

City of Bowdon, Georgia

2008–2028 Comprehensive Plan *Community Assessment*



Old Bowdon College
1857 – 1936

*Prepared by Chattahoochee-Flint
Regional Development Center*

The City of Bowdon

Mayor

James W. Watts, Jr.

Council Members

Johnny Cook

Ray Garrett

Wes McEntyre

Betty McGuire Smith

City Clerk

Stacy Folds

**136 City Hall Avenue
Bowdon, GA 30108**

Table of Contents

I	Introduction	1
	Purpose	1
	Methodology	1
	Stakeholders	1
	Location Map	3
II	Identification of Potential Issues and Opportunities	4
	Issues and Challenges	
	Population	4
	Economic Development	4
	Community Facilities	5
	Land Use	5
	Opportunities	
	Economic Development	5
	Land Use	6
	Cultural and Natural Resources	6
	Education	6
III	Analysis of Existing Development Patterns	7
	Existing Land Use	7
	Existing Land Use Map	8
	Areas Requiring Special Attention	9
	Recommended Character Areas	9
IV	Analysis of Consistency with Quality Community Objectives	10
V	Analysis of Supportive Data and Information	17
	Analysis of Data and Information	17
	Compliance with Rules for Environmental Planning Criteria	27
	Analysis of Consistency with Service Delivery Strategy	27

I. Introduction

Purpose

An important first step in preparing the community assessment was to organize a citizen participation group to incorporate its involvement in the comprehensive plan. The purpose of the community participation program was to ensure that citizens and other stakeholders were aware of the planning process and would be provided opportunities to comment on the local plan, individual plan components, or plan amendments. More importantly, the City believes that citizens should have the ability to participate actively in the process of defining the community's vision, values, goals, priorities, and assist with implementation strategies.

Methodology

In order to achieve this desired outcome to involve the community, the City of Bowdon placed a public notice in *The Times Georgian* newspaper, its legal organ, on March 28, 2006, to announce the April 10, 2006, stakeholder meeting. City Council members were invited to introduce the process and to encourage the community to participate in the viewing of presentations covering the project purpose and general plan approach.

Stakeholders

The City, based on the recommendation from the Mayor and Council, decided to organize the community into two primary groups for the assessment of both social and economic conditions. These stakeholders were religious leaders and members of the business community. The City also intends to place the information on the City's webpage as well as the local paper to allow for additional comments.

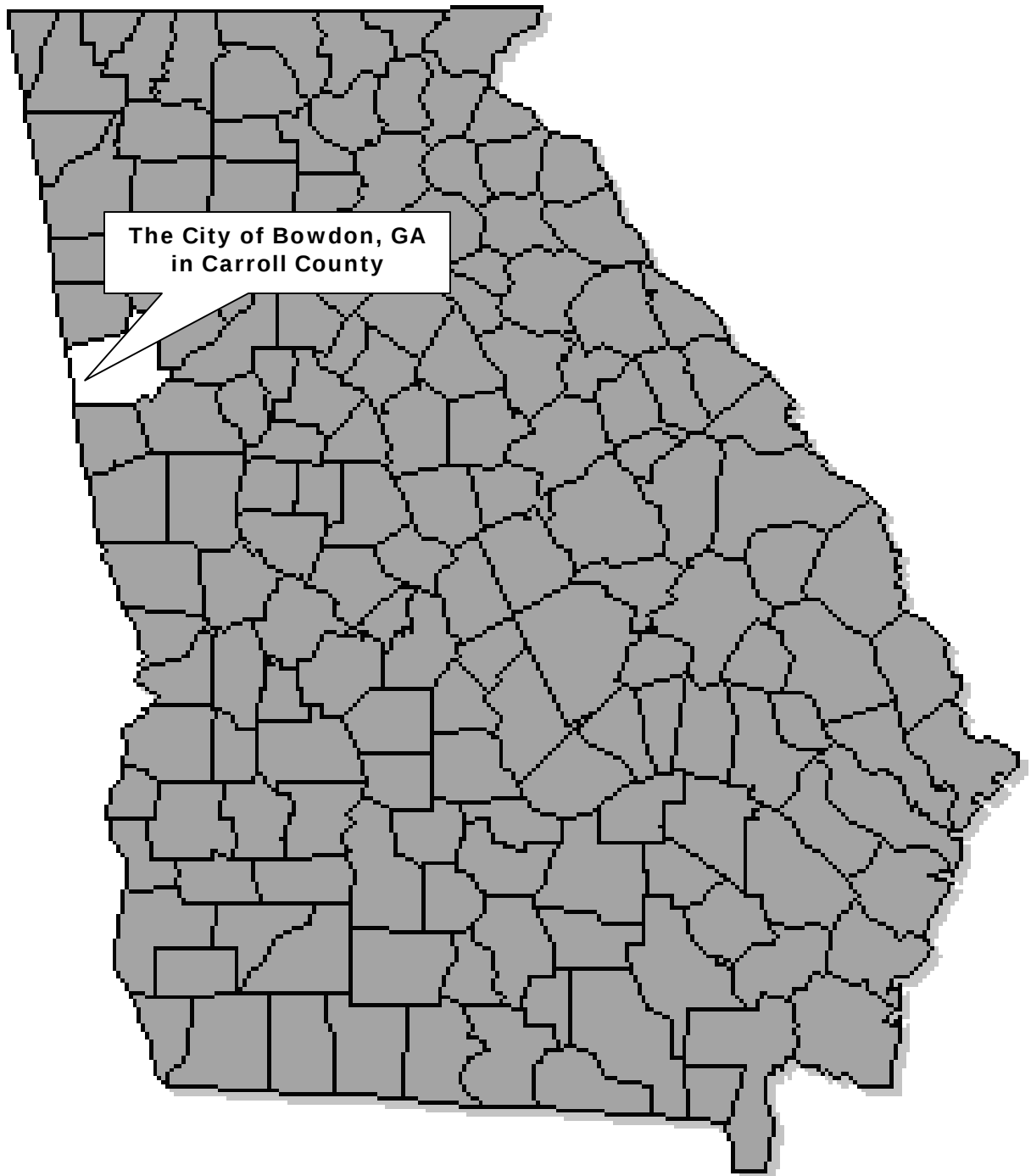
Stakeholder and Title

Tommy Messer	Messer Hardware
Keith Crawford	First National Bank of West Georgia
Susan Patterson	Suntrust Bank, retired
Becky Winkles	BB & T Bank
Michael Traylor	CB & T Bank
Carol Ozier	Ogier Products (husband owns)
Steve Wright	Pitt Stop BBQ
Jerry Rollins	5 Star Mobile Homes
Leslie Langley	Lawyer

Decha Boyd	DJ's owner
Mark Standridge	Minister, Bowdon Baptist
Darryl Hessel	Minister, United Methodist Church, Bowdon
Douglas Lee	Minister, Church of God
Ken Bowman	Minister, Liberty Church
Bill Dedman	Minister
Davena McKey	Minister
Matt McCord	Veternarian
Susan Cackowski	Chiropractor
Paul Widener	Dentist
Mignon Wessinger	Planning Commission Chair

These stakeholders were contacted and notified of a public meeting held on July 25, 2006, in order to provide input into the community assessment process and opportunities to participate in the next phase of the comprehensive planning process. The stakeholder groups will be called upon to review and advise staff regarding the final version of the community assessment, prepared by the staff of the City of Bowdon. Most importantly the stakeholder groups will assist in the development of the goals and objectives for the comprehensive plan, as well as with the review and recommendation of strategies developed for the community agenda.

Location Map of the City of Bowdon, Georgia



II. Issues and Opportunities

Issues and Challenges

Population

1. The lack of growth in Bowdon may be the largest challenge the city is currently facing. The city's population has shown slight decreases over the past fifteen years while other cities in Carroll County have experienced double-digit gains over the same time period. The issue, in regard to the population, is directly associated with funding and economic growth. Currently, funding for SPLOST and other revenues sources is based on population; therefore as Bowdon accounts for less of the total county population, funding will decrease.

Economic Development

1. Carroll Counties has had and continues to have a higher unemployment rate than surrounding counties and the average for the State of Georgia.
2. Educational attainment in the City of Bowdon continues to lag behind the State of Georgia and the Nation. A large percent of the population fails to complete at least a high school education, and of those that graduate from high school a large percentage do not go on to attain a higher education. Of those students who do obtain a college education, many settle in a different area and their skills rarely provide local economic development benefits. Economic growth is further hindered due to the current drop out rate compiled with a quarter of the population listed as disabled.
3. Due to educational levels, many adults in Bowdon entering the workforce may find it difficult to compete for entry-level employment in segments outside of manufacturing and the service sector, and often do not have the financial backing to establish new business ventures.
4. With the remaining manufacturing and agricultural jobs located throughout the community, employers have attracted an increase in Spanish speaking immigrants. Communication and cultural differences presents a challenge to city and education services currently provided. Increased language diversity may impact public safety and administrative services delivered by the city.
5. Strip malls should be limited in order to direct more business to the Downtown District and to reduce traffic congestion.
6. The challenge facing the City is to balance the job growth so that it does not disproportionately favor low income industry and does not limit the diversity of job types, and we work with regional authorities to capitalize on the labor pool to bring in some moderate professional

(historically under-represented) jobs with higher base salaries than its manufacturing/retail counterpart.

7. The Medical Center needs to recruit additional physicians and medical staff to serve the population of Bowdon.

Community Facilities

1. The City will need to improve recreational facilities, i.e. reseeding the baseball fields, and making general improvements in order to compete with other facilities in the area for tournaments and/or other events.

Land Use

1. The City of Bowdon needs to annex adjacent parcels for economic and population growth.

Opportunities

Economic Development

1. The University of West Georgia is approximately 10 miles east of the City limits.
2. The City of Bowdon has an available workforce suited for new manufacturing jobs.
3. Bowdon has recently experienced a surge of reinvestment in the Downtown District: a number of restaurants, a veterinary office, a health club, several retail shops and a computer training school.
4. Tanner Health System, a 202-bed hospital, is located approximately 12 miles east of Bowdon, and the City has a new medical center which houses one full-time doctor and other medical staff. The easy access to medical care along with affordable housing and available land can be an attraction for the development of senior housing or a planned retirement community.
5. Copeland Hall is a 500-seat auditorium and a basketball gymnasium that can be used to host special events.
6. Because of Bowdon's location and amenities (including excellent highway access, small town atmosphere and proximity to Carrollton, and new manufacturing plants in Tallapoosa and West Point), the City's economic base is poised to grow. The City plans to initiate a strategy to market available land and services.
7. There is opportunity for industrial growth in the SR 100 North area of Bowdon. Road improvements could be made in this area to facilitate a large industrial site.
8. There are plans for a sub-acute care/rehab facility that will operate in the former Bowdon Hospital building.

Land Use

1. The City of Bowdon has maintained its small town charm along two State Roads and easy access to I-20. Currently there are five large tracks of land within the city limits that can be used for new development. The City plans to work with the property owners to market this land to increase the city's available housing and industry.

Cultural and Natural Resources

1. The City of Bowdon has an active Historical Preservation Society that has compiled a tour guide brochure that details the historical sites in Bowdon.
2. Several historical home sites have been added to the National Register of Historic Places, including The Lovvorn House, and The McDaniel-Huie Place (also known as The Word Place).
3. The Annual Founder's Day celebration brings in tourism dollars but also is an opportunity for the community to gather together.
4. The City recently created a small park downtown.
5. Enhanced recreational facilities are in the planning stages for Bowdon.

Education

1. The Bowdon Hospital Authority offers a full scholarship each year. Additional scholarships may become available for participation in the West Central Tech Nursing Program.

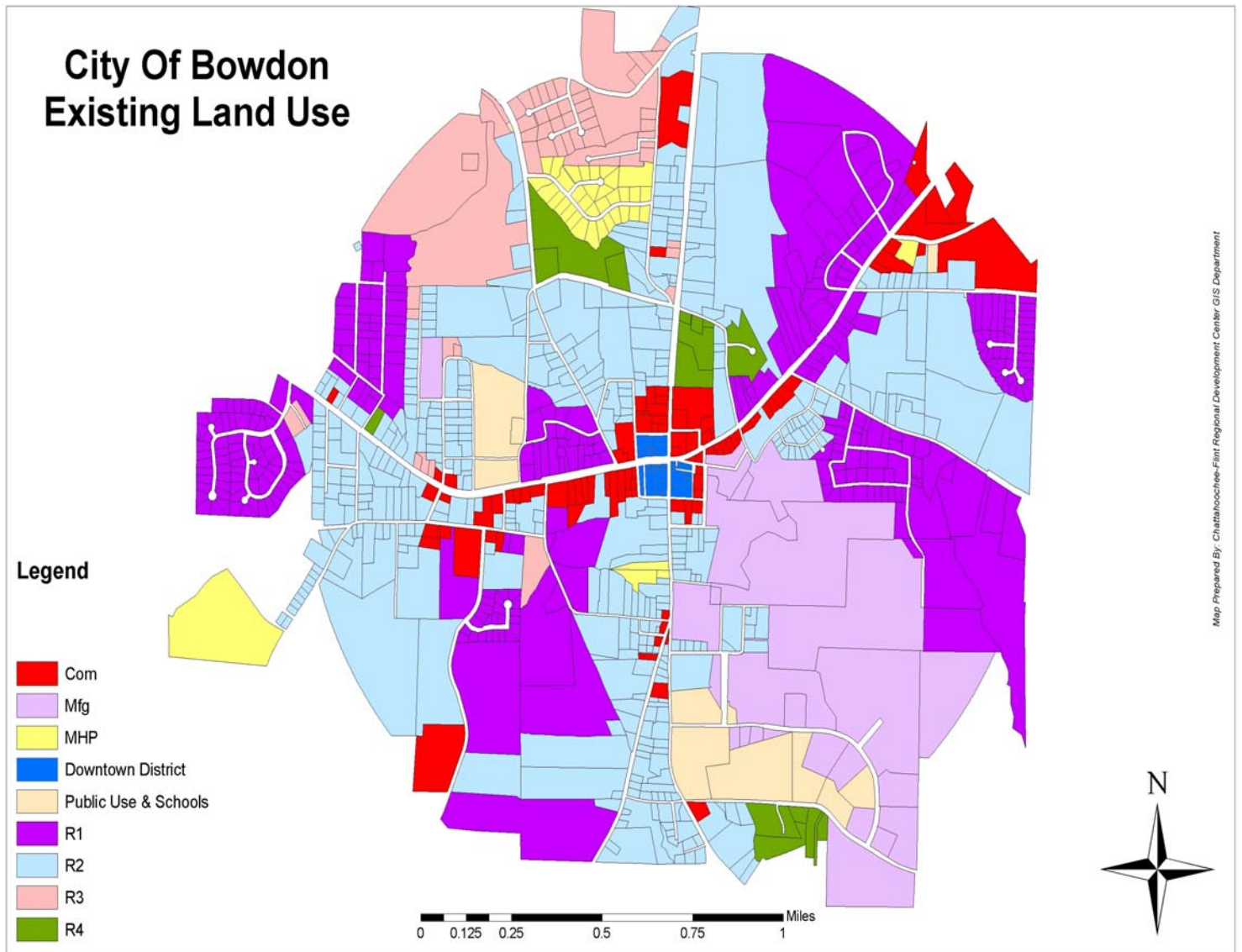
III. Analysis of Existing Development Patterns

Existing Land Use

Land Use Categories

Category	Description	Acreage	Percentage
R-1	Residential	528	26.1%
R1-10	Single-Family Residential District with minimum 10,000 square foot lots		
R1-12	Single-Family Residential District with minimum 12,000 square foot lots		
R1-15	Single-Family Residential District with minimum 15, 000 square foot lots.		
R1-20	Single-Family Residential District with minimum 20,000 square foot lots		
R1-30	Single-Family Residential District with minimum 32,670 square foot lots		
R-2	Residential – Medium Density	720	35.6%
R-3	Residential – Medium to High Density	151	7.5%
R-4	Residential – High Density – Multi Family Complexes	54	2.7%
M-H-P	Mobile Home Parks	63	3.1%
DD	Downtown District	9	0.4%
C-1	Local Commercial	119	5.9%
M	Industrial	301	14.9%
Total		1,945	

Existing Land Use Map



Areas Requiring Special Attention

Character Areas	Significant natural or cultural resources	Rapid development or change of land uses is likely	Development has outpaced community facilities, services, and transportation	Needing redevelopment & improvements to aesthetics or attractiveness	Abandoned structures or sites, including contaminated sites	Significant infill development opportunities	Significant disinvestment, levels of poverty, and/or unemployment
Historic Downtown District	X			X		X	
Traditional Small Town Neighborhoods							X
Gateways to City		X		X			
Business Park/Industrial Area				X	X		X
Commercial Corridor		X		X	X	X	
Commercial Nodes							
Public Resources Area	X						
Suburban Style Residential							X

Recommended Character Areas

Historic Downtown District	Comprises historic downtown commercial and residential parcels.
Traditional Small Town Neighborhoods	The majority of parcels within the Bowdon City Limits. Streets in a grid pattern, no <i>cul-de-sacs</i> . Mixture of housing styles. Should have sidewalks.
Gateways to City	Major entrance points into the city, marked by Bowdon City Limits and “Welcome to Bowdon” signage.
Business Park/Industrial Area	The Bowdon Business Park.
Commercial Corridor	Stretches along Georgia Highway 166.
Commercial Nodes	Small, isolated commercial parcels.
Public Resources Area	Schools, library and community meeting space (Copeland Hall).
Suburban Style Residential	Residential developments accessible from a limited number of points. These developments usually contain <i>cul-de-sacs</i> . The housing styles are similar and newer than those in the Traditional Small Town Neighborhood Areas.

IV. Assessment of Consistency with Quality Community Objectives

The Local Planning Requirements call for each community in Georgia to evaluate current policies, activities, and development patterns for consistency with the Quality Community Objectives as officially adopted by the Department of Community Affairs Board. This analysis is used to identify additional issues and opportunities to be addressed in the plan, hopefully for adapting local activities, development patterns and implementation practices to reflect smart growth principles.

Development Patterns

Traditional Neighborhoods

Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.

Statement	Yes	No
1. If we have a zoning code, it does not separate commercial, residential and retail uses in every district.		X
2. Our community has ordinances in place that allow neo-traditional development "by right" so that developers do not have to go through a long variance process.	X	
3. We have a street tree ordinance that requires new development to plant shade-bearing trees appropriate to our climate.		X Planned
4. Our community has an organized tree-planting campaign in public areas that will make walking more comfortable in the summer.		X
5. We have a program to keep our public areas (commercial, retail districts, parks) clean and safe.	X	
6. Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.	X	
7. In some areas several errands can be made on foot, if so desired.	X	
8. Some of our children can and do walk to school safely.	X	
9. Some of our children can and do bike to school safely.	X	
10. Schools are located in or near neighborhoods in our community.	X	

Infill Development

Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.

Statement	Yes	No
1. Our community has an inventory of vacant sites and buildings that are available for redevelopment and/or infill development.	X	
2. Our community is actively working to promote brownfield redevelopment.		X
3. Our community is actively working to promote greyfield redevelopment.		X
4. We have areas of our community that are planned for nodal development (compacted near intersections rather than spread along	X Limited	

a major road).		
5. Our community allows small lot development (5,000 square feet or less) for some uses.		X

Sense of Place

Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.

Statement	Yes	No
1. If someone dropped from the sky into our community, he or she would know immediately where he or she was, based on our distinct characteristics.		X
2. We have delineated the areas of our community that are important to our history and heritage, and have taken steps to protect those areas.	X	
3. We have ordinances to regulate the aesthetics of development in our highly visible areas.	X Nuisance Ordinance	
4. We have ordinances to regulate the size and type of signage in our community.	X	
5. We offer a development guidebook that illustrates the type of new development we want in our community.		X
6. If applicable, our community has a plan to protect designated farmland.		X

Transportation Alternatives

Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.

Statement	Yes	No
1. We have public transportation in our community.		X Considering partnering with Carrollton
2. We require that new development connects with existing development through a street network, not a single entry/exit.		X
3. We have a good network of sidewalks to allow people to walk to a variety of destinations.		X
4. We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks.		X
5. We require that newly built sidewalks connect to existing sidewalks wherever possible.		X
6. We have a plan for bicycle routes through our community.	X	
7. We allow commercial and retail development to share parking areas wherever possible.	X	

Regional Identity

Each region should promote and preserve a regional "identity," or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.

Statement	Yes	No
1. Our community is characteristic of the region in terms of architectural styles and heritage.	X	
2. Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.	X	
3. Our community encourages businesses that create products that draw on our regional heritage (mountain, agricultural, metropolitan, coastal, etc.).		X
4. Our community participates in the Georgia Department of Economic Development's regional tourism partnership.	X	
5. Our community promotes tourism opportunities based on the unique characteristics of our region.	X Historic Site Tour	
6. Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment and education.	X	

Resource Conservation

Heritage Preservation

The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.

Statement	Yes	No
1. We have designated historic districts in our community.	X	
2. We have an active historic preservation commission.	X	
3. We want new development to complement our historic development, and we have ordinances in place to ensure this.	X	

Open Space Preservation

New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.

Statement	Yes	No
1. Our community has a greenspace plan.		X
2. Our community is actively preserving greenspace, either through direct purchase or by encouraging set-asides in new development.	X	
3. We have a local land conservation program, or we work with state or national land conservation programs, to preserve environmentally important areas in our community.		X
4. We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity.		X

Environmental Protection

Environmentally sensitive areas should be protected from negative impacts of development, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.

Statement	Yes	No
1. Our community has a comprehensive natural resources inventory.		X
2. We use this resource inventory to steer development away from environmentally sensitive areas.		X
3. We have identified our defining natural resources and taken steps to protect them.		X
4. Our community has passed the necessary "Part V" environmental ordinances, and we enforce them.		X Under consideration
5. Our community has a tree preservation ordinance which is actively enforced.		X Under consideration
6. Our community has a tree-replanting ordinance for new development.		X Under consideration
7. We are using stormwater best management practices for all new development.	X	
8. We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc.).	X Limited	

Social and Economic Development

Growth Preparedness

Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.

Statement	Yes	No
1. We have population projections for the next 20 years that we refer to when making infrastructure decisions.	X	
2. Our local governments, the local school board, and other decision-making entities use the same population projections.	X	
3. Our elected officials understand the land-development process in our community.	X	
4. We have reviewed our development regulations and/or zoning code recently, and believe that our ordinances will help us achieve our QCO goals.	X	
5. We have a Capital Improvements Program that supports current and future growth.	X	
6. We have designated areas of our community where we would like to see growth, and these areas are based on a natural resources inventory of our community.	X	
7. We have clearly understandable guidelines for new development.	X	

8. We have a citizen-education campaign to allow all interested parties to learn about development processes in our community.		X
9. We have procedures in place that make it easy for the public to stay informed about land use issues, zoning decisions, and proposed new development.	X	
10. We have a public-awareness element in our comprehensive planning process.	X	

Appropriate Businesses

The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.

Statement	Yes	No
1. Our economic development organization has considered our community's strengths, assets and weaknesses, and has created a business development strategy based on them.	X	
2. Our economic development organization has considered the types of businesses already in our community, and has a plan to recruit businesses and/or industries that will be compatible.	X	
3. We recruit firms that provide or create sustainable products.	X	
4. We have a diverse jobs base, so that one employer leaving would not cripple our economy.	X	

Employment Options

A range of job types should be provided in each community to meet the diverse needs of the local workforce.

Statement	Yes	No
1. Our economic development program has an entrepreneur support program.	X Burson Center	
2. Our community has jobs for skilled labor.	X Limited	
3. Our community has jobs for unskilled labor.	X	
4. Our community has professional and managerial jobs.	X Limited	

Housing Choices

A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.

Statement	Yes	No
1. Our community allows accessory units like garage apartments or mother-in-law units.	X	
2. People who work in our community can also afford to live in the community.	X	
3. Our community has enough housing for each income level (low, moderate and above-average).	X	
4. We encourage new residential development to follow the pattern of	X	

our original town, continuing the existing street design and maintaining small setbacks.		
5. We have options available for loft living, downtown living, or “neo-traditional” development.	X	
6. We have vacant and developable land available for multifamily housing.	X	
7. We allow multifamily housing to be developed in our community.	X	
8. We support community development corporations that build housing for lower-income households.	X	
9. We have housing programs that focus on households with special needs.	X	
10. We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas.		X

Educational Opportunities

Educational and training opportunities should be readily available in each community – to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.

Statement	Yes	No
1. Our community provides workforce training options for its citizens.	X	
2. Our workforce training programs provide citizens with skills for jobs that are available in our community.	X	
3. Our community has higher education opportunities, or is close to a community that does.	X	
4. Our community has job opportunities for college graduates, so that our children may live and work here if they choose.	X	

Governmental Relations

Regional Solutions

Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.

Statement	Yes	No
1. We participate in regional economic development organizations.	X	
2. We participate in regional environmental organizations and initiatives, especially regarding water quality and quantity issues.	X	
3. We work with other local governments to provide or share appropriate services, such as public transit, libraries, special education, tourism, parks and recreation, emergency response, E-911, homeland security, etc.	X	
4. Our community thinks regionally, especially in terms of issues like land use, transportation and housing, understanding that these go beyond local government borders.	X	

Regional Cooperation

Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.

Statement	Yes	No
1. We plan jointly with our cities and County for comprehensive planning purposes.		X
2. We are satisfied with our Service Delivery Strategy.	X	
3. We initiate contact with other local governments and institutions in our region in order to find solutions to common problems, or to craft regionwide strategies.	X Meet quarterly with other Carroll mayors	
4. We meet regularly with neighboring jurisdictions to maintain contact, build connections, and discuss issues of regional concern.	X	

V. Analysis of Supportive Data and Information

Analysis of Data and Information

COMMUNITY PROFILE

The City of Bowdon is located in Carroll County in west Georgia, approximately 10 miles south of the I-20 corridor. The community was named for Franklin Welch Bowdon, Alabama congressman in 1853. Bowdon is a full-service City that provides:

- 24-hour police protection
- City water and wastewater operations
- Street maintenance.
- A public library
- Copeland Hall, one of the county's largest performing arts auditorium
- A Senior Center
- A gymnastics center
- 2 public tennis courts
- 7 baseball fields
- A downtown park
- A full-time recreation program

POPULATION DATA

	1970	1980	1990	2000	2005	2007
Bowdon	1,753	1,743	1,981	1,959	1,963	2,044
Percent change:		(0.6%)	13.7%	(1.1%)	(0.2%)	4.1%
Carroll County	45,404	56,346	71,422	87,268	104,386	111,954
Percent change:		24.1%	26.8%	22.2%	19.6%	7.3%
Carrollton	13,520	14,078	16,029	19,843	21,837	22,880
Percent change:		4.1%	13.9%	23.8%	10.0%	4.8%
Mount Zion	264	370	511	1,275	1,492	1,557
Percent change:		40.2%	38.1%	149.5%	17.0%	4.4%
Roopville	221	224	248	177	196	203
Percent change:		1.4%	10.7%	(28.6%)	10.7%	3.6%
Temple	864	1,520	1,870	2,383	3,910	4,382
Percent change:		75.9%	23.0%	27.4%	64.1%	12.1%
Villa Rica	3,922	3,420	6,542	4,134	9,897	12,375
Percent change:		(12.8%)	91.3%	(36.8%)	139.4%	25.0%
Whitesburg	720	775	643	596	583	588
Percent change:		7.6%	(17.0%)	(7.3%)	(2.2%)	0.9%

The City of Bowdon's population change has not kept pace with the steady growth rate that Carroll County, as a whole, has enjoyed. There has been an increase between 2005 and 2007 in Bowdon's population, according to the U.S. Census Bureau estimates. Every community within Carroll County has experienced an up-tick in their growth rates for that same time period. Much of this is attributable to the encroaching growth of the Atlanta Metropolitan area.

The City expects the population to increase to a total of 2,121 persons or more by 2015 (*Source: Woods & Poole*). New multi-family housing units currently under construction, adding some new loft apartments in the downtown area, and the renovation and construction of single-family homes, will serve this projected population increase.

- 14% over the age of 65
- 22% under the age of 15
- 24% have no high school diploma
- 76% employment rate (ages 20 to 24)
- 72% white, non-Hispanic
- Median household income \$27,875 (Bowdon)
- Median household income \$42,433 (GA)
- Disability status (population 5 years and over) – 24%
- Population Ranked 215 Of 490 Cities in Georgia.

Source: 2000 Census Data

Population Projections by Age Group

Cohorts	2010	2015	2020	2025	2030
0 – 4 Years Old	166	175	183	192	200
Percent change:		5.4%	4.6%	4.9%	4.2%
5 – 13 Years Old	289	293	298	303	308
Percent change:		1.4%	1.7%	1.7%	1.7%
14 – 17 Years Old	64	54	44	34	25
Percent change:		(15.6%)	(18.5%)	(22.7%)	(26.5%)
18 – 20 Years Old	104	109	113	118	122
Percent change:		4.8%	3.7%	4.4%	3.4%
21 – 24 Years Old	110	109	108	107	106
Percent change:		(0.9%)	(0.9%)	(0.9%)	(0.9%)
25 – 34 Years Old	285	291	297	303	310
Percent change:		2.1%	2.1%	2.0%	2.3%
35 – 44 Years Old	343	371	398	426	453
Percent change:		8.2%	7.3%	7.0%	6.3%
45 – 54 Years Old	234	245	255	266	276
Percent change:		4.7%	4.1%	4.3%	3.8%

55 – 64 Years Old	188	187	186	185	184
Percent change:		(0.5%)	(0.5%)	(0.5%)	(0.5%)
65 and over	286	289	293	297	301
Percent change:		1.0%	1.4%	1.4%	1.3%

Source: Woods & Poole

Based on the Woods & Poole population projection by age group, it appears that the 14 to 17 cohort group will decline in the coming years, which will impact the Bowdon schools.

EDUCATION STATISTICS

Schools in Bowdon	Grades
Bowdon Elementary School	Pre-Kindergarten through 5
Bowdon High School	9 through 12
Jonesville Middle School	6 through 8
KidsPeace Charter School	6 through 12
Open Campus High School/Central Evening Program	9 through 12

Source: www.schooldatairect.org

Enrollment for 2007 / 06 School Year

Bowdon High School	Jonesville Middle School	Bowdon Elementary	KidsPeace Charter School	Open Campus High School
490	388	711	59	59

Source: www.schooldatairect.org

Graduation and Advanced Education Data for School Years Ending 2005 and 2006

Bowdon High School	2006 / 05	2005 / 04
Enrollment	454	436
Seniors	84	79
Graduated	76	70
Enrolled in College	26	20
Enrolled in Technical College	15	9

Source: www.schooldatairect.org and www.doe.k12.ga.us

With shifts in the economy and the growing senior population in the State of Georgia, the City of Bowdon anticipates the over 65 years of age population to have the most significant gains over the next 10 years.

HOUSING

In May 2006, the City of Bowdon evaluated the housing inventory to determine that there are 935 recorded units within the City's limits. Using 2000 Census data as a baseline, the City has increased its available residential units by 5% with approximately 71% of the available housing composed of single-family units. The remaining 29% is characterized as multi-family units, trailers, and public housing. According to permits issued over the prior 24 months, the City has projected multi-family units to increase at a rate of eight to one over single-family homes over the next five years.

It is estimated that 42% of residential units are rental/investment property.

The new housing market in Bowdon based on square footage lags behind the other areas of West Georgia along the I-20 corridor (to include Carroll County, Haralson County, Paulding County, and Douglas County) with the average residential unit being built less than 1,300 square feet.

Housing Projections

Category	2010	2015	2020	2025	2030
TOTAL Housing Units	998	1,050	1,101	1,153	1,204
Single Units (detached)	571	573	576	579	582
Single Units (attached)	6	5	5	5	5
Double Units	78	82	86	90	95
3 to 9 Units	160	184	207	231	254
10 to 19 Units	0	0	0	0	0
20 to 49 Units	15	17	19	21	24
50 or more Units	0	0	0	0	0
Mobile Home or Trailer	176	198	220	242	264
All Other	0	0	0	0	0

Source: Woods & Poole

ECONOMIC DEVELOPMENT

Unemployment has been a major issue for the City, with unemployment rates consistently above that of the State of Georgia for the past 10 years. Bowdon's small labor force, less than 1,000 persons, as noted by the 2000

Census, has also seen a reduction in employment opportunity. The majority of all new employment created in the City has been small businesses with 20 or less employees in the food or service sector. It is estimated that more than half of the City's active labor force is employed outside the City limits with the majority of remaining population working in government positions (education, federal, city, etc.), the service sector, or in manufacturing.

Area Unemployment Data

Jurisdiction	UNEMPLOYMENT RATES		
	August 2008	July 2008	August 2007
Georgia	6.4	6.3	4.5
Carroll	6.9	6.9	4.8
Coweta	5.8	6.0	3.9
Douglas	6.7	6.6	4.5
Haralson	6.5	6.4	4.4
Heard	7.0	7.6	4.4

Source: www.dol.state.ga.us

Downtown District Revitalization

Downtown lies at the heart of the City as its historic and symbolic center. The Downtown has undergone many changes and stages of evolution over the years. Most recently, the City has experienced a mild recession with a 40% vacancy rate of store-fronts. However, with a new mixed-used retail center and a large animal hospital, the City should experience a slight economic upturn in 2008 or early 2009.

Downtown has made some progress in the area: reinvestment by private businesses and property owners, as well as the City making a contribution to adding green space and parking in an effort to attract new businesses to Downtown and revitalize the area. Historic preservation also continues to revitalize the Downtown District, which was recently listed on the National Register of Historic Places in 2006 through the efforts of Bowdon's Historic Preservation Society.

There are many exciting opportunities for the future, with a new mixed-use retail on the drawing boards; the recent and continued development of loft apartment projects; and efforts to improve parking constraints with new facilities proposed to relieve parking congestion should generate an increase in local sales.

Annexation

Another important element of continued City health is the ability to work with unincorporated areas in a planned expansion of the boundaries of the City. The use of the City's annexation powers will be a tool to promote long-term City sustainability. With the best interests of businesses and residents, the City will continue to work diligently to resolve annexation issues in a collaborative way with the County and other agencies, while pursuing the best interests of the City. This plan represents a leap forward in identifying agreed-upon land uses around City borders in an effort to avoid future annexation controversies. However, the City recognizes that there will continue to be difficult choices in the future and the City intends to work closely with Carroll County on matters related to the impact of annexations.

Bowdon continues to plan future expansion of sewer lines and infrastructure to provide land for new businesses and opportunities for annexation along State Road 166.

The City will also pursue more aggressive building and housing code enforcement to prevent neighborhood deterioration and improve upon property values and encourage community pride. Additional efforts will be made to renovate the downtown area to attract new business.

Diversification of Area Employment Opportunities

Bowdon should continue to expand employment opportunities in the city by working closely with the Carroll County Chamber of Commerce and other institutions and organizations that provide economic development resources. The Chamber has been successful in promoting the county and its cities to companies across the nation and this trend should continue over the upcoming years.

Promoting and Capitalizing on Tourism Potential

Currently, the City has limited tourism, with the majority of visitors in town during recreational tournaments. During peak times it is estimated that 1,000 vehicles per hour pass through the City in which the community needs to develop a plan to attract visitors to stop.

The community is aware that tourism dollars can inspire new opportunity. This Community Assessment envisions enhanced pedestrian, bicycle, hiking, and access to seasonal gardens. Boosting community activities in the new park could also have “spin-off” benefits to Bowdon’s merchants.

Seasonal activities is also being proposed for a joint venture between public and private sponsors such a “concerts and events in the park” program. The City is also looking at exploring historical events to attract new tourism opportunities.

Promoting and Capitalizing on Area Historic Resources

The City through its historical society has been actively working with owners of buildings classified as historic in efforts to preserve landmarks.

Bowdon plans on working with the Georgia Office of Historic Preservation and property owners in the city to ensure that worthy historic places and buildings within the City are preserved and kept in quality condition to benefit tourism potential. Marketing efforts that publicize the historic aspects of Bowdon should be initiated to increase both community awareness and tourism.

Economic Development

The City of Bowdon works closely with the Development Authority on economic development issues. However, as economic development and redevelopment programs take shape, the City should consider hiring additional staff to expand the abilities of the City to work with zoning, mapping, grants, community activities and other areas of economic planning. A new position would also be considered to assist the City with aggressively marketing new residential opportunities to seniors and other potential groups.

Tax Credits and Other Incentives for Business Development

The State of Georgia offers job tax credits to business or to its headquarters engaged in any of the following six categories: manufacturing, telecommunications, warehouse distribution, research and development, processing (data, information, software), and tourism. There are numerous other tax credit opportunities available including investment tax credits, child care tax credits, small business tax credits and research & development tax credits, among others.

One of the most widely accepted tools used to promote redevelopment is the provision of infrastructure (i.e., streetscape improvements, road improvements, off-site and on-street parking and stormwater management facilities, etc.). Bowdon needs to invest in infrastructure to make redevelopment happen. Such investment signals interested developers that the local government is committed to the revitalization of an area.

Streetscape improvements can help achieve interconnectivity between commercial areas and the surrounding neighborhoods, add to the sense of place, and make an area more pedestrian friendly.

These generally consist of upgrading sidewalks and adding lighting fixtures, benches, trash receptacles and artwork. The community has also suggested burying or consolidating utilities to eliminate multiple overhead wires for a more inviting community.

The City is currently exploring this option and would like to incorporate an incentive program into the comprehensive plan to supplement its growth strategy.

RECREATION

Bowdon strives to enhance the quality of life for the people who live, work, play, and visit the City. This is achieved, in part, by encouraging the development of active, healthy lifestyles through the provision of quality, passive and active recreational opportunities, safe and well-maintained parks, and cultural opportunities for both young and old.

The City offers a full service recreation program to include: football, baseball, softball, basketball, track, gymnastics, and a senior program. In addition to staffed programs listed, tennis courts and other recreational facilities are available for public use.

Passive Recreation and Greenways

The City through land donations is beginning to look beyond standard sporting activities and is moving towards some passive recreation in the form of City parks. In addition to providing 30 plus parking spots, the Downtown Park will become part of the City's greenway with benches. A greenway that connects the downtown would greatly improve the aesthetic character of the area and could provide alternative recreational opportunities in the future, and pedestrian connections to the downtown square. The City is currently in the process of developing two other greenway projects.

Recreation Issues

The City currently utilizes two full-time employees to assist with coaching and relies on funds from the County to supplement staffing. The County currently bases the financial support to the City on a formula that includes participants from Carroll County in the program. With neighboring Cities

growing at a quicker rate than Bowdon, and many of Bowdon's participants coming from outside of the County, future funding may be reduced.

Capital Improvements for recreation also presents a challenge for the next 10 years. The City has allotted very little resources towards depreciating assets and general maintenance. It is foreseeable that the baseball fields may need to be reseeded, and facilities improved in order to compete with other facilities for tournaments and/or other events.

PUBLIC SAFETY

Fire protection is currently handled through contracted services to the County. There are no complaints noted regarding the attention that the City of Bowdon receives. Currently, County Fire and Rescue has a station located within the City Limits with three trucks.

The Police Department currently operates 24 hours a day, seven days a week.

The City actively employs seven full-time officers, two part-time officers, four dispatchers, and four deputies on a part-time basis (Carroll County Sheriff's Office). Deputies are used to complement the number of sworn officers working for the Police Department. Based on the current volume of calls for service and the size of the City, manpower studies indicate utilizing a minimum of two officers per shift with, a minimum of three officers during seasonal peaks and Friday and Saturday nights.

Bowdon Police Statistics July 1 through November 30, 2006

Incident Category	Jul	Aug	Sep	Oct	Nov	Total
Theft (other)	18	12	6	5	9	50
Domestic Violence	10	9	7	3	6	35
Assaults (other)	6	4	5	7	2	24
Vandalism	2	1	8	5	3	19
Drug Cases	3	2	2	2	2	11
DUI	3	1	2	3	2	11
Burglary	3	1	1	2	0	7
Shoplifting	1	0	1	0	4	6
Counterfeit	2	1	1	1	0	5
Forgery	0	1	0	0	2	3
Rape	0	0	1	0	1	2
Aggravated Assault	0	0	1	0	0	1
Identity Theft	0	0	0	1	0	1
Motor Vehicle Theft	0	0	1	0	0	1

Sex Crimes (other)	1	0	0	0	0	1
Weapon Charges	0	0	1	0	0	1
Arson	0	0	0	0	0	0
Manslaughter	0	0	0	0	0	0
Murder	0	0	0	0	0	0
Prostitution	0	0	0	0	0	0
Robbery	0	0	0	0	0	0
Total	31	20	31	24	22	

The City's low crime rate will be used to assist with future marketing to families, business, and those looking towards retirement. Although the size of the department appears small, the number of officers per 1,000 actually exceeds the national average which is in-line with 1:500. The City is also very unique in its ability to house its public safety dispatcher.

The biggest challenge in the future may be the cost of attracting qualified officers and replacing equipment. The salary of police officers in Bowdon trails behind the regional average. The Police Department replaced one vehicle in Fiscal Year 2008 and is budgeted to replace another one in Fiscal Year 2009.

INFRASTRUCTURE

Water Plant

The City's water plant is now operating at 80% capacity. The City is working towards doubling the capacity of the water plant and renovating the building, installing additional pumps, filters and sediment basins. The City will need to build new water tanks. The City recently applied for a permit to withdraw 2.5 million gallons per day from the Lake Tisinger Reservoir.

Waste Water

The City has contracted with Gresham Smith and Partners to assess the City's sewer lines and determine any corrective actions need.

The Waste Water Plant is also scheduled for upgrading over the next five years to meet EPD recommendations.

The City of Bowdon must continue to work with Carroll County to address sewer needs and implementation strategies. This includes increasing coordination and cooperation with property owners along East State Route

166 in each as well as other areas that easements agreements may need to be obtained.

Stormwater

As the City of Bowdon developed it relied on a series of storm drains, ditches, and pipes to collect rainfall and runoff and transport it away from roads and structures. Over time many of the ditches have been filled in by sediment and are no longer effective. Heavy rains over the past decade have exposed deficiencies in the current system and led the City to evaluate its drainage system in October 2006 to determine the volume of water

Stormwater ordinances and regulations are used by the local government to control and manage urban stormwater systems. They also are used for floodplain management, onsite detention and retention, erosion and sediment control, development regulation, and water quality control and enhancement.

The City will also be tasked over the coming years to determine new building guidelines following EPD best practices to concentrate on-site designs to minimize the impact and to preserve and utilize natural drainage systems, and reduce the generation of additional storm water runoff to the maximum extent practicable. It will also be important to review and implement plans to prevent unnecessary stripping of vegetation and loss of soils, especially adjacent to lakes, streams, watercourses, and wetlands.

COMPLIANCE WITH RULES FOR ENVIRONMENTAL PLANNING CRITERIA

The City of Bowdon has adopted a Water Supply Watershed Protection Ordinance.

ANALYSIS OF CONSISTENCY WITH SERVICE DELIVERY STRATEGY

The City of Bowdon, Carroll County and its municipalities adopted the Service Delivery Strategy Update as of October 21, 2008.