

2016 Comprehensive Plan

Town of Bowersville, Georgia



October, 2016

Table of Contents



INTRODUCTION	1
Purpose	1
Scope	1
Plan Elements	2
Public Participation	4
Regional Compliance	5
COMMUNITY VISION	6
Vision Statement	6
Economic Development	7
Needs and Opportunities	9
COMMUNITY DEVELOPMENT STRATEGY	10
Land Use Needs	10
Areas Requiring Special Attention	11
Character Area Study	12
Quality Community Objective Assessment	20
IMPLEMENTATION PROGRAM	23
Policies	23
Long-Term Objectives	23
Report of Accomplishments	24
Short-Term Work Program	25
APPENDICES	27

INTRODUCTION

1

Purpose

The purpose of planning and community development is to provide guidance for everyday decision-making by local government officials and other community leaders. This document, the *Town of Bowersville 2016 Comprehensive Plan*, represents the culmination of the efforts to plan for the future well-being for the Town, the residents and various stakeholders by identifying the critical, consensus issues and goals for the community. Implementing the plan will help the community address those critical issues and opportunities while moving towards realization of the unique vision for its future. As outlined by Georgia's planning standards (see below):

Statewide benefits of comprehensive planning

(Local) comprehensive planning should be conducted in the context of Georgia's strong and vibrant intergovernmental system that clearly recognizes the important role cities and counties play in fostering the state's image as an attractive place to invest, conduct businesses and raise a family. Town and county comprehensive planning enhances coordination at many levels.

Local benefits of comprehensive planning

The highest and best use of comprehensive planning for local governments is to show important relationships between community issues. A local comprehensive plan is a fact-based resource for local constituents that tracks implementation of community-based policies. Furthermore, local comprehensive planning creates an environment of predictability for business and industry, investors, property owners, tax payers and the general public. In addition, the plan helps local governments to recognize and then implement important economic development and revitalization initiatives. For these reasons, the state finds that well-planned communities are better prepared to attract new growth in a highly competitive global market.

In short, local planning should recognize that:

*Assets can be **accentuated** and **improved**;*

*Liabilities can be **mitigated** and **changed** over time; and*

*Potential can be **sought after** and **developed**.*

Scope

This document addresses the local planning requirements and community development of the Town of Bowersville, Georgia. Some consideration has been given to those areas and political entities outside the town limits that influence conditions within the community, but all the cited issues, objectives and opportunities discussed herein are solely focused on the Town of Bowersville.

This document will be offered as supplemental material for the respective comprehensive plans for Hart County (in which Bowersville is located) and Franklin County, just a ½ mile away from Bowersville.

Plan Elements

This comprehensive plan serves to meet the requirements and intent of the Georgia Department of Community Affairs's "Minimum Standards and Procedures for Local Comprehensive Planning," as amended in 2013, and the Georgia Planning Act of 1989. It is essential that the plan be prepared in compliance with these rules and guidelines in order for the Town of Bowersville to maintain its Qualified Local Government (QLG) status. Further, State law requires that the Town of Bowersville update its comprehensive plan every 5 years.

"The purpose of Minimum Standards is to provide a framework for the development, management and implementation of local comprehensive plans at the local, regional and state government level. They reflect an important state interest: healthy and economically vibrant cities and counties are vital to the state's economic prosperity."

(1) Community Goals. *The purpose of the Community Goals element is to lay out a road map for the community's future, developed through a very public process of involving community leaders and stakeholders in making key decisions about the future of the community. The Community Goals are the most important part of the plan, for they identify the community's direction for the future, and are intended to generate local pride and enthusiasm about the future of the community, thereby leading citizens and leadership to act to ensure that the plan is implemented.*

The Community Goals must include at least one or a combination of any of the four components listed below:

(a) General Vision Statement. *Include a general statement that paints a picture of what the community desires to become, providing a complete description of the development patterns to be encouraged within the jurisdiction.*

(b) List of Community Goals. *Include a listing of the goals the community seeks to achieve. Review the suggested community goals in the Supplemental Planning Recommendations for suggestions.*

(c) Community Policies. *Include any policies the local government selects to provide ongoing guidance and direction to local government officials for making decisions consistent with achieving the Community Goals.*

(d) Character Areas and Defining Narrative. *This option lays out more specific goals for the future of the community by community sub-areas, districts, or neighborhoods, and may be prepared using the guidance provided for the Land Use Element.*

(2) Needs and Opportunities. *This is the locally agreed upon list of Needs and Opportunities the community intends to address. Each of the needs or opportunities that the community identifies as high priority must be followed-up with corresponding implementation measures in the Community Work Program. The list must be developed by involving community stakeholders in carrying out a SWOT (strengths, weaknesses, opportunities, threats) or similar analysis of the community.*

(3) Community Work Program. *This element of the comprehensive plan lays out the specific activities the community plans to undertake during the next five years to address the priority Needs and Opportunities, identified Target Areas (if applicable), or to achieve portions of the Community Goals. This includes any activities, initiatives, programs, ordinances, administrative systems (such as*

site plan review, design review, etc.) to be put in place to implement the plan. The Community Work Program must include the following information for each listed activity:

- Brief description of the activity;
- Legal authorization for the activity, if applicable;
- Timeframe for initiating and completing the activity;
- Responsible party for implementing the activity;
- Estimated cost (if any) of implementing the activity; and
- Funding source(s), if applicable.

In addition to the core required elements the Town of Bowersville is required to include a both an Economic Development element and a full land use element in support of their development regulations and policies. The analysis provided by the land use section will ensure the Town manages development related issues and objectives.

(6) Land Use Element. *The Land Use Element, where required, must include at least one of the two components listed below:*

(a) Character Areas Map and Defining Narrative. Identify and map the boundaries of existing or potential character areas (see definition in Chapter 110-12-1-.05) covering the entire community, including existing community sub-areas, districts, or neighborhoods.

For each identified character area, carefully define a specific vision or plan that includes the following information:

- *Written description and pictures or illustrations that make it clear what types, forms, styles, and patterns of development are to be encouraged in the area.*
- *Listing of specific land uses and/or (if appropriate for the jurisdiction) zoning categories to be allowed in the area.*
- *Identification of implementation measures to achieve the desired development patterns for the area, including more detailed sub-area planning, new or revised local development regulations, incentives, public investments, and infrastructure improvements.*

(b) Future Land Use Map and Narrative. Prepare a Future Land Use Map that uses conventional categories or classifications to depict the location (typically parcel by parcel) of specific future land uses. If this option is chosen, prepare the Future Land Use Map using either of the land use classification schemes described below and include a narrative that explains how to interpret the map and each land use category.

The Economic Development element is required for local governments included in Georgia Job Tax Credit Tier 1, which is the primary indicator of local economic stress. These analyses are used to help the community identify ways to address issues concerning job retention and development, employee training and business recruitment.

Economic Development Element. *Identify needs and opportunities related to economic development and vitality of the community, and Community Work Program activities for addressing these needs and opportunities, considering such factors as diversity of the economic base, quality of the local labor force, effectiveness of local economic development agencies, programs and tools.*

The Comprehensive Economic Development Strategy (CEDS) for the region may be substituted for this element.

Lastly, local comprehensive plans in Georgia are now required to include an assessment of compliance and consideration for the appropriate regional water plans for each community.

Consideration of the Regional Water Plan and the Environmental Planning Criteria. During the process of preparing its comprehensive plan, each community must review the Regional Water Plan(s) covering its area and the Rules for Environmental Planning Criteria... to determine if there is need to adapt local implementation practices or development regulations to address protection of these important natural resources. The community must certify that it has considered both the Regional Water Plan and the Rules for Environmental Planning Criteria when it transmits the plan to the Regional Commission for review.

Public Participation

As a part of the planning process each local government must provide and implement opportunities to encourage public participation. The purpose of this is to insure that citizens and other stakeholders are aware of the planning process, are provided opportunities to comment on the local plan elements, and have adequate access to the process of defining the community’s vision, priorities, goals, policies, and implementation strategies.

At a minimum, the public participation program must provide for: adequate notice to keep the general public informed of the emerging plan; opportunities for the public to provide written comments on the plan; hold the required public hearings; and, provide notice to property owners through advertisements in the newspaper (legal organ) of the planning effort soliciting participation and comments. In addition, the local government must provide opportunities for public participation through other means and methods to help articulate a community vision and develop associated goals and implementation program.

Public involvement for Bowersville’s planning process featured a series of public meetings throughout the summer of 2016, all held at the Town Hall. In addition, a survey was made available to the public by mail out in Town water bills during July and August, with additional copies available at Town Hall. Draft copies of the Comprehensive Plan were also made available for the public to review at Town Hall during the later stages of the process.

The nominees for the Advisory Committee represented a wide cross-section of Town residents, offered on a basis of inviting residents from all parts of the town, from households with different lengths of tenure within the town, and across different economic spectrums. The Advisory Committee held two meetings of their own and took part in general public forums, as well as participated in discussion via email.

Bowersville Plan Advisory Committee
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- | | |
|--|---|
| Bobby Adams
Brad Cook
Jan Dean
Susan Henderson
Betty Hulsey
Jill Cheek Lay
Steven J. Mouchet
Andtravious (Andy) D. Montgomery | R. Chad Phillips
Michael D. Rumsey
Adam Sheridan
Janice Dean Stanger
Vince & Emily Shavor
Gary W. Stewart
Ted & Christy Yeargin |
|--|---|

In all, the Town hosted 4 meetings in 2016 for the Town Council and the Plan Advisory Committee that walked through the Comprehensive Plan document and the needs and issues facing the community. Most participants viewed this as a fresh start for the Town and essentially a turning point in declaring their goals for the future. There was a recognition that even if Bowersville remains a comparably small town it will be part of a larger and more dynamic region, and that the citizens wanted to rededicate themselves to defining, and being more proactive about, the future of their hometown.

Two of those meetings, August 11 and September 28, were promoted as open to the general public to complement the general surveys. The meetings drew 14 and 10 people, respectively, and 15 surveys were submitted during the plan process. (Summary of survey results in appendix) Based on input received, the following comments provide a sampling of the topics that generated the most interest and attention:

Sampling of public comments about the vision for Bowersville

- Town park is in need of renovation and investment
- Need to generate income (Financial security) as the Town is poor
- Planning to restore old S.T. Fleming Bldg.
- Want an outdoor community facility for events
- Hart Agricultural center is an opportunity
- Need to renovate Town Hall. Lacks space, ADA/Code compliance, and needs repairs
- Are we a retirement/bedroom community? Do we want to become one?
- Community store is needed if we're to grow. No groceries in the town.
- Growth: What if people don't want to sell? What if we want growth?
- Ordinances are likely out of date
- Farmers market would be nice
- Need to organize Town's reports and ordinances
- Hwy. 17 is critical to Bowersville's future. When will it be realigned? How far outside the Town will it go?
- Need to address safety and speeding along local roads
- Need to improve our coordination with the Counties regarding growth in the area
- How do we remain unique and attractive to residents compared to other communities

Regional Compliance

This is to certify that as part of this planning process appropriate staff and decision-makers have reviewed the *Savannah-Upper Ogeechee Water Plan*, the *Georgie Mountains Regional Plan*, and the *Georgia State Rules for Environmental Planning Criteria* (O.C.G.A. 12-2-8) and taken them into consideration in formulating this local plan. No conflicts were identified between this document and the other documents referenced, and the Bowersville Comprehensive Plan establishes goals that will support the advancement of objectives found within the regional/State documents.

COMMUNITY VISION



The Minimum Standards and Requirements for Local Comprehensive Planning defines a community vision as something “... intended to paint a picture of what the community desires to become, providing a complete description of the development patterns to be encouraged within the jurisdiction.” It is required as an element of the comprehensive plan so that communities can truly establish a pure and simple ideal for themselves in a format that is easily expressed and understood.

Visioning provides communities with an opportunity to pause and consider the “big picture” as well as to attempt to clearly define their ideal future. Developing a vision means that community has at least tried to identify current values, describe how they’re to be realized in the future and use that image as a foundation for short and long-term planning. As a process this also requires the community to develop a consensus on what conditions to change or to preserve.

Vision Statement

A vision for the future of the community must be included in the comprehensive plan. The community vision is intended to provide a complete picture of what the community desires to become. The community vision must be based on public input, the assessment of current and future needs and be supported by the goals, policies and objectives in the comprehensive plan. In addition, there must be consistency between the community vision and the Georgia Department of Community Affairs Quality Community Objectives as well as consistency with the community visions of other communities within the region.

CITY OF BOWERSVILLE - COMMUNITY VISION STATEMENT

Bowersville will be a community where our citizens can live, work, socialize and recreate in a safe, attractive, and healthy environment. The town will have a distinctive sense of place based on the quality and beauty of its natural and built environment, valued historic and cultural assets, unique local character, and commitment to quality design and construction. The Town will support and further develop sound residential and commercial land use, maintain environmental resources, and strive to supply the highest grade of utilities.

For the foreseeable future Bowersville is unlikely to experience much change as most new growth in the region will gravitate toward any of the four larger cities encircling – Lavonia, Hartwell, Royston and Carnesville. The stakeholders for Bowersville recognize the community remains a small residential hub within the still predominantly agrarian parts of Hart and Franklin Counties, and there remains a desire to keep this general character. Some commercial growth and possible revitalization of their town center is also desired, but only balanced against the goal of maintaining the community’s modest scale for both the comfort of residents and to ensure the Town remains fiscally sustainable.

As a result the vision for Bowersville is focused on making the most of the community for the residents by providing the amenities and elements vital for quality small towns. Ensuring Bowersville remains attractive to families and homeowners will help the community prosper in its own right as the region matures and other critical issues (such as GDOT’s pending realignment of Hwy 17) continue to work themselves out. When it appears central Franklin and Hart Counties are again poised for additional economic expansion then Bowersville will explore more aggressive options, but in the near term the Town is concentrating on the elements that will build the sense of residential community, including parks, a possible community center, trails and sidewalks and attracting infill development.



Economic Development

The Economic Development element of a comprehensive plan attempts to define the assets and liabilities of industrial categories, geographical locations, and employment conditions. Economic development analyses inventory a community’s functional conditions and achievements to identify the strengths, weaknesses and needs of native businesses. This portrait of a region’s economic state is the foundation for assessing the performance of wages and job skills, employment and industry patterns, and the programs and efforts designed to improve local economies.

Reference material used for this planning process came from the Georgia Department of Labor’s *Area Labor Profiles* for Hart and Franklin Counties, and from the 2015 GMRC *Comprehensive Economic Development Strategy (CEDs)*, both of which can be found in the appendix. The CEDs is a regional document that is required by the federal Economic Development Administration and is the overarching document used to coordinate federal and State investment in capital projects that support job growth or retention. Further discussion was held among stakeholders to determine the relative health of the local economy and in identifying the economic needs and opportunities for Bowersville.

Unemployment Rates

	2007	2008	2009	2010	2011	2012	2013
Hart Co.	5.0	7.0	19.3	12.0	11.6	11.0	10.1
Franklin Co.	6.6	8.8	13.4	11.7	11.1	10.4	9.5

Source: Georgia Dept. of Labor

Despite several positive events and improving unemployment rates for the region, Hart and Franklin Counties continue to struggle with employment levels and general wage rates. Both Counties lost a significant number of jobs in, and leading up to, the Great Recession of 2008-'12, mostly through the loss of jobs in the goods production industries. Hart County also suffered further from the hit taken in the

development and vacation related industries, as the County is defined by Lake Hartwell and all the seasonal homes and tourists that spur the economy.

There has been a rebound and both areas now have active and coordinated economic development strategies underway to support existing businesses and lure new employers to the area. Home construction has begun to pick up once more and the regional agricultural industry, long an area staple, has likewise seen recent growth to support more employment.



Needs & Opportunities

To achieve its stated vision a community must understand those obstacles and issues that must be addressed in order to reach the goals implied. The comprehensive planning process asks communities to assess the information outlined in an effort to identify issues and opportunities that should be considered when trying to plan for the future. In doing so the communities can more effectively define their objectives and actions to as to better achieve the desired vision.

The following represents a refined listing of Issues and Opportunities for Bowersville. Some were carried over from the previous plan, but the list has been confirmed and/or refined based on the discussions and analyses throughout the current planning process.

Needs & Opportunities	Mitigation Strategies
<ul style="list-style-type: none"> • Demand for a community facility • Need for reuse of vacant bldgs. in town • Potential renovation plan for S.T. Fleming bldg.. • Potential with Hart Agricultural center 	<ul style="list-style-type: none"> ✓ Pursue funding assistance to renovate S.T. Fleming bldg. ✓ Develop master plan for downtown ✓ Pursue funding assistance for streetscape ✓ Pursue grant funding for park amenities ✓ Establish committee to explore farmer’s market concept
<ul style="list-style-type: none"> • Concern over impacts of SR17 realignment 	<ul style="list-style-type: none"> ✓ Set meeting with GDOT staff to determine potential to influence project ✓ Develop study to assess options for alternate alignment and impacts to Town ✓ Work with Counties and Cities along SR17 to develop a “SR17 Corridor Alliance” for promotion and management ✓ Develop report recommending development goals for Hart and Franklin Counties
<ul style="list-style-type: none"> • Need to manage growth in the area 	<ul style="list-style-type: none"> ✓ Develop report recommending development goals for Hart and Franklin Counties ✓ Adopt Conservation Design regulations ✓ Develop design guidelines reference material
<ul style="list-style-type: none"> • Need to ensure long-term utility capacity 	<ul style="list-style-type: none"> ✓ Perform study to assess water and sewer options for the future
<ul style="list-style-type: none"> • Need to address traffic issues in town 	<ul style="list-style-type: none"> ✓ Develop traffic management report (re: Speed limit signage, freight traffic, and problem areas) ✓ Speak with local industry about rerouting trucks

COMMUNITY DEVELOPMENT STRATEGY

3

Land Use Assessment

Land use management policies and programs represent guidelines for shaping development patterns that provide for efficient growth while also protecting sensitive social and environmental areas. As such communities should take into account their current and immediately projected conditions and assess the identified needs and issues regarding the built landscape and community services for the area. This section presents an inventory of existing land use patterns and development trends for the community, allowing the local government to produce the most effective policies needed to manage the demands from projected development.

Land use in and around Bowersville is relatively simple and unchanged for more than 10 years. The Town is a classic rural train-stop town, founded along a rail line with one side of Main Street on either side of the rail bed. For two blocks in either direction along the tracks the Town exhibits the remaining plots of traditional shop front buildings, though only several still remain. The cross street, Schaefer St., serves as Ga 51 and the arterial road to Hartwell to the east, while just beyond the 2 blocks west Schaefer dead-ends into GA 17, the north-south arterial connector reaching to Lavonia or Royston.

Surrounding these few blocks of the town center are various residential properties, churches and agricultural properties. Almost all of the residential homes are detached single-family units on more than 1 acre, with the only subdivision in the town being an atypical, affordable housing style development of some 20 properties off of Hillard Rd. and Kerry Lane. Apart from that the town is clearly one of agricultural heritage with the former town center functioning as a crossroads community for this part of the region.

Some commercial operations are scattered throughout and around the town. There is also the small Franklin-Hart Regional Airport located just 2 miles to the southwest in Canon while Ga 17 still commands strong traffic flow, so there is opportunity for the town to grow with more non-residential uses. The absence of sewer limits that potential, however, and for now other cities provide the retail and service base for local residents' needs.

Development Trends and Forces

- Ga. 17 is the primary roadway and a north south arterial connecting to larger employment and commercial centers in Lavonia and Royston.
- Ga 51 is the east-west arterial and the connection to Hartwell and Lake Hartwell.
- Franklin-Hart Regional Airport, just southwest in Canon
- Growing manufacturing and industrial base in Lavonia (3 miles north) and along I-85 corridor.

Areas Requiring Special Attention

Analysis of the prevailing trends will assist in the identification of preferred patterns of growth for the future. More specifically such analyses can identify those areas requiring special attention with regard to management policies, such as natural or cultural resources likely to be intruded upon or otherwise impacted by development.

- *Areas where rapid development or change of land uses is likely to occur*

The only potential for a part of Bowersville to experience rapid change will be along the Ga 17 corridor after the realignment and expansion has been completed. However, this may not occur within the next 10 years pending GDOT funding and priorities, and if this does happen the realignment may take the roadway outside of Town limits, limiting Bowersville's ability to influence the scope and types of development. At the moment this is not considered a high concern.

- *Areas where the pace of development has and/or may outpace the availability of community facilities and services, including transportation*

There are no areas within Bowersville that will outpace available utilities. However, there is some concern over the potential need for sewer to be made available in the area. Presently there is no sewer in Bowersville and growth has been slow because of the lack of service. A general build of residences and some light commercial, though, could be considered detrimental to local soil conditions and water tables and some residents have expressed a desire to see sewer service made available at some point in the future. If this happens then there may also be pressure to upgrade water lines to ensure proper utility capacity and efficiency to sustain desired growth.

- *Areas in need of redevelopment and/or significant improvements to aesthetics or attractiveness (including strip commercial corridors)*

The downtown area along East and West Main Street is the most prominent segment of the Town with vacant structures and the potential for dynamic redevelopment. The Town is exploring efforts to acquire and renovate at least 2 properties along this corridor to help revitalize the heart of the community with a new civic center, park and other amenities. (See Downtown character area)

- *Large abandoned structures or sites, including possible environmental contamination.*

There are no large abandoned structures within Bowersville.

- *Areas with significant infill development opportunities (scattered vacant sites).*

In addition to the downtown area mentioned above the Town has several properties along Ga 17 that could be used for commercial or other purposes. However, this roadway is also slated for realignment at some point in the future, so redevelopment may not be a priority along this route.

- *Areas of significant disinvestment, levels of poverty, and/or unemployment substantially higher than average levels for the community as a whole*

No concentrations of impoverished areas exist within the Town limits. Select structures and properties are in need of repair and/or revitalization but nothing considered abnormal for the market or requiring special action by the Town beyond current measures.

Character Area Assessment

Character area planning is designed to focus on the physical appearance (aesthetics) and function of a particular area. Development strategies are tailored and applied to each individual area. The goal is to enhance the existing character/function or promote a new, more desirable character for the future. Character areas identify portions of the community that have a unique or special character that needs to be preserved or require special attention because of unique development issues

A key component of the comprehensive planning process is the development of a Character Area Map that reflects the town’s vision for future growth and development during the course of the planning period. This vision was developed through an extensive public visioning process and expresses the unique character of various portions of the town. The various character areas, when combined, form a single map that is intended to supplement the Future Development Map by organizing common themes of development patterns throughout the town. They promote the desired development patterns guiding the design of structures and physical development. They also provide a framework for changes to development regulation and policies. Finally, they help to guide future zoning decisions. The following pages present the map and narratives of each Character area associated with the Town of Clermont.

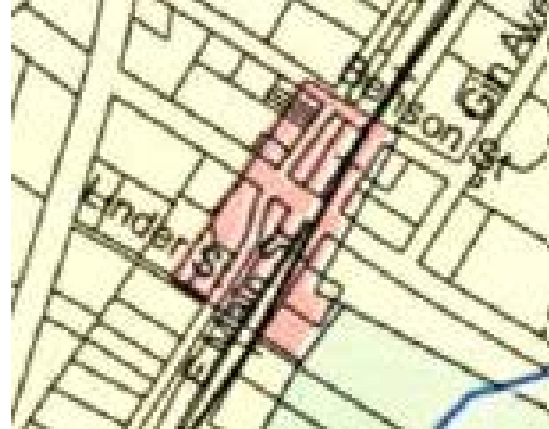
Each identified character area outlines a specific vision or plan that includes the following:

- Written description and pictures or illustrations that make it clear what types, forms, styles, and patterns of development are to be encouraged in the area.
- Listing of specific land uses and/or zoning categories to be allowed in the area.
- Identification of implementation measures to achieve the desired development patterns for the area, including more detailed sub-area planning, new or revised local development regulations, incentives, public investments, and infrastructure improvements.



DOWNTOWN

This is the heart of Bowersville and the features the remaining notable non-residential structures for the community. The form is traditional railroad-oriented main street, with a handful of 1 and 2 story masonry structures on either side of the tracks. It is only a couple blocks and will function more like a cross-roads community center, socially. The district has the potential to expand depending on the pace of growth but for the foreseeable future the Town will focus on filling in the vacant spaces within this area before concerning the district reaching farther along either roadway.



The downtown constitutes the potential commercial and civic uses within the heart of the traditional rural neighborhood of Bowersville. Traffic is relatively quiet-to-non-existent on occasions, so there are no major needs with regards to road improvements or immediate concerns over utilities to meet current demands.



Management of commercial/freight traffic within downtown is an issue, due to some tight roads and the conditions of some roads. The Town is interested in seeking to reroute freight traffic and improve signage and pedestrian infrastructure with the hopes of calming traffic and making the area more appealing for visitors and civic events.

Just outside this district lies a predominantly residential area before reaching purely rural countryside.



DOWNTOWN

Development Encouraged

- 0/Near lot line development
- Mix of uses; preference for retail commercial
- Office, institutional and residential uses acceptable
- Limited surface parking lots for individual properties
- Should blend with architectural character of the neighborhoods and Main Street

Implementation Measures

- Develop Downtown Master Plan
- Implement streetscape improvements
- Restore/renovate S.T. Fleming bldg.
- Support preservation of existing structures
- Review development regulations against Comp Plan goals; Amend as needed
- Develop Town Park
- Develop new Depot Pavilion
- Develop design guideline reference material



Bowersville, GA Depot Pavilion

Archway Partnership



Before ▲
After ▼



AGRICULTURAL

This district is a catch-all designation for those larger lots that lie outside downtown or slightly more populated transitional zones. There is little agricultural activity within Town limits, and almost all of that is of a non-commercial scale. Many lots are simply large residential lots with most of the property left undeveloped.

These properties primarily feature a house with one or more storage or agricultural structures. Most are long established properties of 30 years or more. In a couple cases their residence is substantially improved and indicative of a high economic class. Others are simply modest homes on lots retained purely for their scenic, rural value.

While there is no distinct agricultural industry among Town landowners, cattle and poultry are prominent throughout the region and could prosper. However, as the area enables more growth and provides upgraded utilities these agricultural lots may feel more pressure to sell for development.



AGRICULTURAL



Development Encouraged

- Agricultural uses, residential development, conservation or recreation uses
- Agri-tourism uses
- Larger lot sizes: Min. 1 acre but preference for 3+ acres
- High percentage of natural landscape or pervious surfaces
- Conservation design subdivisions

Implementation Measures

- Adopt conservation design guidelines
- Review development regulations against Comp Plan goals; Amend as needed
- Commission study assessing conservation easements for Hart and Franklin Counties
- Continue to support and promote agricultural industry
- Develop design guideline reference material



RESIDENTIAL

Around Main Street are pockets of traditional rustic, residential neighborhoods depicting the development history of the town. As a district these areas consists mostly of undeveloped land or recently built suburban housing. By type the subdivisions are attempting to compliment downtown, but differs by departing from the classic urban grid and some of the houses are also larger both in structure and in terms of lot size.

Nor is it defined that this area need be reserved for housing. There are a few non-residential uses within the district, including commercial use, a church and some small farms. Some of these properties may be primed for future commercial or service industry development.

This district denotes the transition between downtown and the truly rural portions of Bowersville and the unincorporated surroundings. By softening the change in density and concentrations of development, adjoining agricultural uses and woodland experience less pressure for up-selling. Likewise, it aids utility and infrastructure management by marking the essential limits of urban-level services.



RESIDENTIAL



Development Encouraged

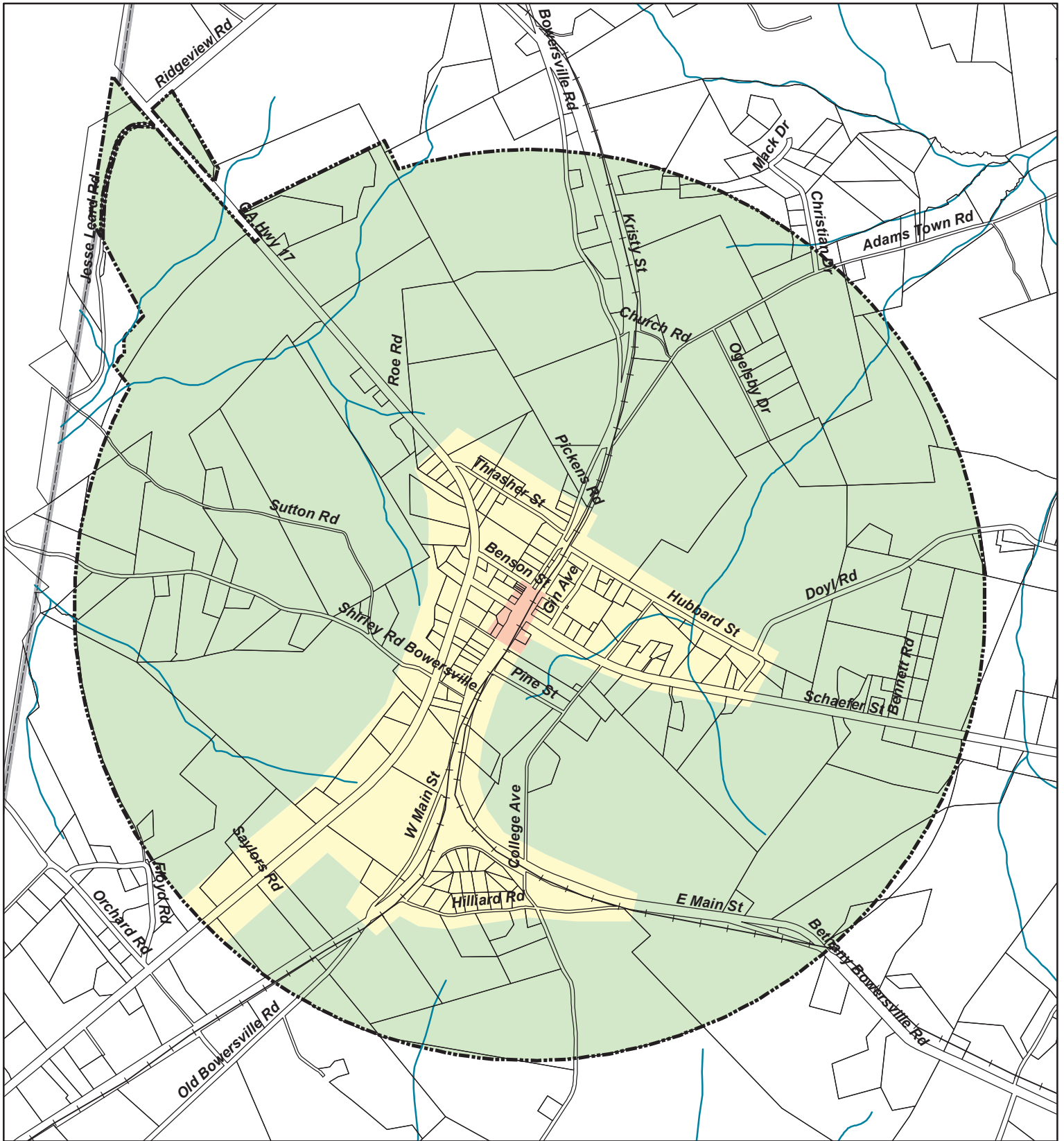
- Residential development, with some small (non-commercial) agricultural uses
- Institutional uses and parks also permitted, with minimal signage and lighting
- Medium-to-large lot sizes (1-3 acres)
- High percentage of natural landscape or pervious surfaces

Implementation Measures

- Adopt conservation design guidelines
- Review development regulations against Comp Plan goals; Amend as needed
- Develop design guideline reference material

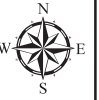


City of Bowersville Character Area Map



Legend

- Agricultural
- Downtown
- Future Industrial
- Residential



Quality Community Objectives Assessment

In 1999 the Board of the Department of Community Affairs adopted the Quality Community Objectives (QCOs) as a statement of the development patterns and options that will help Georgia preserve its unique cultural, natural and historic resources while looking to the future and developing to its fullest potential. This assessment should be used a tool by a community to compare how it is progressing toward the sustainable and livable objectives, but no community will be judged on its progress. The questions focus on local ordinances, policies, and organizational strategies intended to create and expand quality growth principles. A majority of positive responses for a particular objective may indicate that the community has in place many of the governmental options for managing development patterns. Negative responses may provide guidance as to how to focus planning and implementation efforts for those governments seeking to achieve these Quality Community Objectives. Should a community decide to pursue a particular objective it may consider this assessment as a means of monitoring progress towards achievement.

1. Economic Prosperity

Encourage development or expansion of businesses and industries that are suitable for the community. Factors to consider when determining suitability include job skills required; long-term sustainability; linkages to other economic activities in the region; impact on the resources of the area; or prospects for creating job opportunities that meet the needs of a diverse local workforce.

Bowersville participates in/coordinates activities with the local Chamber of Commerce and the joint Industrial Development Authority as part of ongoing efforts to support economic expansion in Hart and Franklin Counties. The Town also maintains contacts with the Georgia Mountains Regional Commission and the State for pursuit of assistance and outside funding opportunities in support of economic development opportunities.

2. Resource Management

Promote the efficient use of natural resources and identify and protect environmentally sensitive areas of the community. This may be achieved by promoting energy efficiency and renewable energy generation; encouraging green building construction and renovation; utilizing appropriate waste management techniques; fostering water conservation and reuse; or setting environmentally sensitive areas aside as green space or conservation reserves.

The Town of Bowersville works with Hart County to monitor and enforce policies related to State Vital Areas, National Wetland Inventory (FIRM) data and other applicable environmental features for the protection of sensitive areas. The Town also maintains contact with the Georgia Mountains Regional Commission and the Department of Natural Resources to work for the protection and promotion of cultural resources in the area as needed.

3. Efficient Land Use

Maximize the use of existing infrastructure and minimize the costly conversion of undeveloped land at the periphery of the community. This may be achieved by encouraging development or redevelopment of sites closer to the traditional core of the community; designing new development to minimize the amount of land consumed; carefully planning expansion of public infrastructure; or maintaining open space in agricultural, forestry, or conservation uses.

There is a limited application of land use and development regulations throughout Hart and Franklin Counties. However, through this planning process, ongoing efforts to update area mapping, and regular communication with Hart County, the Town of Bowersville works to ensure

local development policies support sustainable development where possible that enables economic growth while managing local resources, utilities and infrastructure.

4. Local Preparedness

Identify and put in place the prerequisites for the type of future the community seeks to achieve. These prerequisites might include infrastructure (roads, water, sewer) to support or direct new growth; ordinances and regulations to manage growth as desired; leadership and staff capable of responding to opportunities and managing new challenges; or undertaking an all-hazards approach to disaster preparedness and response.

Through this planning process, ongoing coordination and contracts with Hart County and Franklin County emergency responders, and through regular communication with Hart County, the Town of Bowersville works to ensure the community is properly poised to prevent, manage and respond to growth pressures and natural and man-made hazards.

5. Sense of Place

Protect and enhance the community's unique qualities. This may be achieved by maintaining the downtown as focal point of the community; fostering compact, walkable, mixed-use development; protecting and revitalizing historic areas of the community; encouraging new development that is compatible with the traditional features of the community; or protecting scenic and natural features that are important to defining the community's character.

Through this and ongoing planning practices the Town of Bowersville is working to preserve and build upon the existing character of the community. The Town will regularly monitor development trends and local land use regulations (for both the Town and Hart County) to ensure all is being done to maintain the rural, small-town sense of community that defines Bowersville.

6. Regional Cooperation

Cooperate with neighboring jurisdictions to address shared needs. This may be achieved by actively participating in regional organizations; identifying joint projects that will result in greater efficiency and less cost to the taxpayer; or developing collaborative solutions for regional issues such as protection of shared natural resources, development of the transportation network, or creation of a tourism plan.

Bowersville actively participates in the Hart County Service Delivery Strategy, the Hart County SPLOST program, the Georgia Mountains Regional Commission, and other appropriate regional organizations. The Town also maintains regular contact with various State Departments to ensure knowledge of, and access to, their programs and resources.

7. Housing Options

Promote an adequate range of safe, affordable, inclusive, and resource efficient housing in the community. This may be achieved by encouraging development of a variety of housing types, sizes, costs, and densities in each neighborhood; promoting programs to provide housing for residents of all socioeconomic backgrounds, including affordable mortgage finance options; instituting programs to address homelessness issues in the community; or coordinating with local economic development programs to ensure availability of adequate workforce housing in the community.

Through this and ongoing planning processes, the Town of Bowersville is actively working to monitor local housing needs and work to enforce policies that promote quality, affordable housing options as needed.

8. Transportation Options

Address the transportation needs, challenges and opportunities of all community residents. This may be achieved by fostering alternatives to transportation by automobile, including walking, cycling, and transit; employing traffic calming measures throughout the community; requiring adequate connectivity between adjoining developments; or coordinating transportation and land use decision-making within the community.

Neither the Town of Bowersville nor either of Hart and Franklin Counties has an active, comprehensive transportation planning program. However, all of these local governments do communicate their concerns and issues to the regional GDOT office and all communities do participate in the public involvement process for the Statewide Transportation Improvement Program (STIP) as able. Hart County operates a federally sponsored 5311 rural transit program that serves Bowersville, while Franklin County provides these services through private company T and T Transportation. As the region grows additional transportation planning would be considered a benefit, if not a necessity.

9. Educational Opportunities

Make educational and training opportunities readily available to enable all community residents to improve their job skills, adapt to technological advances, manage their finances, or pursue life ambitions. This can be achieved by expanding and improving local educational institutions or programs; providing access to other institutions in the region; instituting programs to improve local graduation rates; expanding vocational education programs; or coordinating with local economic development programs to ensure an adequately trained and skilled workforce.

The Town of Bowersville works with the Hart County School Board to ensure access for quality primary and secondary educational facilities and programs for area residents. The Town also works with Hart County, the School Board and other partners to ensure access to viable post-secondary resources such as North Georgia Technical College (Toccoa), the University of Georgia (Athens), and other area educational institutions. In addition, there are several private colleges accessible to Bowersville residents in Franklin Springs (Emmanuel College), Toccoa (Toccoa Falls College) and Demorest (Piedmont College).

10. Community Health

Ensure that all community residents, regardless of age, ability, or income, have access to critical goods and services, safe and clean neighborhoods, and good work opportunities. This may be achieved by providing services to support the basic needs of disadvantaged residents, including the disabled; instituting programs to improve public safety; promoting programs that foster better health and fitness; or otherwise providing all residents the opportunity to improve their circumstances in life and to fully participate in the community.

The Town of Bowersville works with the St. Mary's Sacred Heart Hospital (Lavonia) and the Hart County Department of Public Health to ensure access for quality health care facilities and programs for area residents. The Town also works with Hart County and other partners to monitor residents' needs and requests in providing access to these services as the area grows and becomes more suburban.

IMPLEMENTATION PROGRAM

4

Achieving the Vision and our goals for the community

The Implementation Program is the overall strategy for achieving the Community Vision and for addressing each of the Community Needs and Opportunities. It identifies specific measures, both short and long-term, that must be undertaken by the community in order realize the community's goals. Identifying these items helps the community organize their actions

Policies

One type of action a community can establish to achieve its vision is the establishment of policy. These are those ongoing principles and practices that the community will observe in order to realize specific objectives. Some policies may compliment single action-items while others may provide ongoing guidance and direction to local government officials for making decisions consistent with achieving the Community Vision or addressing Community Issues and Opportunities.

- Maintain all Town facilities and infrastructure to the highest degree possible
- Strive to maintain a clean community
- Support the local Chambers of Commerce, Development Authorities and other partners in efforts of community and economic development for Hart and Franklin Counties
- Participate in all appropriate intra-county programs such as SPLOST and Service Delivery Agreements.
- Continue to support and promote agricultural industry
- Support the preservation and protection of existing structures within the town, to the best extent feasible

Long-Term Activities and Ongoing Programs

In addition to establishing policy, communities may also establish long-term or ongoing programs and activities that support identified objectives. These measures may compliment policies or may simply be action items that must be employed more than once. These are recognized here so as to distinguish their need and conditions apart from the single-action items and to identify any required special terms or context.

- Perform all necessary maintenance with regards to Town facilities, utilities, infrastructure and park space. Implement any work programs or master plans for such facilities.
- Coordinate with GDOT and other communities regarding the realignment and improvements to SR17

Report of Accomplishments

This is the review of the STWP from the previous five years. As a new STWP is produced every five years, the items within the previous STWP must be identified for their status as either complete, in progress, postponed or cancelled. Those items that have been postponed or are in progress must be shown in the next STWP where appropriate, while those items that have been postponed or cancelled must also include a reason for their status.

Action	Status	Comment
Expand waterlines along Adamstown Road, 4" line, 1 mile	Complete	
Maintenance/renovation of water tank	Complete	
Construct second water tank as feasible	Cancelled	May revisit after completion of water & sewer study
Resurfacing of West Main Street, 2000 ft.	Complete	
Recruit additional certified water system operator	Complete	New person selected, trained and in place
Develop a photo exhibit of Bowersville history	In Progress	Moved to 2017
Review and update zoning ordinance and zoning map	In Progress	Moved to 2017
Consider adoption of development regulations for subdivisions.	In Progress	Moved to 2018
Maintenance and improvements to Town Park, landscaping of Railroad Area	In Progress	Moved to "Ongoing"
Maintenance and painting of town offices, Community Center	In Progress	Moved to "Policy"
Consider adoption of nuisance ordinance.	Complete	

Short-Term Work Program

The third forward-thinking element of the Implementation Program is the Short-Term Work Program (STWP). This identifies specific implementation actions the local government or other entities intend to take during the first five-year time frame of the planning period. This can include any ordinances, administrative systems, community improvements or investments, financing arrangements, or other programs or initiatives to be put in place to realize the plan goals.

Year	Action	Estimated Cost	Funding Source	Responsibility
2016	Meet with GDOT concerning latest status of SR17 project	NA	NA	Town Council
2016	Speak with local industry about rerouting trucks	NA	NA	Town Council
2017	Develop traffic management report	\$1,000	GDOT	Town Council, GMRC
2017	Develop a photo exhibit of Bowersville history	\$1,000	General Fund	Town Council
2017	Review zoning ordinance, zoning map and dev. regulations; Amend as needed	\$5,000	General Fund	Town Council
2017	Pursue funding options for renovation of S.T Fleming Bldg.	TBD	Town	Town Council, GMRC
2017	Develop concept for new Town Park	\$5,000	DCA, General Fund	Town Council, GMRC
2017	Establish committee to explore farmer's market concept	NA	NA	Town Council
2017	Develop a "SR17 Corridor Alliance"	NA	NA	Town Council
2017	Reapply for LMIG road funding	NA	NA	Town Council
2018	Develop master plan for downtown	\$5,000	DCA	Town Council, GMRC
2018	Improvements to Town Park, landscaping of Railroad Area	Minimal Cost	General Fund	Town Council
2018	Adopt Conservation Design guidelines	\$1,000	DCA, General Fund	Town Council, GMRC
2018	Consider adoption of development regulations for subdivisions.	\$5,000	General Fund	Town Council
2018	Pursue funding options for new park space/amities	TBD	DNR, ARC	Town Council, GMRC
2018	Expand waterlines along Christy Road, 4" line	\$50,000	ARC, EDA, SPLOST	Town Council
2018	Build new Depot Pavilion	\$50,000	General Fund, grants	Town Council
2018	Renovate the S.T. Fleming bldg.	\$250,000	ARC, SPLOST	Town Council

Year	Action	Estimated Cost	Funding Source	Responsibility
2019	Develop architectural design guidelines reference material	\$1,000	DCA	Town Council, GMRC
2019	Report exploring Hart Agricultural Center concept	\$5,000	General Fund	Town Council, Hart County
2019	Develop report recommending development goals for Hart and Franklin Counties	\$500	General Fund	Town Council
2019	Report exploring long-term water and sewer potential	\$10,000	ARC, DCA, General Fund	Town Council, GMRC
2020	Develop study to assess options for alternate alignment and impacts to Town	NA	NA	Town Council
2020	Pursue funding assistance for streetscape	NA	NA	Town Council
2021	Update comprehensive Plan	\$15,000	DCA	Town Council, GMRC
2021	Commission study assessing conservation easements for Hart and Franklin Counties	\$1,000	General Fund	Town Council

APPENDICES

5

Population and Demographic Profile

Economic Climate/ Regional Economy

Area Labor Profiles for Hart and Franklin Counties

Summary of Comprehensive Plan Survey Results

Population and Demographic Profile

2010 Census Profile – Bowersville GA

	#	%
Total Population	465	
<15 yrs	104	22.3 %
15-64 yrs	292	62.9 %
65+ yrs	69	14.8 %
Race & Ethnicity		
White	339	72.9 %
Black or African American	95	20.4 %
American Indian and Alaska Native	1	0.2 %
Asian	0	0 %
Native Hawaiian and Other Pacific Islander	0	0 %
Some Other Race	13	2.8 %
Two or More Races	17	3.7 %
Hispanic or Latino (of any race)	22	4.7 %
Not Hispanic or Latino	443	95.3 %
Households		
In Households		100 %
In Group Quarters		0 %
Average Household size	2.63	
Average Family Size	3.19	
Housing Occupancy		
<i>Total housing units</i>	199	
Occupied housing units	177	88.9 %
Owner-occupied housing units	133	75.1%
Renter-occupied housing units	44	24.9%
Vacant housing units	22	11.1 %
Homeowner vacancy rate		2.9 %
Rental vacancy rate		0 %

Economic Climate/ Regional Economy

as taken from the

**Georgia Mountains Regional Commission
Community Economic Development Strategy (CEDS)
and Regional Agenda 2015**

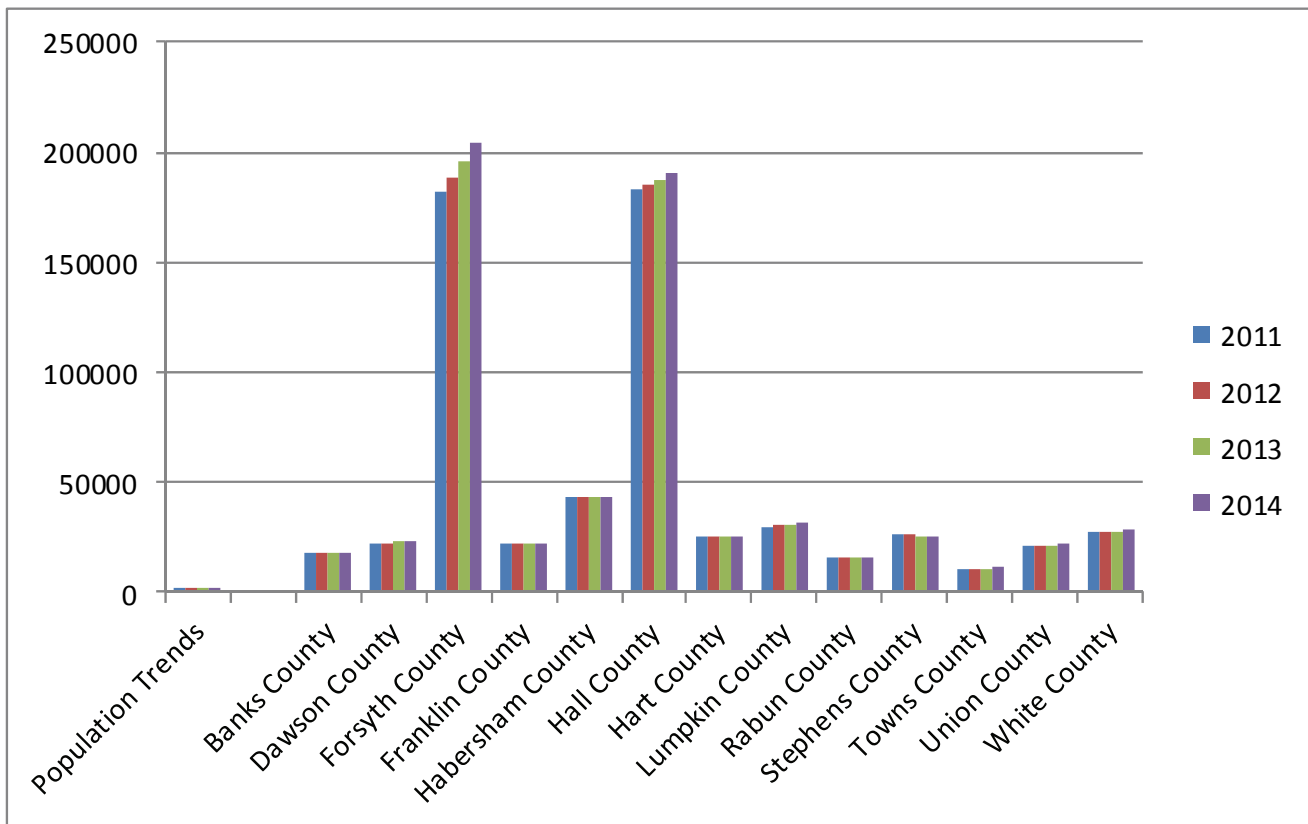
Economic Climate/Regional Economy

Efforts to predict the future economic profile of the Georgia Mountains Region can be assisted by an understanding of the historic population growth patterns of the region and the existing population profile. Through the understanding of current trends, decision makers can better prepare for regional changes in population age, location, and household makeup. Improving the economic health of the region is a common goal and requires policy makers to understand how changes in the region's population will affect the opportunities for economic growth.

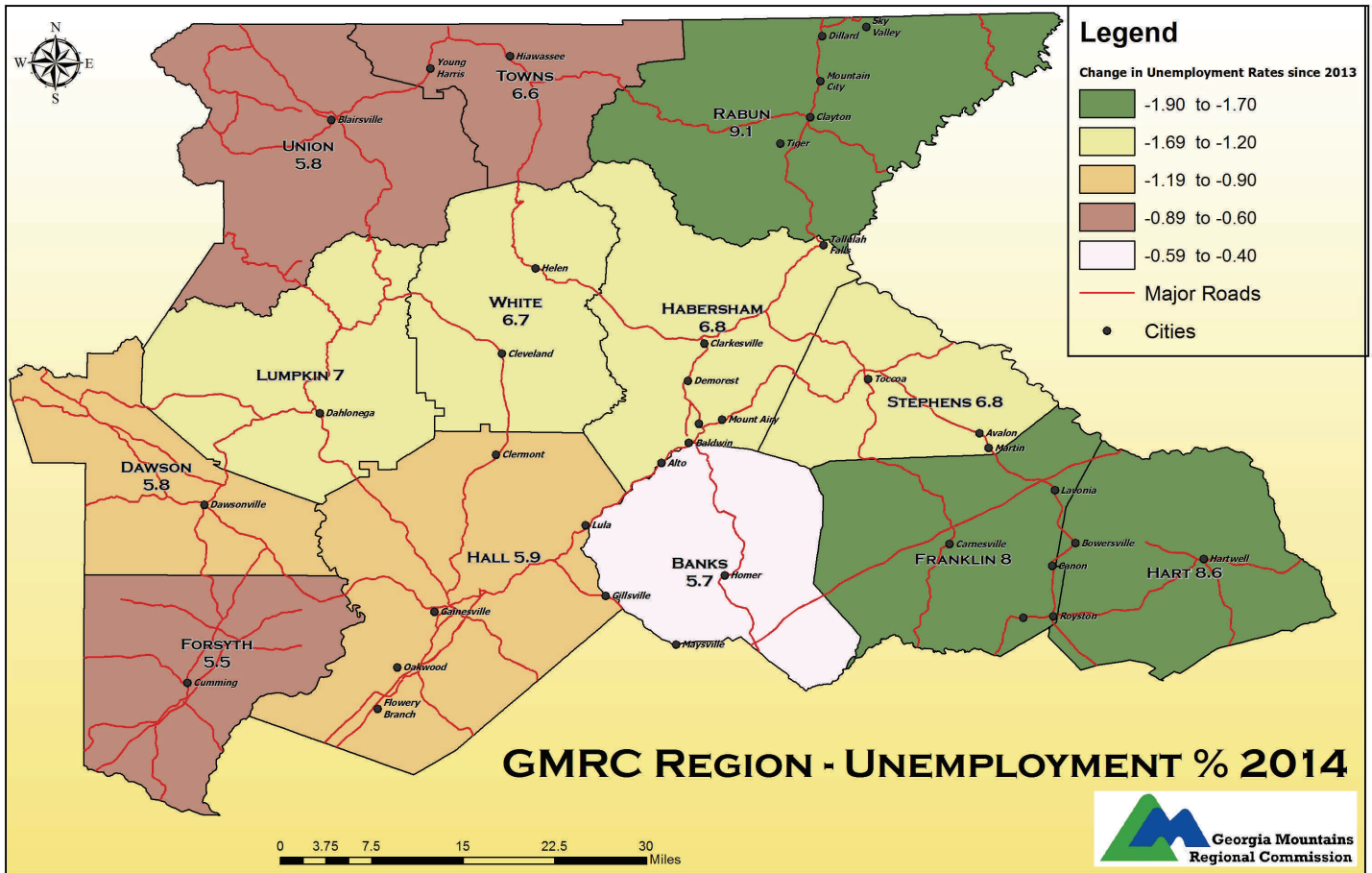
The Georgia Mountains Region has grown tremendously over the past several decades and is currently estimated at 661,659. In fact, the Georgia Mountains Region population growth exceeded both the state and national rates, and it appears that this trend will continue in future years. Much of the growth taking place within the region is occurring in areas where transportation corridors are present. Other migration factors can be attributed to individual economic factors, retirement population, and urban sprawl and spillover from Metropolitan Atlanta.

According to the Georgia Department of Labor, it is projected that the region's population in 2025 will reach 1,004,395 persons, reflecting a 62.6 % increase. Therefore, the goals identified in the Comprehensive Economic Development Strategy—Regional Plan are more important than ever in maintaining the balance between growth and the rural character of the region.

Georgia Mountains Region—Population



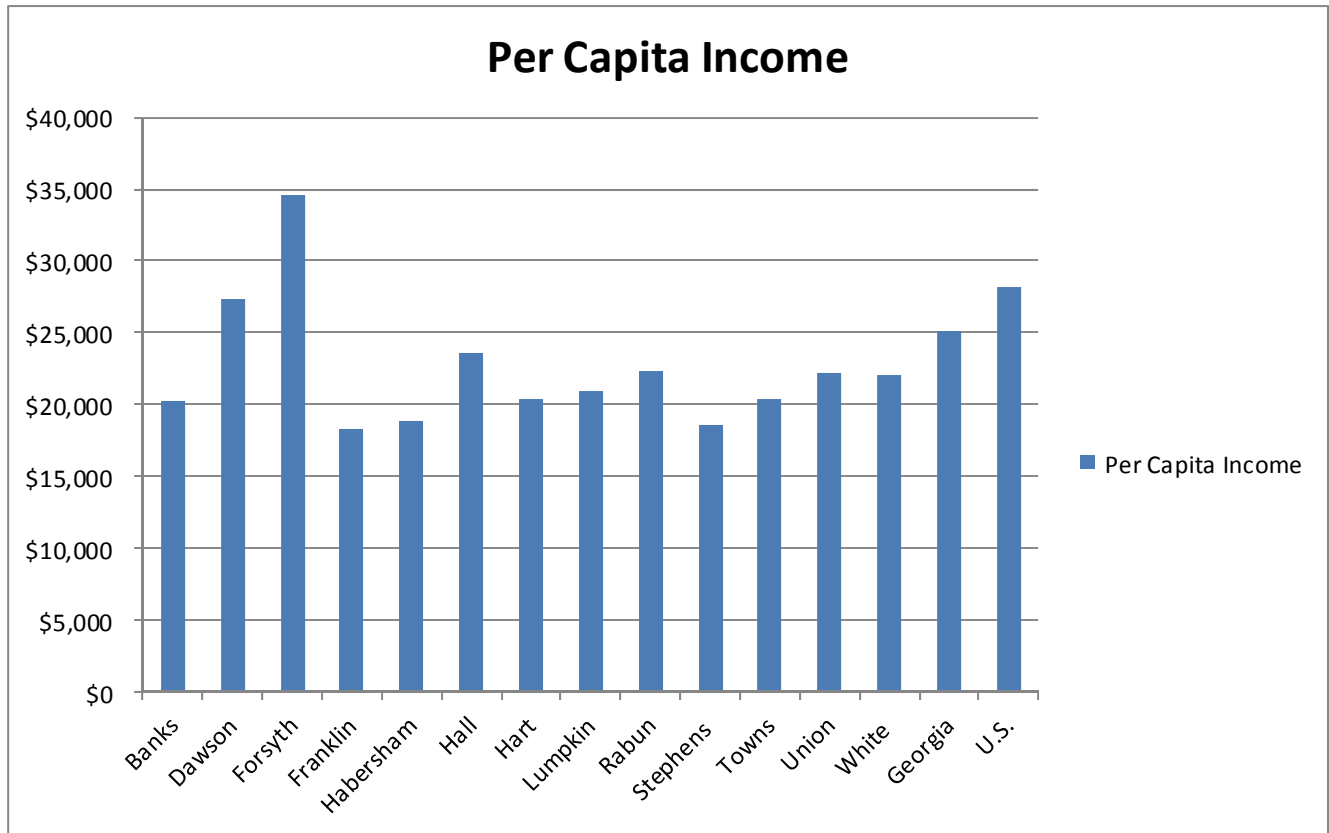
Source: U.S. Census Bureau



Unemployment in the Georgia Mountains Region has seen a tremendous decline over the past year with an average current unemployment rate for the region of 6.1% (June 2015) and is even with state at 6.3%, but higher than the U.S. rate of 5.3%. However, it is the lowest rate for regions in the state.

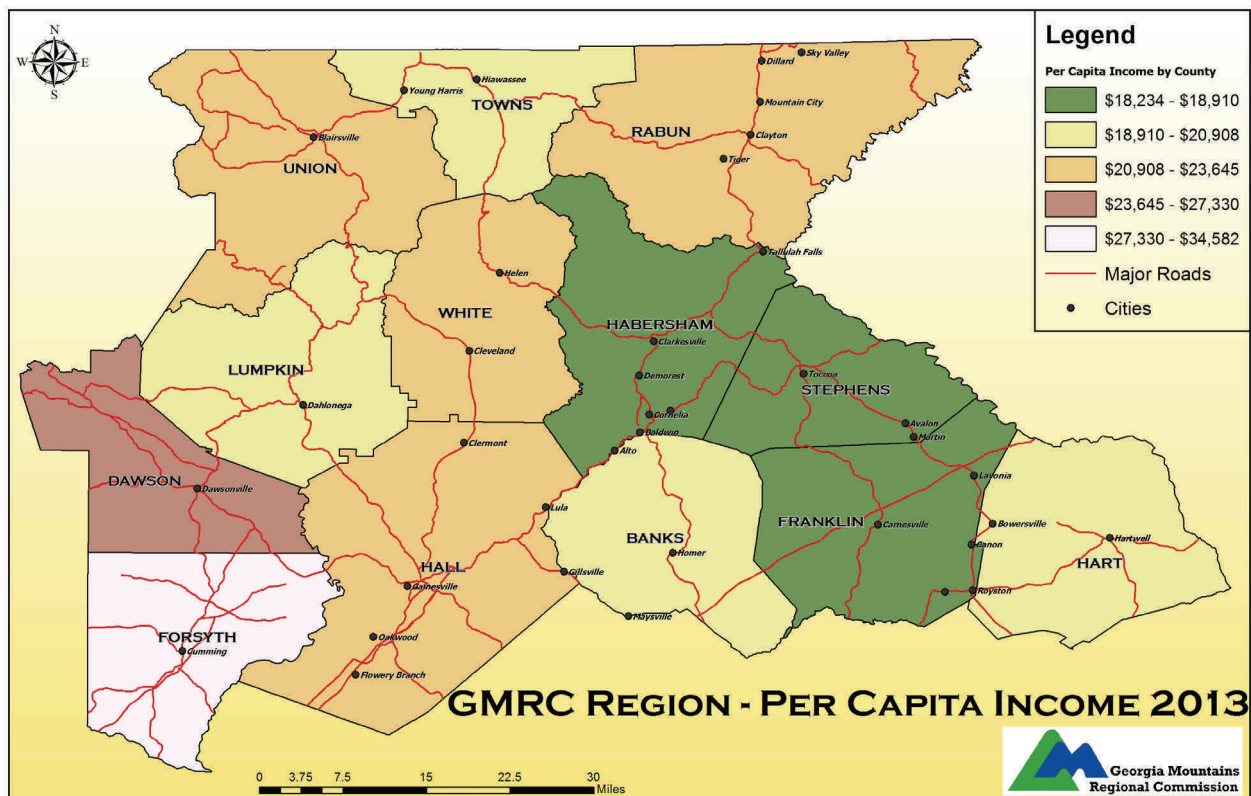
COUNTY	2013 UNEMPLOYMENT	2014 UNEMPLOYMENT	CHANGE
Banks	602	538	-10.60%
Dawson	748	661	-11.60%
Forsyth	5,777	5,171	-10.50%
Franklin	922	764	-17.10%
Habersham	1,552	1,318	-15.1%
Hall	6,055	5,338	-11.80%
Hart	984	801	-18.60%
Lumpkin	1,115	997	-10.60%
Rabun	680	548	-19.40%
Stephens	1,033	856	-17.10%
Towns	410	363	-11.50%
Union	708	613	-13.4%
White	1,017	874	-14.1%

Source: Georgia Department of Labor, Area Labor Profile

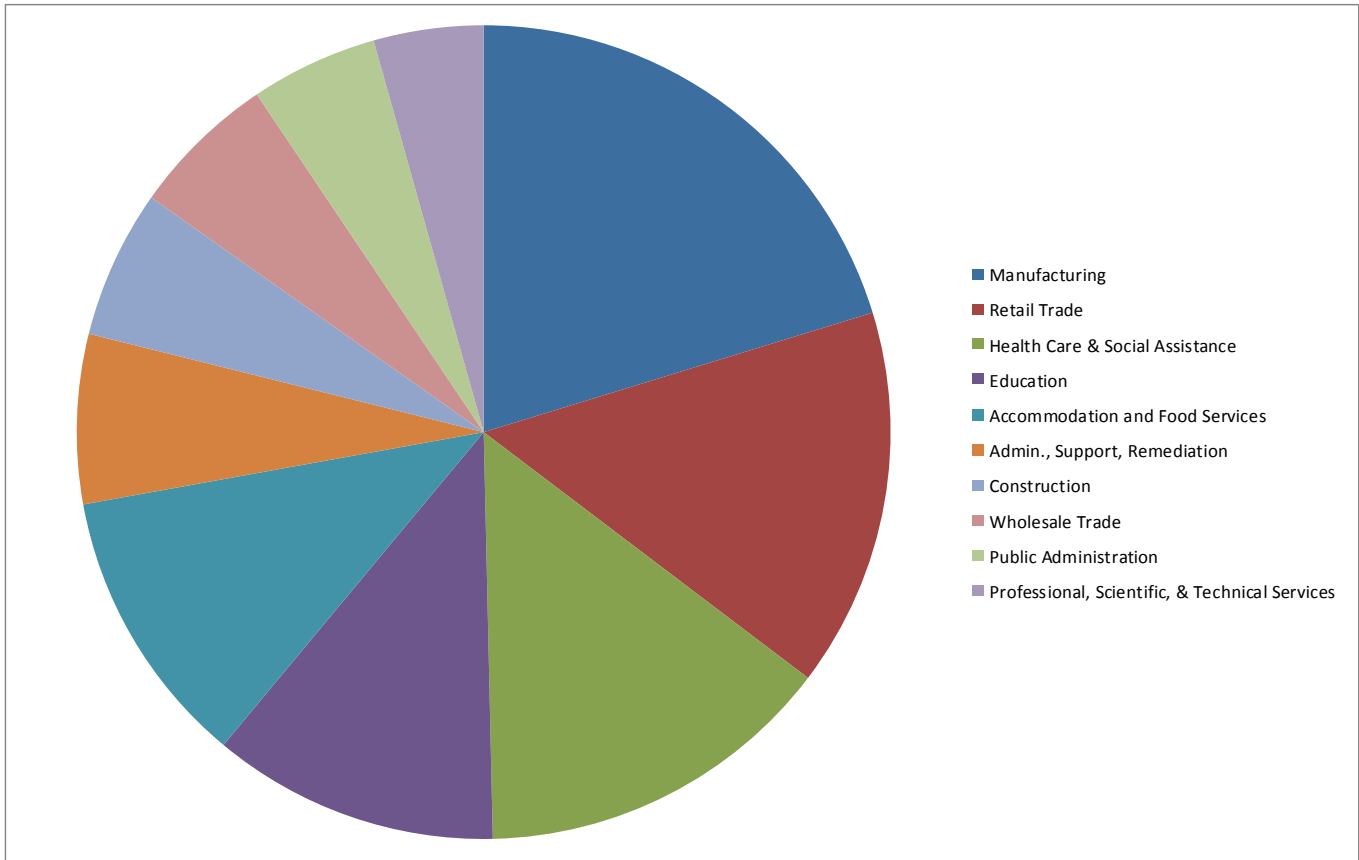


Source: U.S. Census Bureau and Georgia Department of Labor

Even with low unemployment rates in the Georgia Mountains region, per capita income throughout the region is lower than state and national averages. The average per capita income in the Georgia Mountains Region is \$22,282 compared to the state average of \$25,182 and the U.S. average of \$28,155.



Industry Employment Distribution



Source: Georgia Department of Labor

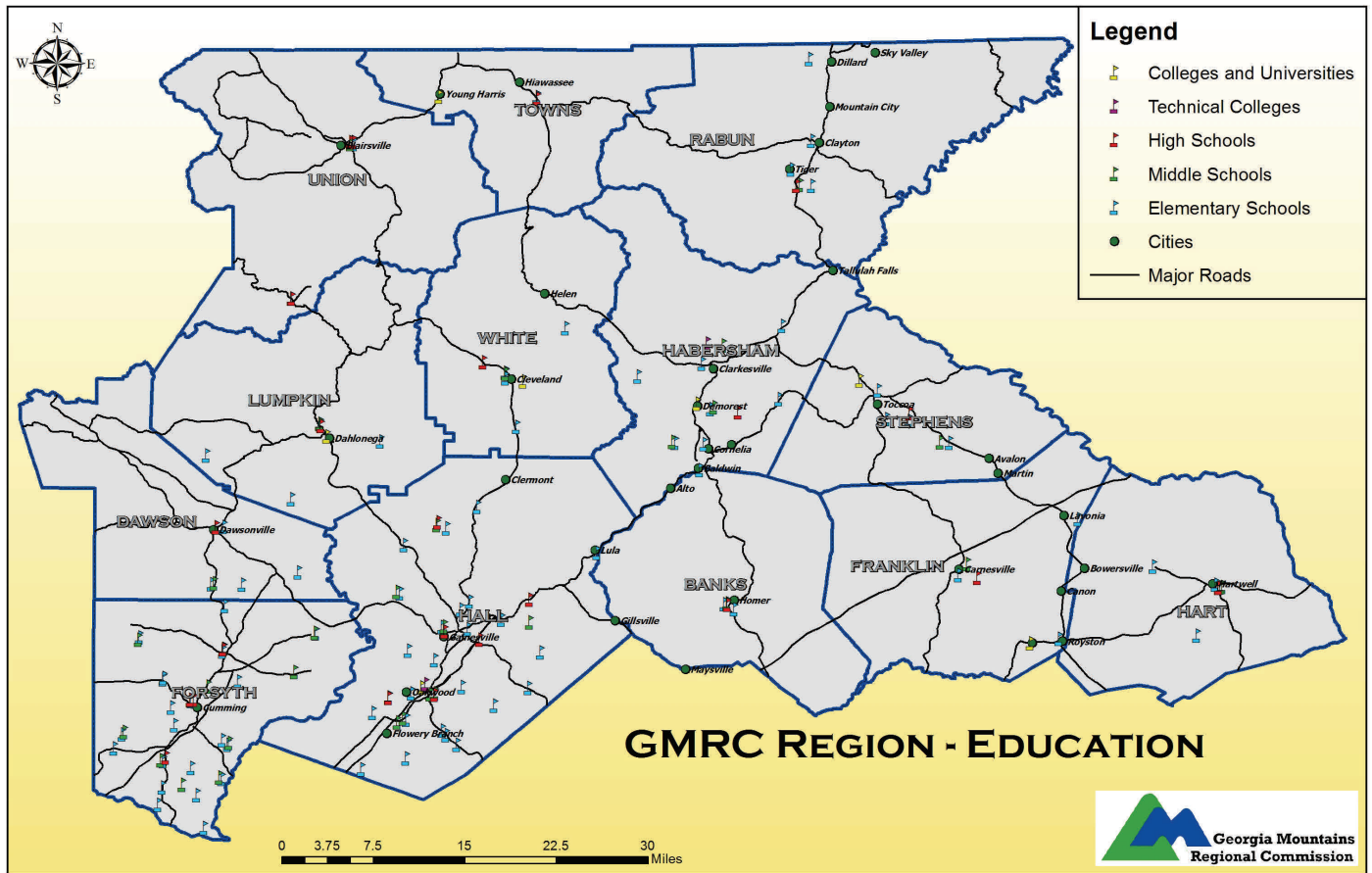
According to the Georgia Department of Labor, the ten largest employers in the region in 2014 were Fieldale Further Processing, Forsyth County School System, Hall County, Hall County School System, Ingles Markets, Northeast Georgia Medical Center, Northside Hospital, Publix Supermarkets, University of North Georgia, and Walmart.

Education of the Labor Force

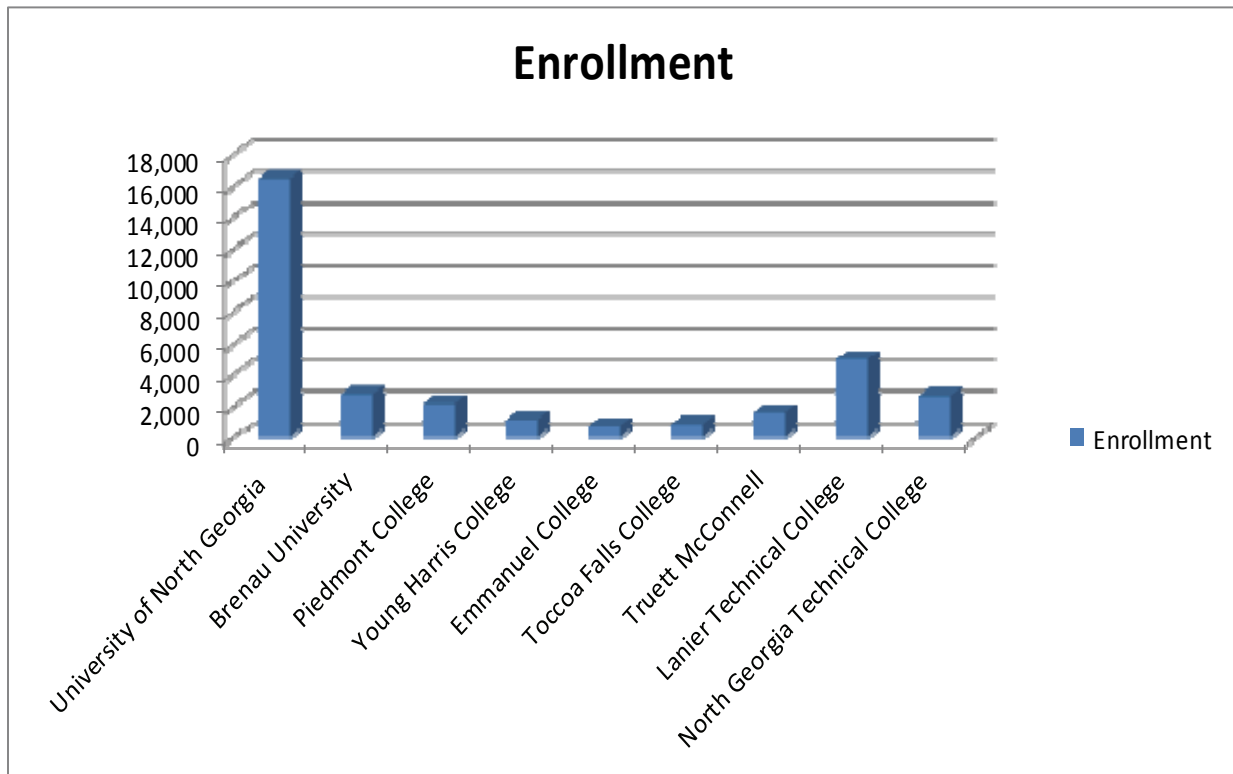
PERCENT DISTRIBUTION BY AGE

	<u>18-24</u>	<u>25-34</u>	<u>35-44</u>	<u>45-64</u>	<u>65+</u>
Elementary	4.9%	9.2%	6.4%	5.3%	13.6%
Some High School	19.5%	11.9%	9.2%	9.4%	14.8%
High School Grad/GED	34.9%	29.7%	27.3%	31.7%	31.2%
Some College	33.7%	20.4%	18.4%	20.2%	16.6%
College 2 Year	3.0%	6.3%	7.2%	7.1%	3.6%
College 4 Year	3.7%	16.0%	22.3%	17.0%	12.2%
Post Graduate Studies	.4%	6.5%	9.2%	9.3%	8.0%

Source: Georgia Department of Labor



The economic development programs provided through the colleges and technical colleges provide customized training and other services for business and industry to help existing companies remain in the area and succeed and to stimulate new business start-ups. Quick Start training and services are provided to attract new companies to the area, to assist companies to expand, and to help existing companies to implement new technologies.



Tourism plays an important role throughout the Georgia Mountains Region driving significant business growth and revenue for companies. With moderate climates, advanced transportation infrastructure, long travel seasons, and diversity of attractions, tourism related businesses in the Georgia Mountains Region are able to leverage attractions for both in and out-of-state visitors to increase sales and revenues. According to the Georgia Department of Economic Development, tourism is a \$51.2 billion industry in the State of Georgia. The Georgia Mountains Region is third in annual travel volume by domestic visitors behind only Metro Atlanta and the Georgia Coast. Visitors to the region are attracted by the abundance of outdoor activities, numerous state parks and historic sites, museums, wineries, and mountain arts and crafts just to name a few.

The rowing and kayaking site of the 1996 Olympics is located at 3105 Clarks Bridge Road on Lake Lanier in Gainesville, Hall County, Georgia. It is the only 1996 Olympic Venue still used for its original purpose. The venue is host to year-round competitions, training and special events. The Lake Lanier Olympic Venue has shown an economic impact of \$6.2 million for fiscal year 2015 and a \$7.8 million overall impact for the calendar year 2014-2015.

At an economic impact of \$5.1 billion in 2014, the film industry in Georgia continues to flourish, especially in the Georgia Mountains. All 13 counties within the Georgia Mountains Region are certified as "Camera Ready". The mountains, lakes, and small towns make the Georgia Mountains an ideal location and as a result, several movies and television shows have been filmed in the Georgia Mountains Region in the last year.

2013 IMPACT OF DOMESTIC TOURISM EXPENDITURES NORTHEAST GEORGIA MOUNTAINS

Source: Excerpted from Study Prepared for GDEd by the U.S. Travel Association, Washington, DC

GMRC Counties	Expenditures (\$ Millions)	Payroll (\$ Millions)	Employment (Thousands)	State Tax Receipts (\$ Millions)	Local Tax Receipts (\$ Millions)
<u>Banks</u>	14.37	3.22	.15	.57	.43
Dawson	42.32	9.56	.43	1.74	1.21
Forsyth	145.74	35.75	1.60	5.90	4.15
Franklin	35.40	5.11	.28	1.14	1.02
Habersham	45.86	8.81	.45	1.72	1.25
Hall	264.47	54.39	2.51	9.62	7.91
Hart	21.95	5.15	.24	.88	.64
Lumpkin	36.56	6.78	.31	1.34	1.04
Rabun	48.69	11.31	.50	1.92	1.41
Stephens	29.94	5.34	.29	1.05	.84
Towns	42.01	9.21	.41	1.72	1.21
Union	22.94	4.41	.23	.84	.65
White	56.87	12.00	.54	2.10	1.57
Georgia	22,354.00	7,002.66	221.83	988.98	629.75

***Prepared by Cheryl Smith, Regional Tourism Representative, Georgia Department of
Economic Development***

Economic Development, Business and Industry

GOAL: *To stimulate and strengthen the regional economy through a collaborative effort embracing global trends resulting in job creation and retention, capital investments, and thereby enhancing the tax base and quality of life in the Georgia Mountains Region.*

ASSESSMENT

Tourism

Goal: *Promote awareness of the Georgia Mountains Region as a tourism destination by fostering viable and sustainable initiatives.*

Strategy ED1: *Develop a master database of tourism assets in the Georgia Mountains Region.*

Strategy ED2: *Develop promotional and educational materials for the Georgia Mountains Region*

Strategy ED3: *Foster regional partnerships to create and grow tourism product(s)*

Strategy ED4: *Improve infrastructure that supports tourism development.*

Tourism plays an important role throughout the Georgia Mountains Region driving significant business growth and revenue for companies. With moderate climates, advanced transportation infrastructure, long travel seasons, and diversity of attractions, tourism related businesses in the Georgia Mountains Region are able to leverage attractions for both in and out-of-state visitors to increase sales and revenues. According to the Georgia Department of Economic Development, tourism is a \$51.2 billion industry in the State of Georgia. The Georgia Mountains Region is third in annual travel volume by domestic visitors behind only Metro Atlanta and the Georgia Coast. Visitors to the region are attracted by the abundance of outdoor activities, numerous state parks and historic sites, museums, wineries, and mountain arts and crafts just to name a few.

- Atlanta Botanical Garden Gainesville opened in Hall County in the spring of 2015. A 186-acre preserve, this \$20 million development includes gardens, children's garden, and a visitor center.
- The Lake Lanier Olympic Venue continues to be a regional tourism attraction drawing hundreds of thousands visitors annually. The venue is host to year-round competitions, training and special events. The Lake Lanier Olympic Venue has shown an economic impact of \$6.2 million for fiscal year 2015 and a \$7.8 million overall impact for the calendar year 2014-2015. It will host the 2016 Pan-Am Championships for Canoe/Kayak and the 2016 Continental Olympic Qualifier for the Americas.



Entrepreneurship

Goal: *To focus on creating new small, high-growth companies in the Georgia Mountains Region.*

Strategy ED5: *Provide the Georgia Mountains Region's residents with innovative educational resources to help them learn about entrepreneurship and start a new business.*

Strategy ED6: *Better connect venture capital, investors, and entrepreneurs within the Georgia Mountains Region.*

Strategy ED7 *Improve access to capital for startup and small businesses.*

Strategy ED8: *Promote successful entrepreneurs and entrepreneurial practices in the region.*

The Georgia Mountains Regional Commission Revolving Loan Fund (GMRC-RLF) was very active in FY 2015. The program works in partnership with the Economic Development Administration (EDA) and allows GMRC to assist Region 2 in creating and retaining jobs. As a local economic development initiative, the RLF Program helps expand the region's economy through business development and expansion.

The Revolving Loan Fund is available to businesses of all sizes and varieties. Borrowers are eligible for financing only when credit is not otherwise available. Since inception, the program has loaned out a total of \$4.9 million to 53 businesses throughout the Georgia Mountains Region. Those investments have translated to just over 547 jobs being retained or created.

In FY 2015, the GMRC received numerous inquiries into the RLF Program. Of those inquiries, six applications were submitted and reviewed by the staff. Three of the six applications were analyzed and approved by the RLF committee. The GMRLF Program was able to support community growth in industries such as: wedding and meeting venues, accounting, and landscape to name a few. In FY 2015, the GMRC RLF Program loaned a combined \$215,000 to businesses in the GMRC Region.



The Lanier Technical College Business Incubator is a public/private partnership housed at Featherbone Community. Eighteen businesses have been launched from the program, and 12 more start-ups are in development. Thirteen patents and three copyrights have been developed. The Business Incubator provides entrepreneurs affordable space, access to professional services and educational and technical assistance. Small businesses launched in the Business Incubator have been responsible for the creation of more than 800 jobs since the organization opened seven years ago.

Agri-Business

Goal: *To foster sustainable agriculture by creating and/or retaining jobs and private investment within the agricultural sector and by adding value and developing new products and niche markets.*

Strategy ED9: *Encourage and support the development of community supported agricultural cooperatives to sustain small and mid-sized producers.*

Strategy ED10: *Expand opportunities for production based on the byproducts of value-added processing.*

Strategy ED11: *Expand and upgrade infrastructure to support farms.*

Strategy ED12: *Support efforts to expand agri-tourism in the region.*

Farmer's Markets continue to flourish throughout the region in many downtown areas, bringing people and the community together. The potential economic impacts of public markets and farmers markets include direct benefits (ex: profits to business owners in the market, job creation, sales and real estate tax revenues, etc.) and indirect benefits (ex: stimulating development downtown, enhancing the park and waterfront as a place, farmland preservation, etc.).



- Hall County's Food and Agribusiness sector has by a wide margin, the largest county economic impact in Georgia with over \$5 billion in economic output and 17,642 direct jobs
- The Georgia Poultry Laboratory Network opened a new science laboratory and headquarters in the Gateway Industrial Centre to fulfill an important food-safety role for Georgia's Poultry industry.
- At a total investment of approximately \$3.2 million, Lake Foods, LLC opened a poultry processing facility in the Hart County Industrial Park and added 110 jobs for area residents.
- As follow up to a 2014 Local Foods Assessment for Georgia Mountains, the GMRC updated inventories of local farmer's markets, public farms, and other agri-business assets throughout the region. The GMRC is working with these and other farmers and stakeholders to increase communication between local growers and consumers. For FY15, the GMRC developed a promotional poster/brochure about publicly accessible local growers based on a template used elsewhere in Georgia. The scope will expand to include all 13 counties.

Existing Business and Industry

Goal: *Increase expansion and retention of the region's existing businesses and industries.*

Strategy ED13: *Promote regional leadership and collaboration.*

Strategy ED14: *Invest in the beautification and revitalization of downtowns.*

Region 2 experienced a year of significant growth and prosperity with **2,322 jobs created** and **\$352 million in private investment** generated. The below list are a few of the highlights from the last year.

- Wrigley is adding 170 new jobs at the Hall County facility, making it the largest fully integrated chewing gum manufacturer in the world.
- Kubota is developing a new 180-acre campus on Highway 365 in the Gateway Industrial Centre with a \$100 million investment and 650 jobs.
- German automotive supplier of high quality injection molded components will locate its U.S. Operations in Toccoa, creating 200 jobs and investing \$27 million within the first five years.
- Foundations Recovery Network created approximately 180 new jobs in White County.



- King's Hawaiian, a state-of-the-art bakery and distribution company doubled their size of its facility in Oakwood by constructing an additional 120,000 square foot expansion. King's Hawaiian plans to add nearly 400 new jobs and triple its current production.
 - Sark announced their decision to open their second copper wire manufacturing/distribution facility in the U.S. in Toccoa, Stephens County.
- Haering, a leading global manufacturer of precision components and subassemblies for the automotive industry will locate a new facility in the Gateway II Industrial Park in Hart County. At a total investment cost of \$54 million, the project will create 400 jobs within the first 5 years.

Economic Resiliency

Goal: *Ensure that every community has a strategy and resources in place that specifically directs how to respond in economic recessions and/or when major employment centers are lost.*

In response to the recent global economic recession of 2008-2012, governments and communities are exploring ways of future-proofing their economic development processes. Specifically, while communities know they can't fully immunize themselves from economic downturns, they are strategizing for how best to project potential cycles and prepare and react when downturns occur so that they can more swiftly and more effectively restore their own economies.

Strategy ED15: *Ensure all communities have access to, and are aware of, resources providing economic forecasts for their region, county and, where possible, municipality.*

Strategy ED16: *Establish a proper chain of communication regarding economic concerns.*

Strategy ED17: *Develop, and routinely update, a report assessing the complete arrangement of resources, providers and services for implementing economic crisis response actions.*

Strategy ED18: *Conduct a forum or concentrated assessment of the economic health and needs of the region's most prominent industries.*

Rapid Response encompasses the strategies and activities necessary to plan for and respond as quickly as possible following an announcement of closure or layoff. Rapid response delivers services to enable dislocated workers to transition to new employment as quickly as possible. The purpose of Rapid Response is to promote economic recovery and vitality by developing an ongoing, comprehensive approach to identifying, planning for and responding to layoffs and dislocations, and preventing or minimizing their impacts on workers, business and communities. The Georgia Mountains Regional Commission Workforce Development Rapid Response area 2 has provided services to approximately 532 dislocated workers since July of 2013.

The University of Georgia—Carl Vinson Institute of Government is also a resource and partnership program that is available to assist local governments in their efforts. The Archway Partnership's purpose is to enhance connectivity between the university and local governments to address the state's critical economic development needs.

The photo to the right was a job fair that Georgia Mountains Regional Commission—Workforce Development's Rapid Response performed on site at McKesson Medical Dispensing for its dislocated workers.



Issue	Mitigation Strategy
Comparably limited support for agribusiness, especially agri-tourism	<ul style="list-style-type: none"> • Creation of a regional food hub • Develop promotional material for area farmer's markets and canneries • Establish a local food guide based on local assessments. • Develop an inventory of tourism industry resources
Potential for continued growth within tourism sub-markets	<ul style="list-style-type: none"> • Develop an inventory of tourism resources • Develop Highway 441 Tourism Study • Initiate GMRC Downtown Association • Assist local governments and business in the development of multi-county tourism task force focusing on Lake Hartwell
Lack of diversity within economic base; too much reliance on a few large industries	<ul style="list-style-type: none"> • Develop a region wide downtown economic database that includes historic resources • Develop a hi-tech strategy for the region • Host a one-day entrepreneurial education workshop in conjunction with the SBDC and Universities
Demand for expansion of goods-production industries	<ul style="list-style-type: none"> • Host a one-day entrepreneurial education workshop in conjunction with the SBDC/colleges
Potential within existing cities to nurture small business and entrepreneurship	<ul style="list-style-type: none"> • Develop and distribute educational materials for entrepreneur programs • Initiate GMRC Downtown Association • Assist local governments and business in the development of multi-county tourism task force focusing on Lake Hartwell • Host a one-day entrepreneurial education workshop • Develop an entrepreneurship training program for teachers • Identify and create a database of entrepreneur support resources in the region

<p>Strong potential in health service industries, particularly around existing/ proposed hospitals</p>	<ul style="list-style-type: none"> • Develop and implement a public awareness campaign about health information technology
<p>Competition from South Carolina and North Carolina – border region</p>	<ul style="list-style-type: none"> • Develop 1-page fact sheet with state tax incentive information and distribute to local chambers, economic development professionals, and city and counties. • Actively market existing industrial parks
<p>Need for coordinated informational and directional signage along entrance corridors</p>	<ul style="list-style-type: none"> • GMRC to develop new Urban Revitalization Plans for area town centers and historic urban centers • GMRC to develop/collect and distribute guidance material for wayfinding in small cities and towns • Annually—host state tourism representatives tour 1-2 cities in the region to advise on wayfinding strategies

Workforce Development

GOAL: *To attract and retain business and industry by promoting education and workforce development.*

Strategy WD1: *Lower the high school dropout rate.*

Strategy WD2: *Retain graduates and the educated workforce within the region.*

Strategy WD3: *Partner with local schools, businesses/industries, and civic organizations to promote the importance of an educated workforce.*

Strategy WD4: *Increase basic and technical skills.*

Strategy WD5: *Help alleviate unemployment and underemployment in the Georgia Mountain Region.*

Strategy WD6: *Address lack of family support.*

ASSESSMENT

The Georgia Mountains Regional Commission (GMRC) Workforce Development Department provides day-to-day management of the Workforce Innovation Opportunity Act (WIOA) funds that are allocated to the Georgia Mountains Region through the Georgia Department of Economic Development Workforce Division. The department continues to provide oversight of training providers who provide job training and job placement to eligible persons. This department provides assistance to adults, youth, and dislocated workers who meet program criteria. ***The Workforce Innovation Opportunity Act (WIOA) went into effect July 1, 2015 thus abolishing the Workforce Investment Act of 1998. There are many changes in Adult, Dislocated, and Youth Services within the new WIOA regulations.***

Highlights from 2015 include the following:

Adult and Dislocated Worker

GMRC Workforce Development (GMWD) Adult and Dislocated Services department served 520 individuals in FY 2015. Training for individuals 18 years or older was provided by Workforce Investment Act (WIA) funding. WIA funding allowed these individuals to attend a technical school or college for up to 24 months to receive specialized training to enter today's competitive job force in a Growth and Demand field in the Georgia Mountains.

- Worked with State and Local Offender Transition Centers to train returning inmates to enter the workforce.

- Incumbent Training is available for assistance to qualifying employers to assist with expenses associated with new or upgraded skills training for full-time, permanent employees.



- WIOA offers an opportunity to improve job and career options for Georgia’s workers and companies to fill positions thru the On-the-Job Training (OJT) Program. By promoting OJT, Georgia has the great opportunity to increase its economic health and improve economic competitiveness. We have been working to implement the changes for WIOA as it applies to job seekers and employers in our region.
- Georgia Mountains Workforce Development’s OJT Program assists employers with training costs while putting Georgians back to work. OJT provides employers with the opportunity to train new employees and receive up to 75% reimbursement for their salary during the OJT training period. It also helps employers fill the gap between a potential employees current skills and what is required to fully perform the job.

Mobile Training Units

- From July 31st 2013 to present approximately 3,100 people have visited the Mobile Training Vehicles for individualized services. Over 5,100 different actions have been tracked on board the Mobile Units. This includes 1,420 on-line job searches, 1,103 online job applications placed, 974 resumes developed/critiqued, 99 Unemployment Claims, 38 individuals assisted with GED and skills testing, 385 career assessment surveys, and 1,204 people receiving information on the WIOA program and the services provided by Georgia Mountains Workforce Development.



Youth Activities

The GMWD served 356 youth in FY 2015 in the following youth programs:

- Beginning in 2015, an Apprenticeship Program was created with the goal of working with business and industry in coordination with Georgia Department of Economic Development Workforce Development, U.S. Department of Labor, local Technical Colleges, and business and Industry within the Georgia Mountains Region.

- GED Training in the Gainesville Regional Youth Detention Center. The program provides a tutor to WIOA qualified youth to work on their GED combined with a learning coach to teach life skills that will improve their chances of success upon release. This year saw 5 GED’s acquired.

- 2015 Summer Work Experience
 40 youth started Summer Work Experience
 39 youth successfully completed
 97.5% Completion

- Tutor Programs
 Franklin, Habersham, Hall (Chestatee High School and Project SEARCH) Hart, Union and Towns

- Youth Employment Apprenticeship Resource (Y.E.A.R.)
 Franklin, Lumpkin, Union, and Banks Counties

- Credit Recovery Assistance
 Forsyth, Habersham, Rabun, Stephens, Towns, Union, and White Counties



Issue	Mitigation Strategy
Lack of labor skills to support a diverse group of industries	<ul style="list-style-type: none"> • Work directly with the businesses to identify lack of skills levels needed for their business. • Work with high school, technical colleges to pre-prepare individuals in the needed skill sets.
Perception of low educational attainment by local residents	<ul style="list-style-type: none"> • Publicize with area newspapers the positive educational and skills attainment achieved in the region.
Increasing demand for high quality education facilities and programs	<ul style="list-style-type: none"> • Start a school mentor / Junior Achievement program in every junior high and high school in the region • Program promoting Career Days in primary and secondary schools • Develop program linking local schools with area Technical Colleges • Develop an entrepreneurship training program for teachers • Identify and create a database of entrepreneur support resources in the region • Creation of an entrepreneurial network • Develop a hi-tech strategy for the region

Area Labor Profiles for Hart and Franklin Counties



Georgia

Area Labor Profile

Franklin

County



Updated: Jul 2016

Labor Force Activity - 2015

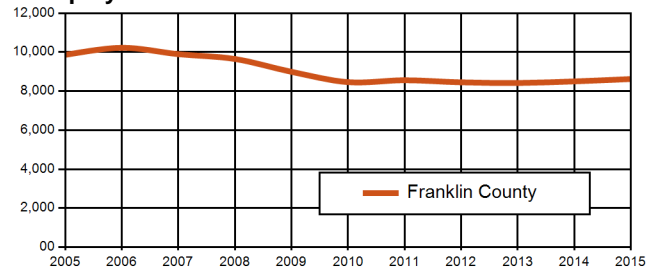
2015 ANNUAL AVERAGES

	Labor Force	Employed	Unemployed	Rate
Franklin	9,203	8,624	579	6.3%
Banks	8,162	7,718	444	5.4%
Hart	10,304	9,674	630	6.1%
Madison	12,752	12,066	686	5.4%
Stephens	10,720	10,025	695	6.5%
Franklin Area	51,141	48,107	3,034	5.9%
Georgia	4,770,873	4,490,931	279,942	5.9%
United States	157,129,917	148,833,417	8,296,333	5.3%
Oconee, SC	34,437	32,438	1,999	5.7%

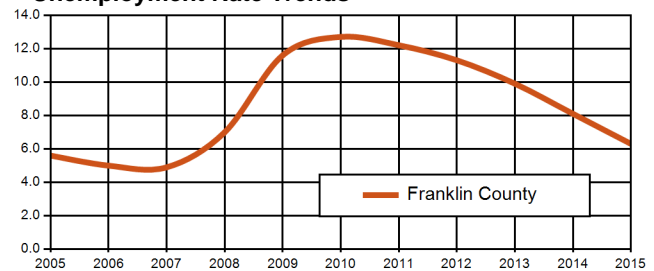
Note: This series reflects the latest information available. Labor Force includes residents of the county who are employed or actively seeking employment.

Source: Georgia Department of Labor; U.S. Bureau of Labor Statistics.

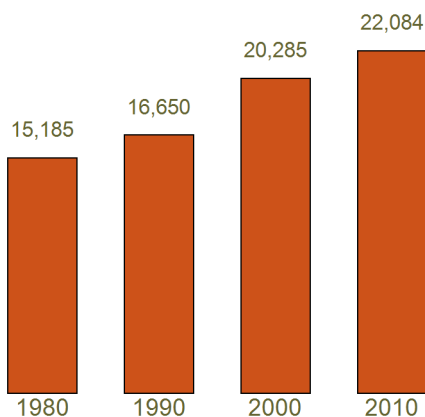
Employment Trends



Unemployment Rate Trends



Population Estimates



Population

	2010 Census	2015 Rank	2015 Estimate	% Change 2000-2015	2025 Projected*	% Change 2010-2025
Franklin	22,084	170	22,311	1.0	27,920	26.4
City of Carnesville	577					
Franklin Area	191,970		196,080	2.1	239,432	24.7
Georgia	9,687,653		10,214,860	5.4	13,426,590	38.6
United States	308,745,538		321,418,820	4.1	349,439,199	13.2
Oconee, SC	71,983		75,713	5.2	87,500	21.6

Source: Population Division, U.S. Census Bureau, *Governor's Office of Planning and Budget.

MARK BUTLER - COMMISSIONER, GEORGIA DEPARTMENT OF LABOR
Equal Opportunity Employer/Program
Auxiliary Aids and Services Available upon Request to Individuals with Disabilities

Workforce Statistics & Economic Research; E-mail: Workforce_Info@gdol.ga.gov Phone: (404) 232-3875

Industry Mix - 4th Quarter of 2015

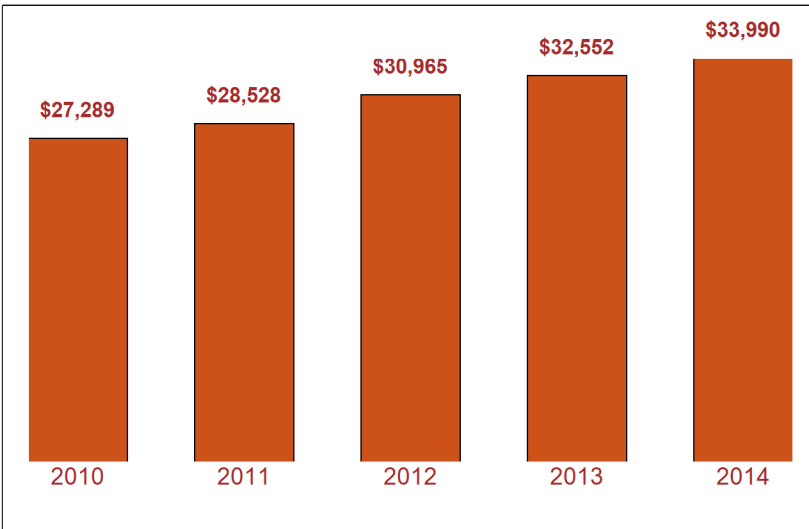
INDUSTRY	Franklin				Franklin Area			
	NUMBER OF FIRMS	EMPLOYMENT NUMBER	PERCENT	WEEKLY WAGE	NUMBER OF FIRMS	EMPLOYMENT NUMBER	PERCENT	WEEKLY WAGE
Goods-Producing	77	1,721	22.3	954	505	7,466	24.9	927
Agriculture, Forestry, Fishing and Hunting	8	162	2.1	762	51	767	2.6	1,089
Mining, Quarrying, and Oil and Gas Extraction	0	0	0.0	0	4	37	0.1	1,331
Construction	35	128	1.7	697	282	1,077	3.6	801
Manufacturing	34	1,432	18.6	999	168	5,584	18.6	926
Wood Product	6	109	1.4	628	14	234	0.8	546
Printing and Related Support Activities	2	*	*	*	7	*	*	*
Plastics and Rubber Products	3	180	2.3	1,241	8	295	1.0	1,032
Nonmetallic Mineral Product	1	*	*	*	6	28	0.1	488
Fabricated Metal Product	11	350	4.5	793	43	790	2.6	867
Machinery	3	*	*	*	13	1,005	3.4	1,160
Transportation Equipment	4	382	5.0	1,060	9	1,032	3.4	1,050
Furniture and Related Product	3	*	*	*	27	824	2.8	833
Miscellaneous	1	*	*	*	5	131	0.4	618
Apparel	0	0	0.0	0	1	*	*	*
Primary Metal	0	0	0.0	0	1	*	*	*
Petroleum and Coal Products	0	0	0.0	0	1	*	*	*
Textile Product Mills	0	0	0.0	0	2	*	*	*
Paper	0	0	0.0	0	3	*	*	*
Electrical Equipment, Appliance, and Component	0	0	0.0	0	4	156	0.5	997
Chemical	0	0	0.0	0	5	32	0.1	849
Food	0	0	0.0	0	7	235	0.8	624
Textile Mills	0	0	0.0	0	12	598	2.0	833
Service-Providing	343	4,847	62.9	648	1,560	16,354	54.6	660
Utilities	2	*	*	*	10	183	0.6	1,354
Wholesale Trade	25	326	4.2	957	110	1,042	3.5	859
Retail Trade	93	883	11.5	530	377	4,051	13.5	459
Transportation and Warehousing	13	818	10.6	909	51	974	3.3	889
Information	3	*	*	*	21	225	0.8	1,305
Finance and Insurance	29	123	1.6	887	106	534	1.8	886
Real Estate and Rental and Leasing	10	25	0.3	565	53	124	0.4	569
Professional, Scientific, and Technical Services	26	89	1.2	999	138	409	1.4	863
Management of Companies and Enterprises	5	66	0.9	1,233	11	660	2.2	1,643
Administrative and Support and Waste Management and Remediation Services	28	377	4.9	545	117	1,457	4.9	843
Educational Services	1	*	*	*	9	367	1.2	601
Health Care and Social Assistance	33	788	10.2	699	142	2,454	8.2	774
Arts, Entertainment, and Recreation	5	8	0.1	235	28	276	0.9	411
Accommodation and Food Services	42	783	10.2	261	154	2,845	9.5	268
Other Services (except Public Administration)	28	333	4.3	530	133	662	2.2	539
Unclassified - industry not assigned	22	21	0.3	1,115	100	92	0.3	708
Total - Private Sector	442	6,589	85.5	729	2,065	23,820	79.5	743
Total - Government	36	1,121	14.5	623	153	6,134	20.5	637
Federal Government	6	48	0.6	903	30	257	0.9	1,089
State Government	12	126	1.6	524	51	492	1.6	533
Local Government	18	947	12.3	622	72	5,385	18.0	625
ALL INDUSTRIES	478	7,709	100.0	714	2,218	29,954	100.0	722
ALL INDUSTRIES - Georgia					296,056	4,232,832		1,002

Note: *Denotes confidential data relating to individual employers and cannot be released. These data use the North American Industrial Classification System (NAICS) categories. Average weekly wage is derived by dividing gross payroll dollars paid to all employees - both hourly and salaried - by the average number of employees who had earnings; average earnings are then divided by the number of weeks in a reporting period to obtain weekly figures. Figures in other columns may not sum accurately due to rounding. All figures are 4th Quarter of 2015.

Source: Georgia Department of Labor. These data represent jobs that are covered by unemployment insurance laws.

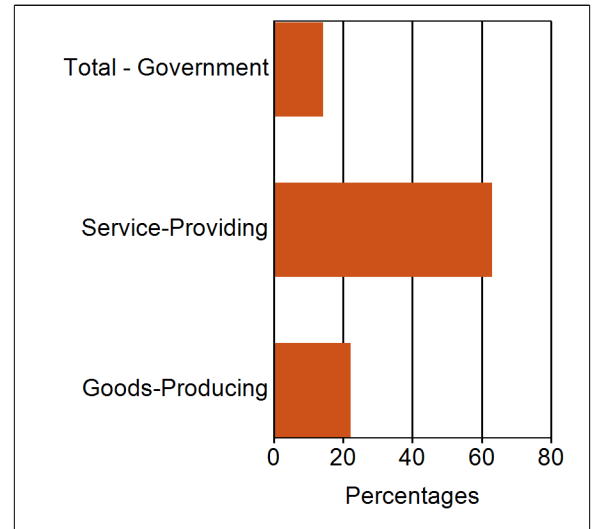
Franklin Per Capita Income

Source: U.S. Bureau of Economic Analysis



Franklin Industry Mix 2015

Source: See Industry Mix data on Page 2.



Top Ten Largest Employers - 2015*

Franklin

AutoZone, Inc.
 Blue Beacon U.S.A. L.P. II
 Brown H&R Center
 Carry-On Trailer, Inc.
 Davis Transfer Co In
 Emmanuel College
 Fanello Industries, Inc.
 Kautex Textron
 St Marys Sacred Heart Hospital, Inc.
 Wright Metal Products Crates, LLC

*Note: Represents employment covered by unemployment insurance excluding all government agencies except correctional institutions, state and local hospitals, state colleges and universities. Data shown for the Third Quarter of 2015. Employers are listed alphabetically by area, not by the number of employees.

Source: Georgia Department of Labor

Franklin Area

Autozoners, Inc.
 Carry-On Trailer, Inc.
 GEM Southeast, Inc.
 Kautex Textron
 Patterson Pump Co
 Pruitt Corporation
 St Marys Sacred Heart Hospital, Inc.
 Tenneco, Inc.
 Walmart
 Walmart

COUNTY

Franklin
 Franklin
 Stephens
 Franklin
 Stephens
 Stephens
 Franklin
 Hart
 Stephens
 Hart

Commuting Patterns

EMPLOYED RESIDENTS OF			PERSONS WORKING IN		
Franklin			Franklin		
COUNTY WHERE EMPLOYED	NUMBER	PERCENT OF TOTAL	COUNTY OF RESIDENCE	NUMBER	PERCENT OF TOTAL
Franklin, GA	5,155	56.9	Franklin, GA	5,155	54.6
Stephens, GA	914	10.1	Hart, GA	1,586	16.8
Hart, GA	659	7.3	Stephens, GA	993	10.5
Clarke, GA	648	7.2	Elbert, GA	363	3.8
Banks, GA	340	3.8	Madison, GA	341	3.6
Jackson, GA	294	3.2	Clarke, GA	152	1.6
Habersham, GA	185	2.0	Banks, GA	132	1.4
Madison, GA	163	1.8	Oconee, SC	124	1.3
Other	702	7.7	Other	587	6.2
Total Residents:	9,060	100.0	Total Residents:	9,433	100.0

Note: Other category represents employment from U.S. counties only.

Source: U.S. Census Bureau - 2010 County-To-County Worker Flow Files.

Education of the Labor Force

Franklin Area

	PERCENT OF TOTAL	PERCENT DISTRIBUTION BY AGE				
		18-24	25-34	35-44	45-64	65+
Elementary	7.8%	4.4%	6.4%	3.6%	5.5%	18.6%
Some High School	18.1%	21.4%	18.5%	15.7%	16.2%	21.8%
High School Grad/GED	39.4%	40.7%	37.0%	43.1%	41.0%	34.4%
Some College	17.6%	28.7%	18.1%	16.7%	17.8%	11.2%
College Grad 2 Yr	5.1%	3.0%	7.8%	6.2%	5.4%	2.8%
College Grad 4 Yr	7.5%	1.8%	8.8%	10.4%	8.3%	6.0%
Post Graduate Studies	4.4%	0.0%	3.4%	4.5%	5.9%	5.2%
Totals	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Note: Totals are based on the portion of the labor force between ages 18 - 65+. The "Some College" category represents workers with less than two years of college and no degree.

Source: U.S. Census Bureau - 2010 Decennial Census.

High School Graduates - 2015

	PUBLIC SCHOOLS	PRIVATE SCHOOLS*	TOTAL
Banks	189	--	189
Franklin	201	--	201
Hart	218	--	218
Madison	294	--	294
Stephens	231	--	231
Franklin Area	1,133	--	1,133



Note: Public schools include city as well as county schools systems.

* Private schools data is not available for 2015 from Georgia Independent School Association.

Source: The Governor's Office of Student Achievement of Georgia.

Colleges and Universities

Franklin Area

Franklin

Emmanuel College	http://www.ec.edu
Emmanuel College	www.ec.edu

Banks

Milledgeville Campus (Satellite campus of Central Georgia Technical College)	www.centralgatech.edu
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Stephens

Currahee Campus (Satellite campus of North Georgia Technical College)	www.northgatech.edu
Toccoa Falls College	www.tfc.edu

Note: The colleges and universities listed include public and private institutions. This list is updated periodically as information becomes available.

Source: Integrated Postsecondary Education Data System (IPEDS).

Technical College Graduates - 2015*

PROGRAMS	TOTAL GRADUATES			PERCENT CHANGE	
	2013	2014	2015	2013-2014	2014-2015
Accounting Technology/Technician and Bookkeeping°	266	229	234	-13.9	2.2

Technical College Graduates - 2015*

PROGRAMS	TOTAL GRADUATES			PERCENT CHANGE	
	2013	2014	2015	2013-2014	2014-2015
Administrative Assistant and Secretarial Science, General°	116	105	99	-9.5	-5.7
Aesthetician/Esthetician and Skin Care Specialist°	26	31	29	19.2	-6.5
Allied Health and Medical Assisting Services, Other°	117	129	47	10.3	-63.6
Autobody/Collision and Repair Technology/Technician°	139	124	113	-10.8	-8.9
Automobile/Automotive Mechanics Technology/Technician°	284	290	222	2.1	-23.4
Biology Technician/Biotechnology Laboratory Technician°	20	35	27	75.0	-22.9
Business Administration and Management, General°	52	74	82	42.3	10.8
Business Administration, Management and Operations, Other	8	12	17	50.0	41.7
CAD/CADD Drafting and/or Design Technology/Technician°	8	16	8	100.0	-50.0
Child Care and Support Services Management°	2	2	1	0.0	-50.0
Child Care Provider/Assistant°	160	160	140	0.0	-12.5
Clinical/Medical Laboratory Technician	16	14	10	-12.5	-28.6
Commercial Photography°	16	13	13	-18.8	0.0
Computer Installation and Repair Technology/Technician°	156	192	137	23.1	-28.6
Cosmetology/Cosmetologist, General°	297	274	275	-7.7	0.4
Criminal Justice/Safety Studies°	265	168	183	-36.6	8.9
Culinary Arts/Chef Training	29	29	25	0.0	-13.8
Customer Service Support/Call Center/Teleservice Operation	2	5	6	150.0	20.0
Data Entry/Microcomputer Applications, General°	97	68	66	-29.9	-2.9
Data Processing and Data Processing Technology/Technician°	85	70	52	-17.6	-25.7
Dental Assisting/Assistant	22	24	23	9.1	-4.2
Dental Hygiene/Hygienist	27	24	11	-11.1	-54.2
Design and Visual Communications, General°	9	6	12	-33.3	100.0
Diesel Mechanics Technology/Technician°	20	40	32	100.0	-20.0
Drafting and Design Technology/Technician, General°	29	22	20	-24.1	-9.1
Early Childhood Education and Teaching°	75	77	75	2.7	-2.6
Electrical and Power Transmission Installation/Installer, General°	12	10	14	-16.7	40.0
Electrical/Electronics Equipment Installation and Repair, General°	19	5	11	-73.7	120.0
Electrician°	52	83	69	59.6	-16.9
Emergency Medical Technology/Technician (EMT Paramedic)°	173	198	181	14.5	-8.6
Entrepreneurship/Entrepreneurial Studies°	8	14	6	75.0	-57.1
Environmental Control Technologies/Technicians, Other	10	5	7	-50.0	40.0
Fire Prevention and Safety Technology/Technician°	1	2	4	100.0	100.0
Fire Science/Fire-fighting°	9	15	12	66.7	-20.0
Fire Services Administration	1	2	7	100.0	250.0
Food Preparation/Professional Cooking/Kitchen Assistant°	57	59	51	3.5	-13.6
General Office Occupations and Clerical Services°	43	26	22	-39.5	-15.4

Technical College Graduates - 2015*

PROGRAMS	TOTAL GRADUATES			PERCENT CHANGE	
	2013	2014	2015	2013-2014	2014-2015
Golf Course Operation and Grounds Management°	7	8	4	14.3	-50.0
Graphic Design°	2	4	1	100.0	-75.0
Health Information/Medical Records Technology/Technician	17	6	11	-64.7	83.3
Health Services/Allied Health/Health Sciences, General°	68	154	209	126.5	35.7
Heating, Air Conditioning, Ventilation and Refrigeration Maintenance Technology°	189	161	138	-14.8	-14.3
Hospitality Administration/Management, General°	44	42	39	-4.5	-7.1
Hotel/Motel Administration/Management°	7	12	10	71.4	-16.7
Human Resources Management and Services, Other°	4	14	8	250.0	-42.9
Industrial Mechanics and Maintenance Technology°	113	146	104	29.2	-28.8
Interior Design°	5	48	62	860.0	29.2
Legal Assistant/Paralegal	10	4	2	-60.0	-50.0
Licensed Practical/Vocational Nurse Training	104	64	86	-38.5	34.4
Lineworker°	45	52	45	15.6	-13.5
Machine Shop Technology/Assistant°	101	112	96	10.9	-14.3
Marine Maintenance/Fitter and Ship Repair Technology/Technician	10	4	9	-60.0	125.0
Marketing/Marketing Management, General	22	14	27	-36.4	92.9
Mechanic and Repair Technologies/Technicians, Other	13	6	13	-53.8	116.7
Medical Insurance Coding Specialist/Coder°	13	11	11	-15.4	0.0
Medical Office Assistant/Specialist°	63	39	33	-38.1	-15.4
Medical Office Management/Administration	8	5	15	-37.5	200.0
Medical/Clinical Assistant	158	145	151	-8.2	4.1
Medium/Heavy Vehicle and Truck Technology/Technician°	28	50	60	78.6	20.0
Meeting and Event Planning°	10	18	11	80.0	-38.9
Network and System Administration/Administrator°	52	59	74	13.5	25.4
Nursing Assistant/Aide and Patient Care Assistant/Aide°	150	148	136	-1.3	-8.1
Pharmacy Technician/Assistant°	21	13	11	-38.1	-15.4
Phlebotomy Technician/Phlebotomist°	24	30	28	25.0	-6.7
Physical Therapy Technician/Assistant	18	20	13	11.1	-35.0
Professional, Technical, Business, and Scientific Writing°	5	5	10	0.0	100.0
Radiologic Technology/Science - Radiographer	31	33	27	6.5	-18.2
Registered Nursing/Registered Nurse	44	46	46	4.5	0.0
Retailing and Retail Operations°	5	2	6	-60.0	200.0
Selling Skills and Sales Operations°	16	19	22	18.8	15.8
Social Work, Other°	30	35	23	16.7	-34.3
Surgical Technology/Technologist	26	25	17	-3.8	-32.0
Tool and Die Technology/Technician°	8	5	7	-37.5	40.0
Truck and Bus Driver/Commercial Vehicle Operator and Instructor°	29	36	52	24.1	44.4

Technical College Graduates - 2015*

PROGRAMS	TOTAL GRADUATES			PERCENT CHANGE	
	2013	2014	2015	2013-2014	2014-2015
Veterinary/Animal Health Technology/Technician and Veterinary Assistant ^o	24	22	15	-8.3	-31.8
Web Page, Digital/Multimedia and Information Resources Design ^o	7	17	5	142.9	-70.6
Welding Technology/Welder ^o	206	210	223	1.9	6.2

Definition: All graduates except those listed as technical certificates(^o) are diploma and degree graduates. Diploma and degree programs are one to two years in length. Technical certificates are less than a year in length. Duplication may occur due to graduates with multiple awards.

Source: Technical College System of Georgia

*Data shown represents Annual 2013, 2014, and 2015.

Note: Please visit TCSG website for any college configuration changes.

Active Applicants - Georgia Department of Labor

	TOTAL	Mgt.	Bus. and Finance	Comp. and Arch. and Math	Life and Soc. Svcs. Eng.	Comm. and Svcs	Legal	Ed. and Training	Arts and Design	Health Prac.	Health Support	
Banks	48	13	3	2	3	0	1	0	5	4	4	13
Franklin	72	13	5	4	7	3	3	0	8	4	7	18
Hart	62	12	5	2	2	3	1	2	13	3	9	10
Madison	66	18	6	3	4	2	1	3	11	5	4	9
Stephens	128	33	13	4	8	5	5	2	12	2	11	33
Subtotal Area	376	89	32	15	24	13	11	7	49	18	35	83

Active Applicants - Georgia Department of Labor (cont.)

	TOTAL	Protect. Svcs.	Food Prep.	Ground Cleaning	Personal Care	Sales	Office Support	Farm. and Forestry	Cons- truction	Installation Main.	Prod.	Trans. and Moving
Banks	251	6	12	7	8	33	40	1	27	28	62	27
Franklin	448	10	35	22	3	50	70	4	31	19	138	66
Hart	325	3	14	16	8	28	71	1	15	21	108	40
Madison	408	6	21	23	3	33	86	5	45	23	104	59
Stephens	1,323	21	176	61	36	155	201	7	95	52	340	179
Subtotal Area	2,755	46	258	129	58	299	468	18	213	143	752	371

Note: For current applicant data available for a specific occupation, contact the nearest Georgia Department of Labor Career Center.

Source: Georgia Department of Labor (active applicants as of June 2016).

Georgia Department of Labor Location(s)

Career Center(s)

112 N Alexander Street
Toccoa GA 30577

Phone: (706) 282 - 4514 **Fax:** (706) 282 - 4513

For copies of Area Labor Profiles, please visit our website at: <http://dol.georgia.gov> or contact Workforce Statistics & Economic Research, Georgia Department of Labor, 148 Andrew Young International Blvd N.E. Atlanta, GA. 30303-1751. Phone: 404-232-3875; Fax: 404-232-3888 or Email us at workforce_info@gdol.ga.gov

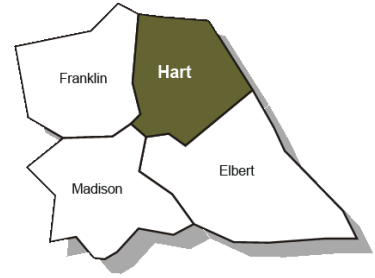


Georgia

Area Labor Profile

Hart

County



Updated: Jul 2016

Labor Force Activity - 2015

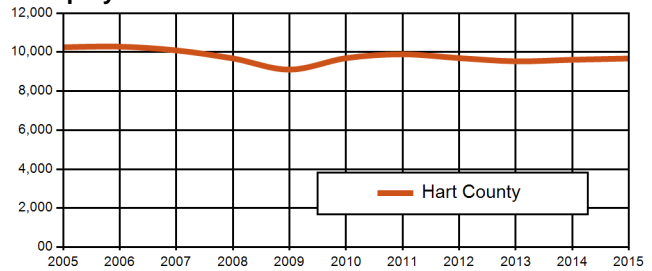
2015 ANNUAL AVERAGES

	Labor Force	Employed	Unemployed	Rate
Hart	10,304	9,674	630	6.1%
Elbert	7,613	7,047	566	7.4%
Franklin	9,203	8,624	579	6.3%
Madison	12,752	12,066	686	5.4%
Hart Area	39,872	37,411	2,461	6.2%
Georgia	4,770,873	4,490,931	279,942	5.9%
United States	157,129,917	148,833,417	8,296,333	5.3%
Anderson, SC	88,383	83,628	4,755	5.4%
Oconee, SC	34,437	32,438	1,999	5.7%

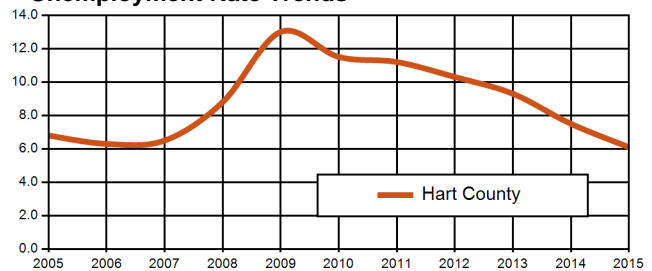
Note: This series reflects the latest information available. Labor Force includes residents of the county who are employed or actively seeking employment.

Source: Georgia Department of Labor; U.S. Bureau of Labor Statistics.

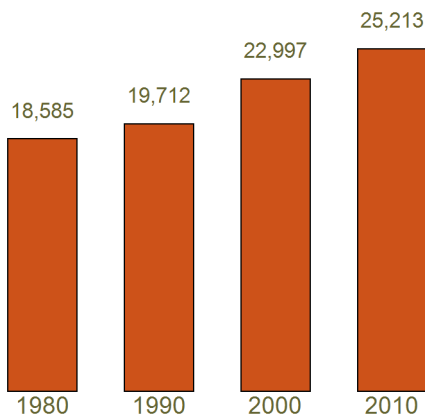
Employment Trends



Unemployment Rate Trends



Population Estimates



Population

	2010 Census	2015 Rank	2015 Estimate	% Change 2000-2015	2025 Projected*	% Change 2010-2025
Hart	25,213	151	25,534	1.3	32,120	27.4
City of Hartwell	4,469					
Hart Area	352,980		366,055	3.7	415,686	17.8
Georgia	9,687,653		10,214,860	5.4	13,426,590	38.6
United States	308,745,538		321,418,820	4.1	349,439,199	13.2
Anderson, SC	185,414		194,692	5.0	208,820	12.6
Oconee, SC	71,983		75,713	5.2	87,500	21.6

Source: Population Division, U.S. Census Bureau, *Governor's Office of Planning and Budget.

MARK BUTLER - COMMISSIONER, GEORGIA DEPARTMENT OF LABOR
Equal Opportunity Employer/Program
Auxillary Aids and Services Available upon Request to Individuals with Disabilities

Workforce Statistics & Economic Research; E-mail: Workforce_Info@gdol.ga.gov Phone: (404) 232-3875

Industry Mix - 4th Quarter of 2015

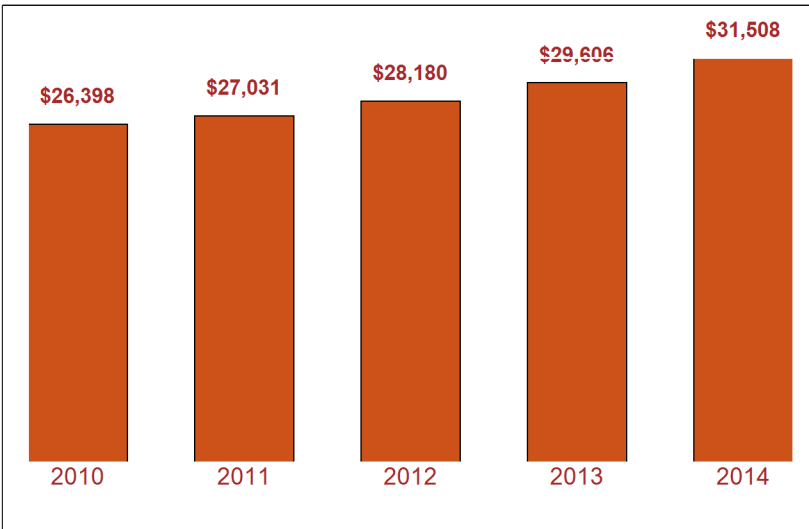
INDUSTRY	Hart				Hart Area			
	NUMBER OF FIRMS	EMPLOYMENT NUMBER	PERCENT	WEEKLY WAGE	NUMBER OF FIRMS	EMPLOYMENT NUMBER	PERCENT	WEEKLY WAGE
Goods-Producing	100	1,967	32.1	874	453	6,295	27.9	848
Agriculture, Forestry, Fishing and Hunting	12	102	1.7	792	39	346	1.5	701
Mining, Quarrying, and Oil and Gas Extraction	0	0	0.0	0	22	207	0.9	784
Construction	56	257	4.2	869	215	737	3.3	750
Manufacturing	32	1,609	26.3	880	177	5,007	22.2	875
Food	2	*	*	*	6	512	2.3	611
Textile Mills	5	*	*	*	7	141	0.6	909
Textile Product Mills	1	*	*	*	1	*	*	*
Wood Product	1	*	*	*	11	154	0.7	597
Printing and Related Support Activities	1	*	*	*	3	3	0.0	352
Chemical	2	*	*	*	3	*	*	*
Plastics and Rubber Products	2	*	*	*	7	364	1.6	992
Fabricated Metal Product	7	117	1.9	744	36	577	2.6	803
Machinery	2	*	*	*	9	448	2.0	1,076
Electrical Equipment, Appliance, and Component	2	*	*	*	4	215	1.0	956
Transportation Equipment	2	*	*	*	8	1,030	4.6	1,050
Furniture and Related Product	2	*	*	*	9	*	*	*
Miscellaneous	3	128	2.1	621	5	129	0.6	619
Apparel	0	0	0.0	0	1	*	*	*
Paper	0	0	0.0	0	1	*	*	*
Nonmetallic Mineral Product	0	0	0.0	0	66	1,126	5.0	796
Service-Providing	294	2,974	48.6	627	1,245	11,517	51.1	619
Utilities	5	*	*	*	9	173	0.8	1,331
Wholesale Trade	19	223	3.6	829	116	1,067	4.7	873
Retail Trade	76	907	14.8	408	298	2,803	12.4	449
Transportation and Warehousing	7	23	0.4	618	50	926	4.1	892
Information	8	82	1.3	1,428	16	163	0.7	1,404
Finance and Insurance	22	122	2.0	946	93	522	2.3	936
Real Estate and Rental and Leasing	7	12	0.2	939	34	*	*	*
Professional, Scientific, and Technical Services	37	95	1.6	779	115	303	1.3	802
Management of Companies and Enterprises	0	0	0.0	0	10	117	0.5	1,109
Administrative and Support and Waste Management and Remediation Services	19	323	5.3	864	79	880	3.9	671
Educational Services	3	*	*	*	6	*	*	*
Health Care and Social Assistance	28	360	5.9	834	114	1,751	7.8	674
Arts, Entertainment, and Recreation	8	105	1.7	283	20	139	0.6	282
Accommodation and Food Services	25	477	7.8	257	108	1,785	7.9	257
Other Services (except Public Administration)	30	88	1.4	584	102	543	2.4	546
Unclassified - industry not assigned	16	17	0.3	697	75	67	0.3	919
Total - Private Sector	410	4,958	81.0	726	1,698	17,812	79.0	700
Total - Government	29	1,164	19.0	646	142	4,723	21.0	653
Federal Government	7	82	1.3	1,331	34	293	1.3	1,202
State Government	11	165	2.7	586	46	449	2.0	559
Local Government	11	917	15.0	596	62	3,981	17.7	623
ALL INDUSTRIES	439	6,123	100.0	710	1,840	22,535	100.0	690
ALL INDUSTRIES - Georgia					296,056	4,232,832		1,002

Note: *Denotes confidential data relating to individual employers and cannot be released. These data use the North American Industrial Classification System (NAICS) categories. Average weekly wage is derived by dividing gross payroll dollars paid to all employees - both hourly and salaried - by the average number of employees who had earnings; average earnings are then divided by the number of weeks in a reporting period to obtain weekly figures. Figures in other columns may not sum accurately due to rounding. All figures are 4th Quarter of 2015.

Source: Georgia Department of Labor. These data represent jobs that are covered by unemployment insurance laws.

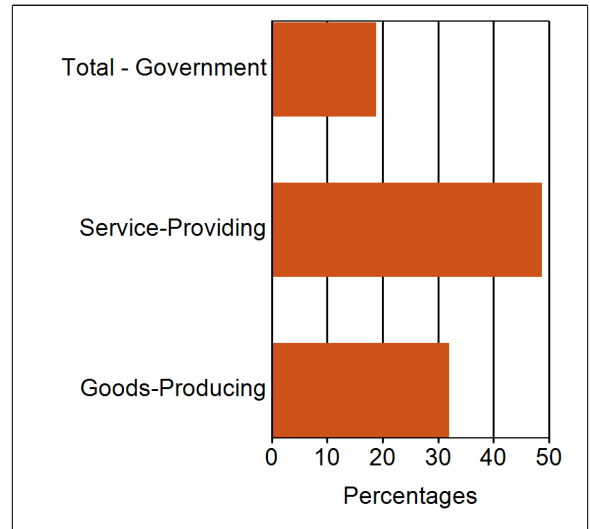
Hart Per Capita Income

Source: U.S. Bureau of Economic Analysis



Hart Industry Mix 2015

Source: See Industry Mix data on Page 2.



Top Ten Largest Employers - 2015*

Hart

Fun Spot Trampolines
 Georgia Department of Corrections
 Hart Care Center, Inc.
 Hart Electric Membership Corporation
 Ingles Markets, Inc.
 Lake Foods, LLC
 Pharma Tech Industries
 Royston, LLC
 Tenneco, Inc.
 Walmart

*Note: Represents employment covered by unemployment insurance excluding all government agencies except correctional institutions, state and local hospitals, state colleges and universities. Data shown for the Third Quarter of 2015. Employers are listed alphabetically by area, not by the number of employees.

Source: Georgia Department of Labor

Hart Area

AutoZone, Inc.
 Carry-On Trailer, Inc.
 Kautex Textron
 Pharma Tech Industries
 Pilgrim's Pride Corporation
 Royston, LLC
 St Marys Sacred Heart Hospital, Inc.
 Star Granite Co, Inc.
 Tenneco, Inc.
 Walmart

COUNTY

Franklin
 Franklin
 Franklin
 Hart
 Elbert
 Hart
 Franklin
 Elbert
 Hart
 Hart

Commuting Patterns

EMPLOYED RESIDENTS OF

Hart

COUNTY WHERE EMPLOYED	NUMBER	PERCENT OF TOTAL
Hart, GA	5,952	60.9
Franklin, GA	1,586	16.2
Elbert, GA	500	5.1
Anderson, SC	407	4.2
Clarke, GA	347	3.5
Stephens, GA	309	3.2
Jackson, GA	93	1.0
Madison, GA	90	0.9
Other	495	5.1
Total Residents:	9,779	100.0

PERSONS WORKING IN

Hart

COUNTY OF RESIDENCE	NUMBER	PERCENT OF TOTAL
Hart, GA	5,952	77.7
Franklin, GA	659	8.6
Elbert, GA	413	5.4
Anderson, SC	120	1.6
Stephens, GA	120	1.6
Madison, GA	80	1.0
Abbeville, SC	62	0.8
Spartanburg, SC	62	0.8
Other	117	1.5
Total Residents:	7,657	100.0

Note: Other category represents employment from U.S. counties only.

Source: U.S. Census Bureau - 2010 County-To-County Worker Flow Files.

Education of the Labor Force

Hart Area

	PERCENT OF TOTAL	PERCENT DISTRIBUTION BY AGE				
		18-24	25-34	35-44	45-64	65+
Elementary	7.9%	6.1%	5.9%	4.2%	5.5%	17.8%
Some High School	18.7%	23.8%	22.2%	16.2%	16.1%	19.8%
High School Grad/GED	39.9%	41.4%	37.6%	41.4%	41.1%	37.3%
Some College	16.7%	24.4%	15.9%	17.4%	17.2%	11.3%
College Grad 2 Yr	5.2%	2.6%	7.2%	7.0%	6.2%	1.8%
College Grad 4 Yr	7.5%	1.8%	8.2%	9.5%	8.8%	6.4%
Post Graduate Studies	4.2%	0.0%	3.0%	4.3%	5.1%	5.6%
Totals	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Note: Totals are based on the portion of the labor force between ages 18 - 65+. The "Some College" category represents workers with less than two years of college and no degree.

Source: U.S. Census Bureau - 2010 Decennial Census.

High School Graduates - 2015

	PUBLIC SCHOOLS	PRIVATE SCHOOLS*	TOTAL
Elbert	165	--	165
Franklin	201	--	201
Hart	218	--	218
Madison	294	--	294
Hart Area	878	--	878



Note: Public schools include city as well as county schools systems.

* Private schools data is not available for 2015 from Georgia Independent School Association.

Source: The Governor's Office of Student Achievement of Georgia.

Colleges and Universities

Hart Area

Franklin

Emmanuel College

<http://www.ec.edu>

Emmanuel College

www.ec.edu

Elbert

Elbert County Campus (Satellite campus of Athens Technical College)

www.athenstech.edu/

Note: The colleges and universities listed include public and private institutions. This list is updated periodically as information becomes available.

Source: Integrated Postsecondary Education Data System (IPEDS).

Technical College Graduates - 2015*

PROGRAMS	TOTAL GRADUATES			PERCENT CHANGE	
	2013	2014	2015	2013-2014	2014-2015
Accounting Technology/Technician and Bookkeeping°	170	128	143	-24.7	11.7
Administrative Assistant and Secretarial Science, General°	81	77	81	-4.9	5.2
Aesthetician/Esthetician and Skin Care Specialist°	10	10	9	0.0	-10.0
Allied Health and Medical Assisting Services, Other°	95	109	34	14.7	-68.8

Technical College Graduates - 2015*

PROGRAMS	TOTAL GRADUATES			PERCENT CHANGE	
	2013	2014	2015	2013-2014	2014-2015
Autobody/Collision and Repair Technology/Technician°	126	100	87	-20.6	-13.0
Automobile/Automotive Mechanics Technology/Technician°	229	188	133	-17.9	-29.3
Biology Technician/Biotechnology Laboratory Technician°	20	35	27	75.0	-22.9
Business Administration and Management, General°	17	34	19	100.0	-44.1
Business Administration, Management and Operations, Other	8	12	17	50.0	41.7
Child Care Provider/Assistant°	72	62	59	-13.9	-4.8
Clinical/Medical Laboratory Technician	10	5	5	-50.0	0.0
Commercial Photography°	16	13	13	-18.8	0.0
Computer Installation and Repair Technology/Technician°	147	173	112	17.7	-35.3
Cosmetology/Cosmetologist, General°	186	161	144	-13.4	-10.6
Criminal Justice/Safety Studies°	214	151	142	-29.4	-6.0
Culinary Arts/Chef Training	29	29	25	0.0	-13.8
Customer Service Support/Call Center/Teleservice Operation	2	5	6	150.0	20.0
Data Entry/Microcomputer Applications, General°	78	50	42	-35.9	-16.0
Data Processing and Data Processing Technology/Technician°	62	45	39	-27.4	-13.3
Dental Assisting/Assistant	8	12	9	50.0	-25.0
Dental Hygiene/Hygienist	13	11	11	-15.4	0.0
Diesel Mechanics Technology/Technician°	20	40	32	100.0	-20.0
Drafting and Design Technology/Technician, General°	14	14	14	0.0	0.0
Early Childhood Education and Teaching	33	39	48	18.2	23.1
Electrical/Electronics Equipment Installation and Repair, General°	16	4	11	-75.0	175.0
Electrician°	41	77	54	87.8	-29.9
Emergency Medical Technology/Technician (EMT Paramedic)°	125	134	122	7.2	-9.0
Entrepreneurship/Entrepreneurial Studies°	5	13	1	160.0	-92.3
Environmental Control Technologies/Technicians, Other	10	5	7	-50.0	40.0
Food Preparation/Professional Cooking/Kitchen Assistant°	57	59	51	3.5	-13.6
General Office Occupations and Clerical Services°	43	26	22	-39.5	-15.4
Golf Course Operation and Grounds Management°	7	8	4	14.3	-50.0
Health Information/Medical Records Technology/Technician	17	6	11	-64.7	83.3
Health Services/Allied Health/Health Sciences, General°	52	140	189	169.2	35.0
Heating, Air Conditioning, Ventilation and Refrigeration Maintenance Technology/°	163	127	109	-22.1	-14.2
Hospitality Administration/Management, General°	44	42	39	-4.5	-7.1
Hotel/Motel Administration/Management°	7	12	10	71.4	-16.7
Human Resources Management and Services, Other°	4	14	8	250.0	-42.9
Industrial Mechanics and Maintenance Technology°	34	67	42	97.1	-37.3
Interior Design°	2	42	28	2000.0	-33.3
Legal Assistant/Paralegal	10	4	2	-60.0	-50.0

Technical College Graduates - 2015*

PROGRAMS	TOTAL GRADUATES			PERCENT CHANGE	
	2013	2014	2015	2013-2014	2014-2015
Licensed Practical/Vocational Nurse Training	51	38	40	-25.5	5.3
Lineworker°	45	52	45	15.6	-13.5
Machine Shop Technology/Assistant°	60	59	58	-1.7	-1.7
Marine Maintenance/Fitter and Ship Repair Technology/Technician	10	4	9	-60.0	125.0
Marketing/Marketing Management, General	17	13	21	-23.5	61.5
Mechanic and Repair Technologies/Technicians, Other	11	6	8	-45.5	33.3
Medical Insurance Coding Specialist/Coder°	7	7	8	0.0	14.3
Medical Office Assistant/Specialist°	20	6	16	-70.0	166.7
Medical/Clinical Assistant	33	40	65	21.2	62.5
Medium/Heavy Vehicle and Truck Technology/Technician°	28	50	60	78.6	20.0
Meeting and Event Planning°	10	18	11	80.0	-38.9
Network and System Administration/Administrator°	24	29	44	20.8	51.7
Nursing Assistant/Aide and Patient Care Assistant/Aide°	6	16	19	166.7	18.8
Pharmacy Technician/Assistant	11	13	11	18.2	-15.4
Phlebotomy Technician/Phlebotomist°	9	15	15	66.7	0.0
Physical Therapy Technician/Assistant	18	20	13	11.1	-35.0
Professional, Technical, Business, and Scientific Writing°	5	3	5	-40.0	66.7
Radiologic Technology/Science - Radiographer	14	16	14	14.3	-12.5
Registered Nursing/Registered Nurse	44	46	46	4.5	0.0
Retailing and Retail Operations°	2	1	2	-50.0	100.0
Selling Skills and Sales Operations°	16	17	16	6.3	-5.9
Social Work, Other°	30	35	23	16.7	-34.3
Surgical Technology/Technologist	13	11	9	-15.4	-18.2
Tool and Die Technology/Technician°	8	5	7	-37.5	40.0
Truck and Bus Driver/Commercial Vehicle Operator and Instructor°	29	36	52	24.1	44.4
Veterinary/Animal Health Technology/Technician and Veterinary Assistant°	24	22	15	-8.3	-31.8
Web Page, Digital/Multimedia and Information Resources Design°	5	7	3	40.0	-57.1
Welding Technology/Welder°	88	87	96	-1.1	10.3

Definition: All graduates except those listed as technical certificates(°) are diploma and degree graduates. Diploma and degree programs are one to two years in length. Technical certificates are less than a year in length. Duplication may occur due to graduates with multiple awards.

Source: Technical College System of Georgia

*Data shown represents Annual 2013, 2014, and 2015.

Note: Please visit TCSG website for any college configuration changes.

Active Applicants - Georgia Department of Labor

	TOTAL	Mgt.	Bus. and Finance	Comp. and Arch. Math	and Eng.	Life and Soc. Svcs.	Comm. and Svcs	Legal	Ed. and Training	Arts and Design	Health Prac.	Health Support
Elbert	48	10	4	2	2	3	1	1	4	3	3	15
Franklin	72	13	5	4	7	3	3	0	8	4	7	18
Hart	62	12	5	2	2	3	1	2	13	3	9	10
Madison	66	18	6	3	4	2	1	3	11	5	4	9
Subtotal Area	248	53	20	11	15	11	6	6	36	15	23	52

Active Applicants - Georgia Department of Labor (cont.)

	TOTAL	Protect. Svcs.	Food Prep.	Ground Cleaning	Personal Care	Sales	Office Support	Farm. and Forestry	Cons- truction	Installation Main.	Prod.	Trans. and Moving
Elbert	338	1	24	13	7	26	58	1	12	13	120	63
Franklin	448	10	35	22	3	50	70	4	31	19	138	66
Hart	325	3	14	16	8	28	71	1	15	21	108	40
Madison	408	6	21	23	3	33	86	5	45	23	104	59
Subtotal Area	1,519	20	94	74	21	137	285	11	103	76	470	228

Note: For current applicant data available for a specific occupation, contact the nearest Georgia Department of Labor Career Center.

Source: Georgia Department of Labor (active applicants as of June 2016).

Georgia Department of Labor Location(s)

Career Center(s)

112 N Alexander Street
Toccoa GA 30577

Phone: (706) 282 - 4514 Fax: (706) 282 - 4513

For copies of Area Labor Profiles, please visit our website at: <http://dol.georgia.gov> or contact Workforce Statistics & Economic Research, Georgia Department of Labor, 148 Andrew Young International Blvd N.E. Atlanta, GA. 30303-1751. Phone: 404-232-3875; Fax: 404-232-3888 or Email us at workforce_info@gdol.ga.gov

Summary of Comprehensive Plan Survey Results

1) How much growth and development should Bowersville pursue?:

a) A lot 23.1%	<i>b) Some</i> 38.5%	c) A little 23.1%	d) None 15.4%
-------------------	---------------------------------------	----------------------	------------------

2) Bowersville’s most important asset that should be *preserved* in the future is...

- Our small town community – a safe place to live
- Cemetery, post office, town hall community center
- Community center, rural appearance and character
- Our historical buildings
- Park, railroad, town
- Hometown feel
- Something to help make Bowersville grow again such as convenience store, somewhere to buy gas, dollar store, small fast food, building or stand to sell food
- Railroad
- Railroad and businesses
- Post office
- Quiet and peaceful

3) Bowersville’s biggest liability that should be *changed* in the future is...

- Improve roads
- Tear down eye soar across the street from above. The building is in very bad condition.
- Speeders jumping the RR crossing on Hwy 51. Dilapidated and unkempt property in downtown
- Buildings on main street falling down, downtown area is an eyesore – should be restored
- Nothing
- Lack of zoning, codes and traffic enforcement
- County should cut the rubbish and grass, trees and bushes back off road to stop wrecks and accident. Sheriff patrol check every night for cars, racing, loud music and gathering with keeping people awake
- Streets, roads, protecting businesses
- High traffic thru town, speeding on the smaller streets needs to be re routed

4) Our top 2 economic development priorities should be:

1	Attract/sustain commercial businesses
3	Attract/sustain manufacturing and industry
6	<i>Attract/sustain agricultural industries</i>
8	<i>Attract/sustain business to downtown</i>
3	Attract/sustain any businesses with high paying jobs

5) Our 2 most important housing needs are:

3	More affordable housing
0	More high-end housing
1	More apartments
3	More senior housing
12	Fewer dilapidated houses
2	Design guidelines for new construction
3	None/ NA
3	Other

6) Our 2 most important historic and cultural resources issues are:

9	Preserving existing historic structures
7	Design guidelines so new development is compatible
7	Improving sidewalks and pedestrian accessibility around the Town
2	Need more park space
0	None/ NA
1	Other:

7) On a scale of 1 (Very poor) to 5 (Very good), please rate each of the following public services:

4.58	Water
2.67	Police/ Public Safety/ EMS
3.92	Fire protection
3.42	General government
3.09	Parks and recreation
2.23	Roads

8) Please rank the following issues in terms of priority, with 1 being most important:

1.46	Preserving Bowersville's rural character
4.60	Increasing commercial options
3.55	Increasing job opportunities
2.83	Preserving the low cost of living
2.60	Preserving the standard of living

9) Considering that northeast Georgia is expected to see significant growth and development in the future, please rank the following issues in terms of priority, with 1 being most important:

3.58	Managing traffic along Highway 17
2.82	Maintaining public safety
4.27	Luring more/new commercial activity
2.82	Redeveloping downtown
4.91	Luring any new jobs
2.50	Preserving Bowersville's rural appearance and character

Bowersville planning meetings - Public comments

- The best features of Bowersville are 1) fresh air, 2) town water 3) natural gas, 4) electricity, 5) cable/satellite TV, 6) good people. What more is necessary?
- Impressed with quality of services as is
- Cultural activities a plus
- Access to 85 and metro areas

- Small vs. Rural?
- Can we address streetscape?
- Conservation design a good option
 - But there is little cause for anyone to annex into Town
 - Need to work with Counties to promote the idea
- Dollar General (or other small convenience store) would be nice
- No chain restaurants
- Suburb of Canon?
 - Directing commercial activity to Canon (or Lavonia) would allow Bowersville to remain small and quiet
 - Do we want tax revenues and shopping enough to handle extra traffic, noise, change in character, etc?
- Stay rural and jobs to Hartwell is fine
- Agricultural roots is key!
- Farmers market/ Mennonite shop

- Roads – need new roads. 1 lane roads are unsafe. Need equipment for maintaining roads
- Pave dirt roads
- Speed limit on W. Main should be reduced
- Shirley Rd. dangerous; Should be widened to relocated Hwy 17
- Neighborhood watch could grow
 - Speeding is a critical issue
 - Some of this is perception, some is reality, all still valid
 - Concern over kids loitering around town
 - Can we turn this into an asset and give them a place to go?

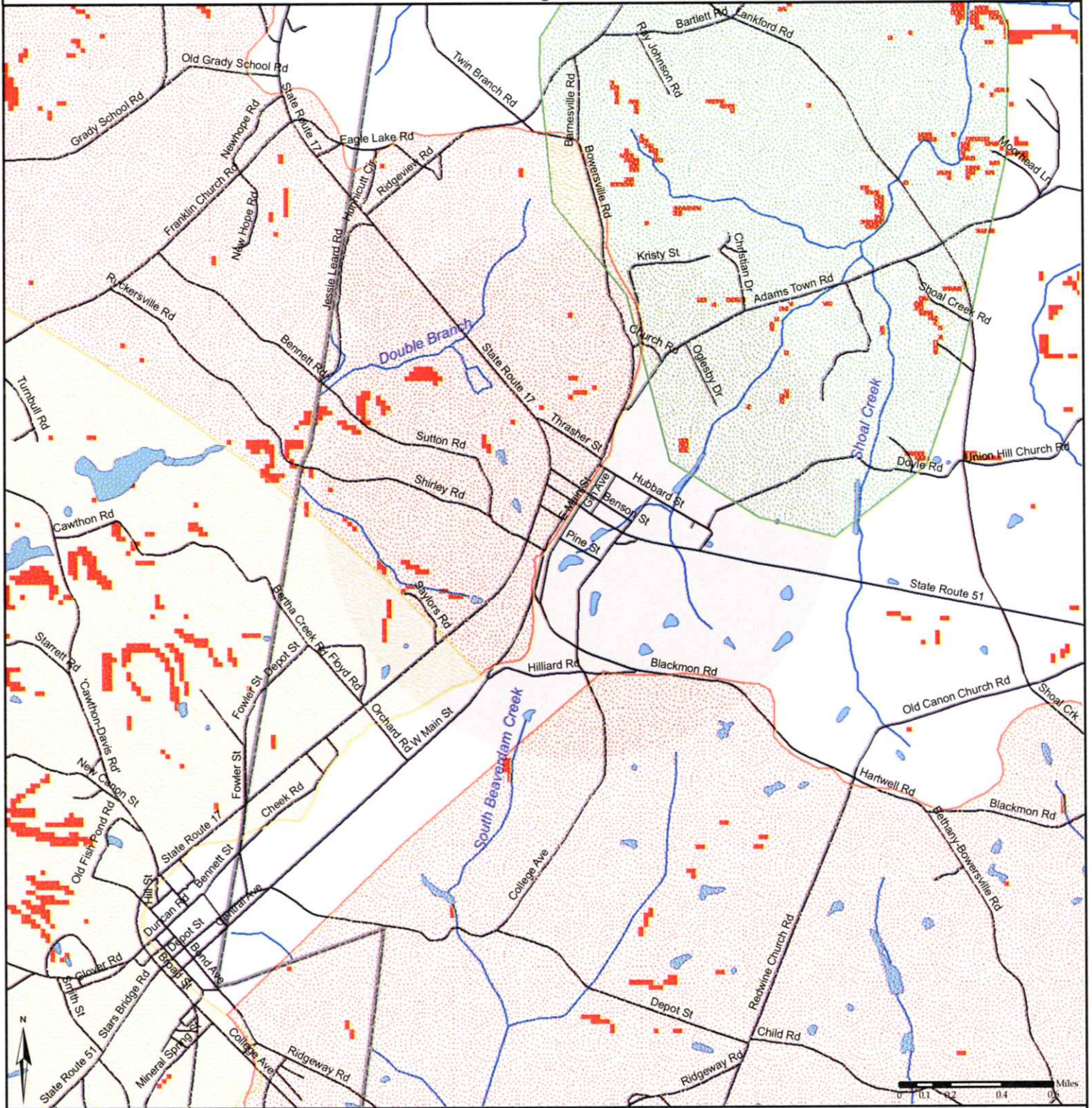
- What to make of RR?
- Will RR clean up their mess?
 - Cars and equipment stored in the area belong to local industry. Will talk to them
- Windstream – Quality of service is really poor
- Telecom access would be a plus

- Need to get grand funds for a water & sewer study. (Should the Town get into the business?)
- Hwy 17 has water service but no fire plugs
- Water lines need upgrading

- Need to renovate dilapidated buildings
- Fix old Cotton Gin

- Need financial reserves

City of Bowersville Environmentally Sensitive Areas



- Legend**
- ▲ Intake
 - SWAP-Source Water Management Zones**
 - Inner Management Zone
 - Outer Management Zone
 - Protected Rivers
 - Groundwater Recharge Areas
 - County Boundary
 - Streams
 - Wetlands
 - Steep Slopes