which live there. In essence, the unique beauty of the Ogeechee should be disturbed as little as possible, so that future generations may enjoy its beauty. The County may also want to consider contacting the National Park Service and nominating the Ogeechee as a Wild and Scenic River. This designation would forever protect the river from man-made disturbances.

Historic Resources

Historic resources include landmark buildings, historic structures and sites, historic rural resources, archaeological and cultural sites, and the historic environment in which they exist. They serve as visual reminders of a community's past, providing a link to its cultural heritage and a better understanding of the people and events which shaped the patterns of its development. Preservation of these important resources makes it possible for them to continue to play an integral, vital role in the community. Because historic resources are irreplaceable, they should be protected from deterioration and the intrusion of incompatible land uses. Preservation can also provide local governments with substantial savings in the cost of infrastructure through the re-use of existing streets and utilities and the revitalization of older neighborhoods and downtowns.

Many would like to see preservation efforts focused on the central business district of Sparta. The City is too small to qualify for a "Mainstreet" program, but smaller grants are available. Two such grants are "enhancement" grants and "local development funds." Local development funds are one to one matching grants up to \$10,000 and can be used for historic downtown revitalization. These grants should be pursued. The public should also be made aware of 20% tax credits for historic preservation loans.

Currently, the Hancock Historic Preservation committee is working on obtaining a \$200,000 grant to refurbish Hickory Grove Baptist Church. The committee is also trying to get the church nominated for the National Register of Historic Places.

Citizen participation in the planning process revealed a great concern for the protection of endangered historic structures through zoning. Interest was also expressed in creating more "historic" brochures of the County and City and possibly organizing formal tours of historic homes and churches. Historic bed and breakfast inns would help promote interest in the history of Sparta and Hancock County and would attract more people to the area.

A Hancock County/City of Sparta Convention and Visitors Bureau, run through the Development Authority, should be created to foster the tourism economic sector. The office could be located in the historic courthouse and staffed by volunteers. It could provide information to tourists on the many recreational activities and historic sites in the County and the City of Sparta as well as include a historic, natural and archaeological mini-museum.

Historical Background

Hancock County was created in 1793 from part of Greene and Washington Counties, with its original courthouse and jail located four miles southeast of Sparta on the old stage-coach line to Louisville and Savannah.

In 1807, part of Hancock County was added to Baldwin County. In 1825 and 1828, parts were transferred to Taliaferro. The County was named in honor of John Hancock, Patriot of the American Revolution, President of the Continental Congress, and lead signer of the Declaration of Independence.

Sparta, the County seat of Hancock, received its name from the courage and heroism of the pioneer settlers in fighting to claim the frontier land from the Indians. The name was borrowed from the ancient Greek city of Peloponnesus where the Spartans had resided. Chartered in 1805, the City was situated on an important crossroads and Indian trading post, and as a result it thrived. The town and its courthouse square were laid out in 1795 by Major Charles Abercrombie, a Revolutionary soldier.

The towns of Montpelier and Lexington were planned and begun in Hancock County, but today not a trace is left of either city. Laid off in streets with public and private building lots, Montpelier was situated near the banks of the Oconee River and Lexington was on the Ogeechee River.

The early settlement of Hancock was under the Heads Right System. By this system, each head of a family was allowed in his own "head right" to select and survey a section of land, paying for the survey and a small sum for any land over 200 acres. This system was later abandoned for the Lottery System.

Archaeological History

There are three Indian mounds located on Shoulderbone Creek, the largest of which covers an acre and a half. The mounds contain human bones, Indian implements of war and fortifications. Skeletons, arrowheads, beads and specimens of pottery have also been found in the vicinity of the Shoulderbone mounds. Efforts are underway, and should be continued, to create the Shoulderbone Indian Mound State Park. Please read Scenic Views and Sites in the previous section for more detailed information about the mounds and park designation.

Other Indian mounds are located near the community of Mount Zion. Although they have since been disturbed and plowed, relics are continuously being discovered. An Indian mound on the plantation of M. W. Harris, which is situated along a tributary of Shoulderbone Creek, has produced many relics including a skeleton of a man of great stature which was perfectly preserved when unearthed. The skeleton is now on display at the Smithsonian Institute in Washington, D.C.

A granite marker located near Millmore Gristmill, situated on Shoulderbone Creek, identifies the site of the historic 1786 peace treaty between the State of Georgia and the Creek Indians.

Education

The earliest academy on record was conducted by Duncan McLean near Mount Zion in 1793. The "Sparta Female College," also called the "Sparta Female Seminary" and the "Taylor Female Academy" was organized about 1800. A school and church were established in 1812 by Reverend Nathan S. S. Beman, called Mount Zion. This school went through many changes until it closed in 1835. In 1846 Dr. Beman founded the Villa School at his home, about two miles from Mount Zion. The school was discontinued in 1857, but not before acquiring a highly regarded reputation and many notable graduates. The Washington Institute was opened in 1858 in the town of Linton.

Religion

It is believed that the Methodists built the first church or meeting house in the County in 1785. Located in the town of Smyrna, the church was built of hand hewn logs. The oldest Baptist church was Horeb Baptist Church, organized in 1792 in Mayfield. The oldest Baptist Church in Powelton was incorporated in 1801, although it was organized some years prior to that. Island Creek Baptist Church was established March 14, 1794. Ebenezer, the first Presbyterian church was built in 1791. It was along Shoulderbone Creek and merged with the Presbyterian Church at Mount Zion in 1813. In 1839 it transferred its membership to Sparta.

Towns and Communities

Culverton

Culverton is situated on the Macon and Augusta Railroad, about five miles from Sparta. It was originally called Mount Carmel. The name changed to Culverton in honor of Hardy Culver, about 1835.

Devereux

The land for the train station in Devereux was given by Samuel M. Devereux in the early 1800's. The first trains on the Macon to Augusta branch of the Georgia Railroad passed through Devereux in 1868. The first school in Devereux was the Farmer's Academy. Located one mile from town, the school began around 1843.

Jewell

Located on the edge of Warren and Hancock counties, the Town of Jewell is located on the banks of the Ogeechee River. In the early 1800's a cotton mill called Rock Factory was built in Jewell on the banks of the Ogeechee. Fully operating until 1883, the mill's name was

changed to Jewell's Mill after its second owner. The first bridge built across the Ogeechee was constructed in Jewell in 1883, but unfortunately the bridge was demolished and replaced in 1931.

Linton

This town was closely associated with the Washington Baptist Institute and the Darien Baptist Church. In 1858, an association of the Baptist churches of Baldwin, Hancock and Washington Counties voted to build "a permanent school of high grade" near Darien Church, and it was from this school that the town evolved. Named Washington Institute, the school was constructed of brick and measured 70 feet long by 50 feet wide. It had two playgrounds, one for boys and one for girls. The closing of Washington Institute in 1866 and the by-passing of the railroad resulted in the decline of Linton. The Institute burned in 1895.

The actual town of Linton was planned around the Institute and was set on twenty five acres of a wooded hill. Named in honor of Judge Linton Stephens who was a large contributor to the Institute, the Town of Linton contained large homes many of which had servants quarters and support buildings. Other notable assets to the town were a Methodist church which was built in 1889, and a Baptist Church which was built two miles east of Linton on Buffalo Creek in 1794.

Mayfield

Dating back to the late 1700's, the community of Mayfield was originally located in Warren County, about one mile from its present location. Mayfield is located on the old stage line from Augusta to Milledgeville where it crossed the Ogeechee River. During the Civil War, the Georgia Railroad constructed a line which went to the community. Grist and woolen mills were built and one mill store operated until 1820. In recent history Mayfield has been an excellent market for farm products and dressed pine lumber. It is also home of the famous catfish farms constructed through financial connections made by the late Civil Rights leader John McCown. The catfish farms were quite successful for a time, with exports going as far as the Bahamas.

Powelton

Powelton was an active business center in the early days of Hancock County. The Powelton School was established in 1811. In 1803 the General Conference of the Baptist Church of Georgia was organized in Powelton and in 1822 the Baptist State Convention was organized there. When the Georgia Railroad was built about 1830, it passed about ten miles east of Powelton, marking the decline of the town.

Industries

The first steam mill in Georgia was located at the Montour Cotton Mill, erected in 1852. Around 1925, kaolin was being mined in the southwestern part of the county. The lumber industry was most profitable between 1920 and 1927. During this period there were 50 to 75 sawmills in operation.

Transportation

In the pioneer days, people travelled in carriages, wagons, and stagecoaches from Augusta to Columbus, passing through Hancock County. In 1860 the Georgia Railroad, now owned by CSX, was cut and laid to Mayfield. The Civil War delayed completion until 1868 when the Macon to Augusta branch was finished. It is the only railroad in Hancock County.

Notable Hancock Residents

Lucius H. Holsey (1842-1920): Born a slave and son of plantation owner James Holsey, Lucius became the slave of Richard Malcolm Johnston when his master died. From this point on the young man studied hard to become educated. Holsey participated in organizing the Colored Methodist Episcopal Church in America, and at age thirty, became a bishop. His appreciation of knowledge and concern for black youth inspired him to establish Paine College for blacks in Augusta in 1882.

Charles Lincoln Harper (1877-1955): A native of Sparta, Charles Lincoln Harper was a prominent educator in Georgia black history and an inspired leader of the Civil Rights movement in Atlanta. In addition to serving as principal of Atlanta's first high school for blacks for eighteen years, Harper held many important educational positions and founded the Atlanta Branch of the National Association for the Advancement of Colored People. In 1960 the C.L. Harper High School was named in his honor, and during his lifetime, he received the honorary L.L.D. degree from Morris Brown College.

Benjamin Franklin Hubert (1887-1959): The son of Zachary Hubert, Benjamin devoted much of his life to the Springfield Community Center (Log Cabin Center) which fostered the quality of education and life for black rural residents. The center included a store, a canning factory, health center, boys camp and swimming pool among other important businesses and services. Hubert also founded the Association of the Advancement of Negro Country Life. Hubert left behind a legacy of educational achievements including Director of Agriculture at Tuskegee Institute and President of Georgia State Industrial College (now Savannah State.)

Zachary Taylor Hubert (-1926): Referred to as "the most remarkable Negro in this section of the state" by the Sparta Ishmaelite at the time of his death, Zachary Hubert was a leader among both blacks and whites in the County. Known for his excellent skills in race relations, Hubert is attributed to keeping the County free of lynchings. The first black man to own land in the area fathered twelve children, sent all of them to college and started a church and school at Springfield. Upon his death, Zachary Hubert was a wealthy land owner and a well respected community leader.

David Dixon (1809-1885): Called "the Prince of Farmers," David Dixon was a pioneer in farming techniques including crop rotation using fertilizers, livestock and cover crops, soil preparation and labor efficiency. He wrote extensively about his findings and people flocked from around the United States to see his farm. Dixon lived happily with a slave girl named Amanda, had several children with her and left them his property and famous farm when he died.

William J. Northen (1835-1913): Governor of Georgia from 1890-1894, William Northen graduated from Mercer University and taught for many years at the Mount Zion School. A well known man, it was said when he was elected Governor that "every man in Georgia had gone to school to him or with him." A prosperous farmer, Northen was influential in the agricultural community and served in both the House and Senate of Georgia.

Historic Properties

Hancock County has four districts listed on the National Register of Historic Places, as well as several individual sites and one archaeological site. These properties, sites and districts are listed by use category below.

Districts:

Two of the County's historic districts include a variety of uses and therefore cannot be divided into separate categories.

- The Jewell historic district was listed in 1979. Jewell is located along Georgia Route 16 in the Jewell's Mill community. This is a Victorian-era town on the Ogeechee River. The district, which surrounds a village green, includes historic churches, houses, and a unique 1880 school house.
- The Linton historic district which was listed in 1975 is located in Linton and its surrounding environs. The town was centered around the Washington Institute, a finishing school founded in the 1850's. Due to its remote location, many of the structures remain much as they were in the mid- to late-19th century.

Residential:

- The Sparta historic district, listed in 1974, is roughly bounded by Hamilton, Elm, W, and Burwell Streets. There are several significantly important structures within this district.
- The Sayre-Shivers-Alford House is Greek Revival in style and located on Broad Street. It was constructed between 1829 and 1839. The house contains marble mantels, plaster moldings and medallions, and mahogany woodwork. It is almost a "twin" of the Bird-Campbell House located across the street.
- The Baxter-Wiley House is located on Maiden Lane. The original Federal style house was built in 1820. It had an L-shaped design with an entrance facing north on Short Street. French doors open across the front of the house for entertaining. Victorian porches were added to the house around 1865.
- The Baxter-Hudson House is located on Maiden Lane. This Plantation Plain style house was built around 1820. Its original owner is believed to have been Andrew Baxter.
- The DuBose-Peck-Hitchcock House is located at Boland Street and Linton Road. In 1853, Olney Ethridge patterned this house after a Swiss chalet. The structure features detailed scroll-saw work similar to that in the neighboring Graves Barn. Mr. Ethridge was the superintendent of the Montour Cotton Factory at the time he built this house.
- The Cheely-Coleman House was listed in 1976. It is located south of Jewell, off Georgia Route 123, at the Ogeechee River.
- The Pearson, Stephen Edward House was listed in 1978. It is located on Pearson Chapel Road, in Devereux.
- The Shivers-Simpson House or Rock Mill, was listed in 1970. It is located on Mayfield Road, north of Jewell. This large Federal style house is two stories. It was built in either 1815 or 1820.
- The Britt-Roundtree-Hollis House is located on Georgia Route 15. The original portion of this house was constructed between 1786 and 1790. Aaron Burr spent a night in this portion of the house in 1807 while being transported to Virginia as a prisoner of war. The house has had two additions, a two-story portion from the Cooper House in Powelton around 1820, and a room from the Mullaly-Brookins House (1812). The house now presents a complete picture of the Federal period. Restoration was done by

renowned architect Edward V. Jones. The property is not listed on the National Register.

- Brightside is located on Warrenton Highway in Sparta. This is a Georgian style house built in 1840 by a Methodist bishop, George Foster Pierce. The property is not listed on the National Register.
- The home of Nancy Stephens, located at 208 Adams Street, is also of notable historic significance. Built in 1820 by Thomas Whaley and added onto by Reverend Edmund M. Pendelton in 1853, the home is a fine example of victorian architecture. In 1880, it was purchased by Richard A. Graves, was further renovated, and remained in the Graves family until 1983. The home is not listed on the National Register of Historic Places, but would be an excellent nomination selection.
- The Graves Barn which is located on the property listed above at 208 Adams Street is of notable interest due to its ornate design and excellent condition. The barn is listed on the National Register of Historic Places.

Commercial:

- The Drummer's Home, located in Sparta, was at one time the famous LaFayette Hotel. A fine example of adaptive reuse, the hotel has been beautifully restored and converted to an elderly apartment complex. Drummer's Home is located next to the Hancock County Courthouse and stands on the site of the Old Eagle Tavern which was built in the late 18th century and was known for its hospitality and good cheer.

Industrial:

- The Ogeechee Mill is located in Mayfield, northeast of Sparta, near Warren County and is not listed on the National Register of Historic Places. This is a water-powered gristmill which was constructed on the banks of the Ogeechee River in the early 1800's by William Shivers. He later built Rock Mill in Jewell.
- Millmore, another gristmill, is located on Georgia Route 16, northwest of Sparta. It is a water-powered, stone ground gristmill on Shoulderbone Creek. It has been in continuous operation throughout its history. It was built around 1800 of hand-hewn timber and held together with pegs. The adjacent house, referred to as the old Vinson home, was constructed in 1820. It was moved to this location from Baldwin County and is not listed on the National Register of Historic Places.

Institutional:

- The Hancock County Courthouse, located on Broad Street, is a masterpiece of Victorian architecture. It was constructed from 1881 to 1883. The Hancock County Board of Commissioners have applied for a National Trust for Historic Preservation Grant to obtain a rehabilitation plan for the Courthouse which will preserve its historic integrity, while adapting it to modern day usage.
- The Camilla-Zack Community Center historic district was listed in 1974. This district is located along Route 1, in Mayfield.
- Horeb Baptist Church, founded 1792 and located in Mayfield, is a white frame structure of simple design. The church was somewhat racially integrated until 1890 and is the oldest church in the entire County. A beautiful drive lined with oak trees leads to the tranquil little church. Unfortunately, the church just recently disbanded due to a dwindling congregation.
- Hickory Grove Baptist Church was founded in 1865 near the Shoals Road. Known for the large number of its members becoming ministers, the black church was one of the County's airless Baptist churches. In 1868 the church was dedicated and today is being sought for nomination to the National Register of Historic Places.
- Rockby was listed on the National Register of Historic Places in 1978. This school for boys, begun by educator and author Richard Malcolm Johnston, was known for its liberal policies and lack of disciplinary action. Opened in 1862, the school prospered until after the Civil War. It is located off Georgia Route 16, northeast of Sparta.

Rural:

- The Glen Mary Plantation was listed in 1974. It is located on Linton Road, south of Sparta. The main structure is a Greek Revival raised cottage, featuring a cranberry glass transom and sidelights, and ornamental plaster ceilings and medallions. It was once owned by Ethan Allen Hitchcock, grandson of Ethan Allen. This house was accorded the 1989 Restoration Award by Southern Living magazine.
- The John S. Jackson Plantation House and Outbuildings were listed in 1984. They are located off Georgia Route 16, near White Plains. The main structure is a Greek Revival mansion, built between 1848 and 1852. The house was bestowed the Georgia Trust Preservation Award in 1988 for its excellent restoration performed by its present owners. The plantation was recently used as the setting for a British film documentary on the antebellum South.

- The Covey Rise Farm is located on Covey Rise Road, off Georgia Route 22, northeast of Sparta. This farm originally was part of the Reynolds Plantation. It is Victorian in style with two stories. It was constructed in 1880. In recent years, the Farm was the home of fiction author Joe David Brown. The property is not listed on the National Register.

Archaeological and Cultural:

- The Shoulderbone Indian Mounds were listed in 1976. They have a restricted location identification due to the archaeological significance and sensitivity of the material located there. Please refer to Scenic Views and Sites for more information.

A survey of historic structures and sites is needed for Hancock County and the City of Sparta to protect and prevent these resources from demolition as development occurs. Once the survey is completed, the County may want to consider the adoption of a historic preservation plan and the initiation of a public awareness campaign to encourage both public and private participation in preservation activities. Although many properties have been listed on the National Register of Historic Places, many others warrant special attention due to their historic significance. These properties, especially those discussed above which are not currently listed, should be nominated for the National Register.

In addition, efforts to market the historic value of Sparta and Hancock County would generate more interest historic properties. Resulting tourism would bring in money to continue renovation and historic rejuvenation projects. The potential is enormous, but money and strong historic preservation support is needed.

Summary and Key Findings

Hancock County and the City of Sparta enforce provisions of the Georgia Soil Erosion and Sedimentation Control Act as part of their Zoning Ordinances, Development Regulations and permitting process. Currently, both governments feel that established development procedures are sufficient for controlling soil erosion. However, citizens have expressed that enforcement of these controls is often weak and should be more closely monitored. Proactive control rather than reactive control should be the standard, and more emphasis should be placed on environmental protection.

A complete survey of Hancock County soil associations has not been conducted by the Soil Conservation Service. Due to insufficient funds to conduct an intensive countywide survey, compilation of soil types is being conducted piecemeal as development and agricultural projects

require site specific soil analysis. County Commissioners are in the process of requesting more speedy publication of the survey.

The City of Sparta operates a drinking water intake at Lake Sinclair which qualifies as a large water supply watershed (exceeding 100 square miles.) The County abuts the watershed/reservoir and must consider adoption of watershed protection regulations.

Currently, the City of Sparta and the County enforce the wetland disturbance process (section 404 permits.) Both the County and the City recognize wetlands as a precious resource and feel current protection mechanisms are sufficient. However, citizens have expressed that not enough emphasis is placed on the importance of wetland protection and that the County should make an effort to educate citizens about the environmental importance of these resources. A major concern is irresponsible timber harvesting which often leads to soil erosion and sedimentation of wetlands. An inventory of wetlands should be conducted to identify the County's most significant wetlands for protection.

The Cretaceous Tertiary aquifer which is present in southern areas of the County has been identified as a "regionally important resource" due to its value as a resource, its productivity and its vulnerability to contamination. In northern areas of the County, areas of thick soils are present which have groundwater recharge potential but are not as reliable for drinking water as aquifers. The City of Sparta partially lies above an area of thick soils, and the County contains both thick soils and aquifers. The presence of a "significant recharge area" means that a local government must comply with Official Code Georgia Annotated 12-2-8, by adopting, implementing, and enforcing ordinances for recharge area protection. Hancock and Sparta must adopt regulations at least as stringent as those outlined by the Department of Natural Resources in Appendix A of this plan.

No official flood plain maps (FIRM maps) for the City or the County exist. Sparta identifies in its Zoning Ordinance a Flood Hazard District (F-H) but the District has not been identified on the Official Zoning Map of the City. As part of its implementation strategy, the City should redraw its Zoning Map to incorporate the Flood Hazard District. Neither the City of Sparta or Hancock County participate in the National Flood Insurance Program, but both governments should consider becoming involved.

Under definition of the Georgia Mountain and River Corridor Protection Act, the Oconee River, which occupies Lake Sinclair, has been identified as a Protected River Corridor. The County should consider officially adopting a River Corridor Protection Ordinance as part of its zoning regulations.

Hancock County is currently enforcing a Timber Harvesting Ordinance which requires submittal of a harvesting plan and ensures that sound forestry practices are used. A tree replanting component should be added to the Ordinance to promote reforestation of the harvested land.

Agricultural areas should be zoned strictly for that purpose, so that this dwindling economic sector will be protected from conversion to other land uses.

The County and the City of Sparta feel that endangered plant and animal species are sufficiently protected by existing State and Federal legislation. However, if colonies or habitats are identified at any given time, they should be set aside for protection from destruction.

For economic development purposes, Hancock County's recreational areas and natural beauty should be aggressively marketed. A professional marketing firm which specializes in tourism would produce the best results. Also beneficial would be a study of historic and natural resources tourism development for the City and County. The combination of the potential Shoulderbone Indian Mounds State Park, Lake Sinclair, the Ogeechee River (for canoeing), and historic sites, provides a promising foundation for a solid tourist economy. A weekend of activities might include a drive on the historic sites tour, a visit to the Shoulderbone Indian Mounds, an overnight stay at a historic bed and breakfast inn, and a day spent fishing or skiing Lake Sinclair, or a canoeing down the Ogeechee River.

Access to the shores of Lake Sinclair should be improved to foster higher public use and resulting economic opportunities. Road paving and provision of more public services such as boat ramps and restrooms would encourage greater use. The County should work with Georgia Power to upgrade access and recreational facilities at the lake. This public/private partnership would help boost the County's economy and would uphold the reputation of Georgia Power's community development programs.

Three specific areas in the County have been identified as requiring special management practices: the Ogeechee River, Lake Sinclair and the Shoulderbone Indian Mounds.

The Shoulderbone Indian Mounds which are located near the Oconee River contain three mounds, one of which is 39 feet high. The mounds are listed on the National Register of Historic Places and cannot be disturbed. However, this does not guarantee the mounds immunity from amateur archaeologists seeking artifacts. Several interest groups and individuals are coordinating protection of the Shoulderbone Indian Mounds and there are plans to solicit the State in creating a State owned and operated park at the site. Creation of a State Park could possibly be coordinated through the DNR Preservation 2000 Program.

Also warranting special management practices are the Lake Sinclair area and the Ogeechee River. In order to encourage economic development and protection of the natural beauty of the

lakeshore, land use controls should be utilized to ensure responsible development with regards to tree protection, setbacks, housing densities and lot sizes. Established "housing development zones" as part of the Zoning Ordinance would assist in regulating development along the lakeshore. "Development Protection Zones," similar to lakeshore "Housing Development Zones" should be established along the Ogeechee River corridor. Within these zones, all land uses would be regulated in order to encourage responsible development within the scenic area and protection of the flora and fauna which live there. The County may also want to consider contacting the National Park Service for nomination of the Ogeechee as a Wild and Scenic River. This designation would forever protect the river from man-made disturbances.

Currently, the Hancock Historic Preservation committee is working on obtaining a \$200,000 grant to refurbish Hickory Grove Baptist Church. The committee is also trying to get the church nominated for the National Register of Historic Places.

Many would like to see preservation efforts focused on the central business district of Sparta. "Enhancement" grants and "local development funds" should be pursued by City officials or interest groups. Local development funds are one to one matching grants up to \$10,000 and can be used for historic downtown revitalization. The public should also be made aware of 20% tax credits for historic preservation loans.

Citizen participation in the planning process revealed a great concern for the protection of endangered historic structures through zoning. Interest was also expressed in creating more "historic" brochures of the County and City and possibly organizing formal tours of historic homes, mills and churches. Historic bed and breakfast inns would help promote interest in the history of Sparta and Hancock County and would attract more people to the area. A Hancock County/City of Sparta Convention and Visitors Bureau, run through the Development Authority, should be created to foster the tourism economic sector. The office could be located in the historic courthouse and staffed by volunteers. It could provide information to tourists on the many recreational activities and historic sites in the County and the City of Sparta as well as include a historic, natural and archaeological mini-museum.

A survey of historic structures and sites is needed for Hancock County and the City of Sparta to protect and prevent these resources from demolition as development occurs. Once the survey is completed, the County may want to consider the adoption of a historic preservation plan and the initiation of a public awareness campaign to encourage both public and private participation in preservation activities. In addition, efforts to market the historic value of Sparta and Hancock County would generate more interest in historic properties. Resulting tourism would bring in money to continue renovation and historic rejuvenation projects. The potential is enormous, but money and strong historic preservation support is needed.

VI. COMMUNITY FACILITIES AND SERVICES ELEMENT

Introduction

The adequacy and availability of community facilities is a necessary part of the comprehensive planning process due to the importance of maintaining and attracting future residents, businesses and industries to the area. The Community Facilities Element inventories the various public and private facilities and services available in Hancock County and the City of Sparta. It also assesses the quality and availability of these community facilities with respect to the impact of projected population and economic growth through the year 2013.

Efforts are ongoing within the City of Sparta and Hancock County to provide adequate, well maintained and modern facilities to their residents. The governments must constantly review how well facilities are being operated, provided, maintained and whether or not they are adequate. From sewers to libraries, all communities should provide facilities which meet the changing needs of the population and which are designed for future growth or decline.

Funding opportunities for the provision and upgrade of facilities are offered through State and Federal grants as well as through public-private partnerships. Municipal governments which are successful at acquiring facility funding are continually utilizing these alternatives.

Local municipalities must also look to larger governments and umbrella agencies for the coordination and improvement of services. Maintaining working and friendly relationships with these higher governing bodies and agencies can not only facilitate the process but can also prove to be fruitful.

Map VI-1 reflects the general location of Hancock County and the City of Sparta's community facilities in Sparta City Limits, and map numbers correspond to the text in *Table VI-1*. *Table VI-1* serves as a key for *Map VI-1*, and *Map VI-2* reflects the location of Hancock County and Sparta community facilities outside of Sparta.

Table VI-1: Existing Community Facilities

Map No.	Name
1	Hancock County Sheriff's Department
2	Hancock County Police Department
3	Hancock Memorial Hospital and EMS
4	Hancock County Service Center
5	Hancock County Head Start Center
6	Sparta/Hancock County Library
7	Hancock County Board of Education
8	Hancock County Courthouse
9	Sparta/Hancock County Detention Facility
10	Hancock County Department of Family and Children's Services
11	Hancock County Health Department
12	Police Department
13	Sparta/Hancock Development Authority
14	Sparta Fire Department
15	Sparta City Hall
16	Hancock Central High School
17	Little Hudson State Park
18	Sparta Waterworks
19	Hancock Senior Citizen Center
20	Hancock EMA Building
21	Hancock County Park
22	George F. Green WRF
23	Hancock County Maintenance Shop
24	Southwest Elementary School
25	New High School
26	Sparta/Hancock Detention Facility
27	Sparta Sanitary Landfill
28	Mayfield Fire Department
29	Hancock Correctional Institution
30	M.E. Lewis, Sr. Elementary School

Source: Hancock County and the City of Sparta

Public Safety

Police Protection

Hancock County Sheriff's Department

The Hancock County Sheriff's Department operates with 12 full-time employees. The Sheriff's Department is located in Sparta in the Law Enforcement Center on the Courthouse Square (see *Map VI-1*). Law enforcement needs are updated as the demand requires. The jail is old and is too small for the growing needs of public safety. In 1992, Hancock County started construction on the Sparta/Hancock Detention Facility off of Hamilton Street and Georgia 15 (Greensboro Hwy). This building has a construction cost of \$2.2 million and has 16,500 square feet of space. When completed in May 1993, this new jail will house the Hancock Sheriff's Department offices, Hancock County Police Department and the Sparta Police Department offices. This jail will be staffed by 12 persons, including 8 full time jailers. This new facility will have detention space for 80 prisoners. Because Hancock's inmate population has been historically low, the County may house prisoners from other counties with overcrowding problems as a source of revenue.

Hancock County Police Department

The Hancock County Police Department consists of one uniformed officer. The County Police Department is housed in the Courthouse (*see Map VI-1*), and operates one vehicle. The County Police office will be relocated in the new Sparta/Hancock Detention Center in May 1993.

Sparta Police Department

The Sparta Police Department has 10 full-time personnel. The Police Department offices are on Broad Street adjacent to Courthouse Square. When the Sparta/Hancock Detention Facility is completed in May 1993, the Department will move into the new facility. Law enforcement needs are updated as demand requires. New vehicles, radio equipment and training are ever-present needs.

Fire Protection

Sparta

The City of Sparta operates a volunteer fire department which provides fire protection for Sparta and Hancock County. There are 25 trained volunteers who are members of the Department. The Fire Department operates 3 vehicles which are housed in the City Hall complex on Broad Street (see *Map VI-1*). Sparta recently purchased a new ladder truck to better fight multi-story fires. The City of Sparta has a rating of 8 for fire insurance purposes. The lack of an organized fire department in Hancock County means that fires in the County must be fought by the Sparta Volunteer Fire Department (see *Map VI-3*). The Sparta Fire Department has an outstanding response time to fires in the County, and has also had a excellent success rate in putting out fires in rural areas. Hancock County purchased a fire knocker (truck) from the Georgia Forestry Commission to assist in the firefighting effort in the County. Presently, the City operates and mans this vehicle. When the call is received for a fire in the County, the County-owned fire knocker and a City fire truck are dispatched to the scene to ensure adequate equipment and personnel to extinguish the blaze.

Fire protection for Sparta itself is adequate with the existing equipment. The City must continually train its personnel to ensure quicker response and success in fighting fires. The greatest needs for the City Fire Department are to be able to reduce its service area and for additional space to house vehicles and to train personnel. The fire bays at the City Hall are cramped with three or four vehicles. In addition, the location of the fire station and the lack of adequate parking on Broad Street mean that potential traffic and safety hazards are created by volunteer personnel rushing to the department to man the trucks. These needs could be met by a new facility with adequate parking. The cost of a new facility for City fire trucks would be great, but if the County and City shared a central facility, then City and County fire trucks could be housed together. This facility could also house the new Rescue Squad vehicle, County ambulances, and serve as a training facility for all of these departments.

Additional fire protection in Sparta is provided by the Hancock Correctional Institution (HCI) Fire Department which is located on Buffalo Road. Sparta, Hancock County and the Georgia Department of Corrections have a mutual-aid agreement for fire protection. The HCI can provide support, through additional water and personnel, to a fire in Sparta or the County if there is not a disturbance at the prison.

Hancock County

At present, there is no organized county-wide fire department in Hancock County. As previously mentioned, the City of Sparta Volunteer Fire Department responds to fires County-wide. Hancock County extends 478 square miles, and due to the poor conditions of some County roads, response times vary widely to fires. The City has done an outstanding job of fighting fires County-wide. However, multiple fires within the County could hamstring the City Fire Department. A County-wide Fire Department will be needed to provide adequate fire protection for the majority of the citizens of Hancock County.

The Mayfield Community in northeast Hancock County (see *Maps VI-2 and VI-3*) has a volunteer Fire Department to respond to fires in a three-mile radius of Mayfield. This fire department was organized, in part, because of the Mayfield Apartments, a 150 unit multi-family residential development. This department has five trained personnel and one vehicle. The Mayfield Community has an insurance rating of 8. However, the shelter housing the fire truck recently burned. This could hamper response times to fires. This facility will need to be rebuilt to extend the life of the fire knocker and equipment.

The Georgia Forestry Commission Hancock District Office in Devereux provides fire fighting equipment for forest fires in the County. The equipment is not suitable for structural fires. However, the Georgia Forestry Commission can provide assistance to rural fire departments. The District office in Milledgeville produced a *Master Fire Plan for Hancock County* in 1985 which will be used in planning for future fire protection needs.

The *Master Fire Plan for Hancock County* indicates that adequate fire protection for most of the structures and citizens of Hancock County can be obtained by the formation of an organized Hancock County Fire Department. This Fire Department would consist of one Fire District which would serve all areas of Hancock County outside of Sparta. A full-time fire coordinator would be responsible for overall staffing and coordinating the County Fire Department. These responsibilities would include: fire suppression, maintenance, training firefighters with the Georgia Fire Academy, fire prevention and education, and organizational tasks. The fire coordinator would act as the liaison between the Board of Commissioners and the Fire Chiefs of the stations in the County system.

The County Fire Department would consist of four to five fire stations in the Devereux, East Lake Sinclair, Hickory Grove and Linton communities (see *Map VI-4*). Fire response in the Sparta area could be served by the existing County-owned fire knocker in Sparta. By drawing five-mile circles around each station, 67% of the land area and 91% of the residences in Hancock County will receive adequate fire protection. The Hancock County Fire Department, working in coordination with the Sparta Volunteer Fire Department and the Hancock Correctional Institution Fire Department, will be able to provide decreased fire response times

and better coverage. Decreased response time and better coverage could enable fire insurance ratings to be lowered.

The recommended strategy for staffing and equipping these fire stations involves the formation of a department with at least nineteen trained volunteer personnel. These personnel would consist of a Chief, Assistant Chief, two lieutenants and fifteen firefighters. Each department would be housed in a fire station in each designated community. This fire station could also serve as a community center and activity area for these communities. The fire station, at a minimum, should have two bays, bathroom facilities, and equipment lockers. Each fire station should be equipped with one fire knocker and a water tanker if possible. Equipment should be provided for at least 6 to 8 firefighters initially, with additional equipment to be purchased when available.

Training space needs to be provided in one of the stations for education and training of volunteer personnel. As mentioned previously, the cost of building new facilities could be lowered through a shared facility with the City. A shared facility in a centralized location would provide areas for training, a ready room and bunk rooms. This facility could also house the EMT vehicles, the Rescue Squad vehicle, and a 911 dispatching system for quicker emergency response.

Citizens of the Lake Sinclair Community have purchased one fire fighting vehicle for their community, and have built a structure to house their equipment with private donations. Their fire truck, however, does not operate properly and does not have baffles in the fiberglass tank. Baffles prevent the water from shifting suddenly in sharp turns. This sudden shifting could cause the truck to overturn. This limits the ability of the truck to have an adequate response time. This community has over 30 citizens willing to undergo training for certification through the Georgia Fire Academy. Plans are underway to formally organize this department and get it certified. The Sparta Volunteer Fire Department has volunteered to let the County department use their equipment to become certified. Fire protection for the Lake area is a concern because of the increasing number of full-time residents of the Hancock County side of the lake. This area is the fastest growing area of the County, and it is a good distance from the Sparta Fire Department. A certified Volunteer Fire Department would provide quicker response to a fire on the Lake, and the Lake itself could be used as a water supply.

Hancock County has received grant money for the installation of dry hydrants throughout the County to aid in fire protection. The County needs to work with the Soil Conservation Service and the Forestry Commission to speed up installation of these hydrants.

Emergency Medical Services

Emergency medical service is provided county-wide by Hancock County. The EMS operates out of Hancock Memorial Hospital on Boland Street in Sparta (see *Map VI-1*). There are seven personnel trained as Emergency Medical Technicians. Presently, the EMS operates two 12-hour shifts, with two persons on each shift. The EMS operates two vehicles, a 1985 Ford Ambulance and 1988 Ford Ambulance. Given the amount of miles an ambulance can accumulate over the years, the 1985 ambulance will need replacement. Other needs expressed by the EMS Director include upgrading the service to include Advanced Life Support capability and expanding the service to a four-person rotation per shift.

A new \$83,000 ambulance was provided to the EMS by a Rural Outreach Grant obtained by the Hancock County Primary Health Care Center. A portion of this grant was training money to upgrade all EMT's to paramedic certification.

Hancock County has expressed the desire to transfer the EMS operations to a more centralized location to aid in dispatching. A shared facility with recommended Fire Department improvements would be an effective solution. Dispatching for EMS could be handled through the Police or Sheriff's Department, or through a 911 emergency dispatcher.

The EMS Director reports that response times are good for emergency calls, around 6 to 8 minutes. However, the large area of Hancock County, combined with the low population density, creates situations where an ambulance might have to travel 30-40 minutes to respond

to a call. In the Lake Sinclair area, the most reliable all-weather road intersects Georgia 22 in Baldwin County. A seriously ill patient in the Lake area would be in danger. One person who suffered a heart attack in the lake area was taken by boat across the Lake to the Putnam County side and transferred to a hospital. Other areas of the outlying County would face similar circumstances.

Methods of improving response time include locating ambulances and personnel closer to population clusters, improving transportation routes and improving dispatching capabilities. Hancock County needs to undertake an 911 program to integrate dispatching for the law enforcement, fire protection and emergency response programs. Over a longer period, the County should consider upgrading the 911 system to an Enhanced-911 system. This system requires street addresses on all County roads, but greatly reduces response times.

The County is purchasing a multi-purpose building on Island Creek Road in the Lake Sinclair community. This facility could be converted to serve as an EMS satellite station, a County Police area office, and as a community center. Using this facility would cut down on response times in an emergency in this area.

Emergency Management Agency

Hancock County operates an Emergency Management Agency in coordination with the Federal EMA. The EMA building is located on Fairmont Road in Sparta (see *Map VI-2*). At present, the EMA has one rescue vehicle which is in need of repair. The proposed 1993 budget has a rescue vehicle as a capital outlay. Hancock County operates a volunteer Rescue Squad through the EMA office. There are presently 18 volunteers, 13 of which are trained. Several of these volunteers are also volunteers with the Sparta Volunteer Fire Department. The EMA is in dire need of new facilities and offices. The present site could be renovated and improved to become adequate. However, incorporating the EMA into a proposed multi-purpose shared facility would be a beneficial move. This facility would have space for the Rescue Squad vehicle, EMA offices and centralized dispatching. Also, training could be incorporated with the Fire Department.

Other current needs of the EMA include pagers, a base station for communication, breathing apparatus and oxygen bottles, uniforms and air bags for extractions. Underground shelters and basements in Hancock County should also be marked for disaster shelters. Long range needs for Hancock County include disaster preparedness brochures and emergency sirens at the future fire stations. These two programs would help residents prepare for disasters.

Hospital and Other Health Facilities

Hancock Memorial Hospital

Hancock Memorial Hospital is located on Boland Road in Sparta (see *Map VI-1*). The Hospital is operated through the Hancock Hospital Authority. The hospital presently has 52 beds. There are 54 persons on staff. Presently, the hospital has 10-12 bed occupancy per night. Hancock Memorial Hospital provides health care for prisoners of the Hancock Correction Institution who outstrip the capacity of the prison dispensary. A private company staffs the emergency room for the Hospital Authority.

This hospital does provide a health care service to the community. There are hospitals in adjacent counties which are much better equipped for trauma or serious injuries. Indigent patients are usually transferred to Augusta or Macon. Veterans may be treated at the V.A. Medical Center in Augusta. The hospital is a significant financial burden on the County's budget. The County should seriously consider selling the hospital to a private company, such as the Company that staffs the Emergency Room. This would relieve the County of much of the budgetary burden (except for bond payments) and free up money for other needed programs.

Hancock County Health Department

Hancock County operates a Comprehensive Health Care Center in coordination with the Georgia Department of Human Resources in the Human Services Complex on Boland Road in Sparta (see *Map VI-1*). This new facility was built with Community Development Block Grant (CDBG) funds in 1986 in response to a need for expanded health and dental care in Hancock County. The facility is 8,500 square feet and provides excellent care to all citizens of Hancock County. A sidewalk down Boland Street was installed using CDBG funds. This sidewalk allows residents of the Sparta area to have safe pedestrian access to the entire Human Services Complex.

Nursing and Retirement Homes

There are presently two health care homes in Hancock County, Sparta Health Care Center, and Providence Health Care Center. These two facilities provide a total of 152 beds for elderly patients that need special attention.

Elderly residents who do not need special medical attention have an opportunity to live at the Drummers Home Apartments. This facility provides 49 units for elderly residents. This project came about as a result of the coordination of Sparta, Hancock County and Farmers Home Administration, and a private developer. This project also rehabilitated and revitalized an historic hotel in downtown Sparta. The presence of these apartments brings a vitality to the

business district of Sparta. Because of the forecasted increase in elderly population in Hancock County, additional personal care and health care facilities will be needed in the future.

Social Services

DEFACS

Hancock County operates in coordination with the Georgia Department of Human Resources, a Family and Childrens Services Center on the Augusta Highway in Sparta (see *Map VI-1*). Hancock County provides some funding, whether in matching money or reimbursements, for the DEFACS office. The DEFACS office provides the following programs: Aid to Families with Dependent Children (AFDC), Food Stamps, Adoption, Protective Services-Children and Adults, Day Care, Homemaker Services and a variety of Preventive services to the eligible population. There are 15 personnel employed with seven (7) caseworkers.

In FY 1992, the DEFACS office was authorized \$996,697 in AFDC benefits, \$1,612,643 in Food Stamps benefits, \$7,917 in Emergency Energy Assistance, \$3,234,899 in Medicaid benefits, \$6,518 in Day Care, \$48,186 in Foster Care, \$8,212 in Adoptive Supplements, \$3,401 in PEACH Day Care and \$2,592 in other PEACH eligible programs. The total amount authorized in FY 1992 was \$5,921,066 which went into the local economy. The DEFACS office is adequate for the needs of the personnel.

Head Start Center

Hancock County operates a Head Start Center in coordination with the Board of Education in the Human Services Complex on Boland Road in Sparta (see *Map VI-1*). This facility provides children of Hancock County with pre-kindergarten learning, a "head start" on education. Because of the number of low and moderate income children in Hancock County, a Community Development Block Grant was used to fund construction of the new 11,000 square foot building in 1990.

Senior Citizens Center

Hancock County operates a Senior Citizens Center on Waterworks Road of the Milledgeville Hwy. (see *Map VI-2*). This building reuses a vacant home and provides a place for senior citizens to meet and for community events. This residential facility is in deteriorated condition and suffers from a lack of visibility. The growing number of seniors in Hancock County, especially in the Lake Sinclair area, will create a need for additional services for the elderly.

Hancock County is submitting a Community Development Block Grant (CDBG) for a new Senior Citizens Center in 1993. This facility will be located in Sparta in the Human Services

Complex and will meet the growing needs of senior citizens. Hancock County has also purchased a multi-purpose building in the Lake Sinclair community. This building can house senior citizens programs as well as other community programs, for the growing population of retirees and seniors in this area.

Mental Health Training Center

Hancock County provides social services to the mentally and physically challenged through the Mental Health Training Center. This facility provides life skill instructions and work-related training opportunities in order to advance their personal quality of life. The Mental Health Training Center occupies 4,000 square feet, and is located in the Human Services Complex (see *Map VI-1*) on Boland Street in Sparta, and was built in 1990 with CDBG funds.

Parks and Recreation

Hancock County

The Hancock County Recreation Department provides many services to the citizens of Hancock County, through the offering of programs and the operation of the Hancock County Park. The Recreation Department offices are located at the Hancock County Park on Fairmont Road (see *Map VI-2*). This park was constructed in 1979. The offices are in dire need of repair or renovation. It presently includes 38 acres. The facilities located at this park are listed in *Table VI-2*. Hancock County also operates Little Hudson Park and Boat Ramp on Lake Sinclair.

Programs offered by the Recreation Department include:

- Youth football for ages 8-12
- Cheerleading for girls ages 8-12
- Youth Soccer for ages 8-11
- Adult Co-ed volleyball
- Tennis
- Aerobics

Participation in these programs would be much greater if the Recreation Department had better facilities. Winter recreational programs must compete with high school basketball for gymnasium space. An adult softball league would be very welcome, but the existing fields at the County park are not designed for adult softball. The youth field is too small, and the larger field was designed for baseball. Hancock Central High School plays its home baseball games on this field.

Table VI-2
Existing Recreational Facilities
Hancock County Park - 1993

Facility	Existing
Multi Purpose Fields	2
Basketball Courts	2
Tennis Courts	2
Swimming Pools	0
Recreation Building	1

Source: Hancock Co. Department of Recreation, 1992

The Recreation Department Director identified the greatest needs for recreation in Hancock County, which include:

- A multi-purpose building with a gymnasium, locker rooms, the Recreation Department offices. This could be located at the present park site.
- Hancock County Park needs:
 - 2 additional softball fields (adult-sized);
 - New playground equipment;
 - Walking and jogging trails;
 - Dedicated parking;
 - Groundskeeping and maintenance equipment;
 - Handicapped-accessible recreational equipment.

Additional recreational areas are also needed along Lake Sinclair for the growing population of full-time residents along the Hancock County side. Georgia Power is presently developing a new Land Use Plan for Lake Sinclair for the re-licensing of the Sinclair Project. Hancock County should work with Georgia Power to develop additional publicly-accessible recreational areas along the Hancock shore of Lake Sinclair.

Hancock County has submitted a proposal for a Youth Opportunity Center for the 1993 Innovative CDBG Grant Program. This facility, if funded, will provide an opportunity for young persons in the community to have a safe place to meet and stay out of trouble. The Center would consist of a skating rink and concession stand. This Center would be run by the Sparta/Hancock Public Facilities Authority, and would employ local youths. These youths would learn business skills and also have a good time. If this grant is not funded in this year's competition, the County should reapply in the 1994 competition.

Sparta

The City of Sparta does not presently have any park or recreational land. The City is interested in purchasing property for a City Park. The City has state a need for recreational opportunities for Sparta residents.

General Government

Hancock County

Hancock County was founded in 1793 by settlers from the Piedmont of North Carolina and Virginia, as well as Georgians from the coast. Since those days, the shape of the County changed several times, as sections were used for other counties. The numbers and levels of services provided by Hancock County to its residents has steadily increased to the present day. Hancock County is governed by a three member Commission form of government. The seat of the County government is the County Courthouse, which is an historic structure built in 1885 on the Courthouse square in Sparta (see *Map VI-1*).

The County Courthouse is in poor shape and in need of restoration and rehabilitation. This building was designed for the needs of a hundred years ago, before the advent of computers. The Courthouse houses the Commissioners offices, the Probate Court offices, the Zoning and Code Enforcement offices, the Tax Commissioner's office, and the Superior and Magistrate's courtrooms.

A short-term solution would be the renovation of the Courthouse to meet the Americans with Disabilities Act (ADA) compliance, as well as modernizing the building would cost approximately \$1 to \$1.5 million. However, a new administrative and judicial building could be constructed for roughly the same cost. The Old Courthouse could be used for a County museum or Visitor's Center. The County Courthouse will continue to provide services to the citizens until a solution can be reached.

Sparta

The town plan for Sparta was laid out in 1795 by Major Charles Abercrombie. Since its inception, Sparta has been the major town in Hancock County, and is presently the only incorporated place in the County. Sparta is governed by a five-member Council form of government. The seat of the City government is Sparta City Hall, which is located on Broad Street east of the Central Business District (see *Map VI-X*). Sparta provides water and sewer service for customers outside of the corporate boundaries. Sparta and Hancock County have worked closely over the last several years to provide programs and services to their residents.

Sparta City Hall is in good condition and is well-used. The Fire Department section on the western end of City hall is cramped with fire equipment and vehicles. As stated in the Fire Protection section, the fire bays at the City Hall are cramped with three or four vehicles. In addition, the location of the fire station and the lack of adequate parking on Broad Street mean that potential traffic and safety hazards are created by volunteer personnel rushing to the department to man the trucks. These needs could be met by a new facility with adequate parking. The cost of a new facility for City fire trucks would be great, but if the County and City shared a central facility, then City and County Fire Trucks could be housed. This facility could also house the new Rescue Squad vehicle, County ambulances, and serve as a training facility for all of these departments.

Educational Facilities

Educational services in Hancock County are provided by the Hancock County Board of Education. The Board is a five-member body which oversees the education of Hancock County youth. The day to day operation of the school system is managed by the Superintendent and his staff. Their offices are at the Board of Education building on the Augusta Hwy. (see *Map VI-1*). Hancock County presently operates three schools. M.E. Lewis, Sr. Elementary is located on the Greensboro Hwy. (see *Map VI-1*). Southwest Elementary is located on the Milledgeville Hwy. in Devereux (see *Map VI-1*). Hancock Central High School is located off of Powelton Avenue in Sparta (see *Map VI-1*). *Table VI-4* provides characteristics on each of the three schools. Note that Hancock Central High School figures include middle school students. Hancock County operates a State-approved middle school for 6th, 7th, and 8th graders at the High School complex.

Table VI-3
Existing Facilities and Teaching Personnel
Hancock County Schools 1992

Location/ School	Year Built	Acreage	Classrooms	Teachers	Student Teacher Ratio
M.E. Lewis, Sr. Elementary	1987	40	42	46	15:1
Southwest Elementary	1959	10	13	10	13:1
Hancock Central (Middle) School	see below	see below	see below	see below	see below
Hancock Central (High) School	1959	20	68	52	15:1

Hancock County Board of Education, 1993

Hancock County Board of Education is presently nearing completion of a new High School adjacent to M.E. Lewis, Sr. Elementary on the Greensboro Hwy. (see *Map VI-1*). When occupied in the 1993-94 school year, Hancock Central will be vacated. This vacant building will provide a unique opportunity for adaptive reuse to meet other educational needs.

Table VI-4 provides a breakdown of enrollments at the schools for the past several school years. This table shows that enrollments in the elementary schools has decreased over the last five years, mirroring a trend expressed in the census figures in the Population Element.

Table VI-4
School Enrollment
Hancock County Schools 1987-1992

Facility	1987-88	1988-89	1989-90	1990-91	1992
M.E. Lewis, Sr. Elementary	794	771	766	754	715
Southwest Elementary	215	203	202	163	161
Hancock Central (Middle)	407	411	409	495	451
Hancock Central (High)	533	519	519	483	549

Source: Hancock County Board of Education, 1993

Table VI-5 outlines the capacity and projected enrollment for the next school year. The middle and high school grades will be occupying the new (and presently unnamed) High School in the 1993 school years. All of the schools have adequate capacity for enrollment increase.

Table VI-5
Existing School Capacity
Hancock County Schools - 1993

School	Enrollment 1992	Capacity	Projected Enrollment 1993
M.E. Lewis, Sr., Elementary	715	850	751
Southwest Elementary	161	400	170
Middle School	451	1,500	476
High School	549	same as above	576
Total	1,876	2,750	1,971

Source: Hancock County Board of Education, 1992

Hancock County offers children an excellent opportunity to obtain an education and social skills necessary to become a success in life. This is despite obstacles in keeping good teachers. Local educators and former educators express that it is difficult to keep good teachers in Hancock County more than a few years. They are drawn away to bigger systems by better pay and quality of life issues. There is a need to offer incentives to get teachers to stay in Hancock County for longer than a few years.

Other concerns and long-range goals expressed by the School Board include:

- Year-round school for students.
- Telecommunications system whereby students can have lessons via TV at home.
- A facility to accommodate a junior ROTC program including indoor rifle range and vault to secure weapons.
- A "gymnatorium" (a multi-purpose gymnasium/auditorium) to serve as a community/school civic and cultural center.
- Effective adult literacy program which includes adequate transportation.
- Additional Head Start Facilities.
- Sufficient computers for home checkout by students.
- Before and after-school programs for latchkey youths.
- Adult educational programs.
- Home-based preschool program.

Libraries and Cultural Facilities

Libraries

Hancock County and the City operate a public regional library which is located in the Sparta on Pine Street (see *Map VI-1*) and is part of the Uncle Remus Regional Library System. The library was completed in 1989 at a construction cost of \$1.2 million, and contains 9,000 square feet. Community and civic groups can utilize the meeting room. The library also contains several smaller meeting/reading rooms, computer-assisted learning stations. There is also a Historical/Rare Book Room. The library contains 20,000 volumes, and it has shelf space for approximately 20,000 more volumes.

The new library was a coordinated undertaking of City, County and library officials. The library has received many excellent comments about the architecture, design, and staff. The library could always use additional funds for books and subscriptions. A book drop was recently placed in the Lake Sinclair Community, and plans are being discussed for additional services to this community. New books are always a need.

Cultural Facilities

The Shoulderbone Indian Mounds have a great potential for a cultural facility. These mounds are located on private property along Shoulderbone Creek. Local officials have worked diligently to get the State to purchase the land on which the mounds are located and make this a state facility such as the Ocmulgee Mounds in Macon, or the Kolomoki Mounds in Bluffton, Georgia. There have been plans drawn up for an Interpretive Center and Park to outline the American Indians rich heritage in Hancock County.

Solid Waste

Sparta

The City of Sparta provides garbage collection for the residents and businesses of Sparta. Sparta presently owns one garbage truck for dumpster and curbside pickup, and one trash truck for oversize garbage and limbs. Garbage is carried to the Sparta Sanitary Landfill, on Fairmont (Church) Road.

The Sparta Sanitary Landfill occupies 53 acres (see *Map VI-2*). At present, there are 44 acres of undeveloped land, which is not permitted. The City landfill will reach capacity in 1994. The City does not presently have any additional permitted space for horizontal expansion of the landfill. The City participated in discussions in 1991 and early 1992 with Hancock County and

adjacent counties for the formation of a regional Solid Waste Management Authority. The City had offered to host the initial regional landfill, using the permitted space that the City presently owns. At present, these discussions are halted. The Sparta Landfill charges \$20 a ton for disposal of solid waste.

The Oconee Regional Development Center is presently preparing Sparta's Comprehensive Solid Waste Management Plan. Please refer to this document for Sparta's future solid waste goals.

Hancock County

Hancock County provides garbage collection for its residents and businesses. Hancock County owns two front-loader compactor trucks and 96 dumpsters spaced strategically throughout the county. Garbage is pickup up on a regular schedule and transported to the Sparta Sanitary Landfill. Hancock County participated in the discussions in 1991 and 1992 concerning the proposed regional Solid Waste Management Authority with the City of Sparta.

For more information, please see the *Hancock County Solid Waste Management Plan*, which is in the preliminary stages of completion.

Transportation

Highway Network

There are roughly 582 miles of roads in the County network. This mileage includes 75 miles of state highways, 498 miles of county roads, 9.3 miles of city streets (Sparta). Of this 582 miles, 294 miles of this are paved, approximately 51%. *Map VI-5* shows the highway network for Hancock County. *Map VI-6* shows the street layout for the City of Sparta.

The City of Sparta has a Sanitation and Street Department. Resurfacing of City streets is done through the Local Assistance Road Program (LARP) program. This department employs five persons, most of whom work at the landfill.

Hancock County annually allocates an average of \$125,000 for capital outlay for equipment. The proposed FY 93 budget for the Road Department for Hancock County is for \$894,257. This included \$200,000 for capital outlay for roads and for bridge replacement. State highways which pass through Hancock County include S.R.'s 15, 16, and 22. An average of 15 miles of roads are resurfaced annually under the Local Assistance Road Program.

Future transportation needs in Hancock County include: the road improvements in the Lake Sinclair area, four-laning S.R. 15, and reduction of heavy truck traffic through Sparta.

The lack of adequate paved roads into the Lake Sinclair area of the County has hampered public safety response times and hindered economic development. Access to some areas of the Lake is quickest by going into Baldwin County and then back into Hancock County. Paved roads do extend to some of the residential communities along the lake from Devereux and Sparta. However, there is no "north-south connection" along the extent of the lake. This has hindered the development of the tourist potential for the Hancock County side of Lake Sinclair. Also, all public safety agencies are dispatched from Sparta to an emergency in the Lake area.

One solution to this problem is an extension of S.R. 77 from its present terminus at S.R. 16 near Millmore, southward adjacent to Lake Sinclair, to connect with Lake Sinclair Drive (see *Map VI-5*). This project would connect the separate lake developments together and increase the accessibility of shoreline. Tourists would have better accessibility to the recreation opportunities. This would also improve public safety response times to the Lake. Hancock County has submitted the section from Millmore to Harper Cemetery Road to the Georgia Department of Transportation for paving. The extension to Lake Sinclair Drive from Harper Cemetery Road could be a second phase. Other improvements in this area should include the paving of Sandy Run Road and Island Creek Church Road.

Hancock County was not selected for the present alignment of the Fall Line Freeway which passes south of Hancock County in Washington County. The four-laning of S.R. 15 from I-20 through Hancock County to I-16 would increase accessibility and help with economic development efforts. S.R. 15 passes by the Industrial Park. The increased accessibility to markets could increase the economic viability of Hancock County for industry.

Hancock County has an abundance of timber resources. The timber industry has been an important component of the economy of Sparta and Hancock County. Sparta is at the crossroads of S.R. 15, 16 and 22. Presently, all heavy truck traffic, including log and pulpwood trucks passes through downtown Sparta. A long range project would be to construct an alternate route for trucks which would remove traffic from downtown Sparta.

Sidewalks & Signalization

The exact number of miles of sidewalks in Sparta and Hancock County is not known. Community Development Block Grants have been used in recent years to construct sidewalks into the unincorporated County. Because of the clustering of population in and around Sparta, sidewalks are a valuable transportation option for citizens of this area.

Sparta has traffic signals installed along Broad Street in the downtown area, and on Hamilton Street. A request has been made for an additional blinking light at the new high school on SR 15 (Greensboro Hwy.) When this facility is occupied in the 1993-94 school years, the traffic

volumes will increase substantially in this area. An additional traffic signal at this intersection would make motorists aware of the potential traffic hazards.

Public Transportation

Hancock County operates a public transportation system with assistance from a Section 18 grant through the Georgia Department of Transportation. The public transportation system is operated through the Senior Citizens program. The van carries seniors to various locations.

Public transportation is a growing concern in Hancock County as expressed by many sides. Not every person is able to afford, or have access to an automobile. Many programs for self-improvement are operating in Hancock County such as the Adult Literacy and GED programs. These would be better attended if public transportation was available. When the new Technical Institute in Sandersville is completed in 1995, Hancock citizens would be better able to utilize this facility if public transportation was available. The existing public transportation program in Hancock County is not sufficient for the future needs of the citizens in Hancock County.

Airport

Hancock County does not contain a public airport. Commercial air service is available in Macon (54 miles southwest) Augusta's Bush Field, (73 miles east) and at Atlanta's Hartsfield International Airport (100 miles west). The nearest public airport is at Milledgeville. The Airport has a 5,000 foot lighted asphalt runway with a Non-Directional Beacon. The Airport also has aircraft tiedown, airframe and powerplant repair and hanger services.

Rail

Rail service is provided to Hancock County and Sparta by CSX. The rail line is shown on *Map VI-1*. Track was first laid in Hancock County in the 1860's. The CSX line connects Sparta with Milledgeville and Macon to the west and Warrenton and Augusta to the east. Piggyback service is available in Macon through Norfolk Southern and through CSX in Atlanta. The CSX line passes through Sparta north of downtown adjacent to Sparta Manufacturing, Inc.

Water and Wastewater Systems

Public Water System

Sparta

The City of Sparta operates a municipal water system for its citizens, and for wholesaling to Hancock County Water System. The City of Sparta operates a 1.0 mgd capacity treatment facility outside of Sparta (see *Map IV-1*) on the Old Sparta-Milledgeville Hwy. Raw water is drawn from an intake on Lake Sinclair and pumped through twin 8" lines to the waterworks. The pumping capacity at Lake Sinclair intake is 1,250 gal/min. Ford Creek is used as a secondary source for raw water. The water system has a 500,000 gpd average usage. *Table VI-7* shows the storage capacity of the Sparta water system. *Map IV-7* shows the water distribution system for Sparta. The water system consists of an 8" line which runs through downtown and 6" lines and smaller radiate. The Sparta water system serves 1,326 customers in 1992.

Table VI-6
Treated Water Storage Facilities
City of Sparta - 1993

Facility	Capacity (gpd)
Old Eatonton Road (Elevated)	250,000
Augusta Hwy. (Elevated)	250,000
Hamilton Street (Elevated)	75,000
Total Treated Water Storage Capacity	575,000

Source: City of Sparta, PPI

Sparta upgraded the water plant as part of a Economic Development Administration-funded utilities improvement in 1989 to meet the demands of Hancock Correctional Institution on Buffalo Road. The City installed a new 12" loop from Linton Road to Buffalo Road. The Department of Corrections installed a 250,000 gallon elevated storage tank on HCI property to meet the needs of the prison. Also, improvements were made to the baffles and a new 250,000 gallon clearwell was installed.

Table VI-7 describes the number of customers from 1982 to 1992. The numbers of customers has steadily grown since 1982. The City has extended lines outside of the City Limits to serve households and businesses in the unincorporated County.

Table VI-7
Water Customers - City of Sparta*
1982 - 1992

Year	Total Customers
1982	1,003
1983	1,030
1984	1,043
1985	1,077
1986	1,102
1987	1,134
1988	1,185
1989	1,223
1990	1,255
1991	1,292
1992	1,326

Source: City of Sparta, 1993

*Note: Figures represent customers in December of the year listed, except for 1992, when October figures were used.

Currently, the water plant needs upgrading and expansion. The treated water needs to be re-routed out of the clearwell to allow greater chlorine contact time. State regulations require 30 minutes of chlorine contact with water before it is pumped into the system. Sparta is also experiencing distribution problems and low pressure in areas of the city. As residential and commercial projects develop in the areas around Sparta, the City is the most logical utility to serve these developments. An increase in treating capacity will also increase the attractiveness of Sparta and Hancock County for industry. An increase in treating capacity is a longer range task, but treatment plan improvements are needed much sooner.

Other system problems include the elevation of the Augusta Hwy. tank, a 250,000 gallon elevated storage facility. The Augusta Hwy. tank is presently off-line. This is partially due to the closing of the Edwards Lumber Company, a major water user on that end of the system, and also due to the elevational differences between this tank and the others in Sparta. The high water, or datum, level on this tank is approximately 90 feet lower than the two other tanks in Sparta. Water stored in this tank does not circulate with the rest of the system, allowing the water to become septic and dangerous to public health. The tank either needs to be moved to a higher location or a pressure reducing valve installed to create a "separate mini-system" on the eastern end of town. Fireflow pressures would be adequate with this elevated tank. It is physically impossible to raise the tank the 90 feet required to bring all the tanks to the same datum.

Hancock County

The majority of Hancock County residents rely on private wells for drinking water. Some residents on Lake Sinclair are served by small private water systems. Hancock County operates a small water distribution system down the Sandersville Hwy southeast of Sparta. Hancock County buys water wholesale from the City of Sparta. Future plans include the expansion of the water system along Sandersville Hwy., Eatonton Road, Shoals Road and Old Milledgeville Road. Longer range plans include laying lines to serve other areas of the county not served by public water. A separate system from the City of Sparta would require a separate treatment plant and distribution system. Hancock County has contacted Georgia Power and the Department of Natural Resources about developing a raw water intake on Lake Sinclair.

Sanitary Sewerage System

Sparta

The City of Sparta operates a sanitary sewerage system with approximately 870 customers. Waste is treated at the City oxidation pond and the 200,000 gpd George F. Green Water Reclamation Facility (WRF). This treatment is secondary, using land application to treat the waste. The WRF is located adjacent to the Hancock Correctional Institution. *Map VI-6* outlines the sanitary sewerage system of Sparta. This facility was built in 1988 to meet the needs of a growing number of users. The Sparta sewer system serves areas outside of the City Limits as shown on *Map VI-8*. The City upgraded their sewer system in the last several years. The older portions of the gravity sewer were rehabilitated, and 90,000 linear feet of new lines have been added. The City operates seven pumping stations to supplement the gravity system. These pumping stations are shown on *Map VI-8*. The City built 7,900 linear feet of 10" gravity sewer to meet the needs of Hancock Correctional Institution.

Table VI-8 provides the number of customers for the last several years. The number of customers increased rapidly between 1989 and 1990 when the major system rehabilitation and expansion was completed.

Table VI-8
Sewer Customers - City of Sparta*
1982 - 1992

Year	Total Customers
1982	326
1983	338
1984	338
1985	341
1986	346
1987	346
1988	350
1989	351
1990	509
1991	853
1992	870

Source: City of Sparta, 1992

*Note: Figures represent customers in December of the year listed, except for 1992, when October figures were used.

System needs include purchasing additional land for sprayfields and expansion of the WRF. The system is presently being used at near capacity. Increased treating capacity would also increase the attractiveness of Sparta and Hancock County for potential industries. Multi-family projects require public sewer, and given the future housing projections expressed in the Housing Element, additional capacity will be needed to meet these needs.

Hancock County

The majority of residents in Hancock County rely on septic systems to treat sewage waste. Some residents of the County outside of Sparta are served by the Sparta sewer system. Long term improvements could include the County providing sewage disposal for residents and businesses of the areas close to Sparta. This could be in a combined system with Sparta, or a stand alone facility.

Gas System

The City of Sparta operates a municipal gas system under a contract with the Municipal Gas Authority of Georgia (MGAG). Sparta also purchases some quantities of gas from Southern Natural Gas. The numbers of customers between 1982 and 1992 are shown in *Table VI-9*. The number of customers has steadily increased over the ten year period. Long term gas system needs include expansion of service to other areas of Hancock County.

Table VI-9
 Gas Customers - City of Sparta*
 1982 - 1992

Year	Total Customers
1982	691
1983	698
1984	711
1985	704
1986	706
1987	694
1988	681
1989	691
1990	692
1991	742
1992	773

Source: City of Sparta, 1992

*Note: Figures represent customers in December of the year listed, except for 1992, when October figures were used.

Summary and Key Findings

Hancock County and Sparta have the task of providing adequate community facilities and services for their residents, while trying to finance these improvements while also monitoring costs. The lack of an industrial base means that the property owner must bear much of the burden of paying for government services. There is also the task of complying with increasingly-stringent state and federal mandates. Many of these mandates are imposed without financial assistance to pay for compliance. The future strategy will be to prioritize the needs of the community with funding sources. The City and County have both used grants and loans for rural communities to upgrade, expand or start new services and programs. The City and County must continue to seek out new sources of funds to help upgrade community facilities to adequacy.

Key Findings with regard to Community Facilities are as follows:

- The Sparta/Hancock Detention Facility, which will open in May, 1993, will provide law enforcement agencies in Hancock County with an outstanding facility.
- No County-wide Fire Department exists for Hancock County. Presently, the Sparta Volunteer Fire Department answers fire call county-wide. The Hancock Correctional Institution Fire Department can provide back-up if necessary. The Mayfield community has a Volunteer Fire Department, but the truck shelter burned down. The lack of an organized Fire Department for Hancock County poses safety and hazard risks for the citizens of the County. The Lake Sinclair area is the fastest growing community in Hancock County, and it is 20 to 30 minutes from Sparta. The community has purchased a fire truck and built a shelter using private funds. However, the citizens are not certified and cannot legally operate their equipment to extinguish fires.
- The Hancock Emergency Management Agency is housed in the old County Jail on Fairmont (Church) Road in Sparta. This building is not adequate and is in need of renovation. This facility could be renovated, or the EMA offices and the Rescue Squad Vehicle could be moved to a proposed multi-purpose Public Safety Building. Hancock County has no county-wide warning system.
- Hancock Memorial Hospital is a 52-bed facility on Boland Road in Sparta. The present patient load is 3-12 patients per night. The hospital is a significant financial burden on the County's budget. Most citizens who become ill use one the medical facilities in adjacent counties. If the hospital was sold or leased to a private corporation, then the County would only have to make bond payments, and the money spent on operation of the hospital could be used for other programs.
- Hancock Senior Citizens Center is located on Waterworks Road off of SR 22 west of Sparta. This deteriorated facility is a converted house and suffers from visibility problems. Hancock County is applying for a 1993 Community Development Block Grant (CDBG) to build a new Senior Citizens Center.
- Hancock County Recreation Department provides many excellent programs for the citizens of Hancock County and Sparta. The Recreation Department offices are located at the Hancock County Park on Fairmont (Church) Road. The Recreation offices are in need of renovation and the County Park is in need of expansion.

- Hancock County Courthouse, on Courthouse Square in Sparta, is the seat of government for the County. The Courthouse, built in 1885, is in need of renovation and expansion.
- Sparta City Hall, located on Broad Street in Sparta, is the seat of City Government. The City Hall is in excellent condition, but the Fire Department bays are too small. There is also a parking problem, which is evident during a fire.
- Hancock County Board of Education built a new elementary school in 1987, and is completing construction of a new High School in 1993. When the new High School is occupied in the 1993-1994 school year, the majority of the enrolled students will be in a modern school. The vacated Hancock Central facility could be used for a variety of educational uses.
- The Shoulderbone Indian Mounds are located along Shoulderbone Creek. These mounds are an important cultural resource that should be protected and utilized by the State.
- The City of Sparta Sanitary landfill has approximately a year of operating life left. Hancock County and the City of Sparta dispose of their solid waste at this facility. There are presently no plans for expansion of the Sparta landfill.
- Hancock County has 582 miles of roads in its network. 298 miles of roads in the County are paved, or 51%. There are 9.3 miles of streets in Sparta. Several areas of the County have only limited access with paved roads. This increases response times for law enforcement or emergency agencies during bad weather.
- Hancock County operates a public transportation system partially funded through the DOT Section 18 Program. The Senior Citizens program is the department which operates the vans. There are many more opportunities for public transportation in Hancock County that can be met through this small program.
- Sparta's water system served 1,326 customers in 1992. There are problems with circulation and low pressure in some areas of the system. The water plan needs upgrading and expansion. Hancock County has a small water system which buys water wholesale from Sparta.
- Sparta's sanitary sewer system served 773 customers in 1992. The sewage is treated at the oxidation pond and at the George F. Green Water Reclamation Facility. The treatment facility is presently operating at near capacity and needs expansion.

- The City of Sparta operates a municipal gas system in coordination with the Municipal Gas Authority of Georgia (MGAG). System needs include expansion of service to areas not served by natural gas.

VII. HOUSING ELEMENT

Introduction

The housing element of the Comprehensive Plan consists of a combination of housing statistics analysis, community input and windshield surveys. These three methods of assessing housing are then utilized for the identification of needs, the development of goals and policies, and the invention of specific ways in which to act on those goals and policies.

The purpose of looking at both the housing stock and related statistics is to:

- Determine future housing needs in conjunction with population projections and community goals and policies.
- Discover and investigate any local housing problems such as an abundance of vacant or substandard housing.
- Assess whether an adequate, affordable and varied supply of housing is being offered.
- Develop a plan for managing housing development and supply in the future.

Current Housing Patterns

Hancock County

Housing patterns in Hancock County are characterized by low density, primarily single family development with many mobile homes (about 1/3 of all housing units) and few apartments. Subdivisions are rare, and homes tend to be located along primary roads leading from the City of Sparta. Some of the more expensive homes are located along the shores of Lake Sinclair, although many more modest, seasonal homes are also located there. One newer development on the lake is Lake Sinclair Villages, which offers timeshare condominiums and a variety of recreational activities.

The Hancock County Housing Authority manages the Mayfield Apartments, located ten miles northeast of Sparta. This large complex was developed in the sixties and currently is subsidized through federal housing programs. Mayfield contains 150 large apartments and has a high vacancy rate due to location and funding difficulties. Management of the complex is currently exploring funding alternatives for modernization assistance.

A newer multi-family housing development in the County is Forest Ridge, located on Highway 22, west of Sparta. Privately developed but also publicly assisted, Forest Ridge consists of 30 units, 14 of which have handicapped access. The development is well landscaped and provides a quality living environment.

A new subdivision development called Graystone is currently underway in the County. The subdivision will be a unique and advantageous addition to the housing market due to Farmers Home Administration subsidies which will make the homes affordable to low and moderate income families. Consisting of fifty acres containing 67 lots, Graystone will be located on the west side of Sparta on Old Milledgeville Highway. It will also include a recreational area with basketball courts, picnic areas and play areas. The subdivision was developed to meet single family housing needs for households with annual incomes less than \$25,000 with homes priced between fifty and sixty thousand dollars.

City of Sparta

The City of Sparta occupies approximately 2.3 square miles of land within the County and consists of primarily older single family dwellings on moderately sized lots. Many grand historic homes are contained within the City Limits. Mobile homes are common in Sparta, with as many as 121 units located in the City. Multi-family housing is represented by two apartment complexes: Powelton Road Apartments and Lewis Street Apartments. Both of these complexes are operated by the City of Sparta Housing Authority and are subsidized through federal housing programs.

The Powelton Road Apartments are located in north Sparta and contain 16 units. Consisting of a mixture of duplexes and single units, the apartments were built in the late fifties and are in fair condition.

The Lewis Street Apartments, located in northeast Sparta, contain 8 units in four duplexes. In fair condition, the complex is approximately thirty years old.

Sparta is also the proud sponsor of Drummers Home for the elderly. This unique development is an example of adaptive reuse of the historic LaFayette Hotel (the one time site of the famous Eagle Tavern.) Situated next to the historic Hancock County Courthouse, the Drummers Home is a small town revitalization dream come true and a triumph for the City, County and the elderly citizens who occupy it. The hotel itself acts as the anchor building of the 49 unit apartment complex. Several units have been added in the form of an annex at the rear of the structure. Funding assistance for the project was provided through a Community Development Block Grant and rental assistance is provided through federal housing subsidies. Unfortunately, Drummers Home is not large enough to meet the needs of the County's elderly population.

Since day one, the home has had a long waiting list, signifying a significant demand for a similar facility.

Housing Data Analysis

As stated in the introduction, it is necessary to analyze Census of Housing statistics to determine housing characteristics and trends. Following is an analysis of trends in the Hancock County and Sparta housing stock over the last twenty years. The analysis includes the increase or decrease in housing units and types, a chronology of residential development, and a breakdown of housing types and occupancy and vacancy rates. Where applicable, Hancock County and City of Sparta data is compared to State of Georgia data.

Profile of Residential Development (Please refer to Table VII-1)

Hancock County

A historical breakdown of residential development in Hancock County reveals that over 50% of the existing housing units in the County have been built since 1970. These 1,830 additional units indicate that the housing stock of the County is relatively young, yet one must keep in mind that a great many of these additional units are mobile homes. Homes built prior to 1939 represent 10.5% of the housing stock, or 357 units. Many of these older homes are historically significant and represent an array of architectural styles, from Antebellum and Victorian to slave and pioneer hand hewn log cabins. The time period in which the fewest homes were built was during the forties. During the decade, only 185 homes were built, representing 5.4% of the total housing stock. Residential development increased during the fifties, with 428 or 12.6% of the existing homes being constructed.

City of Sparta

Housing development in the City of Sparta occurred in a different fashion than that of the rest of Hancock County. Incorporated in 1805 and situated with important roads leading from the City, Sparta was a major crossroads and trading center. The City's strategic location created business opportunities and social circles. Wealthy individuals built grand antebellum mansions along the major streets of the City, while more modest structures were built in lower profile areas. Approximately 146 homes in the City alone were built before 1939, representing 22.5% of the total housing units. Subsequent housing development includes 77 homes built in the forties, 102 built in the fifties and 147 built in the sixties. At 22.6%, housing units built in the sixties make up the largest time period represented by existing structures in Sparta. Since the sixties, 178 homes have been built. 98 or 15.1% of these homes were constructed from 1970-1979 and 80 or 12.3% were constructed after 1984.

Table VII-1
Age of Housing
Hancock County/City of Sparta

Area	Year Structure Built						Total
	<1939	1940 to 1949	1950 to 1959	1960 to 1969	1970 to 1979	1980 to 1990	
Hancock County	357	185	428	596	970	860	3,396
City of Sparta	146	77	102	147	98	80	650

Please note: These figures may vary from other housing statistics because they are taken from sample surveys conducted by the Census Bureau.

Hancock County Housing Types 1970-1990

Housing types in Hancock County are divided into four categories: single family, multi-family, mobile homes, and seasonal/migratory. Currently, Hancock County has 3,701 units of housing. In the decade of the seventies, 207 units were added to the housing stock and in the eighties, 606 units were added. This figure is distorted, however, due to the loss of 301 single family units and the addition of 817 mobile homes.

Over the twenty-year period presented in Table VII-2, single family housing units have actually decreased from 2314 in 1970 to 2220 in 1990. This decrease indicates that many homes were lost due to demolition by neglect, and in addition, few single family homes have been constructed in the County in the last ten years. Regardless of decreases, single family homes comprise 60% of the total housing stock in the County.

In contrast, mobile homes have mushroomed up virtually everywhere in the County over the last twenty years. In 1970, only 60 mobile homes were reported in the County, but by 1980, there were 319. In the decade of the eighties, 817 mobile homes were added to the housing stock, almost four times the previous amount. In 1990, mobile homes represented an incredible 30.7% of the total housing stock in the County. This rapid addition indicates a dire need for affordable and livable single family homes such as those being built in Graystone Subdivision.

Multi-family homes currently represent 6.6% or 245 of the housing stock in the County, but there was a loss of 10 units between 1980 and 1990. Many of the multi-family units are in need of renovation and construction of new multi-family homes with quality environments would be beneficial to the community.

Seasonal housing units which are primarily located along the shores of Lake Sinclair and on hunting estates represent 2.7% of the housing stock or 100 units. This sector of the County's housing stock has steadily increased over the past twenty years, from 29 units in 1970 to 67 units in 1980, to the current estimate of 100 units. It is anticipated that, through economic development techniques and development interests along Lake Sinclair, this sector of the housing market will expand more rapidly in the future.

Table VII-2
Housing Stock
Hancock County: 1970, 1980 and 1990

Total Year-Round Units	Number of Units			1990% of Total and Net Change 1980-1990	
	1970	1980	1990	1990% of Total	1980-1990 Net Change
Total Units	2,499	3,095	3,701*	100%	606
Single family	2,314	2,521	2,220	60.0%	-301
Multi-Family	96	255	245*	6.6%	-10
Mobile Homes	60	319	1,136	30.7%	817
Seasonal/Migratory	29	67	100	2.7%	33
Total Occupied	2,298	2,791	2,969	80.2%	178
Total Vacant	172	304	427	11.5%	123
Owner-Occupied	1,393	1,988	2,290	61.9%	302
Renter-Occupied	905	803	679	18.3%	-124

Source: U.S. Bureau of the Census, 1970, 1980 and 1990

*Please note that 1990 multi-family figures and total housing figures were adjusted due to inaccurate Census reporting methods. Approximately 71 multi-family units included in the estimate were constructed after 1990.

City of Sparta Housing Types 1970-1990

Table VII-3 provides a breakdown of City of Sparta housing types between 1970 and 1990. Housing types are divided into four categories: single family, multi-family, mobile homes and seasonal units.

As in the unincorporated areas of the County, the number of single family homes decreased between 1970 and 1990. Overall, 62 units were lost during the decade of the eighties, but single family housing remains strong at 72.6% of the housing stock. Currently, there are 503 units of single family housing in the City.

Multi-family housing, as discussed previously, is provided at three separate complexes within the City Limits: Powelton Road Apartments, Lewis Street Apartments and Drummers Home for the elderly. Representing 9.4% of the housing stock with 65 units, these apartments meet an increasingly important need in the City: affordable housing. Unfortunately, the majority of apartments county-wide are located in Mayfield, ten miles from the City - a long way to walk if you don't have a car.

Mobile homes are not quite as prevalent in Sparta as they are in outlying areas of the County, but 17.5% of the City's housing stock consists of mobile homes. There are currently 121 mobile homes in the city.

Since 1980, seasonal homes in Sparta have actually decreased by 13 units. Currently at 4 units, the share of seasonal homes represents only 0.6% of the City's housing stock.

Table VII-3
Housing Stock
City of Sparta: 1970, 1980 and 1990

Total Year-Round Units	Number of Units			1990% of Total and Net Change 1980-1990	
	1970	1980	1990	1990% of Total	1980-1990 Net Change
Total Units	685	665	693*	100%	28
Single family	590	565	503	72.6%	-62
Multi-Family	N/A	N/A	65*	9.4%	N/A
Mobile Homes	N/A	N/A	121	17.5%	N/A
Seasonal/Migratory	0	17	4	0.6%	-13
Total Occupied	649	596	591	85.3%	-5
Total Vacant	36	69	59	8.5%	-10
Owner-Occupied	432	440	456	65.8%	16
Renter-Occupied	217	156	135	19.5%	-21

Source: U.S. Bureau of the Census, 1970, 1980 and 1990

*Please note that 1990 multi-family figures and total housing figures were adjusted due to inaccurate Census reporting methods.

Owner-Occupied Versus Renter-Occupied (refer to Table VII-4)

Hancock County

Over the past twenty years, owner occupied housing rates have varied only slightly. Owner-occupied percentages ranged from 56.4% in 1970, 64.2% in 1980 and 61.9% in 1990. These percentages correspond closely to those of the State of Georgia. Currently at 61.9% or 2290 units, Hancock County has a slightly higher share of owner-occupied units than the State does at 58.3%.

Renter occupied units currently represent 18.3% of the total housing units. Unfortunately, renter-occupied shares have actually decreased steadily from 36.6% in 1970 to 26.0% in 1980, to the current share 18.3% or 679 units. In fact, the County experienced a loss of 124 renter occupied units between 1980 and 1990. It is important that rental housing is available so that

those unable to afford to buy a home or mobile home can have a decent place to live. An additional problem is that overcrowded living conditions result when lower income citizens do not have affordable housing opportunities. They must cut costs by sharing a residence with multiple generations and families. At 31.5%, the State of Georgia's share of renter occupied housing is much higher than the county, signifying a more equitable share of housing statewide.

Sparta

Corresponding with trends in unincorporated Hancock County, Sparta has maintained a stable share of owner occupied units and has had a decreasing share of renter occupied units. Presently Sparta has a owner occupied share of 65.8% or 456 units, slightly down from the 1980 share of 66.2%. Sparta has traditionally had a higher owner occupied share of housing that the State. In 1990 Georgia's owner occupied share of housing was 58.3%, 7.9% lower than the City which had an overall gain of 16 units in the eighties.

Also consistent with Hancock County trends, Sparta's renter occupied shares and overall numbers have decreased steadily, from 32.0% in 1970 to 23.5% in 1980. Currently at 19.5%, renter occupied housing consists of 135 units. Georgia's renter-occupied share of housing has remained in the 30 percentile range over the past twenty years and has consistently been higher than the City of Sparta's. As discussed previously, this situation does not provide for adequate affordable housing opportunities.

Table VII-4
Georgia, Sparta and Hancock County
Owner/Renter Occupancy Rates, 1970-1990
Percent of Total Units

Area	1970	1980	1990
Sparta			
Owner-Occupied	63.1%	66.2%	65.8%
Renter-Occupied	32.0%	23.5%	19.5%
Hancock County			
Owner-Occupied	56.4%	64.2%	61.9%
Renter-Occupied	36.6%	26.0%	18.3%
Georgia			
Owner-Occupied	57.0%	60.5%	58.3%
Renter-Occupied	36.4%	32.6%	31.5%

Source: U.S. Census 1970, 1980 and 1990

Vacancy Rates (refer to Table VII-5)

Hancock County

Over the last ten years both owner and renter occupied vacancy rates have decreased in unincorporated Hancock County. However, the total vacancy rate has increased from 6.9% in 1970 to 11.5% in 1990. At the present time, owner vacancy rates are low at .7%, even lower than the State rate of 2.5%. Rental vacancy rates are also low at 6.5%, about half of the State's rate of 12.2%.

City of Sparta

The City of Sparta has experienced a decreasing owner occupied vacancy rate from 3.5% in 1980 to 1.7% in 1990. This rate is slightly lower than the State rate of 2.5% but slightly higher than Hancock County's rate of 0.7%. Renter occupied units have increased slightly from 3.5% in 1980 to 1.7% in 1990. This rental vacancy rate is surprisingly low when compared to Georgia's of 12.2% and indicates that the need for rental units in the City are not being fulfilled. Programs to encourage rental property development should be considered to fill this void. The overall vacancy rate was 8.5% in 1990, also lower than the State of Georgia's rate of 10.3%.

Table VII-5
Vacancy Rates, 1970-1990
City of Sparta, Hancock County and Georgia

Area	1970	1980	1990
Sparta			
Owner Vacancy	N/A	3.5%	1.7%
Renter Vacancy	N/A	1.9%	2.9%
Total Vacancy	5.5%	10.4%	8.5%
Hancock County			
Owner Vacancy	N/A	1.9%	.7%
Renter Vacancy	N/A	9.3%	6.5%
Total Vacancy	6.9%	9.8%	11.5%
Georgia			
Owner Vacancy	N/A	N/A	2.5%
Renter Vacancy	N/A	N/A	12.2%
Total Vacancy	N/A	N/A	10.3%

Source: U.S. Census 1970, 1980 and 1990

Cost of Housing(refer to *Table VII-6*)

The cost of housing in a community is an important indicator as to whether or not affordable housing is being offered. Below is an analysis of housing costs over the past twenty years in Hancock and the City of Sparta, and comparisons with State median housing costs.

Hancock County and the City of Sparta

The median cost of purchasing a home in the State of Georgia has tripled over the past ten years, from \$23,100 in 1980 to \$71,300 in 1990. However, the median cost of a home in Sparta and Hancock has less than doubled since 1980. In 1980 the median cost was \$18,400 in Sparta and \$16,300 in Hancock. These costs rose to \$31,800 and \$29,200 by 1990 respectively. Housing costs of the seventies were so much lower than in the eighties and nineties that utilizing them in this analysis is redundant.

Like the cost of purchasing a home, rental costs approximately doubled between 1980 and 1990. Median rental cost in Sparta was \$114 in 1980 and \$203 in 1990, and in Hancock it was \$109 in 1980 and \$195 in 1990. Georgia's median rental cost, on the other hand has more than doubled, increasing by \$191 per month. Rental costs in both Sparta and Hancock increased less than \$100 per month between 1980 and 1990.

Table VII-6
Comparison of Housing Costs
City of Sparta, Hancock County and Georgia
1970, 1980 and 1990

Area	1970	1980	1990
Sparta			
Median Purchase Cost	\$8,200	\$18,400	\$31,800
Rental Cost	\$30	\$114	\$203
Hancock County			
Median Purchase Cost	\$7,500	\$16,300	\$29,200
Rental Cost	\$30	\$109	\$195
Georgia			
Median Purchase Cost	\$14,600	\$23,100	\$71,300
Rental Cost	\$65	\$153	\$344

U.S. Bureau of the Census, 1970, 1980 and 1990

*Please note that 1980 and 1990 rental costs were adjusted due to inaccurate census reporting methods.

Housing Conditions (Please refer to *Table VII-7*)

The primary purpose of analyzing housing conditions is to determine the extent and location of substandard housing occurrences within a community. The best way to determine the quantity of substandard homes is by analysis of Census statistics on the number of homes lacking complete plumbing and the number built before 1939. The age of homes is not necessarily a good indicator because many have been renovated and are in good condition. The lack of complete plumbing, therefore, is used as the primary indicator of substandard housing.

Hancock County and the City of Sparta

Substandard housing conditions are prevalent in both the City of Sparta and in unincorporated Hancock County. In 1990, 259 units in the County and 35 in the City were reported as lacking complete plumbing. This equates to 7.0% and 5.1% of the housing stock respectively. Only 1.1% of the State of Georgia housing stock lacks complete plumbing due to concerted efforts, especially in the seventies, to modernize homes. Much improvement in substandard housing has also been made in Hancock and Sparta over the years through "Add a Bath" programs, State entitlement funds, and Community Development Block Grants. However, attention must be focused on continuing this effort until local substandard percentages are closer to that of the State.

An additional consideration in the county is the quality of housing, whether substandard or not. There are many homes in the county and city which do not meet the technical definition of "substandard" but are deteriorated to the point that they are not livable. Many residents and homeowners cannot afford to repair and maintain these houses due to income constraints, therefore, the property deteriorates further. Housing renewal programs, which are not aimed at "substandard" homes, should be pursued.

Sparta and Hancock County also have higher percentages of homes built before 1939 than the State, but this indicator is not as valid as "lacking complete plumbing."

Table VII-7
 Housing Conditions
 Hancock County, City of Sparta and Georgia

Area	1970	1980	1990	1990 % of Total
Hancock County				
Built 1939 or Earlier	1,430	941	357	9.6%
Lacking Complete Plumbing	1,327	759	259	7.0%
City of Sparta				
Built 1939 or Earlier			146	21.1%
Lacking Complete Plumbing	187	76	35	5.1%
State of Georgia				
Built 1939 or Earlier	419,370	296,662	212,938	8.1%
Lacking Complete Plumbing	193,748	35,769	28,462	1.1%

Source: U.S. Census 1970, 1980 and 1990

Future Housing Demand and Forecast

Population projects developed in Element III of this document, indicate only slight increases in population of both the county and the City of Sparta. It is difficult, therefore, to project additional housing units needed for such a small increase. In addition, the current population divided by the average household size indicates an over supply of housing in the county and in the city.

Due to these limitations on projecting housing, overall housing sector and market considerations were used to make general assumptions about areas of the housing stock which will either expand or decrease or which need to be pursued. The assumptions are listed below.

- Multi-family needs

As indicated in previous analysis of the housing stock, there is a need for more multi-family housing, especially in the City of Sparta. This includes apartment or duplex development and special accommodations for the elderly population which is expected to increase. Multi-family development will be hindered, however, by water and sewer provision limitations.

- Rental needs

It is important that rental housing is available so that those unable to buy a single family home or mobile home can have a decent place to live. An additional problem is that overcrowded living conditions result when lower income citizens do not have affordable housing opportunities. The result is multiple generations and families sharing residences in order to cut costs. In addition, multi-family housing in the City of Sparta is at a deficit, is indicated by very low vacancy rates.

- Single family housing alternatives to mobile homes

The mushroom effect of mobile home development in the County is a primary indicator of the lack of affordable single family housing. Subdivision development supported by federal housing subsidies (such as Graystone) should be actively pursued.

- Lakeshore development

As a result of increasing lakeshore development and efforts to "open-up" the lake area to development and public activities, an increase in single family housing figures will occur.

In light of the above considerations, the overall housing stock of both the County and the City of Sparta will increase, even though the population will only slightly increase. However, more equitable, affordable and varied housing will be supplied in the long run. Concurrently, older homes considered substandard and perhaps many mobile homes will be vacated. It is projected that these changes in population and housing will balance out to provide better living opportunities city and county wide.

Summary and Key Findings

Housing patterns in Hancock County are characterized by low density single-family homes with many mobile homes and few apartments or subdivisions. Currently, Hancock County has 3,701 units of housing with 60% single-family homes, 30.7% mobile homes and 6.6% multi-family homes.

The Mayfield apartment complex which supplies 150 apartments in the County currently has a high vacancy rate and is in need of renovation. Modernization funding is currently being sought by the Hancock Housing Authority. Construction of new multi-family homes with quality environments would be beneficial to the community, but limited sewer and water capacity hinders multi-family development.

Mobile homes have mushroomed up virtually everywhere in the County over the last twenty years, indicating a dire need for affordable and livable single-family homes. There are currently 1,136 mobile homes in the County.

Seasonal housing units represent 2.7% of the housing stock. This sector of the County's housing stock has steadily increased over the past twenty years and it is anticipated that economic development efforts and development interests along Lake Sinclair will cause the seasonal housing market to rapidly expand in the future. Development pressures must be planned for in advance.

Graystone Subdivision has taken advantage of Farmers Home Administration subsidies for low and moderate income housing. The subdivision will offer quality single-family homes at low and moderate income prices. The historic increase of mobile homes and low owner-occupied vacancy rates indicate the need for more developments of this nature.

Housing in the City of Sparta consists of primarily older single-family dwellings, a significant number of mobile homes and several apartment buildings. Single-family housing currently represents 72.6% or 503 units of the total housing stock, multi-family units account for 9.4% with 65 units, and mobile homes represent 17.5% with 121 units.

The three apartment complexes in Sparta meet an increasingly important need throughout the County: affordable housing. Low apartment vacancy rates and the voice of citizens indicate that there is a great need for more apartment living. Apartments located in or near the City are seen as more desirable because they are close to jobs and shopping and reduce the need for a car. Future apartment development will be difficult in the City and the County because of limited sewer and capacity.

The successful Drummer's Home apartments for the elderly, located in Sparta, has had a long waiting list since the day it began accepting applications. This signifies a demand for a similar facility, preferably located close to services and shopping.

Compared to the State of Georgia, Hancock County and the City of Sparta have very low shares of renter-occupied housing. In fact, renter-occupied housing has decreased in the past two decades. It is imperative that quality rental housing, both single-family and multi-family, is available to County residents so that those unable to buy a home or mobile home can have a decent place to live.

Renter and owner-occupied vacancy rates in the City and the County are low compared to the State of Georgia. These figures also indicate a need for more rental and owner-housing, especially in light of the number of units which are vacant and run-down, or occupied but

unsuitable for habitation. Programs to encourage rental and owner occupied property development should be pursued.

The cost of both renting and owning a home in Hancock County and the City of Sparta is much lower than the State of Georgia. However, housing costs in the County are high relative to average household incomes. The majority of residents have low and moderate incomes and housing costs account for large portion of that income. Thirty-five percent of families in the County live below the poverty level, and many must take advantage of federal housing subsidies. More than any other housing issue in the City and the County, the adequate supply of quality affordable housing must be top priority.

Substandard housing conditions are prevalent in both the City of Sparta and in unincorporated Hancock County. Due to the large number of substandard homes lacking complete plumbing, additional modernization grants should be pursued. There are also many homes that technically do not qualify as substandard, but are deteriorating and require attention. Many residents can not afford to maintain these homes.

VIII. Land Use Element

Land Area

The total land area in Hancock County is 478.8 square miles. Hancock County ranks 33rd in size of the 159 Georgia counties. Since there are 640 acres in a square mile, this equates to a total area of 306,432 acres. The City of Sparta encompasses 1,485 acres or 2.3 square miles of Hancock.

Existing Land Use

In order to project future land uses, a survey of the existing land uses must be made to determine the type, extent, and distribution of land use within Hancock County and the City of Sparta. This existing land use will be utilized, with established policies and regulations, to develop future goals and objectives, while also projecting future land use demands based on population and economic projections. For this Comprehensive Plan, December 1992 is used as the base year for existing land use in these two areas.

Hancock County

A survey was made of the entire County in the Spring of 1988 to determine existing land use. The existing land use for Hancock County was updated through aerial photographs and field checking in December, 1992. This survey provides a basis for evaluating the suitability of land for both present and future use.

The survey identified the following land use classifications:

- **Agriculture/Forestry** - This classification includes land used for crop and livestock raising, commercial timber and pulpwood production, and fallow pastures. Agriculture/Forestry also includes farm residences and accessory uses.
- **Commercial (including office and office/distribution/warehouse uses)** - Commercial land uses includes land used for retail and service uses. Retail commercial uses include structures and land utilized for the purpose of selling goods. Service commercial uses include structures and land employed for the purpose of selling services to the community.
- **Industrial** - This land use includes all land used for mining and extracting raw materials, and land which contains structures and uses to convert raw materials into finished products.

- **Parks/Recreation/Conservation** - This category includes all land dedicated for active or passive recreation.
- **Public/Institutional** - This land use includes land used for public and semi-public uses. Public uses include government and educational activities and structures. Semi-public uses include churches, synagogues, as well as and clubs and fraternal organizations.
- **Residential** - This land use includes land utilized for single family detached homes, duplexes and multi-family structures, as well as manufactured housing.
- **Transportation/Communications/Utilities** - This land use includes land used for transportation, communications, or utility purposes or structures.
- **Vacant/Undeveloped** - This category includes land that is presently not in use, or land which is not being used for a particular use.

Hancock County has exhibited a pattern of slow change in respect to land use. Very little land is actually developed and large tracts are available for future development.

The following sections more fully describe the extent of existing land uses in Hancock County:

Agricultural/Forestry

The majority of the land in Hancock County is in agriculture and/or forest land uses. This land is primarily used for timber production. Some of Hancock County's land area is devoted to agriculture, cropland and pasture. Land used for agricultural uses includes around 20,000 acres. Data from 1982 and 1987, compiled by the U.S. Department of Agriculture Southeastern Forest Experiment Station shown, in *Table VIII-1*, indicates the area of commercial forest land by ownership class. Timber production, pulpwood production, and wildlife management are extremely important renewable resources which affect Hancock County's economy.

Table VIII-1
Hancock County Land Use
Area of Commercial Forest Land by Ownership Class - Selected Years

Yrs	Fed./State	County and Municipal	Forest Industry	Farmer	Misc. Corporate	Private Individual	All Owners
1982	0	280	109,894	28,774	3,475	127,264	269,657
1989	0	273	101,298	21,518	10,759	136,282	270,130

Source: U.S. Department of Agriculture

Using the figures in *Table VIII-1*, forest land totals over 87 percent of all land area in Hancock County. This figure increases to over 96 percent when cropland and pasture land are added to the total. This means the remaining 13 percent of land area in Hancock County needs to be managed wisely for meeting human demands.

Commercial

The commercial category comprises approximately 129 acres or less than 0.1 percent of the total land use as shown in *Table VIII-2*. Commercial activity is concentrated in a few areas of Hancock County. The office category, characterized by professional and/or service-oriented uses (medical, legal, financial, real estate) incorporates a very small area of total land use. In fact, for our study purposes, these uses are included in the commercial land use category.

- 1) Within the incorporated City Limits of Sparta are located the greatest number of businesses.
- 2) Small business establishments are operating at isolated locations along the County's roads.
- 3) Currently, there is no large centralized planned shopping center common to more urbanized areas.

Industrial

Industrial land in Hancock County includes several quarry and mining sites and the Sparta/Hancock Industrial Park. Much of Hancock County has the potential for development for mining and extraction activities.

Parks/Recreation/Conservation

Parks and recreation land uses for Hancock County include:

Little Hudson Park - Located on Lake Sinclair at the intersection of Georgia Highway 16. Facilities include boat ramp, picnic shelter, camping and swimming.

Lake Sinclair - This Georgia Power project contains more than 100 miles of shoreline in Hancock County. Lake Sinclair provides unlimited opportunities for passive and active recreation.

Hancock County Park - This facility is located off of Georgia Hwy 16 north of Sparta. This excellent facility provides baseball fields, tennis and basketball courts, a picnic area and jogging trails.

Lake Oconee - This Georgia Power project borders Hancock County on the west just north of Highway 16. Opportunities are unlimited for both passive and active recreation.

Public/Institutional

This land use includes land used for public and semi-public uses. Public uses include government and educational activities and structures. Public and institutional activities in Hancock County include the George F. Green Water Reclamation Facility on the Linton Road south of Sparta, and the Southwest Elementary School in the Devereux Community.

Semi-public uses include churches, synagogues, as well as and clubs and fraternal organizations. Hancock County contains over 100 places of worship, including a church started in 1792.

Residential

Residential land use consists of single and multi-family developments. Single family dwellings are the predominant form of housing type. There are very few duplexes in the County. Multi family residential development may be found in Mayfield in eastern Hancock County, and at the Forest Ridge Apartments, west of Sparta on the Milledgeville Hwy (SR 22). Single family homes are located in five (5) major areas in the County as follows:

- 1) In and around the City of Sparta.
- 2) Along County roads and State highways across the County.
- 3) County roads in selected woodland settings.
- 4) Homes are beginning to be developed in increasing numbers along the shore and surrounding countryside of Lake Sinclair. Currently, this area has produced the largest increase in the total acreage of residential land use. Many lots are platted and planned for sale to prospective house builders.
- 5) Clustered in former agricultural communities, such as Mayfield, Powelton, Culverton, Linton, Devereux, Springfield, Mount Zion and Jewell's Mills.

Transportation/Communication/Utilities

There is no land in Hancock County directly devoted to this land use. Roads, railroads and power lines are counted in other land use categories.

Vacant/Undeveloped

Land within Hancock County which has not been developed is planted with pines or pastures, and is included within the Agriculture/Forestry Category.

Table VIII-2 and Map VIII-1 shows figures of the existing land use in the County.

Table VIII-2
Existing Land Use - Hancock County

Land Use	Acreage	Percent of Total Land
Agriculture/ Forestry	295,618	96.6%
Commercial	129	>0.1%
Industrial	273	0.1%
Parks/Recreation/Conservation	71	>0.1%
Public/ Institutional	458	0.1%
Residential	9,589	3.1%
Transportation/ Communication/Utilities	0	0
Vacant/ Undeveloped	0	0%
Totals	306,138	100.0%

Source: Precision Planning, Inc. 1992

Sparta

In December, 1992, a survey was conducted for the City of Sparta to determine the extent and distribution of land uses. Aerial photographs were used to prepare a preliminary land use draft, and a field survey was conducted to verify the existing land uses. *Map VIII-2* shows the land uses in Sparta.

The survey identified the following land use classifications:

- **Agriculture/Forestry** - This land use includes land used for crop and livestock raising, commercial timber and pulpwood production, and fallow pastures. Agriculture/Forestry also includes farm residences and accessory uses.
- **Commercial (including office and office/distribution/warehouse uses)** - Commercial land uses includes land utilized for retail and service uses. Retail commercial used include structures and land used for the purpose of selling goods. Service commercial uses include structures and land used for the purpose of selling services to the community.
- **Industrial** - This land use includes all land used for mining and extracting raw materials, and land which contains structures and uses to convert raw materials into finished products.
- **Parks/Recreation/Conservation** - This land use includes all land dedicated for active or passive recreation.
- **Public/Institutional** - This land use includes land used for public and semi-public uses. Public uses include government and educational activities and structures. Semi-public uses include churches, synagogues, as well as and clubs and fraternal organizations.
- **Residential** - This land use includes land used for single family detached homes, duplexes and multi-family structures, as well as manufactured housing.
- **Transportation/Communications/Utilities** - This land use includes land used for transportation, communications, or utility purposes or structures.
- **Vacant/Undeveloped** - This land use includes land that is presently not in use, or land that which is not being used for a particular use.

The following paragraphs more fully describe the extent of the existing land uses in Sparta:

Agriculture/Forestry

There is only limited agriculture or forestry acreage in Sparta. There is some agricultural land along the Georgia Hwy 15 (Sandersville Hwy.).

Commercial

The commercial land uses in Sparta can be described as falling into two general categories:

1. Clustered in the Central Business District - the Central Business is roughly bounded (and including uses along both sides of the street) by Rabun Street to the west, Hamilton Street to the north, Elm Street to the east and Adams Street to the south. The commercial uses in this area include retail commercial uses such as restaurants, pharmacies, apparel and accessory stores; and service commercial uses such as law offices, newspaper publishing office and automotive repair shops.
2. Scattered along the major thoroughfares - Commercial development outside of the Central Business District is found along the major highways extending from Sparta. At the intersection of Georgia Highway 16 (Augusta Highway) and Hamilton Street is the best example of this development. In this area there is a motel, hardware and farm supply store, a mobile home dealership, and a convenience store. Retail commercial uses such as convenience stores, may also be found along Georgia Hwy 22 west of downtown, and along Georgia Hwy 15 north and south of downtown.

However, there is some commercial activity which cannot be described using these two categories, such as businesses in the Powelton Road area. The mix of commercial and residential land uses along Powelton Road, make this a unique situation.

Industrial

Industrial land uses in Sparta are found in three locations:

- Sparta Manufacturing, which makes furniture, is located along Hamilton Street east of Powelton Avenue.
- Delta Woodside Inc., which is an apparel manufacturing facility, is located south of the Courthouse on Court Street.
- Payback Plant No. 2 is an apparel manufacturing facility located in the Sparta/Hancock

Industrial Park, part of which is in the City limits of Sparta along Georgia Hwy 15 north of downtown.

Parks/Recreation/Conservation

Parks, recreation and conservation land is found in one location:

- A small park on the Courthouse Square, containing a Confederate memorial.

Public/Institutional

Because Sparta is the county seat of Hancock County, and because the City of Sparta provides many services to its residents, there is a significant amount of Public and Institutional land in the City Limits. Public and Institutional land also encompasses churches and other semi-public uses. Prominent public and institutional uses include:

- Sparta City Hall, Police Department and Fire Department, and the Federal Building located along Broad Street in the Central Business District.
- The Hancock County Courthouse, Law Enforcement Center, and the Chamber of Commerce/Development Authority Building are located on Courthouse Square adjacent to Broad Street.
- Hancock Central High School is located off of Powelton Avenue north of downtown. The Hancock County Board of Education is located on Augusta Highway east of downtown.
- The Hancock County Human Resources Complex, containing the Senior Citizens Center, Child Development Center, Mental Health Training Center and Health Department, is located on Boland Street south of downtown. Adjacent to this Complex is Hancock Memorial Hospital.
- The new Sparta/Hancock County Detention Facility is being constructed off of Jones Street (Georgia Hwy 15) south of the Central of Georgia tracks. This facility will house the Sheriff's offices and the new jail.
- Hancock Correctional Institution, operated by the Georgia Department of Corrections and located on Buffalo Road south of the Sandersville Hwy, was recently annexed into Sparta.

Residential

Residential land in the City of Sparta include single family detached houses, manufactured houses, and multi-family houses. Single family residential houses, whether "stick-built" or manufactured, are disbursed throughout the City. Ante-bellum houses and older residential structures are located in the downtown area, north and south of Broad Street. Newer houses are located along City streets. These houses within the City are typical to small urban development patterns, with medium to small lots on City utilities. Because of housing and income conditions, manufactured housing has become a popular housing option in the residential development in Sparta.

All multi-family housing is found on the north side of town in the Powelton Road/Lewis Street area, except for the Drummer's Home Apartments, which are located in the historic Lafayette Hotel adjacent to the County Courthouse.

Transportation/Communication/Utilities

There is no land in Sparta classified as Transportation/Communication/Utilities.

Vacant/Undeveloped

Undeveloped land within the City may be found mainly in the eastern and western edges of the City. However, there are vacant structures and lots in the Central Business District.

Table VIII-3 provides the acreage and percentage of land within the City Limits of Sparta. This Table may be used in conjunction with *Map VIII-2* to provide a breakdown on land uses in Sparta in 1992.

Table VIII-3
Existing Land Use - Sparta - 1992

Classification	Acres	Percent of Total Land
Agriculture/Forestry	22	1.5%
Commercial	54	3.6%
Industrial	11	0.7%
Parks/Recreation/ Conservation	1	0.6%
Public/Institutional	378	24.9%
Residential	426	28.7%
Transportation/ Communication/Utilities	91	6.2%
Vacant/Undeveloped	504	33.8%
Total	1,486	100.0%

Source: Precision Planning, Inc., 1993

Historical Factors and Developmental Trends

Land use patterns in Hancock County have traditionally been agriculture/forestry and low density residential in nature since the creation of the County. The first settlements were along the Ogeechee and Oconee Rivers. Industrial land uses were prevalent along the Ogeechee River between the Powelton area and the Rock Factory Shoals, and along the Shoulderbone Creek in western Hancock County. The plantation system of agriculture used vast amounts of land and created clusters of residential uses near the main house. Small agricultural communities grew up throughout the County such as Devereux, Linton, Culverton, Powelton and Mayfield. The post-bellum period saw the rise of tenancy and sharecropping in Hancock County, which caused residential development to disperse throughout the County.

The City of Sparta has been the primary city in Hancock County since it was chartered in 1805. Commercial and industrial activities in the County were centered in Sparta after the 1850's. The town plan for Sparta was laid out in 1795 by Major Charles Abercrombie (*see Map VIII-3*), and the downtown area has generally retained the same layout. Because Sparta was the focal point for Hancock County, residential and commercial development has occurred on the outskirts of Sparta. The majority of the commercial acreage in Hancock County is contained in Sparta.

Outlook for Development

The Lake Sinclair shoreline and adjacent areas are undergoing the most transition in Hancock County, and have the greatest potential for the development. There is land available for residential development on the shoreline. Accessibility limitations have slowed down the pace of development on the Hancock County. There are very few reliable all-weather roads in the lake area. These accessibility limitations also hinders emergency response ability.

Other areas of development include the areas outside the Sparta City limits along Old Milledgeville Road and the Sandersville Hwy. Residential development is occurring west of the Sparta Water Plant in the Graystone subdivision, and south of Buffalo Road on the Sandersville Hwy.

Future Land Use

Hancock County

Map VIII-4 shows the future land use patterns in Hancock County. The future land use acreage for Hancock County are outlined in *Table VIII-4*.

Agricultural/Forestry

Agriculture and forestry land uses are still projected to encompass over 85% of the land in Hancock County. The concerns in Hancock County are with clearcutting of timber tracts and the lack of reforestation. Hancock County needs to work with the timber industry to wisely manage the future resources.

Commercial

As residential growth occurs around in and around Sparta, commercial acreage will increase to serve the growing population's needs. Future commercial uses desired in Hancock County include restaurants, motels, service businesses and retail grocery stores. The growth of the area around the Buffalo Road is a prime location for future commercial development.

Industrial

The future industrial acreage include the development of industrial property along Augusta Hwy. Granite quarrying and kaolin extraction are activities which have taken place in the past the eastern portions of Hancock County. Future mining and extraction activities are shown as in probable locations.

Parks/Recreation/Conservation

Future parks and recreational development uses include an expansion of the Hancock County Park and increased recreational opportunities along Lake Sinclair. Much of the land classified as Agriculture/Forestry is used for hunting and fishing purposes. Hancock County has an abundance of natural resources which can be utilized for recreation, both passive and active. Hancock County has been working with the Georgia Department of Natural Resources to purchase the Shoulderbone Indian Mounds for a state park. Because the location is not freely given out, only the approximate location is depicted on *Map VIII-4*.

Public/Institutional

Public and Institutional acreage is expected to increase with the expansion of the George F. Green WRF sprayfields. Most of the public and institutional acreage in Hancock County is contained in Sparta.

Residential

The majority of future residential development will concentrate in the Lake Sinclair area, and around Sparta.

- As the land along the shores of Lake Sinclair is developed, development will commence on the land adjacent to the lake. If the State extends SR 77 to intersect with Lake Sinclair Drive, the increased accessibility will accelerate the pace of development along the eastern shore of Hancock County.
- Areas around Sparta will develop because of the proximity to commercial services. The extension of water and sewer into the areas around Sparta will allow higher densities of development. New subdivisions such as Graystone on Old Milledgeville Highway are using federal subsidies to allow persons with moderate incomes to enjoy home ownership.

For residential development along Lake Sinclair, or in other sensitive areas, concern must be taken to preserve the natural state. Existing subdivisions have adopted protective covenants to protect the lakeshore from overuse. These protective covenants involve such development concerns such as setbacks, lot sizes, tree protection and permitted uses. For newer development adjacent to and near the lake will have to follow the lead of these subdivisions in adopting protective covenants. Hancock County needs to ensure the protection of the lake shore area through the adoption of regulations to minimize the impact of development on the natural beauty of Lake Sinclair.

Transportation/Communication/Utilities

There is no projected increase in Transportation/Communication/Utilities acreage in Hancock County.

Vacant/Undeveloped

Land within Hancock County which has not been developed is planted with pines or pastures, and is included within the Agriculture/Forestry Category.

Table VIII-4
Future Land Use - Hancock County

Land Use	Acreage	Percent of Total Land
Agriculture/ Forestry	286,531	93.6%
Commercial	719	0.2%
Industrial	532	0.2%
Parks/Recreation/Conservation	313	0.1%
Public/ Institutional	332	0.1%
Residential	17,711	5.8%
Transportation/ Communication/Utilities	0	0
Vacant/ Undeveloped	0	0
Totals	306,138	100.0%

Source: Precision Planning, Inc. 1993

Sparta

Map VIII-5 shows the future land use patterns in Hancock County. The future land use acreage for Sparta is outlined in *Table VIII-5*.

Agricultural/Forestry

Because of anticipated growth and development, the agricultural acreage is expected to be converted to residential or commercial uses. However, small-scale gardening is expected to continue in Sparta. These uses are accounted for in the residential land uses.

Commercial

Commercial acreage is expected to increase in the Central Business District as residential and other uses are converted to retail and service commercial uses. However, because of the Drummer's Home and other historic residences, downtown Sparta will retain a mix of commerce and residences. The downtown revitalization plan for Sparta needs to be updated and monies generated from the Revolving Loan Fund (created by loan payments for the Drummers Home development) need to be used to improve Sparta businesses.

Industrial

Industrial uses are expected to expand with new industrial/wholesale/distribution activity. Sparta has industrial property available for development with highway and railroad access.

Parks/Recreation/Conservation

Sparta has plans to develop park space for its residents. However, at this time, it is not known where this park facility will be located.

Public/Institutional

Hancock County has plans to build additional governmental facilities in Sparta. The site of the Sparta/Hancock Detention Facility is the beginning of a governmental complex adjacent to the Greensboro Hwy. Other future Public/Institutional acreage includes a new Senior Center in the Human Services Complex on Boland Street.

Residential

As employees of Hancock Correctional Institution move to Sparta and the population increases, residential patterns will change. There is a need for additional multi-family and affordable housing in Sparta, and future residential patterns will reflect this need.

Transportation/Communication/Utilities

There is no projected increase in Transportation/Communication/Utilities acreage in Sparta.

Vacant/Undeveloped

Vacant and undeveloped land in Sparta will still be concentrated in the area north of Dixie Street and west of the Industrial Park. Future growth in Sparta will not create a buildout condition within the next twenty years.

Table VIII-5
Future Land Use Acreage
Sparta - 2013

Classification	Acres	Percent of Total Land
Agriculture/Forestry	0	0
Commercial	76	5.1%
Industrial	11	0.7%
Parks/Recreation/ Conservation	1	0.1%
Public/Institutional	401	27.0%
Residential	538	36.2%
Transportation/ Communication/Utilities	0	0
Vacant/Undeveloped	459	30.9%
Total	1,486	100.0%

Source: Precision Planning, Inc., 1993

Summary and Key Findings

Hancock County

The land use pattern of Hancock County is typical of a rural setting, with large amounts of agricultural and forested land interspersed with low density residential and commercial uses. The pattern of development in Hancock County has reflected the economic and cultural forces that have driven the County for 200 years. When Hancock County's economy was dependent upon agriculture, farmland covered most of the County. Since the 1920's, agricultural areas outside of Sparta have slowly converted into forested lands, planted by timber companies and large landholders. The vast majority of the land in Hancock County is covered with forest.

Historically, residential land uses clustered around agricultural communities or stretched along highways. As more and more people have left the land to work in more urbanized areas, the residential patterns have changed, with more clustering of houses in the Sparta area.

Since the development of the Sinclair Project on the Oconee River, Lake Sinclair has attracted tourists and vacationers to its shores. This development trend has changed the residential patterns of Hancock County, creating service provision difficulties. Most of the roads to the lake area are former farm roads, and are not designed to handle heavy weekend, seasonal and truck traffic. Because of the limited accessibility, Hancock County has been the last county in the area to capitalize upon the development potential of Lake Sinclair.

Sparta

Sparta has served as the County seat for Hancock County since its incorporation in 1805. The land uses in Sparta represent the importance of governmental functions. Twenty-five percent of the land in Sparta is used by Public/Institutional uses. Residential land uses in Sparta fall into the historical houses in the downtown area, houses in older subdivisions off of the major thoroughfares. Sparta's commercial district is in need of revitalization and improvement to attract new customers. The Revolving Loan Fund made possible through the Drummers Home Project will make money available for downtown improvements.

Key Findings with regard to Land Use in Sparta and Hancock County are as follows:

- The largest land use in Hancock County is Agriculture/Forestry, with over 290,000 acres.
- Residential land in Hancock County is clustered in the Sparta area, or spread out in low densities throughout the County, and along the shores of Lake Sinclair.

- Residential and Public/Institutional land make up the largest land uses in Sparta.
- The majority of residential growth in Hancock County will take place around Sparta and along Lake Sinclair.
- Hancock County needs to protect the natural and cultural areas of Hancock County by managing the Ogeechee River, Lake Sinclair and the Shoulderbone Indian Mounds wisely with the assistance of the State.

IX. Community Goals, Policies and Actions

Economic Development

Goal: Provide an aggressive economic development program which continues the development of a balanced and self-sufficient local economy that benefits all citizens.

Policy: Aggressively recruit new businesses and industries to Sparta and Hancock County.

Action: Maintain contact with Georgia Department of Industry, Trade and Tourism and update their files on Sparta and Hancock County.

Action: Investigate developing a speculative building in the Industrial Park to act as a catalyst for growth.

Action: Support existing and anticipated technical and adult educational opportunities for Sparta and Hancock County.

Action: Maintain and update a list of available industrial sites within the City and County.

Action: Expand and upgrade utilities to meet the needs of future customers.

Action: Develop a consistent and appropriate incentives package to offer prospective businesses and industries.

Action: Actively recruit timber and quarrying industries to utilize Hancock County's abundant natural resources.

Action: Actively recruit meat/poultry processing plant.

Policy: Promote Hancock County as a location for business and industrial development through aggressive marketing strategies.

Action: Develop a target industry plan for marketing Sparta and Hancock County to business and industry.

Action: Develop an aggressive marketing plan for statewide distribution.

- Action:** Increase funding for economic development through Special Local Option Sales Tax revenue.
- Policy:** Encourage retention and expansion programs that aim at maintaining industrial/wholesale/distribution developments within Hancock County.
- Action:** Develop a consistent and appropriate incentives package to offer expanding businesses and industries.
- Action:** Utilize the Development Authority to support, publicize and recognize outstanding efforts of existing business.
- Action:** Undergo a Business Retention and Expansion (BREP) in-depth survey of existing industries.
- Policy:** Protect and enhance the Sparta/Hancock County Market Area for retail trade.
- Action:** Actively recruit an additional grocery/food store to Sparta.
- Action:** Recruit additional restaurants to Sparta and Hancock County.
- Action:** Develop a market study to determine fully the extent of the Sparta/Hancock market area, and to identify what segments are being diverted to larger markets.
- Action:** Encourage local retailers to develop common promotional activities to expand retail trade.
- Action:** Coordinate a merchant/small business educational program with new Technical Institute.
- Action:** Form a Revolving Loan Fund committee to utilize loan paybacks from Drummers Home project.
- Action:** Use the Revolving Loan Fund to support downtown development and economic revitalization in Sparta and Hancock County.
- Policy:** Utilize Hancock Correctional Institution as an economic development tool.
- Action:** Recruit an additional motel (e.g. a Jameson Inn or similar chain) for tourists and prison visitors to use.

- Action:** Coordinate economic development study with Georgia Department of Corrections to identify potential target businesses and industries.
- Action:** Advocate local merchants to pursue state contracts for food, paper, building and office supplies to Hancock Correctional Institution.
- Action:** Stimulate rental and multi-family residential development in the Sparta area to provide many living alternatives for HCI employees and their families.
- Action:** Encourage Macon Tech, Georgia College and the new Technical Institute to offer continuing educational courses on corrections officer training to assist county employees.
- Action:** Strengthen and support local adult education and GED classes to improve resident's chances of obtaining employment at HCI.
- Action:** Continue to lobby the Department of Corrections to expand or locate additional correction facilities in Hancock County.
- Policy:** Enhance and improve the educational skills of the labor force of Hancock County.
 - Action:** Support and strengthen existing adult literacy and GED programs in Hancock County.
 - Action:** Coordinate transportation programs for adult education students.
 - Action:** Advocate that the Hancock Central campus be converted to an Adult Educational facility for post-secondary and technical training satellite center.
 - Action:** Strive for Hancock County to become a "Certified Literate Community."
 - Action:** Support programs such as "Cities and Schools" and "Teach for America" for increased educational potential of Hancock County students.
- Goal:** To preserve and promote natural and historic resources to benefit both the quality of the environment and the economy of the County.
- Policy:** Greatly expand efforts to promote historic and natural resource and recreational tourism.

- Action:** Conduct a feasibility study of various potential tourism opportunities in the City and County.
- Action:** Work with the Department of Industry, Trade and Tourism on developing strategies for increasing tourism and improving historic and recreational tourist attractions.
- Action:** Create a Convention and Visitors Bureau to be located in the County courthouse.
- Action:** Begin planning a mini-museum to be housed in the Courthouse.
- Action:** Consider hiring a marketing firm to develop marketing strategies for tourism.
- Action:** Investigate the cost of hiring a marketing firm to promote tourism through advertising and brochures of historic driving tours, walking tours and recreational and cultural activities.
- Action:** Create a committee, through the Public Facilities Authority, to develop an open air market.
- Goal:** To promote recreational, cultural and natural areas of the County for the development of tourism.
- Policy:** Improve access to the shores of Lake Sinclair and expand public facilities to foster higher public use and resulting economic opportunities.
 - Action:** Initiate discussions with Georgia Power to create a public/private partnership for increasing recreational activities on Lake Sinclair.
 - Action:** Conduct a transportation and accessibility study of the lakeshore to identify optimal access points and road improvements.
 - Action:** Work with Georgia Power to develop public services such as boat ramps and restrooms.
- Policy:** Create parks and recreation areas to conserve natural and historic resources and to expand tourism opportunities.

- Action:** Pursue the creation of the Shoulderbone Indian Mounds State Park, possibly through the DNR Preservation 2000 Program.
- Action:** Investigate the feasibility of developing campgrounds, canoeing tours and rentals, and walking trails at the Ogeechee River.
- Action:** Consider contacting the National Park Service for nomination of the Ogeechee as a Wild and Scenic River.

Natural and Historic Resources

- Goal:** To maintain the natural and scenic beauty of the County and Sparta through conservation and land use controls.
- Policy:** Ensure responsible and/or limited development along the Lake Sinclair lakeshore, the Ogeechee River Corridor and other natural and scenic areas of the County.
 - Action:** Establish "Housing Development Zones" along the shores of Lake Sinclair which include criteria for tree protection, setbacks, housing densities and lot sizes.
 - Action:** Establish "Development Protection Zones," along the Ogeechee River corridor in order to control responsible development of all types of land uses along the river.
 - Action:** Identify other natural or scenic areas which warrant special management.
- Policy:** Guarantee the survival of economically important natural resources through conservation activities and land use controls.
 - Action:** Amend the Tree Harvesting Ordinance to guarantee required reforestation of harvested land.
 - Action:** Zone major agricultural areas strictly for that purpose, to protect them from conversion to other land uses.
- Goal:** To preserve, protect and benefit from the County and City's historic resources through aggressive funding ventures, the pursuit of tourism, and recruitment of citizen participation.

Policy: Increase community involvement in, and awareness of, historic preservation activities.

Action: Create and adopt a historic preservation plan which prioritizes tasks such as nominations for the historic register, renovations and grants.

Action: Expand and advertise the Hancock Historic Preservation Committee. Generate public interest by recruiting new members and writing articles.

Action: Inform the public about tax credits available on historic preservation loans.

Policy: Renovate historic structures and districts through grants.

Action: Continue efforts to acquire grants for the Hickory Grove Baptist Church and its nomination to the National Register of Historic Places.

Action: Research and apply for historic preservation grants.

Action: Seek a grant for downtown Sparta revitalization.

Goal: To preserve and promote natural and recreational areas of the County to benefit both the quality of the environment and the economy of the County.

Policy: Create parks and recreation areas to conserve natural and historic resources and to expand tourism opportunities.

Action: Pursue the creation of the Shoulderbone Indian Mounds State Park, possibly through the DNR Preservation 2000 Program.

Action: Investigate the feasibility of developing campgrounds, canoeing tours and rentals, and walking trails at the Ogeechee River.

Action: Consider contacting the National Park Service for nomination of the Ogeechee as a Wild and Scenic River.

Goal: To maintain and improve the quality of land development, development regulations and permitting procedures.

Policy: Minimize development impacts on soil erosion, water quality and stormwater quantity.

- Action:** Enforce development permits more strictly.
- Action:** Place more emphasis on compliance and inspection.
- Action:** Pay close attention to wetland protection and minimize wetland infill.
- Action:** Investigate participation in the National Flood Insurance Program.
- Action:** Activate the Flood Hazard District (Sparta.)
- Action:** Encourage the Soil Conservation Service to speed up publication of the County Soil Survey.

- Goal:** To protect the integrity of important water resources through adoption of State environmental protection criteria.

- Policy:** Ensure that drinking water quality is not endangered.
 - Action:** Consider adoption of watershed protection regulations for the Lake Sinclair reservoir.
 - Action:** Comply with State law by adopting, implementing, and enforcing ordinances for groundwater recharge area protection.

- Policy:** Minimize negative impacts to significant wetlands.
 - Action:** Identify the County's most significant and sensitive wetlands and protect from development.
 - Action:** Conduct a public awareness campaign to encourage responsible land disturbance with regards to wetlands.
 - Action:** Enforce development permits more strictly.
 - Action:** Place more emphasis on compliance and inspection.
 - Action:** Pay close attention to wetland protection and minimize wetland infill.
 - Action:** Require a wetland identification and protection plan as part of the Timber Harvesting Permit.

- Policy:** Protect the environmental integrity of the County's Protected River.
- Action:** Consider adopting an Oconee River Corridor Protection Ordinance as part of County Zoning Regulations.
- Goal:** Guarantee the continued survival of threatened and endangered plant and animal species.
- Policy:** Actively participate in the protection of threatened and endangered plants and animals.
- Action:** If colonies or habitats of endangered plant and animals are discovered, they should be set aside for protection from destruction.

Community Facilities

- Goal:** To provide efficient and effective community facilities for Hancock County and Sparta to enhance services for existing and future residents and to attract future development.
- Policy:** To provide coordinated, efficient and effective public safety services within the City and County.
- Action:** Law enforcement agencies must continue to train and educate themselves with the latest law enforcement techniques.
- Action:** Law Enforcement agencies must continue to upgrade vehicles and equipment with technology changes.
- Action:** Establish coordinated training schedules for Sheriff's Department, Sparta Police and County Police.
- Action:** Investigate consolidation of County Police and Sheriff's Department.
- Action:** Utilize County building on Lake Sinclair as a Sheriff's or County Police substation.
- Policy:** To enhance and better coordinate fire protection services in Hancock County.
- Action:** Establish a County-wide volunteer fire department and reduce the service area of the Sparta Volunteer Fire Department.

- Action:** Hire a person to serve as a full-time Fire Coordinator, to oversee all fire protection services in the Hancock County Volunteer Fire Department.
- Action:** Establish Fire Stations in the Devereux, Hickory Grove, and Linton communities. These stations may be established over a period of years.
- Action:** Support Lake Sinclair Fire Department in the efforts to become compliant.
- Action:** Recruit and train sufficient volunteers to staff the Hancock County Volunteer Fire Department (VFD).
- Action:** Develop a mutual-aid agreement with, Hancock County VFD, Sparta VFD and Hancock Correctional Institution Fire Department for training, certification and fire protection services.
- Action:** Coordinate training schedules with City of Sparta VFD.
- Action:** Seek funds to build a new fire station in Mayfield.
- Action:** Investigate building a multi-purpose Public Safety Building to house fire protection, emergency services, emergency management, Rescue Squad, 911 offices and equipment, and to serve as a training facility.
- Action:** Investigate, long-term, consolidation of fire protection services within the County and City.
- Action:** Install dry hydrants in unincorporated areas of Hancock County.
- Action:** Expand water system to areas of the County to maintain and lower ISO ratings.
- Policy:** To provide efficient and effective emergency response services to Hancock County and Sparta.
 - Action:** Establish a 911 emergency reporting system to encompass the entire County and centralize dispatching.
 - Action:** Develop a county-wide address and property numbering system to reduce response times for emergency and public safety vehicles.
 - Action:** Long-term, upgrade 911 system to Enhanced-911 system.

- Action:** Upgrade Emergency Medical Technicians to Paramedic status.
- Action:** Expand Emergency Medical Service shifts to a four person rotation.
- Action:** Utilize County building on Lake Sinclair Drive as an EMS substation.
- Action:** Investigate building a multi-purpose Public Safety Building to house fire protection, Emergency Medical Services, Emergency Management Agency, Rescue Squad, 911 offices and equipment, and to serve as a training facility.
- Action:** Coordinate training of Emergency Medical Technicians, Rescue Squad volunteers, and Emergency Management volunteers.
- Action:** Continue to upgrade Rescue Squad vehicle with equipment and training time.
- Action:** Develop a Disaster Preparedness Plan for Hancock County through FEMA.
- Action:** Investigate funding sources for warning sirens.
- Policy:** To enhance and upgrade comprehensive health and social services to the citizens of Hancock County, and to provide those services in a timely and cost-efficient manner.
 - Action:** Investigate the sale or lease of Hancock Memorial Hospital to a private or non-profit corporation.
 - Action:** Continue to work with the Community Health Center in Hancock County (Hancock County Primary Health Care Center, Inc) to develop future common health care goals.
 - Action:** Continue to increase staff and services at Hancock County Health Department.
 - Action:** Construct a new Hancock County Senior Citizens Center in the Sparta area.
 - Action:** Utilize County building on Lake Sinclair Drive as a community center.

- Action:** Continue to increase staff and services at Hancock Head Start and Mental Health Training Center.
- Policy:** To enhance and upgrade recreation facilities and leisure opportunities with the County that meet existing and future needs of citizens and visitors.
- Action:** Expand and refurbish Hancock County Park with new facilities, equipment, and parking areas.
- Action:** Construct a new multi-purpose building at the County park to house gymnasium, locker rooms, community activities spaces, and Recreation Department offices.
- Action:** Expand programs offered by Recreation Department.
- Action:** Develop color brochure advertising Recreational Department programs and opportunities.
- Action:** Develop recreation and leisure opportunities brochure for Hancock County for statewide distribution.
- Action:** Work with Georgia Power Company to develop new recreational sites on Lake Sinclair.
- Action:** Work with Sparta-Hancock Public Facilities Authority to develop a Youth Opportunity Center.
- Action:** Acquire land in Sparta for a City Park.
- Policy:** To provide effective and efficient government services and facilities which meet the existing and future needs of Hancock County.
- Action:** Explore construction of a new administrative building to house County offices and court facilities.
- Action:** Long term, renovate County Courthouse and use as judicial center, visitors center or museum for Native American and Black History.
- Action:** Form Citizens Advisory Committee to act as a sounding board for County policies.

- Action:** Continue to expand service areas of the Sparta gas system.
- Action:** Investigate building a multi-purpose Public Safety Building to house fire protection, Emergency Medical Services, Emergency Management Agency, Rescue Squad, 911 offices and equipment, and to serve as a training facility for County and City personnel.
- Action:** Consider consolidation of equipment repair and maintenance shops.
- Action:** Establish maintenance and replacement schedules and incorporate capital budgeting into the formal budget process for Hancock County.
- Policy:** To develop existing transportation facilities within the County both to upgrade service for existing and future residents and to encourage economic growth.
- Action:** Continue restriping, resurfacing and bridge repairs/replacement as needed in the County.
- Action:** Continue to work with the Local Assistance Road Program (LARP), Georgia DOT and Community Development Block Grants (CDBG) to resurface and pave streets and roads and improve drainage in the City of Sparta and throughout the County.
- Action:** Utilize CDBG funds to extend and improve sidewalks in Sparta and the adjacent areas in the County.
- Action:** Encourage Georgia DOT to prioritize the extension of Georgia SR 77 from Millmore to Lake Sinclair Drive.
- Action:** Work with Georgia DOT to complete paving of Lake Sinclair Drive.
- Action:** Improve access to Lake Sinclair area for residents and tourists by improvement of Island Creek Church Road and Sandy Run Road, Big Water East Road and Harper Cemetery Road.
- Action:** Work with Greene, Washington, Johnson and Treutlen Counties to promote the designation of SR 15 as a Developmental Highway.
- Action:** Encourage Georgia DOT to prioritize construction of a truck bypass/loop road for Sparta.

- Action:** Obtain signalization for the New High School complex on the SR 15 (Greensboro Hwy).
- Action:** Develop feasibility study for the expansion of the public transportation systems to meet the growing needs of the citizens of Hancock County.
- Policy:** To upgrade and expand water supply and treatment and improve public water service within Sparta and Hancock County in order to provide high quality water and to ensure adequate water capacity and fire protection for existing and anticipated needs.
 - Action:** Upgrade the Sparta water treatment plant to increase the chlorine contact time of water before pumping into system.
 - Action:** Long-term, explore expanding the water treatment plant capacity to 1.5 mgd, or construct a new 2.0 mgd plant to meet future needs.
 - Action:** Improve circulation and distribution problems in the Augusta Hwy. area of the Sparta Water System by installing a pressure reducing valve to bring the 250,000 gpd water tank back on-line, or move the tank to a higher elevation.
 - Action:** Expand Hancock County Water System down SR 15, Shoals Road, Old Milledgeville Highway and SR 16 towards Eatonton.
 - Action:** Undertake an engineering feasibility study for provision of water service for areas outside of the present Sparta Water System service area.
 - Action:** Investigate the eventual consolidation of City and County water systems under the Public Facilities Authority.
 - Action:** Long-term, develop an independent water supply intake on Lake Sinclair for the Hancock County Water System.
- Policy:** To provide adequate wastewater treatment and sewerage services to accommodate existing and future development.
 - Action:** Purchase land for the expansion of the sprayfields at the George F. Green Water Reclamation Facility (WRF).
 - Action:** Upgrade treatment capacity of the WRF to 500,000 gpd.

- Action:** Continue ongoing maintenance of Sparta sewerage system.
- Action:** Extend sewer to areas adjacent to Sparta outside of the present service area.
- Policy:** To enrich educational facilities, programs and services in the County so as to improve local educational and skill levels and lead the region in achievement.
- Action:** Expand the use of technology in all student areas of local schools.
- Action:** Continue to strengthen vocational programs and have all industry certified.
- Action:** Long-term, provide additional classrooms at M.E. Lewis, Sr. Elementary and close Southwest Elementary School.
- Action:** Continue to support and strengthen adult literacy and GED efforts.
- Action:** Develop a facility at the new High School for Junior ROTC program with an indoor rifle range and weapons vault.
- Action:** Explore use of the Hancock Central complex for adult educational and technical training programs.
- Action:** Coordinate adult transportation efforts with Hancock Transit System
- Action:** Undertake long-term Master Planning for educational efforts.
- Action:** Continue to support and utilize programs such as "Teach for America" to enrich educational opportunities for the youth of Hancock County.
- Action:** Undertake public/private partnerships for educational enrichment.
- Action:** Support and involve the new Technical Institute in Sandersville as a resource for enhancing educational and skill levels in the county, including development of transportation agreements, more localized training programs and community enrichment.
- Policy:** To support the library and to expand cultural opportunities for existing and future residents and to attract regional visitation.
- Action:** Seek out funding for new materials at the Sparta-Hancock County Library.

Action: Encourage the development of the Shoulderbone Indian Mounds as an State Park and an important cultural resource under the "Preservation 2000" Program.

Action: Long-term, develop the County building on Lake Sinclair Drive as a branch library.

Housing

Goal: To provide a safe and livable supply of housing in the community.

Policy: Modernize all existing apartments and occupied substandard homes in the County.

Action: The Hancock County Housing Authority will continue to pursue funding for renovation of Mayfield Apartments.

Action: Seek additional CDBG's for weatherization, plumbing modernization and structural repair for occupied homes in the county which are substandard. Studies have been conducted which identify those areas in need.

Action: Investigate grant opportunities for improvements to homes (including mobile homes) which do not qualify as substandard, but whose owners can not afford to maintain because of income constraints.

Goal: To provide an adequate supply of affordable housing in the County and the City of Sparta.

Policy: Encourage the development of multi-family housing in and around the City of Sparta.

Action: Investigate sewer and water infrastructure requirements, for and limitations to, multi-family development.

Action: Offer incentives such as tax credits or water and sewer hookup discounts for the construction of multi-family housing.

Action: Educate developers about advantages of Farmers Home Administration financing and other low and moderate income housing development incentives.

- Action:** Pursue State and Federal grants for the development of low and moderate income multi-family housing.
- Policy:** Encourage subdivision development of affordable single family homes which offer a high quality of living and a low income price.
- Action:** Investigate sewer and water infrastructure requirements for and limitations to subdivision development.
- Action:** Offer development incentives such as tax credits or water and sewer hookup discounts for the construction of low and moderate income single-family housing.
- Action:** Educate developers about advantages of Farmers Home Administration financing and other low and moderate income housing development incentives.
- Action:** Pursue State and Federal grants to assist the development of low and moderate income single-family housing.
- Goal:** To protect the aesthetic and environmental value of land in scenic areas through careful regulation of housing development.
- Policy:** Establish housing development zones to regulate lakeshore development.
- Action:** Review and amend zoning regulations to establish Housing Development Zones along Lake Sinclair which regulate the types, densities, overall housing units, setbacks and tree coverage along the lake shore.
- Policy:** Take a proactive approach in protecting scenic environments in the County from irresponsible or distasteful housing development.
- Action:** Establish areas within the County as Development Protection Zones which will, among other uses, regulate housing development in the identified scenic area.
- Action:** Review and amend zoning regulations accordingly, to establish Development Protection Zones.
- Goal:** To provide adequate, safe and convenient housing for the County and City's growing senior citizen population.

- Policy:** Expand the current supply of government subsidized senior citizen housing.
- Action:** Assess the need within the County for an additional senior citizens home.
- Action:** Explore grant alternatives to develop a sister facility to the Drummer's Home, to be located in a separate building.

Land Use

- Goal:** Provide for the balanced and orderly development of Sparta and Hancock County in accordance with the Land Use Plan and existing policies.
- Policy:** Promote the development of vacant land and the redevelopment of vacant structures in Sparta.
- Action:** Utilize Revolving Loan Fund to finance downtown revitalization and renovation of commercial structures downtown.
- Action:** Seek out funding for housing rehabilitation for structures in Sparta.
- Action:** Work with Farmers Home Administration and the Department of Housing and Urban Development to develop additional single and multi-family residential projects in Sparta for persons with low and moderate incomes.
- Action:** Recruit additional commercial and industrial developments to Sparta.
- Policy:** Encourage orderly development of areas outside of Sparta.
- Action:** Recruit additional industries for the Industrial Park.
- Action:** Provide water and sewer service to areas immediately outside of Sparta not presently served.
- Action:** Work with Farmers Home Administration and the Department of Housing and Urban Development to develop additional single and multi-family residential projects in Hancock County for persons with low and moderate incomes.

Goal: To maintain the natural and scenic beauty of the County and Sparta through conservation and land use controls.

Policy: Ensure responsible and/or limited development along the Lake Sinclair lakeshore, the Ogeechee River Corridor and other natural and scenic areas of the County.

Action: Establish "Housing Development Zones" along the shores of Lake Sinclair which include criteria for tree protection, setbacks, housing densities and lot sizes.

Action: Establish "Development Protection Zones," along the Ogeechee River corridor in order to control responsible development of all types of land uses along the river.

Action: Identify other natural or scenic areas which warrant special management.

Action: Zone major agricultural areas strictly for that purpose, to protect them from conversion to other land uses.

Goal: To allocate natural and recreational areas of the County for recreational and conservation purposes.

Policy: Create parks and recreation areas to conserve natural and historic resources and to expand tourism opportunities.

Action: Pursue the creation of the Shoulderbone Indian Mounds State Park possibly through the DNR Preservation 2000 Program.

Action: Select possible sites for the development of campgrounds and related facilities and activities along the Ogeechee River.

Action: Consider contacting the National Park Service for nomination of the Ogeechee as a Wild and Scenic River. Use along the River would be strictly regulated according to Federal protection standards.

Goal: To protect the integrity of important water resources through land use controls.

Policy: Ensure that drinking water quality is not endangered.

Action: Consider adoption of watershed protection regulations for the Lake Sinclair reservoir. Land uses along the reservoir would be mildly regulated.

Action: Comply with State law by adopting, implementing, and enforcing ordinances for groundwater recharge area protection. Primarily land fills and hazardous materials handlers are affected.

Policy: Adopt land use controls and mechanisms to minimize negative impacts to significant wetlands.

Action: Identify the County's most significant and sensitive wetlands, protect from development and minimize wetland infill.

Action: Require a wetland identification and protection plan as part of the Timber Harvesting Permit.

Policy: Protect the environmental integrity of the County's Protected River.

Action: Consider adopting an Oconee River Corridor Protection Ordinance as part of County Zoning Regulations. Natural buffers would prohibit development.

Goal: To promote recreational, cultural and natural areas of the County for the development of tourism.

Policy: Improve access to the shores of Lake Sinclair and allocate land area for public facility expansion.

Action: Conduct a transportation and accessibility study of the lakeshore to identify optimal access points and road improvements.

Action: Work with Georgia Power to allocate land and develop public services such as boat ramps and restrooms.

Goal: To protect the aesthetic and environmental value of land in scenic areas through careful regulation of housing and other land development.

Policy: Establish Housing Development Zones and Development Protection Zones.

Action: Review and amend zoning regulations to establish Housing Development Zones along Lake Sinclair which regulate the types, densities, overall housing units, setbacks and tree coverage along the lake shore.

Action: Review and amend zoning regulations to establish natural and scenic areas within the County as Development Protection Zones which will regulate all development in the identified area.

X. IMPLEMENTATION STRATEGY AND FIVE YEAR SHORT-TERM WORK PROGRAM

Introduction

As stated earlier, the Hancock County/Sparta Comprehensive Plan is a local plan developed by the citizens and leaders of Hancock County and Sparta to meet and exceed the minimum standards of the Georgia Planning Act of 1990. It is a consensus of community needs and desires to make Hancock County and Sparta an even better place in which to live and work in the future. However, the best of plans are simply guides to action; it takes concerted actions by people to make plans reality. As part of the planning process mandated by the Georgia Planning Act of 1990 and its Minimum Planning Standards and Procedures, communities must include an Implementation Strategy, including a five year Short-Term Work Program.

The purpose of the implementation strategy is to ensure that the comprehensive plan developed by a community is used by the community leaders as a guide to make decisions affecting the community's future. Too often in the past, comprehensive plans have been developed for communities but not used to help guide decisions. It is the intent of the planning act for plans to be developed so that they can be implemented and used in the local, regional, and state decision-making process. To be implemented, a local plan must have the support of the governing officials, of the local residents and of the local businesses and developers. Without residents and community involvement in the process, implementation will be difficult, at best. A community and its residents must feel ownership in its plan, and the plan must contain appropriate goals for the community and address unique needs and aspirations.

Short-Term Work Program

Strategies that Hancock County and Sparta intend to employ during the next 20 years were addressed as recommendations in the previous section on Goals, Policies and Recommendations (see Section X).

The following Five Year Short-Term Work Program provides a detailed listing of the specific programs and projects which Hancock County/Sparta need to carry out, or at least initiate, in the first five years of the planning period. Activities and projects resulting from the planning process were prioritized by Hancock County and the City of Sparta.

Each activity or project is prioritized according to the year chosen by the local office as appropriate for initiation of action. A project often will take more than one year to accomplish. Some projects may appear under more than one planning area.

These Short-Term Work Programs need to be incorporated into the decision-making and budgeting processes of Hancock County and Sparta. These guides to action should be used by Hancock County and Sparta and by other interested parties, such as the Sparta/Hancock Development Authority, as benchmarks for progress in improving Hancock County and Sparta. It would be best that as each year comes to an end, an evaluation of progress be made, any necessary changes accommodated, and a new Five-Year Work Program be established. Local governments should not wait until the end of the five years to prepare the mandated new Short-Term Work Program. The plan is and can be a community tool for improvement, not just a mandated exercise, if it is used and kept current. This requires a commitment of involved action by all concerned.

Hancock County Short-Term Work Program

ECONOMIC DEVELOPMENT

Project	Years					Responsibility			Estimated Cost	Funding Source			
	1994	1995	1996	1997	1998	City	County	Other		Local	State	Federal	Private
	Maintain contact with Georgia Department of Industry, Trade and Tourism and update their files on Sparta and Hancock County.	X	X	X	X	X		X		SHCDA			
Investigate developing a speculative building in the Industrial Park to act as a catalyst for growth.	X	X	X	X	X		X	SHCDA					
Maintain and update a list of available industrial sites within the City and County.	X	X	X	X	X		X						
Expand and upgrade utilities to meet the needs of future customers.	X	X	X	X	X	X	X		X	X			
Develop a consistent and appropriate incentives package to offer prospective businesses and industries.	X	X	X	X	X	X	X						

Hancock County Short-Term Work Program

ECONOMIC DEVELOPMENT

Project	Years					Responsibility			Estimated Cost	Funding Source			
	1994	1995	1996	1997	1998	City	County	Other		Local	State	Federal	Private
	Develop a target industry plan for marketing Sparta and Hancock County to business and industry.			X	X					SHCDA			
Develop an aggressive marketing plan for statewide distribution.		X	X					SHCDA					
Increase funding for economic development through Special Local Option Sales Tax revenue.				X	X			SHCDA	X				
Develop a consistent and appropriate incentives package to offer expanding businesses and industries.	X	X	X	X	X		X	SHCDA	X				
Utilize the Development Authority to support, publicize and recognize outstanding efforts of existing business.	X	X	X	X	X		X	SHCDA					
Undergo a Business Retention and Expansion (BREP) in-depth survey of existing industries.				X	X		X	SHCDA; Georgia Power	X				

Hancock County Short-Term Work Program

ECONOMIC DEVELOPMENT

Project	Years					Responsibility			Estimated Cost	Funding Source			
	1994	1995	1996	1997	1998	City	County	Other		Local	State	Federal	Private
	Form a Revolving Loan Fund committee with City of Sparta to utilize loan paybacks from Drummers Home project.	X		X	X	X	X	X					
Use the Revolving Loan Fund to support downtown development and economic revitalization in Sparta and Hancock County.			X	X	X	X	X					X	
Develop a market study to determine fully the extent of the Sparta/Hancock market area.				X			X		\$15,000				
Recruit an additional motel (e.g. a Jameson Inn or similar chain) for tourists and prison visitors to use.	X	X	X	X			X	SHCDA					
Coordinate economic development study with Georgia Department of Corrections to identify potential target businesses and industries.	X	X						Dept. of Corrections	\$5,000				

Hancock County Short-Term Work Program

ECONOMIC DEVELOPMENT

Project	Years					Responsibility			Estimated Cost	Funding Source			
	1994	1995	1996	1997	1998	City	County	Other		Local	State	Federal	Private
	Advocate local merchants to pursue state contracts for food, paper, building and office supplies to Hancock Correctional Institution.	X	X	X	X	X		X		Local Merchants			
Stimulate rental and multi-family residential development in the Sparta area to provide many living alternatives for HCI employees and their families.		X	X	X	X		X	Developers			X	X	
Strengthen and support local adult education and GED classes to improve resident's chances of obtaining employment at HCI.		X	X	X	X	X	X						
Continue to lobby the Department of Corrections to expand or locate additional correction facilities in Hancock County.	X	X	X	X	X		X	SHCDA					
Support and strengthen existing adult literacy and GED programs in Hancock County.	X	X	X	X	X		X			X			

Hancock County Short-Term Work Program

ECONOMIC DEVELOPMENT

Project	Years					Responsibility			Estimated Cost	Funding Source		
	1994	1995	1996	1997	1998	City	County	Other		Local	State	Federal
Coordinate transportation programs for adult education students.			X	X	X		X	Technical Institute				
Advocate that the Hancock Central campus be converted to an Adult Educational facility for post-secondary and technical training satellite center.	X	X	X				X					
Strive for Hancock County to become a "Certified Literate Community."				X	X							
Support programs such as "Cities and Schools" and "Teach for America" for increased educational potential of Hancock County students.	X	X	X	X	X			Board of Education				
Conduct a feasibility study of various potential tourism opportunities in the City and County.		X	X				X	SHCDA				\$10,000

Hancock County Short-Term Work Program

ECONOMIC DEVELOPMENT

Project	Years					Responsibility			Estimated Cost	Funding Source			
	1994	1995	1996	1997	1998	City	County	Other		Local	State	Federal	Private
	Work with the Department of Industry, Trade and Tourism on developing strategies for increasing tourism and improving historic and recreational tourist attractions.	X	X	X	X	X		X					
Investigate the cost of hiring a marketing firm to promote tourism through advertising and brochures of historic driving tours, walking tours and recreational and cultural activities.				X		X	X						
Create a committee, through the Public Facilities Authority, to develop an open air market.			X	X				Public Facility Activity					
Initiate discussions with Georgia Power to create a public/private partnership for increasing recreational activities on Lake Sinclair.	X	X	X				X	Georgia Power					

Hancock County Short-Term Work Program

ECONOMIC DEVELOPMENT

Project	Years					Responsibility			Estimated Cost	Funding Source			
	1994	1995	1996	1997	1998	City	County	Other		Local	State	Federal	Private
	Conduct a transportation and accessibility study of the lakeshore to identify optimal access points and road improvements.		X					X					
Work with Georgia Power to develop public services such as boat ramps and restrooms.	X	X	X	X	X		X	Georgia Power					
Pursue the creation of the Shoulderbone Indian Mounds State Park, possibly through the DNR Preservation 2000 Program.	X	X	X				X			X			
Investigate the feasibility of developing campgrounds, canoeing tours and rentals, and walking trails at the Ogeechee River.	X	X	X	X	X		X			X			
Consider contacting the National Park Service for nomination of the Ogeechee as a Wild and Scenic River.	X	X	X	X	X		X						

Hancock County Short-Term Work Program

NATURAL AND HISTORIC RESOURCES

Project	Years					Responsibility			Estimated Cost	Funding Source		
	1994	1995	1996	1997	1998	City	County	Other		Local	State	Federal
Establish "Housing Development Zones" along the shores of Lake Sinclair which include criteria for tree protection, setbacks, housing densities and lot sizes.		X					X					
Establish "Development Protection Zones," along the Ogeechee River corridor in order to control responsible development of all types of land uses along the river.	X						X	DNR				
Identify other natural or scenic areas which warrant special management.			X				X	DNR				
Amend the Tree Harvesting Ordinance to include required reforestation of harvested land.	X						X					
Zone major agricultural areas strictly for that purpose, to protect them from conversion to other land uses.	X						X					

Hancock County Short-Term Work Program

NATURAL AND HISTORIC RESOURCES

Project	Years					Responsibility			Estimated Cost	Funding Source			
	1994	1995	1996	1997	1998	City	County	Other		Local	State	Federal	Private
	Create and adopt a historic preservation plan which prioritizes tasks such as nominations for the historic register, renovations and grants.		X	X			X	X		Hancock Historic Preservation Committee			
Expand and advertise the Hancock Historic Preservation Committee. Generate public interest by recruiting new members and writing articles.	X	X	X	X	X	X	X	Hancock Historic Preservation Committee	Donate time				
Inform the public about tax credits available on historic preservation loans.	X					X	X	Newspaper office					X
Continue efforts to acquire grants for the Hickory Grove Baptist Church and its nomination to the National Register of Historic Places.	X	X	X					Hancock Historic Preservation Committee		X	X		
Research and apply for historic preservation grants.	X	X	X	X	X	X	X	Hancock Historic Preservation Committee		X	X	X	

Hancock County Short-Term Work Program

NATURAL AND HISTORIC RESOURCES

Project	Years					Responsibility			Estimated Cost	Funding Source		
	1994	1995	1996	1997	1998	City	County	Other		Local	State	Federal
Pursue the creation of the Shoulderbone Indian Mounds State Park, possibly through the DNR Preservation 2000 Program.	X	X					X	Preservation 2000 Program	X	X		
Investigate the feasibility of developing campgrounds, canoeing tours and rentals, and walking trails at the Ogeechee River.	X	X	X	X	X		X	Private Interest	X			X
Consider contacting the National Park Service for nomination of the Ogeechee as a Wild and Scenic River.	X	X					X				X	
Investigate participation in the National Flood Insurance Program.	X											
Encourage the Soil Conservation Service to speed up publication of the County Soil Survey.	X	X	X	X	X	X	X	Representative			X	
Consider adoption of watershed protection regulations for the Lake Sinclair reservoir.	X	X					X					

Hancock County Short-Term Work Program

NATURAL AND HISTORIC RESOURCES

Project	Years					Responsibility			Estimated Cost	Funding Source			
	1994	1995	1996	1997	1998	City	County	Other		Local	State	Federal	Private
	Comply with State law by adopting, implementing, and enforcing ordinances for groundwater recharge area protection.	X	X					X					
Identify the County's most significant and sensitive wetlands and protect from development.	X	X	X	X	X								
Conduct a public awareness campaign to encourage responsible land disturbance with regards to wetlands.	X												
Enforce development permits more strictly.													
Place more emphasis on compliance and inspection.													
Pay close attention to wetland protection and minimize wetland infill.													
Require a wetland identification and protection plan as part of the Timber Harvesting Permit.	X												

Hancock County Short-Term Work Program

NATURAL AND HISTORIC RESOURCES

Project	Years					Responsibility			Estimated Cost	Funding Source			
	1994	1995	1996	1997	1998	City	County	Other		Local	State	Federal	Private
	Consider adopting an Oconee River Corridor Protection Ordinance as part of County Zoning Regulations.	X											
If colonies or habitats of endangered plant and animals are discovered, they should be set aside for protection from destruction.	X	X	X	X	X	X	X	Citizens		X		X	

Hancock County Short-Term Work Program

COMMUNITY FACILITIES

Project	Years					Responsibility			Estimated Cost	Funding Source			
	1994	1995	1996	1997	1998	City	County	Other		Local	State	Federal	Private
	Law enforcement agencies must continue to train and educate themselves with the latest law enforcement techniques.	X	X	X	X	X		X					
Law Enforcement agencies must continue to upgrade vehicles and equipment with technology changes.	X	X	X	X	X		X						
Establish coordinated training schedules for Sheriff's Department, Sparta Police and County Police.						X	X						
Investigate consolidation of County Police and Sheriff's Department.	X	X	X										
Utilize County building on Lake Sinclair as a Sheriff's or County Police substation.				X	X								
Establish a County-wide volunteer fire department and reduce the service area of the Sparta Volunteer Fire Department.		X	X	X	X		X		SPWST X	X			

Hancock County Short-Term Work Program

COMMUNITY FACILITIES

Project	Years					Responsibility			Estimated Cost	Funding Source			
	1994	1995	1996	1997	1998	City	County	Other		Local	State	Federal	Private
	Hire a person to serve as a full-time Fire Coordinator, to oversee all fire protection services in the Hancock County Volunteer Fire Department.		X										
Establish Fire Stations in the Devereux, Hickory Grove and Linton communities. These stations may be established over a period of years.			X	X	X								
Recruit and train sufficient volunteers to staff the Hancock County Volunteer Fire Department (VFD).		X	X	X	X								
Develop a mutual-aid agreement with, Hancock County VFD, Sparta VFD and Hancock Correctional Institution Fire Department for training, certification and fire protection services.	X	X											
Coordinate Hancock County Fire Department training schedules with City of Sparta VFD.	X	X	X										

Hancock County Short-Term Work Program

COMMUNITY FACILITIES

Project	Years					Responsibility			Estimated Cost	Funding Source			
	1994	1995	1996	1997	1998	City	County	Other		Local	State	Federal	Private
	Support Lake Sinclair Volunteer Fire Department in their efforts to gain compliance.	X	X					X					
Seek funds to build a new fire station in Mayfield.		X					X		\$50,000				
Investigate building a multi-purpose Public Safety Building to house fire protection, emergency services, emergency management, Rescue Squad, 911 offices and equipment, and to serve as a training facility.	X	X					X						
Investigate long-term consolidation of fire protection services within the County and City.					X								
Install dry hydrants in unincorporated areas of Hancock County.		X	X				X						
Expand water system to areas of the County to maintain and lower ISO ratings.		X	X	X	X		X					X	

Hancock County Short-Term Work Program

COMMUNITY FACILITIES

Project	Years					Responsibility			Estimated Cost	Funding Source			
	1994	1995	1996	1997	1998	City	County	Other		Local	State	Federal	Private
	Establish a 911 emergency reporting system to encompass the entire County and centralize dispatching.		X										
Develop a county-wide address and property numbering system to reduce response times for emergency and public safety vehicles.		X											
Upgrade Emergency Medical Technicians to Paramedic status.		X	X				X	EMS					
Expand Emergency Medical Service shifts to a four person rotation.		X											
Utilize County building on Lake Sinclair Drive as an EMS substation.					X								
Coordinate training of Emergency Medical Technicians, Rescue Squad volunteers, and Emergency Management volunteers.		X	X	X		X	X						

Hancock County Short-Term Work Program

COMMUNITY FACILITIES

Project	Years					Responsibility			Estimated Cost	Funding Source		
	1994	1995	1996	1997	1998	City	County	Other		Local	State	Federal
Continue to upgrade Rescue Squad vehicle with equipment and training time.			X	X	X		X					
Develop a Disaster Preparedness Plan for Hancock County through FEMA.				X								
Investigate funding sources for warning sirens.		X	X									
Investigate the sale or lease of Hancock Memorial Hospital to a private or non-profit corporation.	X	X					X	Hospital Authority				
Open a line of communication with the Community Health Center in Hancock County (Hancock County Primary Health Care Center, Inc) to coordinate future common health care goals.												
Continue to increase staff and services at Hancock County Health Department.	X	X	X									
Construct a new Senior Citizens Center in Sparta.	X	X										

Hancock County Short-Term Work Program

COMMUNITY FACILITIES

Project	Years					Responsibility			Estimated Cost	Funding Source			
	1994	1995	1996	1997	1998	City	County	Other		Local	State	Federal	Private
	Utilize County building on Lake Sinclair Drive as a community center.	X	X	X	X	X		X			X		
Continue to increase staff and services at Hancock Head Start and Mental Health Training Center.	X	X	X	X	X		X		X	X			
To enhance and upgrade recreation facilities and leisure opportunities with the County that meet existing and future needs of citizens and visitors.	X	X	X	X	X		X		SPWST X	X			
Expand and refurbish Hancock County Park with new facilities, equipment, and parking areas.		X	X										
Construct a new multi-purpose building at the County park to house gymnasium, locker rooms, community activities spaces, and Recreation Department offices.			X	X	X								
Expand programs offered by Recreation Department.	X	X	X	X	X								

COMMUNITY FACILITIES

Hancock County Short-Term Work Program

Project	Years					Responsibility			Estimated Cost	Funding Source			
	1994	1995	1996	1997	1998	City	County	Other		Local	State	Federal	Private
	Develop color brochure advertising Recreational Department programs and opportunities.		X					X					
Develop recreation and leisure opportunities brochure for Hancock County for statewide distribution.		X											
Work with Georgia Power Company to develop new recreational sites on Lake Sinclair.	X	X	X	X	X								
Work with Sparta-Hancock Public Facilities Authority to develop a Youth Opportunity Center.	X	X						Public Facility Authority					
Explore construction of a new administrative building to house County offices and court facilities.		X	X	X			X					\$1.5 million	
Form Citizens Advisory Committee to act as a sounding board for County policies.		X											
Consider consolidation of equipment repair and maintenance shops.		X	X			X	X						

COMMUNITY FACILITIES

Hancock County Short-Term Work Program

Project	Years					Responsibility			Estimated Cost	Funding Source			
	1994	1995	1996	1997	1998	City	County	Other		Local	State	Federal	Private
	Establish maintenance and replacement schedules and incorporate capital budgeting into the formal budget process for Hancock County.		X										
Continue restriping and bridge repairs/replacement as needed in the County.	X	X	X	X									
Utilize CDBG funds to extend and improve sidewalks in Sparta and the adjacent areas in the County.													
Encourage Georgia DOT to prioritize the extension of Georgia SR 77 from Millmore to Lake Sinclair Drive.	X	X	X				X		X	X			
Improve access to Lake Sinclair area for residents and tourists by improvement of Island Creek Church Road and Sandy Run Road.		X	X	X					X	X			
Work with Greene, Washington, Johnson and Treutlen Counties to promote the designation of SR 15 as a Developmental Highway.	X	X	X	X			X						

Hancock County Short-Term Work Program

COMMUNITY FACILITIES

Project	Years					Responsibility			Estimated Cost	Funding Source			
	1994	1995	1996	1997	1998	City	County	Other		Local	State	Federal	Private
	Encourage Georgia DOT to prioritize construction of a truck bypass/loop road for Sparta.	X	X	X									
Obtain signalization for the New High School complex on the SR 15 Greensboro Hwy.		X											
Develop feasibility study for the expansion of the public transportation systems to meet the growing needs of the citizens of Hancock County.		X					X		X				
Expand Hancock County Water System down SR 15, Shoals Road, Old Milledgeville Highway and SR 16 towards Eatonton.		X					X		X	X			
Investigate the eventual consolidation of City and County water systems under the Public Facilities Authority.					X	X	X						
Expand the use of technology in all student areas of local schools.	X	X	X	X	X		X	Board of Education					
Continue to strengthen vocational programs and have all industry certified.	X	X	X	X	X			Board of Education	X	X			

Hancock County Short-Term Work Program

COMMUNITY FACILITIES

Project	Years					Responsibility			Estimated Cost	Funding Source			
	1994	1995	1996	1997	1998	City	County	Other		Local	State	Federal	Private
	Continue to support and strengthen adult literacy and GED efforts.	X	X	X	X	X		X		Board of Education			
Develop a facility at the new High School for Junior ROTC program with an indoor rifle range and weapons vault.			X	X	X			Board of Education	X	X			
Coordinate adult transportation efforts with Hancock Transit System				X	X		X	Board of Education					
Continue to support and utilize programs such as "Teach for America" to enrich educational opportunities for the youth of Hancock County.	X	X	X	X	X		X	Board of Education		X	X		
Undertake public/private partnerships for educational enrichment.		X	X	X	X			Board of Education	X	X			

Hancock County Short-Term Work Program

COMMUNITY FACILITIES

Project	Years					Responsibility			Estimated Cost	Funding Source			
	1994	1995	1996	1997	1998	City	County	Other		Local	State	Federal	Private
	Support and involve the new Technical Institute in Sandersville as a resource for enhancing educational and skill levels in the county, including development of transportation agreements, more localized training programs and community enrichment.			X	X	X		X					
Seek out funding for new materials at the Sparta-Hancock County Library.		X	X			X	X		X	X			
Encourage the development of the Shoulderbone Indian Mounds as an State Park and an important cultural resource under the "Preservation 2000" Program.	X	X	X				X	DNR	X	X			

Hancock County Short-Term Work Program

COMMUNITY FACILITIES

Project	Years					Responsibility			Estimated Cost	Funding Source			
	1994	1995	1996	1997	1998	City	County	Other		Local	State	Federal	Private
	Law enforcement agencies must continue to train and educate themselves with the latest law enforcement techniques.	X	X	X	X	X		X					
Law Enforcement agencies must continue to upgrade vehicles and equipment with technology changes.	X	X	X	X	X		X						
Establish coordinated training schedules for Sheriff's Department, Sparta Police and County Police.						X	X						
Investigate consolidation of County Police and Sheriff's Department.	X	X	X										
Utilize County building on Lake Sinclair as a Sheriff's or County Police substation.				X	X								
Establish a County-wide volunteer fire department and reduce the service area of the Sparta Volunteer Fire Department.		X	X	X	X		X		SPWST X	X			

Hancock County Short-Term Work Program

COMMUNITY FACILITIES

Project	Years					Responsibility			Estimated Cost	Funding Source			
	1994	1995	1996	1997	1998	City	County	Other		Local	State	Federal	Private
	Hire a person to serve as a full-time Fire Coordinator, to oversee all fire protection services in the Hancock County Volunteer Fire Department.		X										
Establish Fire Stations in the Devereux, Hickory Grove and Linton communities. These stations may be established over a period of years.			X	X	X								
Recruit and train sufficient volunteers to staff the Hancock County Volunteer Fire Department (VFD).		X	X	X	X								
Develop a mutual-aid agreement with, Hancock County VFD, Sparta VFD and Hancock Correctional Institution Fire Department for training, certification and fire protection services.	X	X											
Coordinate Hancock County Fire Department training schedules with City of Sparta VFD.	X	X	X										

Hancock County Short-Term Work Program

COMMUNITY FACILITIES

Project	Years					Responsibility			Estimated Cost	Funding Source		
	1994	1995	1996	1997	1998	City	County	Other		Local	State	Federal
Support Lake Sinclair Volunteer Fire Department in their efforts to gain compliance.	X	X										
Seek funds to build a new fire station in Mayfield.		X					X		\$50,000	X		
Investigate building a multi-purpose Public Safety Building to house fire protection, emergency services, emergency management, Rescue Squad, 911 offices and equipment, and to serve as a training facility.	X	X					X			X		
Investigate long-term consolidation of fire protection services within the County and City.					X							
Install dry hydrants in unincorporated areas of Hancock County.		X	X				X					
Expand water system to areas of the County to maintain and lower ISO ratings.		X	X	X	X		X				X	

Hancock County Short-Term Work Program

COMMUNITY FACILITIES

Project	Years					Responsibility			Estimated Cost	Funding Source		
	1994	1995	1996	1997	1998	City	County	Other		Local	State	Federal
Establish a 911 emergency reporting system to encompass the entire County and centralize dispatching.		X										
Develop a county-wide address and property numbering system to reduce response times for emergency and public safety vehicles.		X										
Upgrade Emergency Medical Technicians to Paramedic status.		X	X				X	EMS				
Expand Emergency Medical Service shifts to a four person rotation.		X										
Utilize County building on Lake Sinclair Drive as an EMS substation.					X							
Coordinate training of Emergency Medical Technicians, Rescue Squad volunteers, and Emergency Management volunteers.		X	X	X		X	X					

Hancock County Short-Term Work Program

COMMUNITY FACILITIES

Project	Years					Responsibility				Estimated Cost	Funding Source		
	1994	1995	1996	1997	1998	City	County	Other	Local		State	Federal	Private
	Continue to upgrade Rescue Squad vehicle with equipment and training time.			X	X	X		X					
Develop a Disaster Preparedness Plan for Hancock County through FEMA.				X									
Investigate funding sources for warning sirens.		X	X										
Investigate the sale or lease of Hancock Memorial Hospital to a private or non-profit corporation.	X	X					X	Hospital Authority					
Open a line of communication with the Community Health Center in Hancock County (Hancock County Primary Health Care Center, Inc) to coordinate future common health care goals.													
Continue to increase staff and services at Hancock County Health Department.	X	X	X										
Construct a new Senior Citizens Center in Sparta.	X	X											

Hancock County Short-Term Work Program

COMMUNITY FACILITIES

Project	Years					Responsibility			Estimated Cost	Funding Source			
	1994	1995	1996	1997	1998	City	County	Other		Local	State	Federal	Private
	Utilize County building on Lake Sinclair Drive as a community center.	X	X	X	X	X		X			X		
Continue to increase staff and services at Hancock Head Start and Mental Health Training Center.	X	X	X	X	X		X		X	X			
To enhance and upgrade recreation facilities and leisure opportunities with the County that meet existing and future needs of citizens and visitors.	X	X	X	X	X		X		SPWST X	X			
Expand and refurbish Hancock County Park with new facilities, equipment, and parking areas.		X	X										
Construct a new multi-purpose building at the County park to house gymnasium, locker rooms, community activities spaces, and Recreation Department offices.			X	X	X								
Expand programs offered by Recreation Department.	X	X	X	X	X								

Hancock County Short-Term Work Program

COMMUNITY FACILITIES

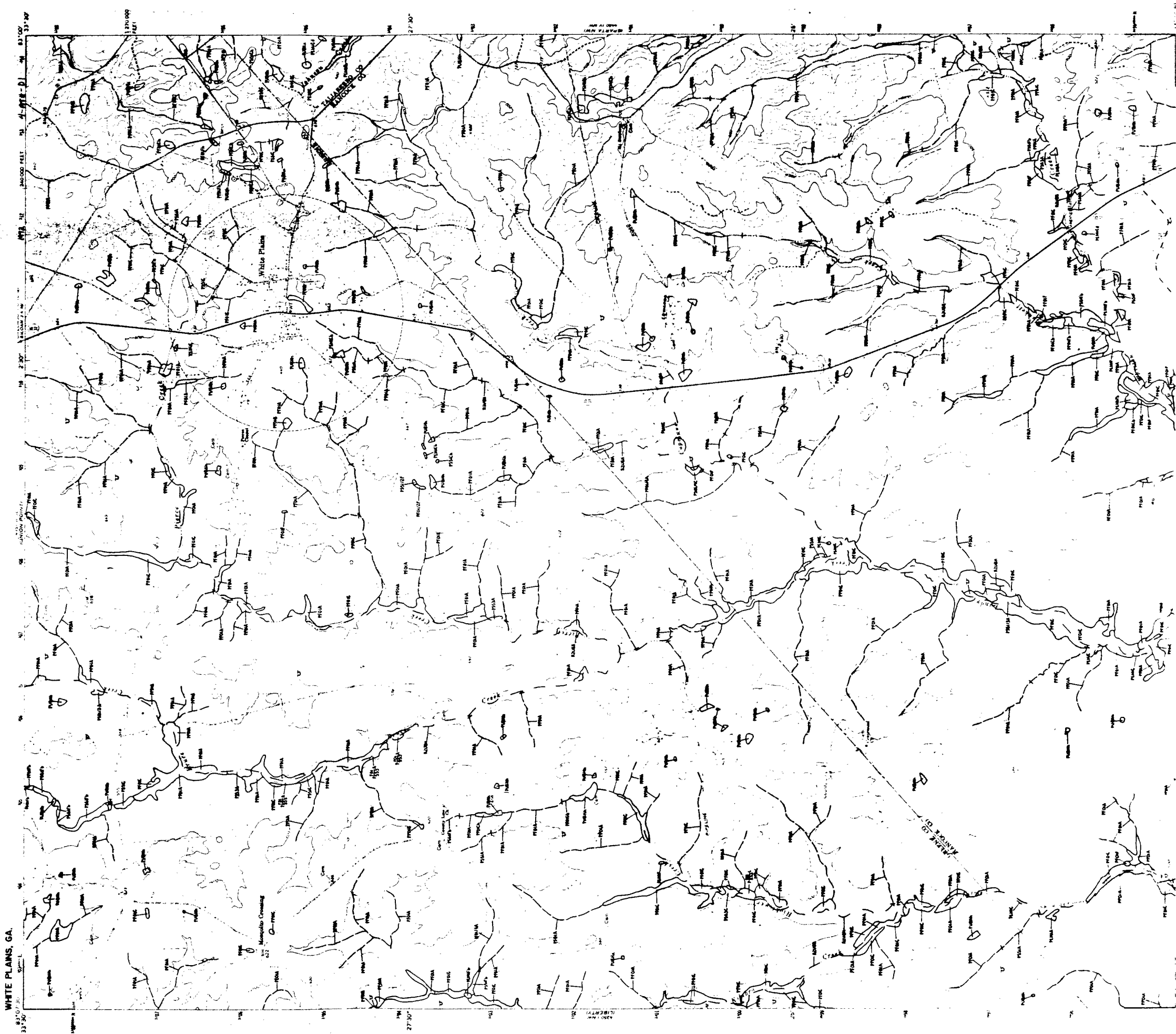
Project	Years						Responsibility			Estimated Cost	Funding Source			
	1994	1995	1996	1997	1998	City	County	Other	Local		State	Federal	Private	
	Develop color brochure advertising Recreational Department programs and opportunities.		X					X						
Develop recreation and leisure opportunities brochure for Hancock County for statewide distribution.		X												
Work with Georgia Power Company to develop new recreational sites on Lake Sinclair.	X	X	X	X										
Work with Sparta-Hancock Public Facilities Authority to develop a Youth Opportunity Center.	X	X						Public Facility Authority						
Explore construction of a new administrative building to house County offices and court facilities.		X	X	X			X							
Form Citizens Advisory Committee to act as a sounding board for County policies.		X												
Consider consolidation of equipment repair and maintenance shops.		X	X			X	X							

COMMUNITY FACILITIES

Hancock County Short-Term Work Program

Project	Years					Responsibility			Estimated Cost	Funding Source			
	1994	1995	1996	1997	1998	City	County	Other		Local	State	Federal	Private
	Establish maintenance and replacement schedules and incorporate capital budgeting into the formal budget process for Hancock County.		X										
Continue restriping and bridge repairs/replacement as needed in the County.	X	X	X	X									
Utilize CDBG funds to extend and improve sidewalks in Sparta and the adjacent areas in the County.													
Encourage Georgia DOT to prioritize the extension of Georgia SR 77 from Millmore to Lake Sinclair Drive.	X	X	X				X		X	X			
Improve access to Lake Sinclair area for residents and tourists by improvement of Island Creek Church Road and Sandy Run Road.		X	X	X					X	X			
Work with Greene, Washington, Johnson and Treutlen Counties to promote the designation of SR 15 as a Developmental Highway.	X	X	X	X			X						

NATIONAL WETLANDS INVENTORY
UNITED STATES DEPARTMENT OF THE INTERIOR

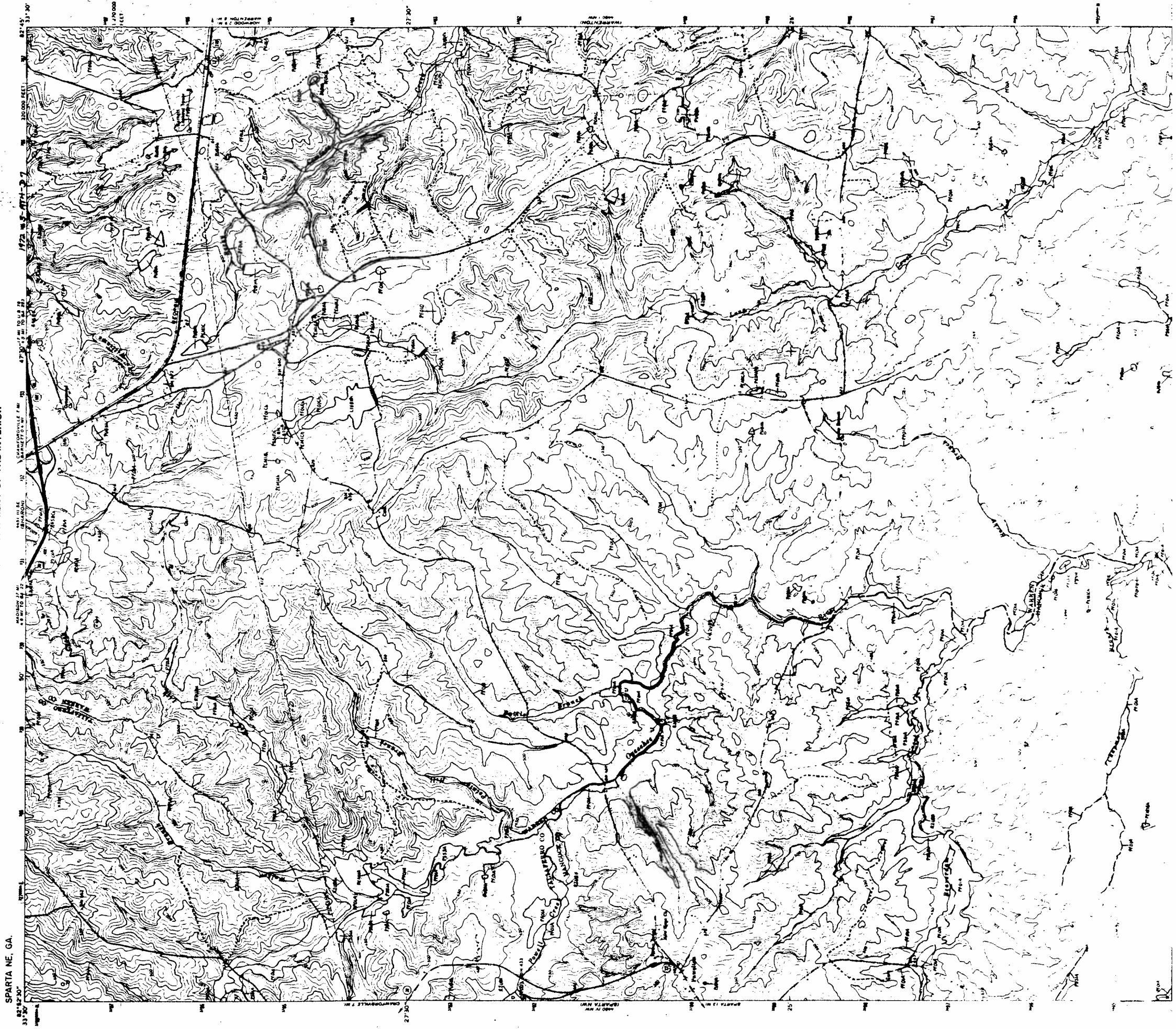


WHITE PLAINS, GA.
81° 30' N
83° 00' W

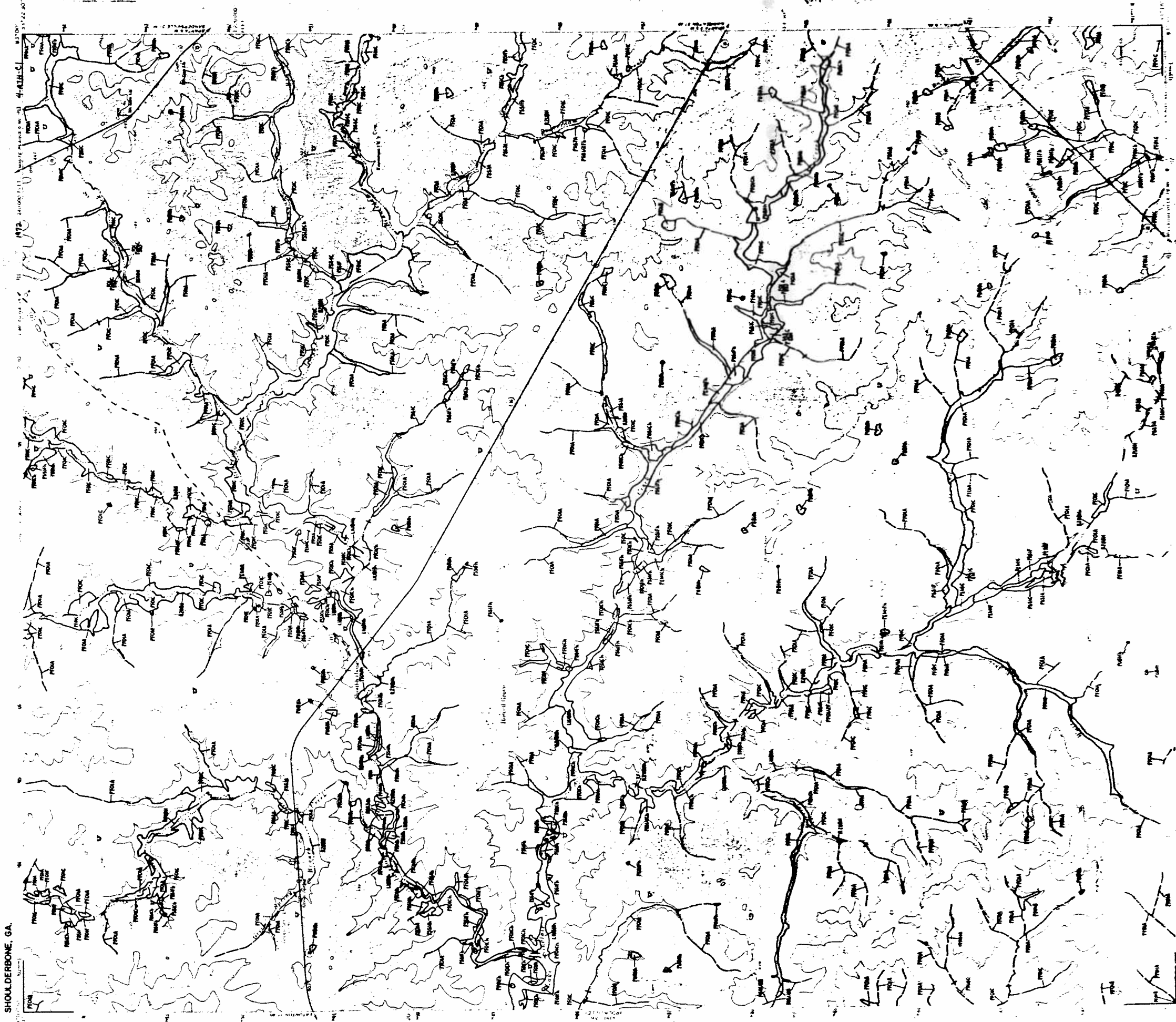
81° 30' N
83° 00' W

WHITE PLAINS, GA

NATIONAL WETLANDS INVENTORY
UNITED STATES DEPARTMENT OF THE INTERIOR



NATIONAL WETLANDS INVENTORY
UNITED STATES DEPARTMENT OF THE INTERIOR

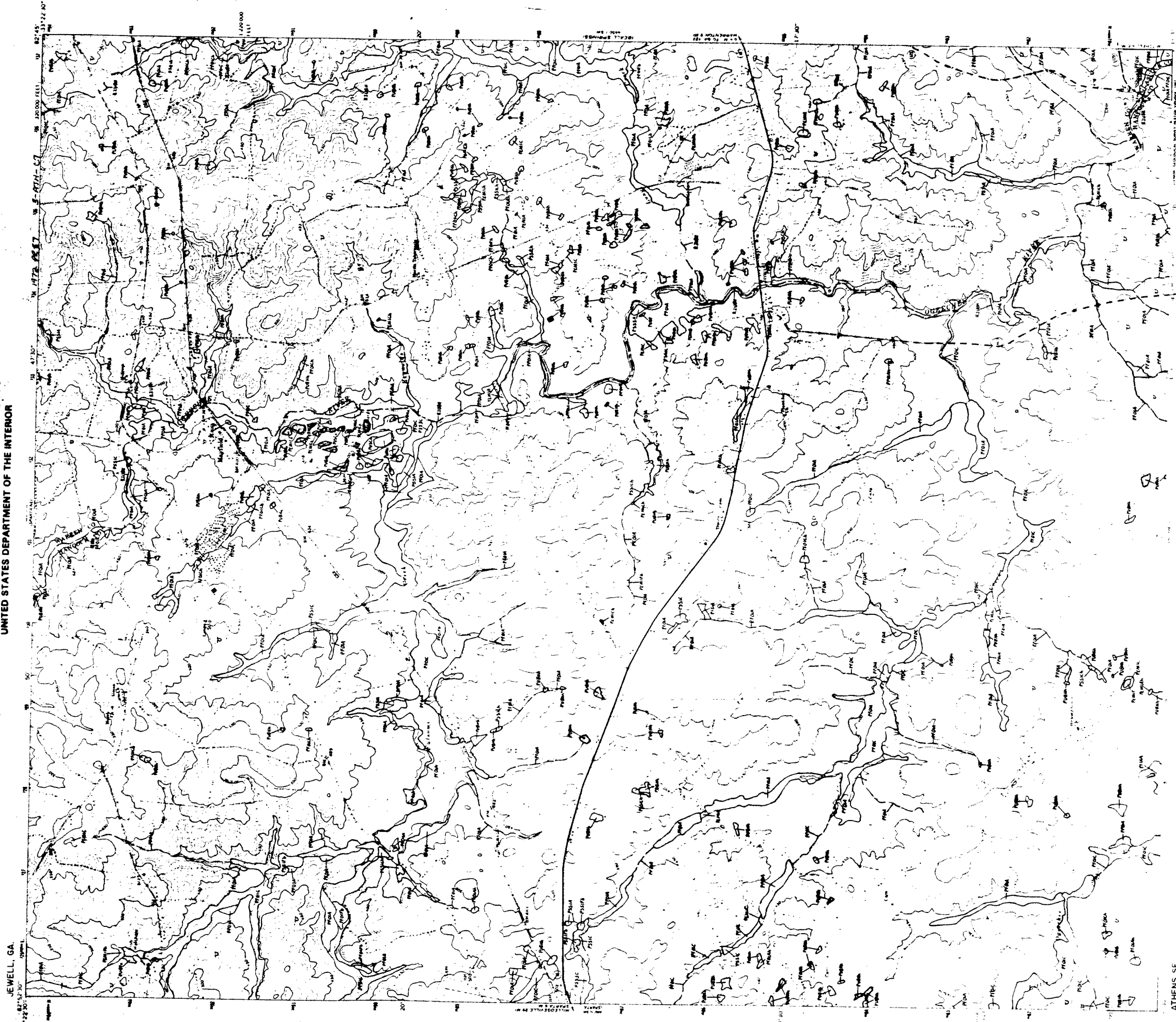


SHOULDERBONE, GA.

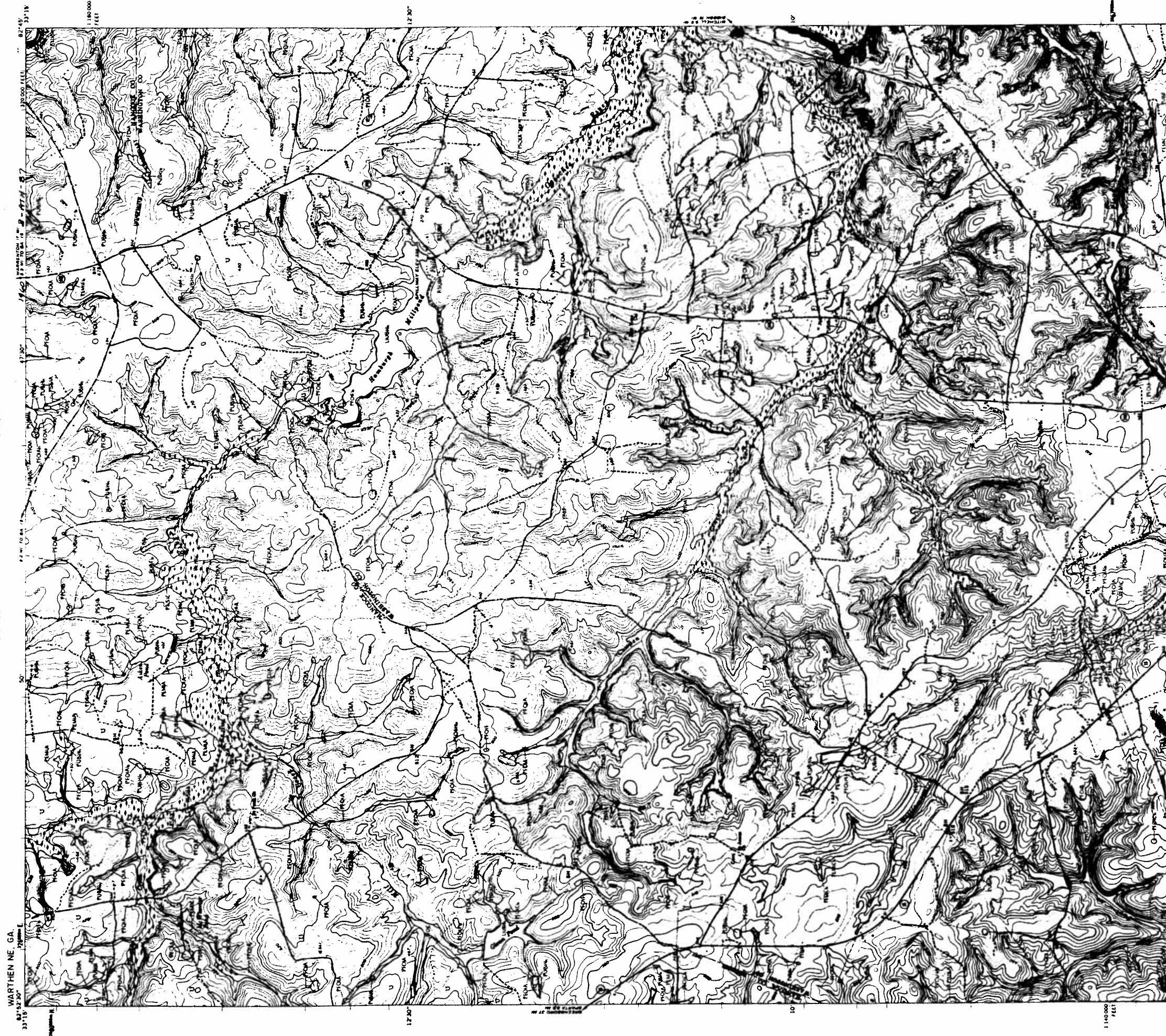
ATHENS SW
MILLEDGEVILLE

SHOULDERBONE, GA.

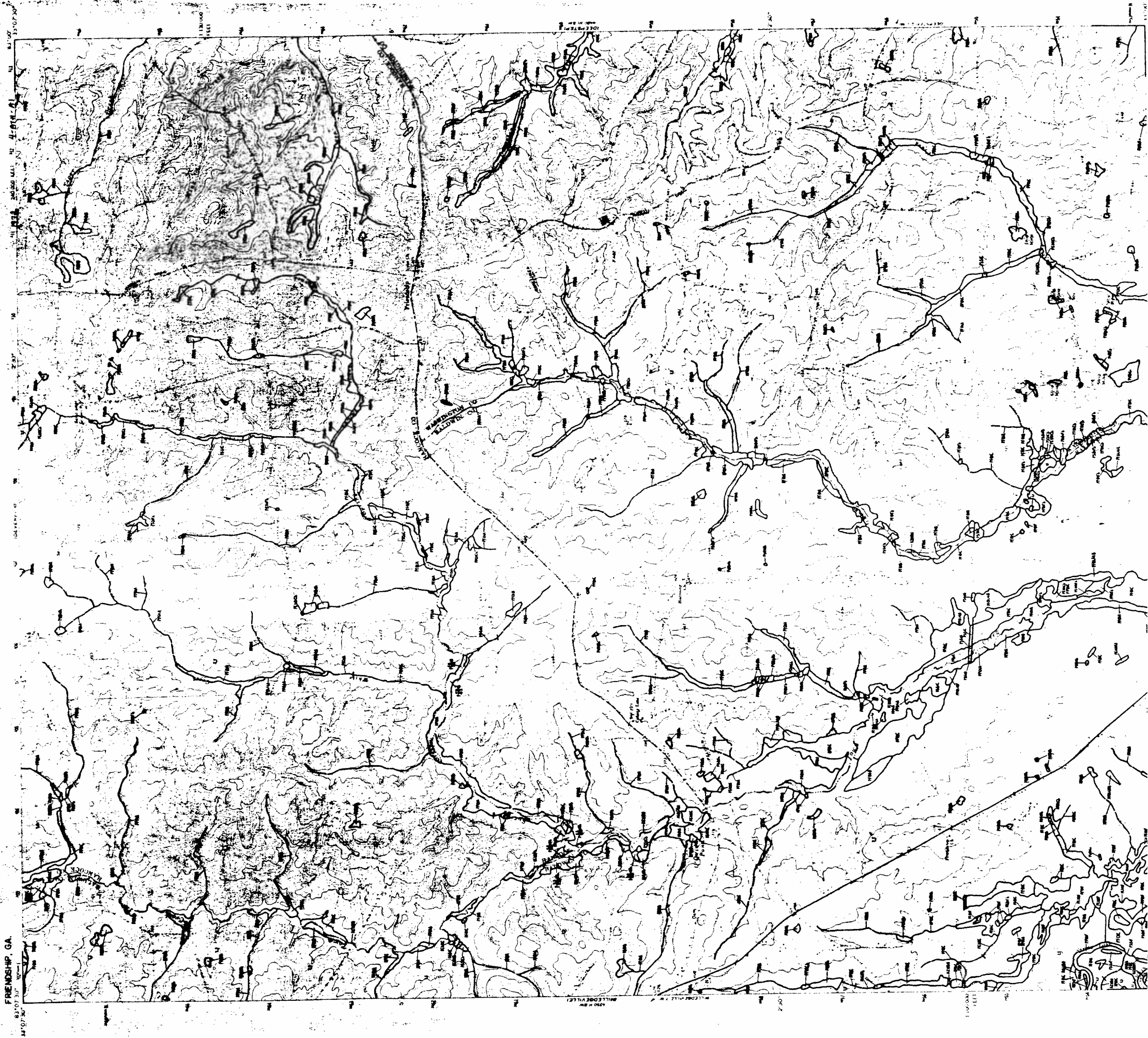
NATIONAL WETLANDS INVENTORY
UNITED STATES DEPARTMENT OF THE INTERIOR



NATIONAL WETLANDS INVENTORY
UNITED STATES DEPARTMENT OF THE INTERIOR



NATIONAL WETLANDS INVENTORY
UNITED STATES DEPARTMENT OF THE INTERIOR



FREMONT, GA.

31° 07' 30" N
81° 07' 30" W

1:25,000
MILLIGAN VILLAGE
1217143001100

APPENDIX B
GROUNDWATER RECHARGE AREA
PROTECTION CRITERIA

2. 125% of the subdivision minimum lot size of DHR Table MT-1 if they are within a medium pollution susceptibility area.
 3. 110% of the subdivision minimum lot size of DHR Table MT-1 if they are within a low pollution susceptibility area.
- g) New mobile home parks served by septic tank/drain field system shall have lots of spaces having the following size limitation as identified on Table MT-2 of the Department of Human Resources's Manual for On-Site Sewage Management Systems (hereinafter "DHR Table MT-2")
1. 150% of the subdivision minimum lot of space size of DHR Table MT-2 if they are within a high pollution susceptibility area;
 2. 125% of the subdivision minimum lot or space size of DHR Table MT-2 if they are within a medium pollution susceptibility area; and
 3. 110% of the subdivision minimum lot or space size of DHR Table MT-2 if they are within a low pollution susceptibility area.
- h) If a local government requires a larger lot size than that required by (f) above for homes or by (g) above for mobile homes, the larger lot size shall be used.
- i) Local governments at their option may exempt from the requirements of (f) or (g) any lot of record on the date of their adoption of these lot size standards.
- j) No construction may proceed on a building or mobile home to be served by a septic tank unless the County health department first approves the proposed septic tank installation as meeting the requirements of the DHR Manual and (f), (g), (h) and (i) above.
- k) Each Regional Development Center is responsible for considering, in its regional plan, the cumulative environmental effects of a significant number of septic tank systems being used in close proximity of each other. In so considering the Regional Development Center shall not approve any local plans which would result in adverse environmental effects on another area. A Regional Development Center may consult with the Department of Human Resources and Department of Natural Resources for technical assistance as to appropriate densities of lots served by septic tanks in significant recharge areas.
- l) New facilities which handle hazardous materials, of types and in amounts determined by Department of Natural Resources, shall perform their operations on impermeable

- surfaces having spill and leak collection systems, as prescribed by Department of Natural Resources.
- m) The Department of Natural Resources shall require conservative design in any new permits for the spray irrigation of wastewaters or the land spreading of wastewater sludges in areas having high pollution susceptibility. This shall be accomplished by comparing the Department's CRITERIA FOR SLOW RATE LAND TREATMENT (February, 1986 or latest edition) with amendment and other technical publications to site specific information submitted by a registered professional engineer for each project.
 - n) Permanent storm water infiltration basins shall not be constructed in areas having high pollution susceptibility.
 - o) Exclusive of mining settling basins, new wastewater treatment basins shall have an impermeable liner in areas having high pollution susceptibility.
4. Local governments having jurisdictional authority over all significant recharge areas shall adopt, implement, and enforce ordinances for recharge areas protection at least as stringent as the standards developed by the Department of Natural Resources.

APPENDIX C RIVER CORRIDOR PROTECTION CRITERIA

APPENDIX: C: River Corridor Protection Criteria

A. A Bill To Be Entitled An Act

To amend Article 1 of Chapter 2 of the Title 12 of the Official Code of Georgia Annotated, relating to general provisions concerning the Department of Natural Resources, so as to provide for the promulgation of minimum standards and procedures relative to the protection of mountains and river corridors; to define certain terms; to provide for the content of minimum standards for regulated activities within river corridors; to provide for the content of minimum standards for land-disturbing activities within protected mountain areas; to provide for the powers and duties of the Department of Natural Resources with regard to such minimum standards; to repeal conflicting laws; and for other purposes.

B. Be It Enacted By The General Assembly of Georgia

Section 1. Article 1 of Chapter 2 of Title 12 of the Official Code of Georgia Annotated, relating to general provisions concerning the Department of Natural Resources, is amended by striking Code Section 12-2-8, relating to the promulgation of minimum standards and procedures for the protection of natural resources, environment, and vital areas of the State, in its entirety and inserting in its place a new Code Section 12-2-8 to read as follows:

"12-2-8. (a) The local governments of the State of Georgia are of vital importance to the State and its citizens. The State has an essential public interest in promoting, developing, sustaining, and assisting local governments. The natural resources, environment, and vital areas of the State are also of vital importance to the State and its citizens. The State has an essential public interest in establishing minimum standards for land use in order to protect and preserve its natural resources, environment, and vital areas. The purpose of this Code Section is to provide for the department to serve these essential public interests of the State. This Code Section shall be liberally constructed to achieve its purpose. This Code Section is enacted pursuant to the authority granted to the General Assembly in the Constitution of the State of Georgia, including, but not limited to, the authority provided in Article III, Section VI, Paragraphs I and II(a)(1) and Article IX, Section II, Paragraphs III and IV.

(b) The department is therefore authorized to develop minimum standards and procedures, in accordance with paragraphs (2) of subsection (b) of Code Section 50-8-7.1 and in accordance with the procedures provided in Code Section 50-8-7.2 for the promulgation of minimum standards and procedures, for the protection of the natural resources, environment, and vital areas of the State, including, but not limited to, the protection of mountains, the protection of river corridors, the protection of watersheds of streams and reservoirs which are to be used for public water supply, for the protection of the purity of ground water, and for the protection of wetlands, which minimum standards and procedures shall be used by local

governments in developing, preparing, and implementing their comprehensive plans as that term is defined in paragraph (3) of subsection (a) of Code Section 50-8-2.

(c) As used in this Code Section, the term:

(1) "Land-disturbing activity" means any grading, scraping, excavating, or filling of land, clearing of vegetation, and any construction, rebuilding, or alteration of a structure. Land-disturbing activity shall not include activities such as ordinary maintenance and landscaping operations, individual home gardens, yard and grounds upkeep, repairs, additions or minor modifications to a single-family residence, and the cutting of firewood for personal use.

(2) "Mountain" or "protected mountain" means all land area 2,200 feet or more above mean sea level, that has a percentage slope of 25% or greater for at least 500 feet horizontally and shall include the crests, summits, and ridge tops which lie at elevations higher than any such area.

(3) "River corridor" means all land not regulated under Code Sections 12-5-440 through 12-5-457, and Coastal Marshland Protection Act, in the areas of a perennial stream or watercourse with an average annual flow of at least 400 cubic feet per second as defined by the United States Geologic Survey and being within 100 feet on both sides of the river as measured from the river banks at mean high water.

(d) The minimum standards and procedures for watershed protection referred to in subsection (b) of this Code Section shall specifically include, but shall not be limited to, buffer areas along streams and reservoirs, land development densities, and land use activities. The department may adopt differing minimum standards and procedures of watershed protection based on the size of the watershed, the size of the flow volume of the stream or reservoir, and whether or not the actual use of the municipal water supply is existing or proposed.

(e) The minimum standards and procedures for protection of ground water referred to in subsection (b) of this Code Section, shall also specifically include, but shall not be limited to, land use activities and development densities for the protection of ground water. The department may adopt differing minimum standards and procedures for ground-water purity protection based on the relative sizes, depths, and water volumes of various aquifers and based on the relative susceptibility of ground water to contamination by various land use activities and development densities.

(f) The minimum standards and procedures for protection of wetlands referred to in subsection (b) of this Code Section shall include, but shall not be limited to, land use activities, land development densities, and activities which involve alteration of wetlands. The department may adopt differing minimum standards and procedures for wetlands protection based on the size

or type of the wetlands, the need to protect endangered or protected species or other unusual resources, and the need for a particular land use activity which will affect a wetland.

(g) The department shall, by January 1, 1992, promulgate the minimum standards and procedures for protection of river corridors referred to in subsection (b) of this Code Section including, but not limited to, regulated activities within river corridor areas. In promulgating such standards, the department may classify river corridor areas and activities by type, size, and other factors relevant to the advancement of the policies and purposes of this Code Section. Such standards shall include, but are not limited to, the following:

(1) Perennial river corridors shall be protected by the following criteria:

(a) A natural vegetative buffer area shall be maintained for a distance of 100 feet on both sides of the stream as measured from the stream banks; provided, however, that nothing in such standards shall prohibit or be construed to prohibit the building of a single-family dwelling, including the usual appurtenances thereto, within said area subject to the following conditions:

(i) such dwelling must be in compliance with all other local zoning regulations;

(ii) a septic tank or tanks serving such dwelling may be located in said area but the drainfield for any such tank or tanks must be outside said area; and

(iii) any such dwelling must be located on a tract containing at least two acres of land and there shall be only one such dwelling on each such two acres or larger tract; and

(b) Except as expressly provided otherwise in subparagraph (A) of this paragraph, septic tanks and septic tank drainfields are prohibited within such set back area; and

(c) Such criteria shall provide for encroachments into the buffer area as needed for the construction of public roads and public utility crossings of river corridors and must meet all applicable requirements of Chapter 7 of this title, the "Erosion and Sedimentation Act of 1975, and of any applicable local ordinances on soil erosion and sedimentation control.

(2) Local governments shall identify existing river corridors and shall adopt river corridor protection plans as part of their planning process. Local governments may exempt from the planning process:

(A) Land uses existing prior to the promulgation of a river corridor protection plan from the criteria of a river corridor protection plan;

(B) Mining activities permitted by the Department of Natural Resources pursuant to Part 3 of Article 2 of Chapter 4 of this title, the "Georgia Surface Mining act of 1968," from the criteria of the river corridor protection plan; and

(C) Utilities from the buffer and set back area criteria of the river corridor protection plan if such utilities cannot feasibly be located outside of such areas, provided:

- (i) The utilities shall be located as far from the stream bank as reasonably possible;
- (ii) The installation and maintenance of the utilities shall be such as to protect the integrity of the buffer and set back areas as well as is reasonably possible; and
- (iii) The utilities shall not impair the drinking quality of the stream water; and

(D) Specific forestry and agricultural activities from buffer and set back criteria in accordance with the following conditions:

- (i) The activity shall be consistent with the best management practices established by the Georgia Forestry Commission or the Georgia Soil and Water Conservation Commission; and
- (ii) The activity shall not impair the drinking quality of the stream water as defined by the federal Clean Water Act of 1977 (P.L. 95-217).

(3) River corridors shall be appropriately identified and mapped in the land use plans developed by local and regional governments. Such land use plans shall address, at a minimum, the following considerations with regard to river corridors:

- (A) Whether the impact the land use plan has on an area would adversely affect the public health, safety, welfare, or the property of others;
- (B) Whether the area is unique or significant in the conservation and movement of flora and fauna including threatened, rare, or endangered species;
- (C) Whether alteration or the effects of alteration to river corridors will adversely affect the function, including the flow or quality of water, cause erosion or shoaling, or have an adverse impact on navigation;
- (D) Whether modification or the effects of modification by a project would adversely affect fishing or recreational use of river corridors;
- (E) Whether an alteration or the effects of alteration would be temporary in nature;

(F) Whether the project contains significant state historical and archaeological resources, defined as "Properties on or Eligible for the National Register of Historic Places"; and

(G) Whether alteration of river corridors would have a measurably adverse impact on adjacent sensitive natural areas;

(4) (A) Land use plans shall provide the following acceptable uses of river corridors without long-term impairment of functions:

- (i) Timber production and harvesting;
- (ii) Wildlife and fisheries management;
- (iii) Waste-water treatment;
- (iv) Recreation;
- (v) Natural water quality treatment or purification;
- (vi) Other uses including those permitted by the Department of Natural Resources or under Section 404 of the Clean Water ACT.

(B) The following uses shall not be acceptable:

- (i) Receiving areas for toxic or hazardous waste or other contaminants;
- (ii) Hazardous or sanitary waste landfills; and
- (iii) Other uses unapproved by local governments;

(5) The provisions of this subsection shall apply to each local government which contains within its boundaries any river corridor.

(H) The department shall, by January 1, 1992, promulgate the minimum standards and procedures for protection of mountains referred to in subsection (b) of this Code Section including, but not limited to, land-disturbing activities within protected mountain areas. Such standards shall include, but not limited to:

(1) The proposed land-disturbing activity must meet all applicable requirements of Chapter 7 of this title, the "Erosion and Sedimentation Act of 1975," and of any applicable local ordinance on soil erosion and sedimentation control;

(2) Where one or more septic tanks are to be used for individual sewage disposal, the proposed land-disturbing activity must meet all applicable requirements imposed by the local governing authority;

(3) Where one or more wells are to be used for individual water supply, the proposed land-disturbing activity must meet all applicable requirements of Part 3 of Article 3

of Chapter 5 of this title, the "Water Well Standards Act of 1985," the requirements of the rules and regulations of the Department of Human Resources regarding individual or nonpublic wells, and any more stringent requirements imposed by the local governing authority;

(4) If sewage treatment is to be provided by any means other than one or more individual septic tanks, the sewage treatment must meet all applicable requirements of Article 2 of Chapter 5 of this title, the "Georgia Water Quality Control Act;

(5) If a public water supply system is to be provided, the water supply system must meet all applicable requirements of Paragraph 5 of Article 3 of Chapter 5 of this title, "Georgia Drinking Water Act of 1977";

(6) No single-family residences may be constructed at a density of more than one per acre, but no such acre shall be less than 100 feet wide at the building site, except that this density restriction shall not apply to:

(A) Any lot of less than one acre if such lot was as of July 1, 1991, owned and described as a discrete parcel of real property according to the instrument of title of the person or persons owning the lot on July 1, 1991; or such lot was as of July 1, 1991, shown as a discrete parcel of real property records of the clerk of superior court by the person or persons owning the lot on July 1, 1991; or

(B) Any land or part of any land which was contained in or subject to any master plan, planned unit development, special approved development plan, or any other development plan if such plan was filed with and approved by the local governing authority prior to July 1, 1991, pursuant to a duly enacted planning and zoning ordinance; provided, further, that any such planning and zoning ordinance must have provided for rules and procedures and governed lot sizes, density, types of buildings, and other limitations usually associated with the implementation of local ordinances;

(7) No multi-family residences may be constructed at a density of more than four dwelling units per acre, except where there is a public water supply and sewerage system available to this property then the density may be increased to no more than six dwelling units per acre, but no such acre shall be less than 100 feet wide at the building site;

(8) Any application for a building permit to construct a commercial structure shall contain a detailed landscaping plan. Such landscaping plan shall identify all trees which are to be removed that exceed eight inches in diameter as measured at a point on such tree four and one-half feet above the surface of the ground and shall contain a plan for replacement of any such trees that are removed. Such application shall also include a topographical survey of the project site and an assessment of the impact that the project will have on the environment of the

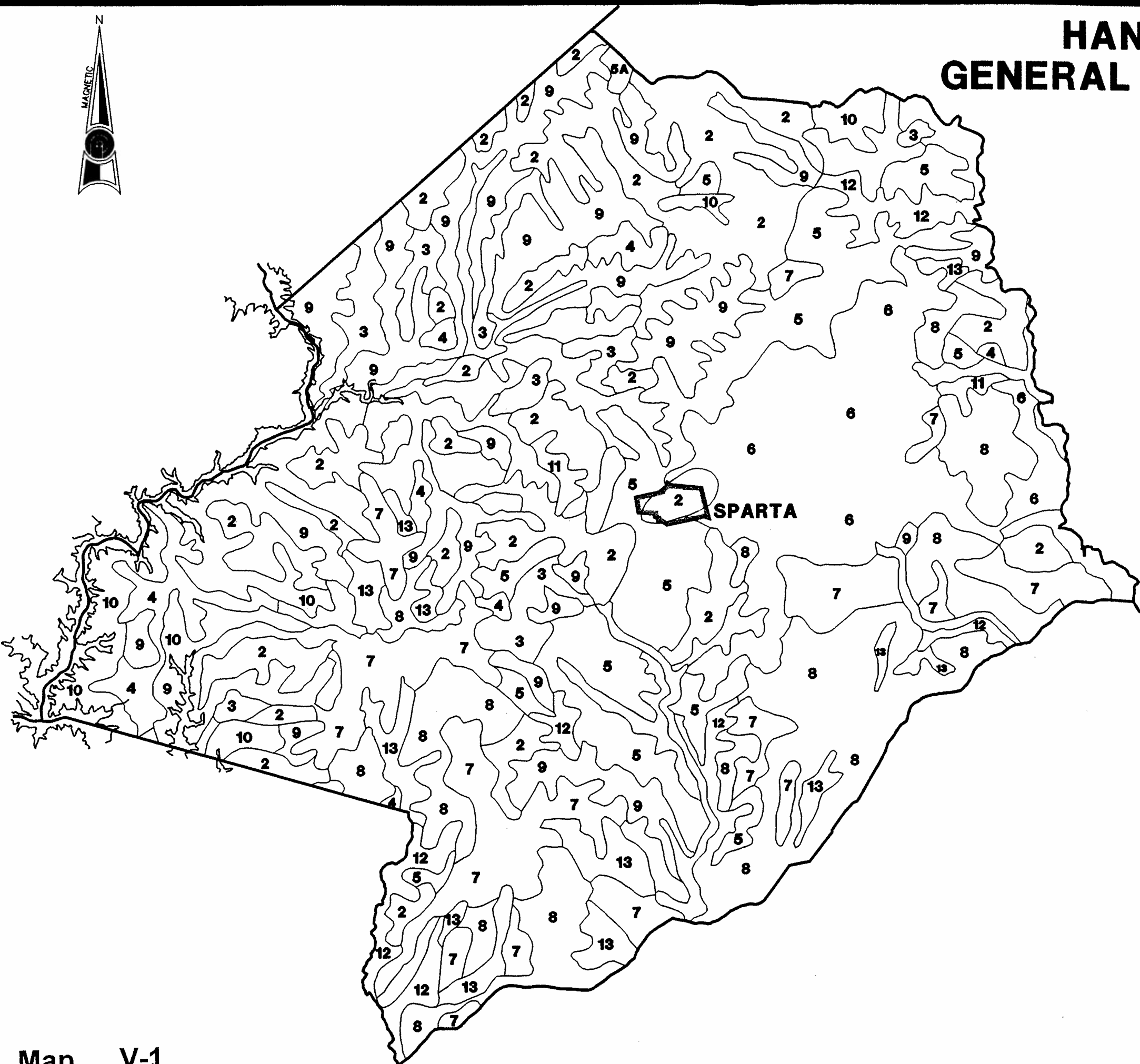
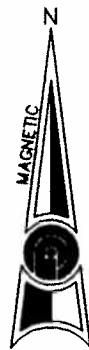
protected mountain after it has been completed and is in operation. Nothing in this paragraph shall be construed to require commercial structures to comply with the density provision of paragraphs (6) and (7) of this subsection;

(9) No structure may extend more than 40 feet, as measured from the highest point at which the foundation of such structure intersects the ground, above the uppermost point of the crest, summit, or ridge top of the protected mountain on which the structure is constructed; provided, however, that this height restriction shall not apply to water, radio, or television towers or any equipment for the transmission of electricity or to minor vertical projections of a parent building, including chimneys, flagpoles, flues, spires, steeples, belfries, cupolas, antennas, poles, wires or windmills; and

(10) No person engaging in land-disturbing activity shall remove more than 50% of the existing trees which exceed eight inches in diameter as measured at a point on such tree four and one-half feet above the surface of the ground unless such person has filed with the application a plan of reforestation developed by a registered forester.

Section 2. All laws and parts of laws in conflict with this Act are repealed.

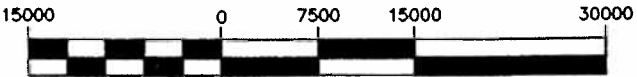
HANCOCK COUNTY GENERAL SOIL ASSOCIATIONS



LEGEND

	SOIL ASSOCIATION	PERCENT SLOPES
1	CHEWACLA-CONGAREE	0 - 2
2	CECIL-VANCE-APPLING	0 - 10
3	DAVIDSON-CECIL	0 - 10
4	IREDELL-ENON-HELENA	0 - 10
5	NASON-TATUM	0 - 10
5A	GEORGEVILLE-CECIL-DAVIDSON	0 - 10
6	WEDOWEE-CECIL-LOCKHART	0 - 10
7	ORANGEBURG-NORFOLK	0 - 10
8	LAKELAND-AILEY	0 - 10
9	CECIL-DAVIDSON-PACOLET-GWINNETT	10 - 25
10	WILKES-VANCE	10 - 25
11	LOUISBURG-CECIL-LOCKHART	10 - 25
12	GEORGEVILLE-GWINNETT-CECIL	10 - 25
13	VAUCLUSE-LAKELAND	10 - 25

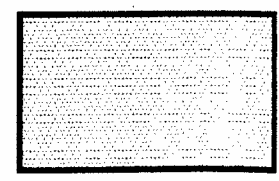
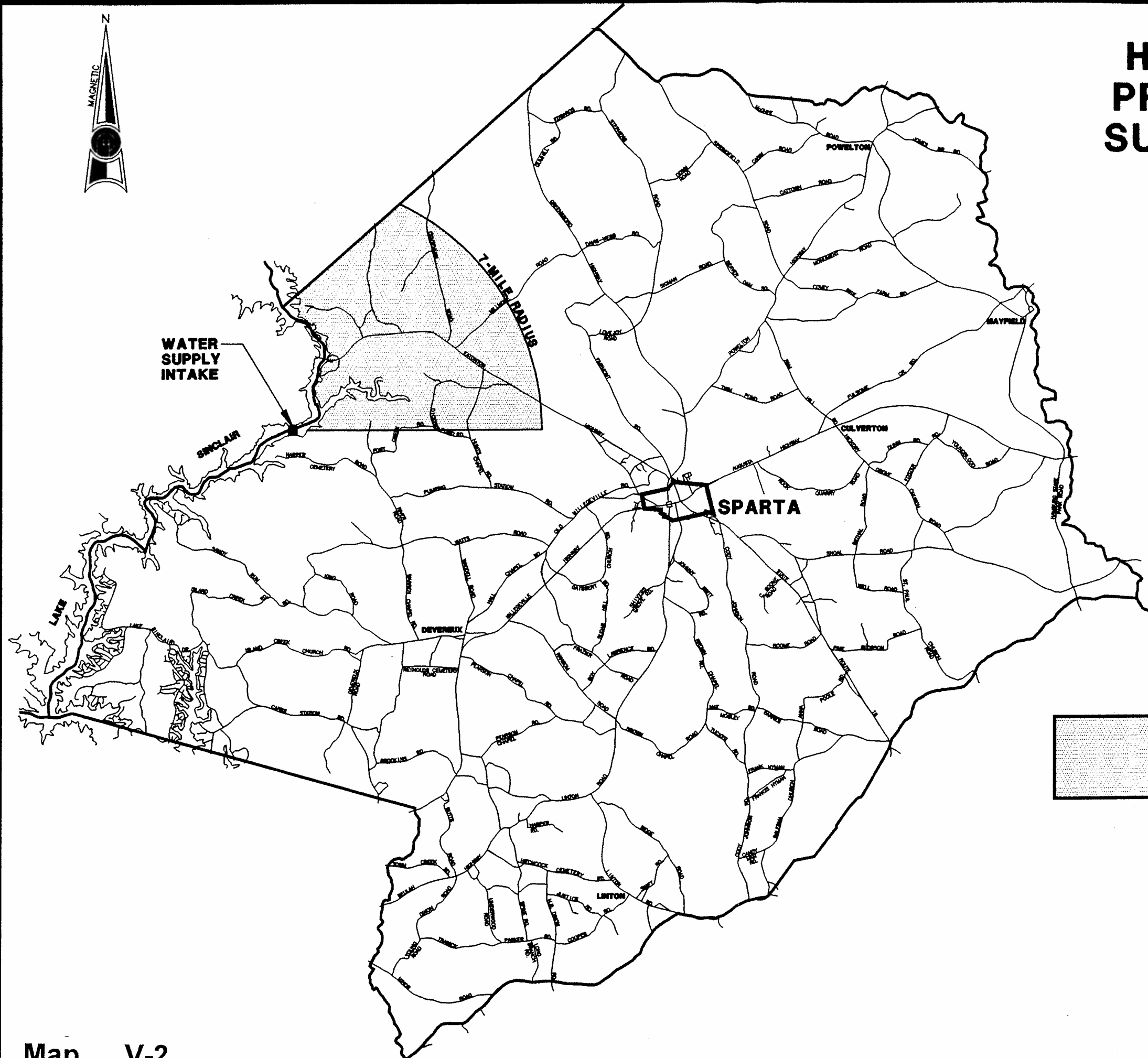
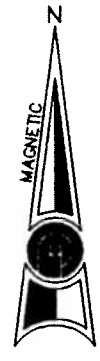
GRAPHIC SCALE



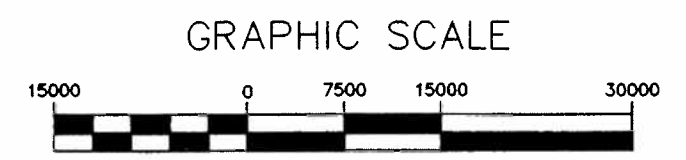
(IN FEET)

1 INCH = 15000 FT. Page V-4

HANCOCK COUNTY PROTECTED WATER SUPPLY WATERSHED



**PROTECTED PERENNIAL STREAMS
WITHIN SEVEN MILE RADIUS AND
HAZARDOUS WASTE FACILITY
RESTRICTIONS**

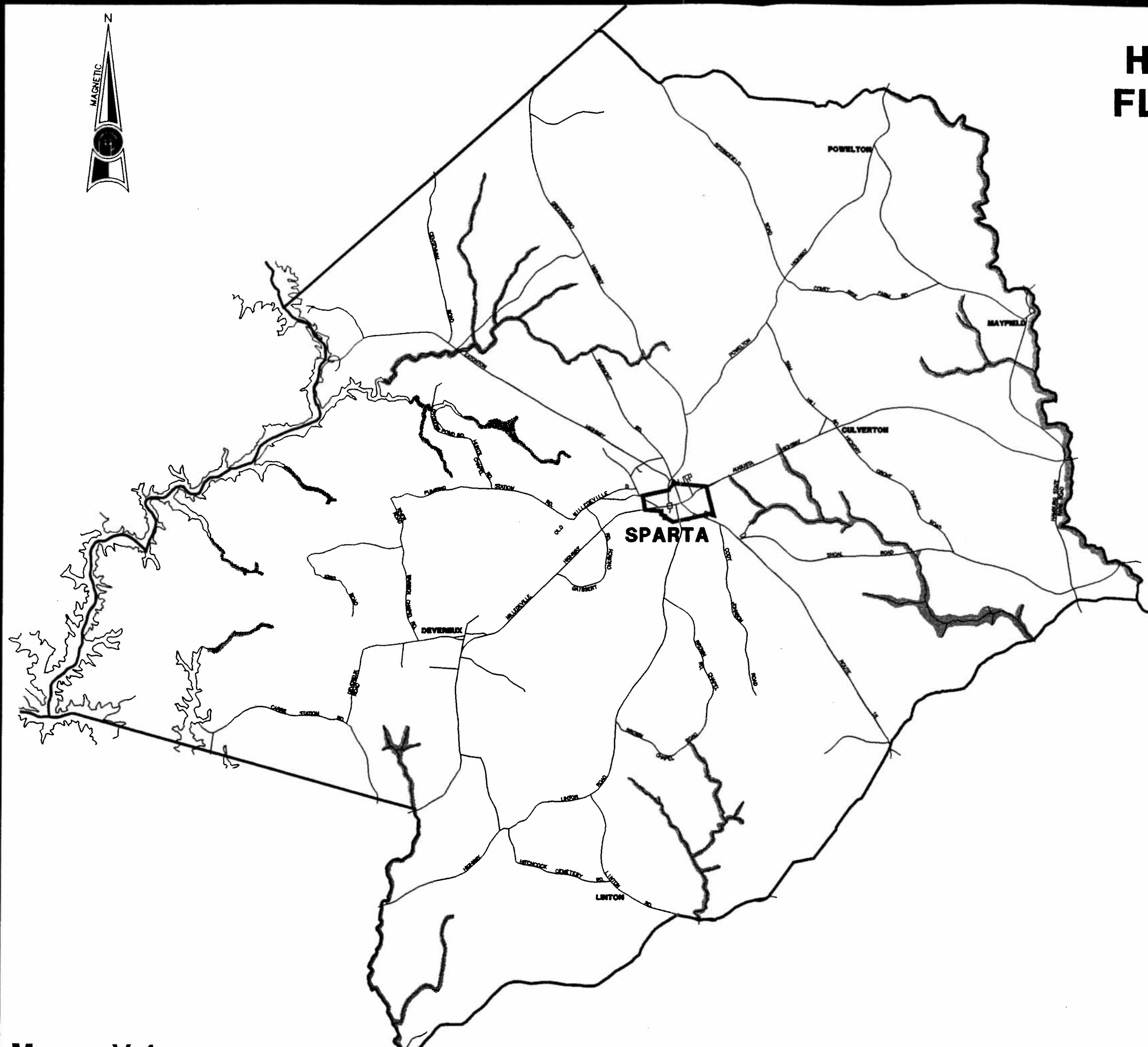


GRAPHIC SCALE

(IN FEET)

1 INCH = 15000 FT. **Page V-6**

HANCOCK COUNTY FLOODPLAIN AREAS

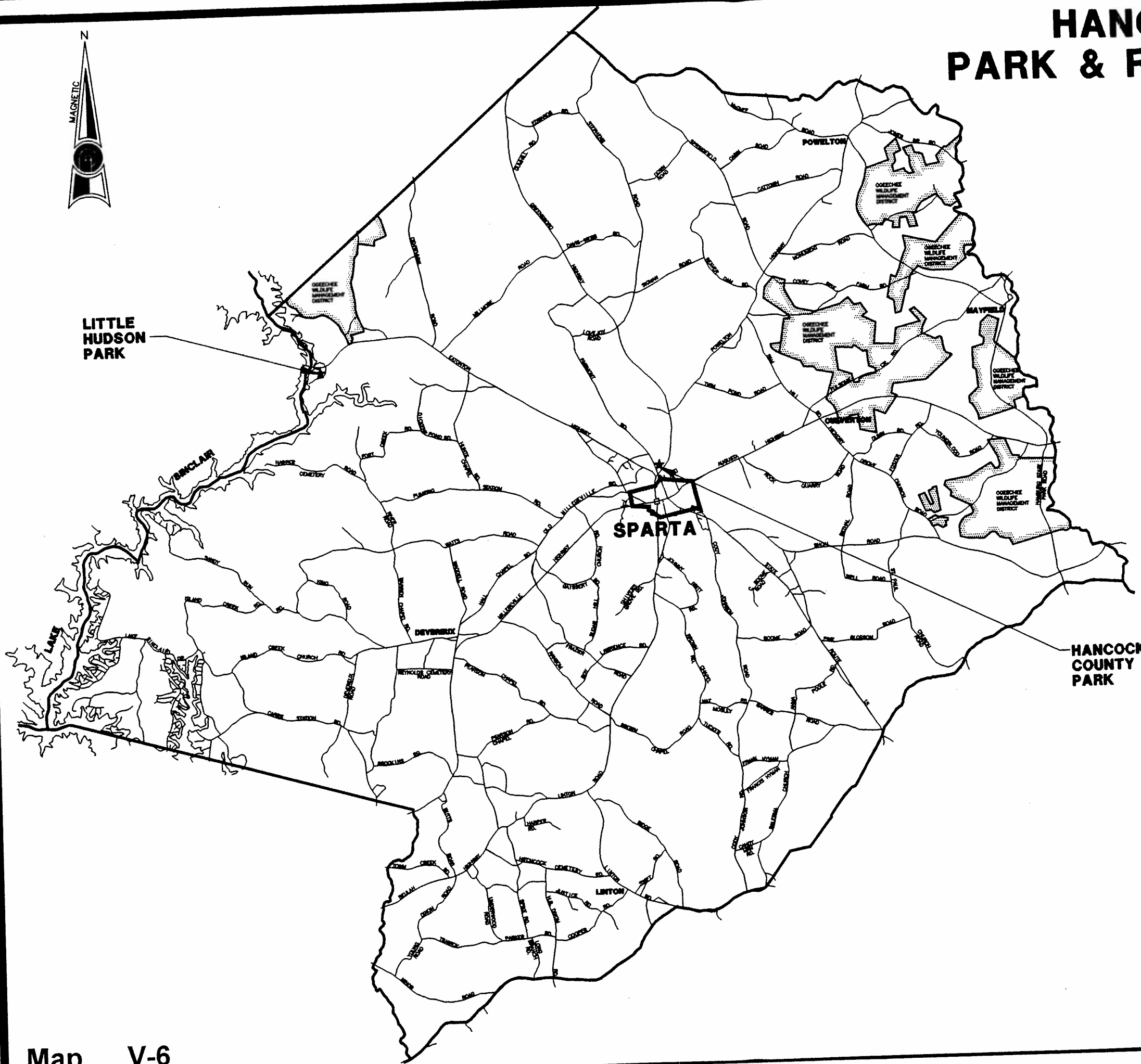


GRAPHIC SCALE



(IN FEET)
1 INCH = 15000 FT. Page V 12

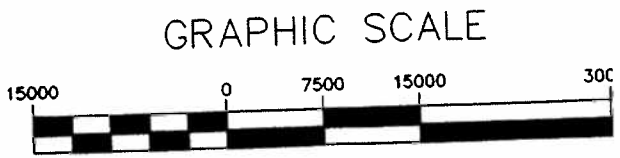
HANCOCK COUNTY PARK & RECREATION AREAS



LITTLE
HUDSON
PARK

SPARTA

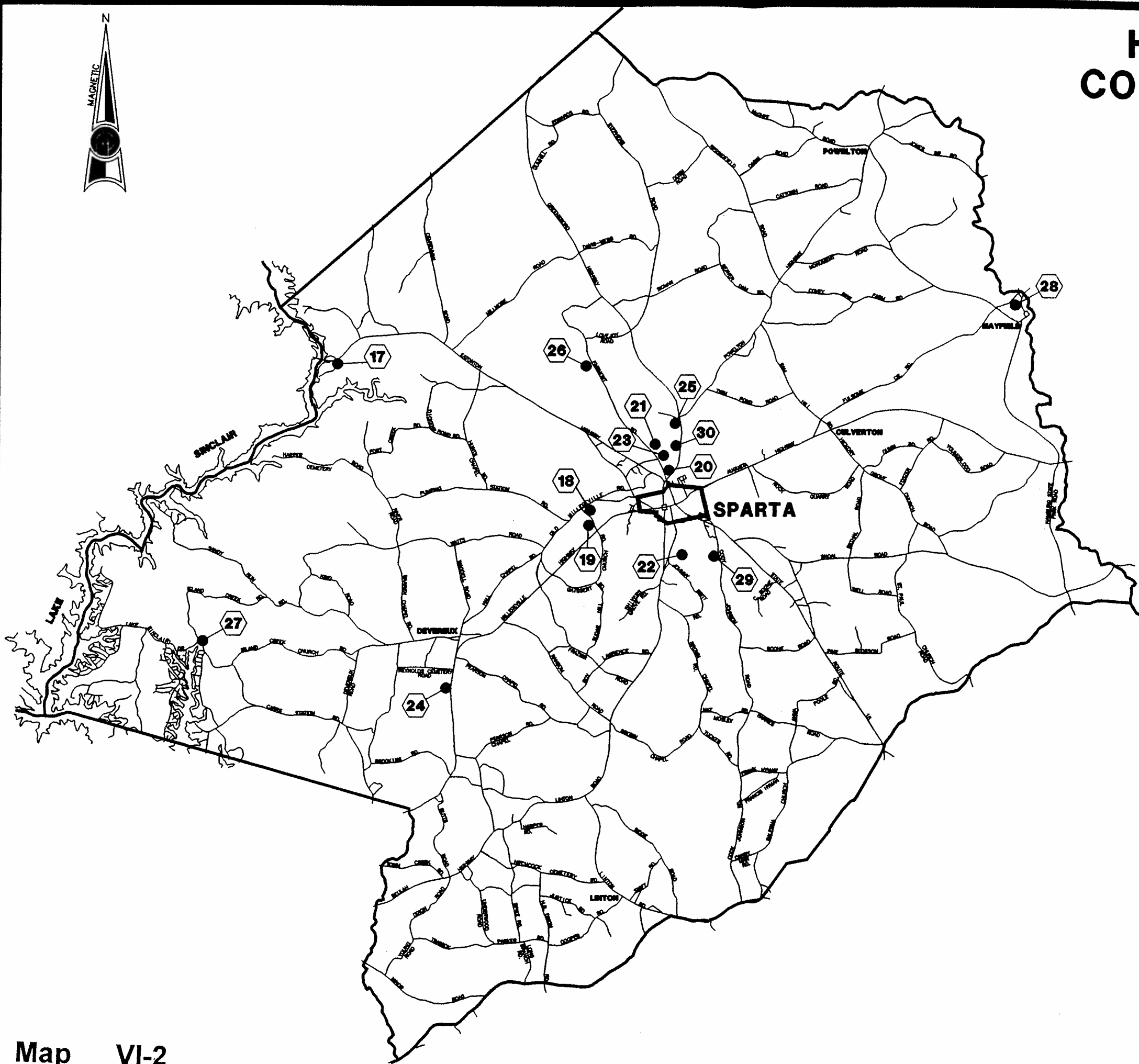
HANCOCK
COUNTY
PARK



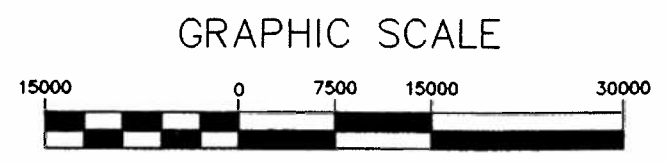
GRAPHIC SCALE

(IN FEET)
1 INCH = 15000 FT.

HANCOCK COUNTY COMMUNITY FACILITIES

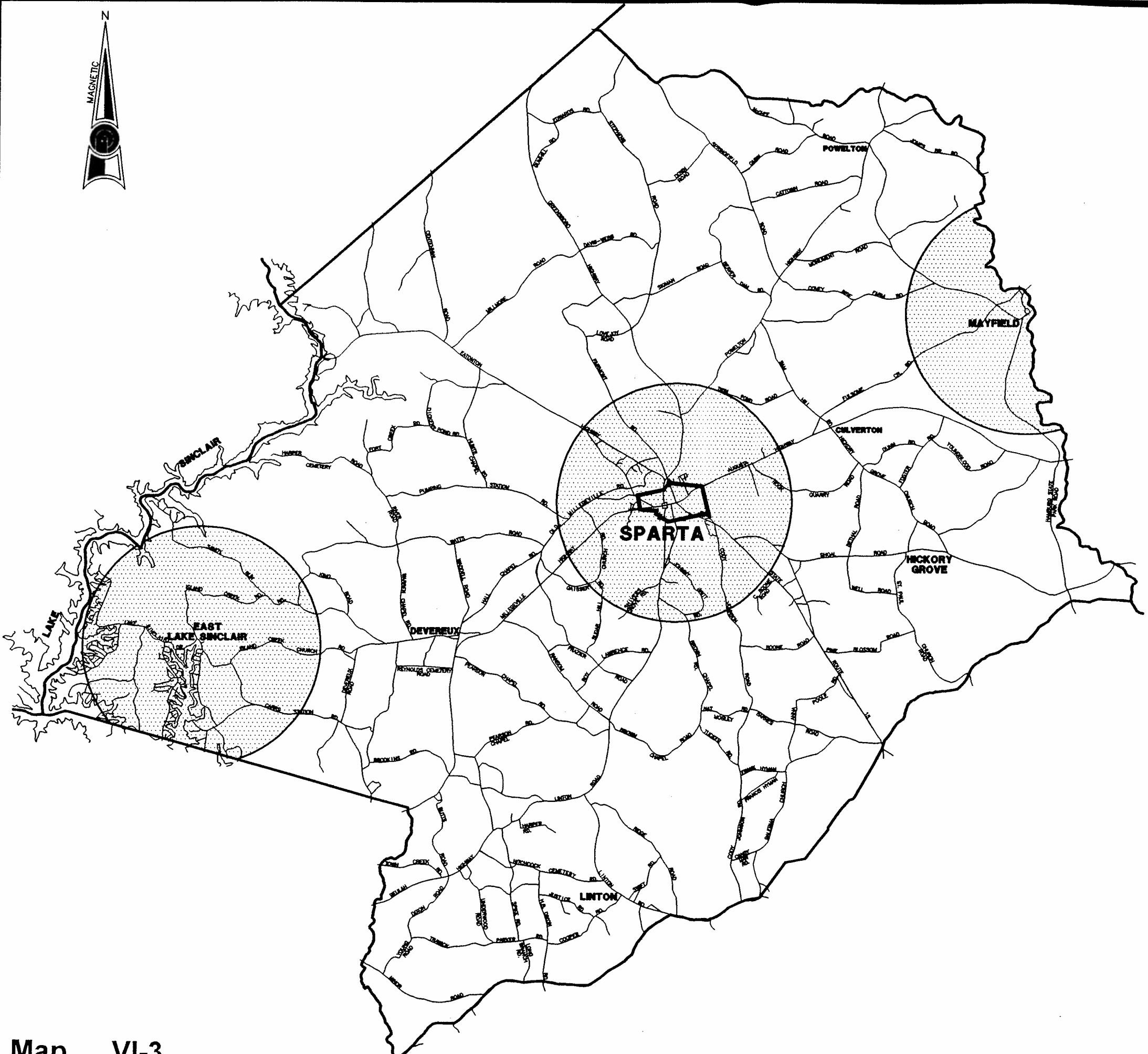
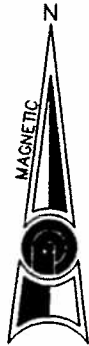


MAP No.	NAME
17	LITTLE HUDSON STATE PARK
18	SPARTA WATERWORKS
19	HANCOCK SENIOR CITIZEN CENTER
20	HANCOCK EMA BUILDING
21	HANCOCK COUNTY PARK
22	GEORGE F. GREEN WRF
23	HANCOCK COUNTY MAINTENANCE SHOP
24	SOUTHWEST ELEMENTARY SCHOOL
25	NEW HIGH SCHOOL
26	SPARTA LANDFILL
27	LAKE SINCLAIR COMMUNITY CENTER
28	MAYFIELD FIRE DEPARTMENT
29	HANCOCK CORRECTIONAL INSTITUTE
30	M.E. LEWIS, SR. ELEMENTARY SCHOOL

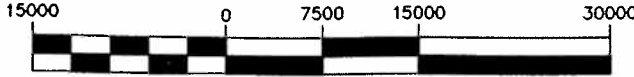


(IN FEET)
1 INCH = 15000 FT.

HANCOCK COUNTY EXISTING FIRE PROTECTION

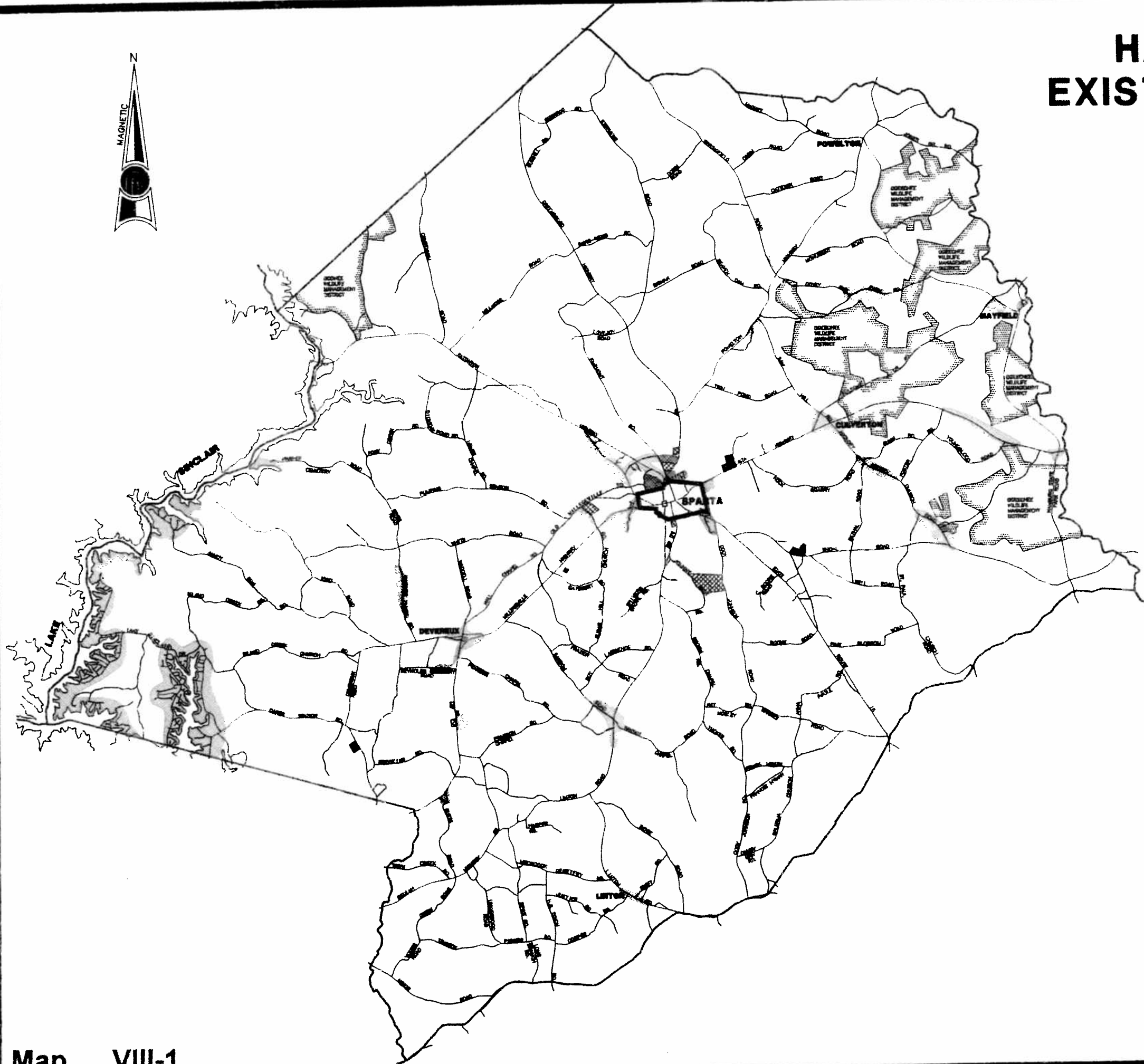
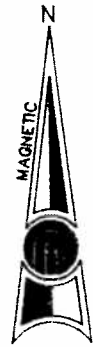


GRAPHIC SCALE



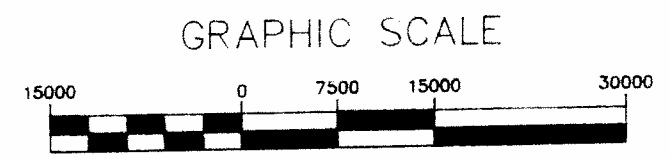
(IN FEET)
1 INCH = 15000 FT. Page VI 7

HANCOCK COUNTY EXISTING LAND USE MAP



EXISTING LAND USE CATEGORIES

AGRICULTURE/ FORESTRY	
COMMERCIAL	
INDUSTRIAL	
PUBLIC/INSTITUTIONAL	
TRANSPORTATION/ COMMUNICATION/ UTILITIES	
PARKS/RECREATION/ CONSERVATION	
RESIDENTIAL	
VACANT/UNDEVELOPED	

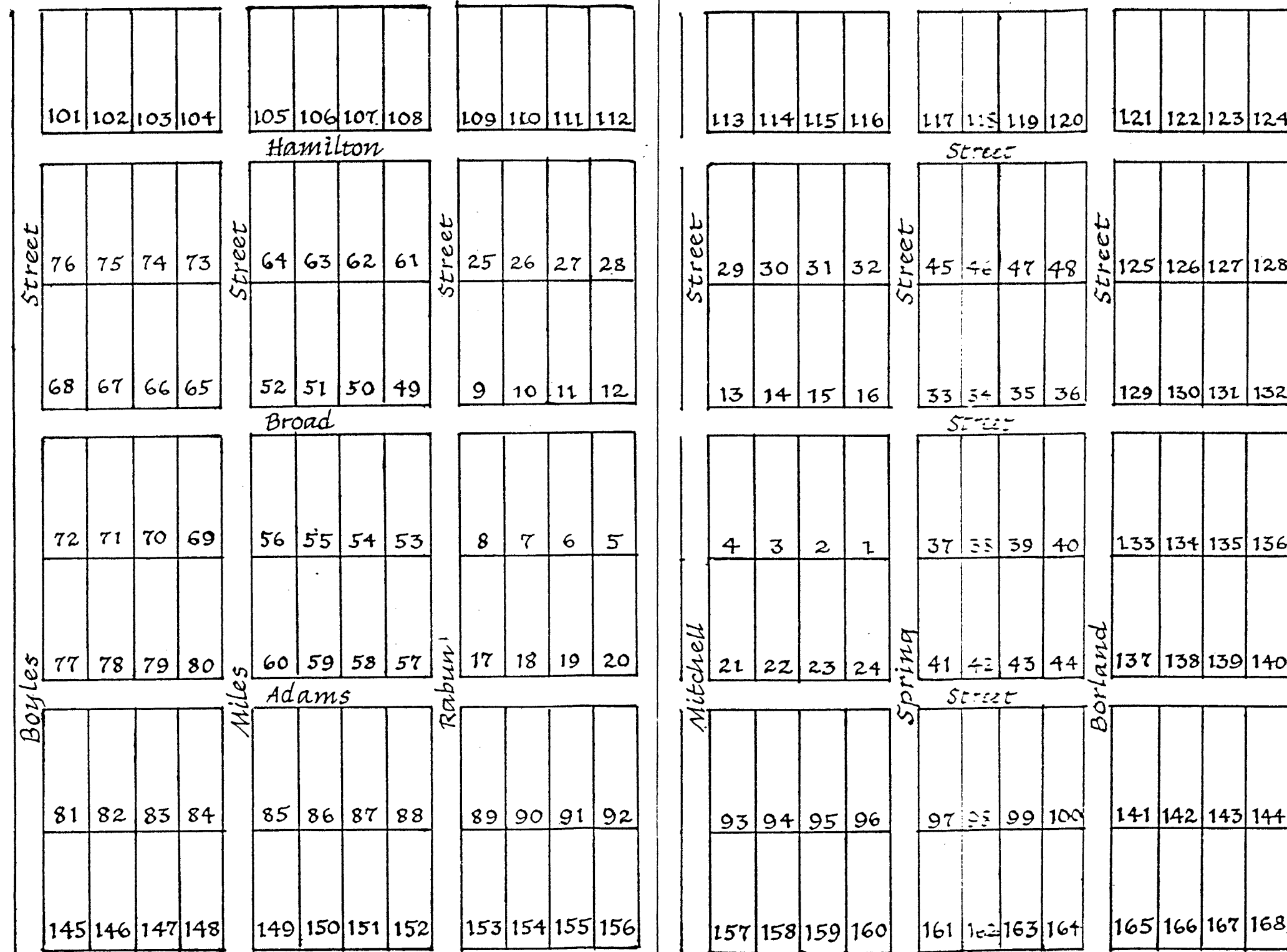


(IN FEET)
1 INCH = 15000 FT

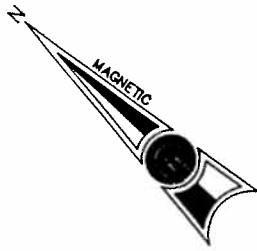
SPARTA TOWN PLAN

Sparta Town Plan, 1795

Scale 1" = 280'

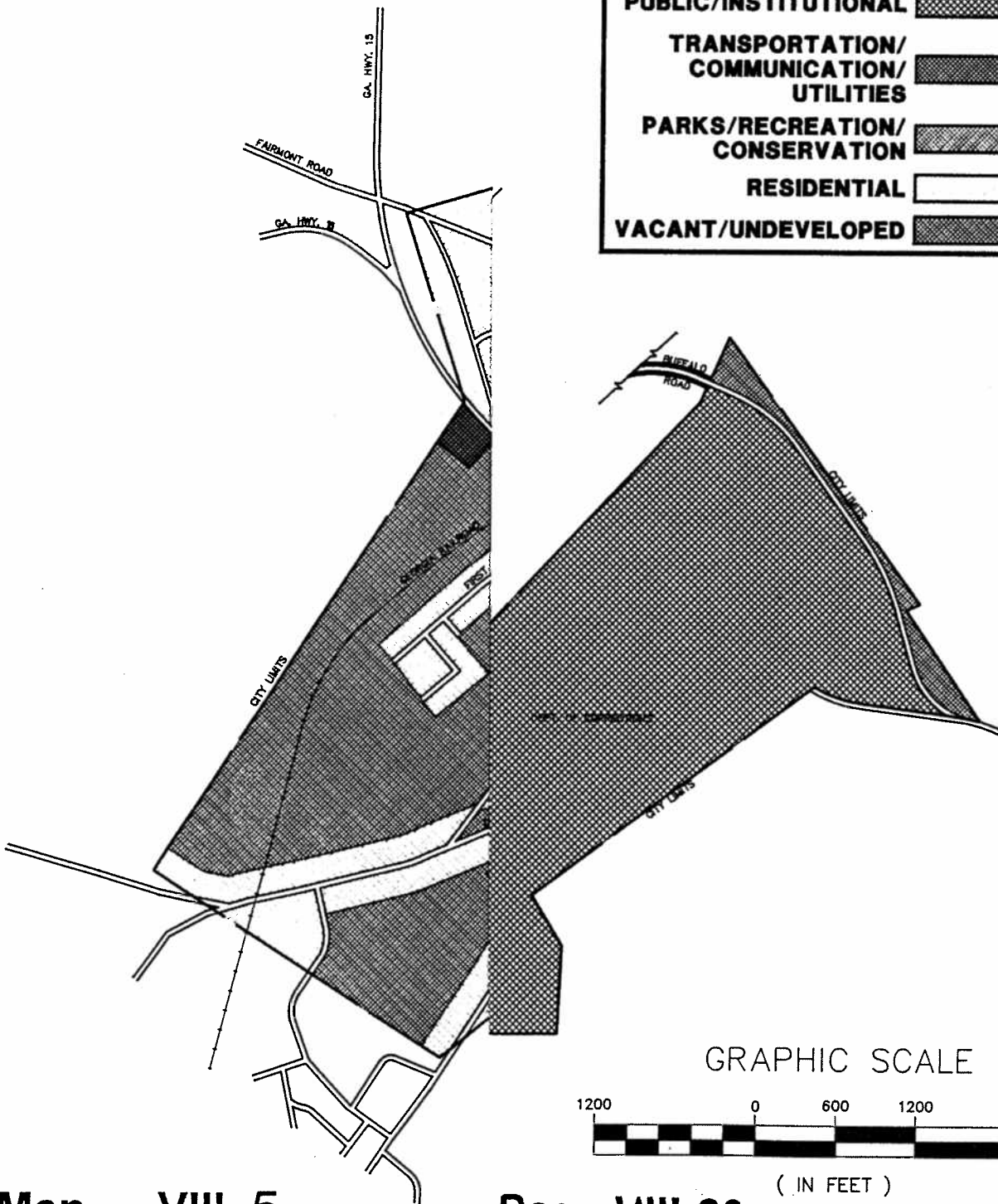


CITY OF SPARTA CURRENT LAND USE MAP 2013



EXISTING LAND USE CATEGORIES

AGRICULTURE/ FORESTRY	
COMMERCIAL	
INDUSTRIAL	
PUBLIC/INSTITUTIONAL	
TRANSPORTATION/ COMMUNICATION/ UTILITIES	
PARKS/RECREATION/ CONSERVATION	
RESIDENTIAL	
VACANT/UNDEVELOPED	



GRAPHIC SCALE



(IN FEET)

1 INCH = 1200 FT.