

# City of Bowman Comprehensive Plan



2019 Update

Developed by the Planning & Government Services Division of the  
Northeast Georgia Regional Commission

## Acknowledgments

### Steering Committee

*Pete Gibbons, Mayor (Elected Official)*

*Carla Patten, Former Mayor*

*Mark Berryman, Former Mayor*

*Crystal Duck, City Clerk*

*Lera Ray, Economic Development Representative*

*Della M. Wheeler, Resident*

*Mary M. Clark, Resident*

### Northeast Georgia Regional Commission

*James R. Dove, Executive Director*

*Burke Walker, Planning & Government Services Director*

*Mark Beatty, Planner (Project Lead)*

*John Devine, AICP, Principal Planner*

*Jordan Shoemaker, Project Assistant*

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# Chapter 1

## Introduction & Overview

### Purpose

A Comprehensive Plan is a community's guide for growth, development, and improvements to the character of the built environment. The Plan should represent the preferred vision for the community's future and provide a reasonable, rational, and tangible list of actions that the community is committed to undertaking in order to achieve that vision. It is intended to provide guidance to local elected officials on land use patterns, the location of facilities and services, protection and enhancement of the quality of life, and the preservation of the community's character in both now, and in the future.

The Plan seeks to establish the ground rules for the manner in which the community will develop and invest by asking three simple questions:

- Where are we now?
- Where do we want to be?
- How do we get there?

By considering current needs and existing opportunities the plan provides a solid foundation for decision-making in support of achieving the community's short and long-term goals and vision.

### Process

The Comprehensive Plan process follows the Rules of the Georgia Department of Community Affairs ("DCA"), O.C.G.A. Chapter 110-12-1, Minimum Standards and Procedures for Local Comprehensive Planning, effective October 1, 2018. The DCA rules state that the Comprehensive Plan consists of the following distinct components:

#### Needs & Opportunities

An analysis of the community's needs and opportunities will help determine the existing conditions of the city. This will assist the community in identifying the issues that it needs to address and the opportunities on which it can capitalize.

#### Community Vision

Through public and committee meetings, the City's vision, goals, and policies are developed to determine the community's future direction. As a part of this component, policies are identified to assist in making decisions that are consistent with community goals. Additionally, character areas, or focused areas of planning with special conditions or needs, are defined. This will help determine which parts of the community are to be enhanced or preserved, and how to guide zoning and policies in the future.

#### Broadband Services

An analysis of the community's broadband service network will help determine the existing connectivity of the city. This will assist the community in identifying any unserved areas and to develop an action plan to promote the expansion of broadband service.

## Community Work Program

The final component of the comprehensive plan, the Community Work Program, outlines steps and strategies for achieving the community's goals and implementing its plans. The Work Program will include a short term work plan, identifying priority projects, potential collaborations, and funding strategies.

## Public Involvement

### Public Input & Steering Committee

The Comprehensive Plan Update relied on public involvement to guide its development. The City of Bowman and Elbert County decided to approach each of their respective comprehensive plans jointly during the initial phases of engagement, then end with a locally focused public comment period. The planning process began with a public hearing held October 27, 2015, followed by another on January 31, 2019. The NEGRC facilitated two community input sessions with an advisory committee made up of elected officials and stakeholders representing the City where the public was invited to identify the City's unique assets and identify the challenges the City faces. The advisory committee provided valuable feedback and context to the trends identified by the analysis of relevant demographic and economic data, and served an integral role in identifying and developing final recommendations for items to achieve the community's vision. A final public hearing was held April 3, 2019 to allow plan comments before submittal of the plan to the DCA for review. The members of the advisory committee, and their affiliations are listed in the Acknowledgements.

## NEGRC's Role

The Northeast Georgia Regional Commission's Planning & Government Services Division oversaw the development of this plan, including facilitating public and advisory committee meetings.

## Review Process

According to the DCA's new rules for comprehensive planning, effective October 1, 2018, the City must transmit the plan to the Northeast Georgia Regional Commission (NEGRC) when all components are complete. The transmittal must also include the community's certification that it has considered both the Regional Water Plan and the Rules for Environmental Planning Criteria. Once it completes its review, the NEGRC will forward the plan to the DCA for review. Once the plan has been found by the DCA to be in compliance with the Minimum Standards and Procedures, the approved Plan may be adopted.

## Data & Statistics

The facts, figures, and statistics used to develop the Plan were generated from data compiled throughout the planning process. A large proportion of that data was gathered in the beginning stages, primarily late 2015 and early 2016, and again in late 2018. The data and analysis was used to identify general trends, and provide a reliable quantitative context to describe existing conditions and assist in informing the recommendations and policies.

# Chapter 2

## Needs & Opportunities

The following Needs and Opportunities were identified using the Georgia Department of Community Affairs' Quality Community Objectives Local Assessment Tool, an analysis of relevant data, and a survey of community leaders and stakeholders who undertook an analysis of the strengths, weaknesses, opportunities and threats (SWOT) that face Elbert County and the City of Bowman.

The list is intended to capture the most prescient needs that the community will have over the next 5 to 10 years, in order to establish a set of goals the community can work towards achieving in order to address those issues.

*\*Italicized entries indicate high priorities (with STWP project number in parentheses)*

### Needs:

- Update City website to accommodate more information for residents and visitors
- *Incorporate monthly newsletters into city operations (2)*
- Facilitate improvements in social activities
- *Increase enforcement of local ordinances and traffic laws (18,19)*

## Population, Community, and Governance

The City of Bowman has a population of approximately 847 with a median age of 42.3, according to 2017 estimates (U.S. Census). It is expected that the City will experience a slight population loss over the next five years, at an annual rate of -0.6 percent. This is a growing trend among small towns across the United States and it warrants a consideration as to whether this trend should be combated, or embraced as a chance to focus local government efforts on refined topics. The "Shrink Smart Project" may be a helpful resource for the future of Bowman.

Community events such as monthly senior citizen lunches and annual Thanksgiving gatherings are held at the Bowman Community Center, located near the downtown business district. The City prides itself on its quaint, small town charm offering residents and visitors several antique stores, art galleries, and a local grocery store.

The Bowman City Council is made up of five council members and the Mayor. The council meets on the fourth Monday of each month to discuss community needs and issues; meeting minutes are offered on the City's website.

### Opportunities:

- Bolster community events in historic downtown center
- Focus on nostalgic tourist industry through historic preservation and support toward antique and art venues
- Create local litter control and illegal dumping ordinance

## Planning, Land Use, and Housing

The City of Bowman is rural in nature, consisting mostly of single-family detached homes and undeveloped agricultural land with a small town center oriented adjacent to the historic rail line. The town center hosts an array of businesses including antique stores, art galleries, and a local grocer.

Due to the size of Bowman, there is not an active planning department to guide future development. Instead, the city relies on a zoning ordinance, adopted as of 01/30/2018, and assistance from the NEGRC to guide planning and land use.

Of the approximately 443 housing units in Bowman, 62-percent are owner occupied (ESRI BAO). Single-family detached homes account for the majority of housing types with one affordable, multi-family option located along N. Broad Street. It was stated during input sessions that more affordable housing dedicated for senior aging-in-place would be beneficial. Also, a housing survey would be beneficial to inform the city where housing revitalization efforts may be focused to prevent blight.



Bowman Public Square

### Needs:

- Improve conditions of the local housing stock
- Increase affordable housing development
- Increase community involvement during planning
- *Identify special housing needs of local residents (6)*

### Opportunities:

- Host community events in town center to bolster involvement
- Complete community housing survey to determine the age and condition of the local housing stock
- Apply for Federal and State grants to assist with infrastructure enhancements (ex: CDBG & CHIP)

## Economic Development

The City of Bowman is rich in history and culture. The granite industry has flourished and given the City a unique character, especially in the downtown, that could be used to draw visitors, tourists, and events. The city is well suited for relocation of employers, as well as an attractive destination. The need to diversify the economy to something other than granite or granite related jobs is a concern expressed by the stakeholders. The upcoming development of an inland port in Elbert County may provide business opportunities via increase freight traffic through the city.

### Needs

- Actively support existing businesses and industry in all sectors
- Recruit new employers to complement and enhance the local economy by offering a more diverse range of employment options
- *Increase the City's visibility as a destination (5)*

### Opportunities

- Market available property with utilities including water, sewer, natural gas, and telecommunications infrastructure in place
- Access to incentive programs for new and existing industries from the State, County, and City of Bowman are in place to foster economic growth
- Utilize existing workforce development programs including: Elbert County Comprehensive High School's Career, Technical, and Agricultural Education Program, the Bowman Campus of Athens Technical College, and NEGRC Workforce Development agency

## Natural and Cultural Resources

Natural and cultural resources are considered a strength among community feedback comments. However, accessibility to public open space and oversight of historic resources was determined to be an issue among all participants. Bowman has a strong collection of historic resources, among which is a brick commercial building named to the National Register of Historic Places. The City should take proactive measures to protect and improve local architecture and greenspace.

### Needs

- *Increase in beautification measures (8)*
- *Documentation and oversight of historic resources (10)*
- Balance growth with protections for natural resources and the environment

### Opportunities

- Collaborate with Keep Elbert County Beautiful to develop local ordinances and develop clean-up initiatives
- Develop a façade program for downtown core
- *Create a Historic Preservation Committee (9)*
- Control and guide growth through effective code enforcement and strategic infrastructure expansion

## Transportation

An efficient and well-connected transportation network is critical to the long-term economic viability of the City as well as to a high quality of life for residents. State Highway 17 and 172 intersect at the center of downtown Bowman providing access to Elberton, Athens, and Interstate-85. Each of these corridors receives approximately 4,200 (Hwy-17) and 3,000 (Hwy-172) vehicles per day, respectively (GDOT). The sidewalk network is limited and unconnected in its current state and should be addressed in future efforts.

### Needs

- *Improve circulation for truck traffic in downtown Bowman (20)*
- *Address degrading road infrastructure (15)*
- Revenue toward rising cost of maintenance of current infrastructure
- *Increased sidewalk and open space connectivity (8,20)*

### Opportunities

- Explore feasibility of lighted traffic signaling at SR-17 & SR-172 intersection
- Dedicate annual Local Maintenance & Improvement Grant (LMIG) to repave damaged roadway sections
- Use 2012 Safe Routes to School Plan as a base for pedestrian and bicycle improvements
- Widening of SR-17 through downtown Bowman, or via bypass
- Expand mobility options

## Community Facilities and Services

The City has a robust, but aging physical infrastructure. Like many other places the cost of maintenance and replacement is rising. Moving forward, there will be significant needs to address infrastructure deficiencies to maintain health and safety for local residents.

Bowman hosts a branch of the Mountain Education Charter High School near its town center. This organization offers self-paced public education for those individuals seeking a high school diploma. The presence of this public organization provides an opportunity for collaboration with the city to explore pathways to new service delivery to local residents.

### Needs

- *Expansion of park accessibility and use (8)*
- Community wellness center
- Local library improvements
- Increase in local law enforcement
- Replace aging and obsolete infrastructure to increase efficiency and improve delivery of services

### Opportunities

- Host recurring public events in city park
- Expand city library into a multi-purpose resource center
- Explore options for County law enforcement to increase presence
- Strategically repair, and retrofit infrastructure to attract new development in targeted locations



# Chapter 3

## Vision

Bowman is aesthetically distinctive and attractive, including streetscapes, architecture, and native flora. The City maintains a vibrant town center with ample businesses and restaurants helping provide strong employment accessibility for residents. Public facilities such as a library, community center, social services, and walking trails are available to serve resident needs. Bowman emboldens community participation and enjoys a healthy relationship with its citizens.

## Goals & Policies

The goals and policies below are designed to help Elbert County, Bowman, and Bowman in the decision-making process. They are based on the Georgia Department of Community Affairs State Planning Recommendations and address the identified needs and opportunities.



Bowman Community Center

## Economic Development

- We will support programs that retain, expand and create businesses that provide a good fit for our communities' economies in terms of job skills required and links to existing businesses.
- Increase local employment opportunities through the promotion of orderly economic growth fostering both the attraction of new and retention of existing businesses and industries that diversifies the local economy and maximizes the strengths of the local labor force.
- Improve the talent of the local labor pool and improve high school graduation rates.
- We will carefully consider costs as well as benefits in making decisions on proposed economic development projects.
- Prioritize expansion of facilities and services into development areas that are close to existing resources first before extending utilities and services to areas that require longer extensions.
- Support the use of planning studies, value studies, cost/benefit studies and analyses of sustainability to identify cost effective projects.
- We will consider the employment needs and skill levels of our existing population in making decisions on proposed economic development projects.
- Recruit diverse and environmentally sensitive industries that will provide jobs for residents.
- Support the growth of knowledge based industries in new development areas.
- Work with County and regional agencies to encourage business education support to small business owners.
- Strengthen cooperative effort with Mountain Education Charter School to identify training resources to train and re-train local residents for prospective industries.

## Land Use

- We want development whose design, landscaping, lighting, signage, and scale add value to our community.
- Provide incentives to rehabilitate existing buildings and to construct new buildings that are compatible with the period and feel of the existing exterior architecture.
- We will guide new development in suitable locations in order to protect natural resources, environmentally sensitive areas, and agricultural lands.
- Provide education programs for developers and property owners to use attractive community design as a means to enhance environmental protection and support the extension of community facility infrastructure.

## Transportation, Facilities and Services

- We will work with GDOT, the Railroads and other Stakeholders to insure appropriate transportation infrastructure is developed and installed in support of economic development initiatives.
- Identify, encourage and protect desirable land uses and development patterns along transportation corridors.
- Provide a safe, efficient, and effective transportation system that reflects both existing and future needs while providing a variety of transportation options.
- We will guide development into appropriate areas close to existing transportation, as well as water & sewer infrastructure.
- Provide potable water service in a safe, clean, efficient, economical, and environmentally sound manner concurrent with new development.
- Provide sanitary sewer service in a safe, clean, efficient, economical, and environmentally sound manner, concurrent with urban development.

# Chapter 4

## Broadband Services

Expansion of broadband is a top priority region-wide. The Northeast Georgia Comprehensive Economic Development Strategy (CEDS) 2017-2021 update, crafted through key stakeholder input from the entire Northeast Georgia Region (including economic development professionals, educators, business leaders, and elected officials), prioritizes broadband expansion through specific tasks in its Action Plan (Strategy 2.a).

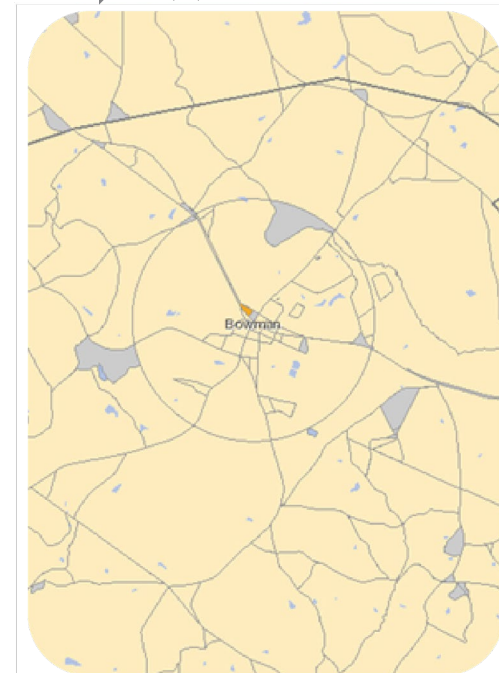
The Northeast Georgia Digital Economy Plan (2015) examines local and regional abilities to participate in the “Digital Economy” (business conducted through computers and computer networks). The Plan illustrates the City of Bowman with inadequate broadband service for business applications. Broadband is essential for the future of the City of Bowman and Elbert County as they have experienced a population decline in recent years. Acquiring broadband service can become an essential component for education and workforce training by supporting farmers, artisans, entrepreneurs, and telecommuting residents that are key to maintaining the city’s rural character as an economically viable environment. This may assist the City in attracting new residents.

Local input sessions illustrated that the City is currently in discussions with Paladin Wireless, an internet provider based in nearby Royston, to install a wireless internet system using the local water tower. This will provide Bowman residents with speeds of

up to 10 mbps upload and at least 7 mbps download. The City plans to continue supporting Paladin with the use of its water tower to supply local residents with reliable broadband service.

### City of Bowman Wireline Service Map

- ▶ Tan shading identifies areas unserved by wireline (less than 3 mbps down & 768 kbps up)\*
- ▶ Orange shading identifies areas served by wireline (minimum 3 mbps down & 768 kbps up)\*
- ▶ Unpopulated Lands



Source: State Broadband Mapping Program “Georgia Broadband.”  
February 11, 2019. <http://digital.georgia.gov/map/>

# Chapter 5

## Land Use

The Land Use Chapter includes a Future Land Use Map with descriptions for each category depicted.

Previously, a “Character Area” methodology was required for land use planning that identified and grouped compatible and complementary uses together within a defined geographic area. While the methodology is useful in many applications, and still used by many communities, the new planning rules offer local governments who use zoning to regulate land use the ability to choose the most appropriate method for them to describe the locations and uses of future development. The City of Bowman has chosen to prepare a Future Land Use Map which depicts the location of future land uses within the City. This portion of the plan is intended to be updated as needed, or at a minimum of once every five years. As of the adoption of this plan, the Future Land Use map correlates directly with the local zoning ordinance to provide a cohesive outlook on the future of community development.



## Future Land Use

The Future Land Use Map depicts the City's strategy for managing growth and development in order to achieve their stated goals and vision. It is intended to serve as the guiding document for regulation of land use. Land uses are displayed on the map on the following page, and are color coded to correspond with one of the following categories which represents the preferred future use

### **Agriculture and Forestry**

This category is for land dedicated to farming (fields, lots, pastures, farmsteads, specialty farms, livestock production, etc.), agriculture, or commercial timber or pulpwood harvesting.

### **Residential**

Residential uses include housing and some ancillary uses such as guest houses, or live/work units. Residential uses within the City of Bowman can be classified into one of the following subcategories:

#### Low-Density Residential

Single-family detached dwellings, guest houses, and modular or ma homes at a net density of two units per acre or less.

#### Medium-Density Residential

Single-family detached or single-family attached dwellings, guest houses, and modular or manufactured homes at a net density of four units per acre or less.

#### Multi-family Residential

Two-family, or multi-family apartment dwellings at a net density of no more than eight units per acre.

### **Commercial**

Commercial uses are identified as all non-industrial businesses. They can include retail sales, restaurants, office, services, and entertainment facilities. Commercial uses within the City of Bowman include the following:

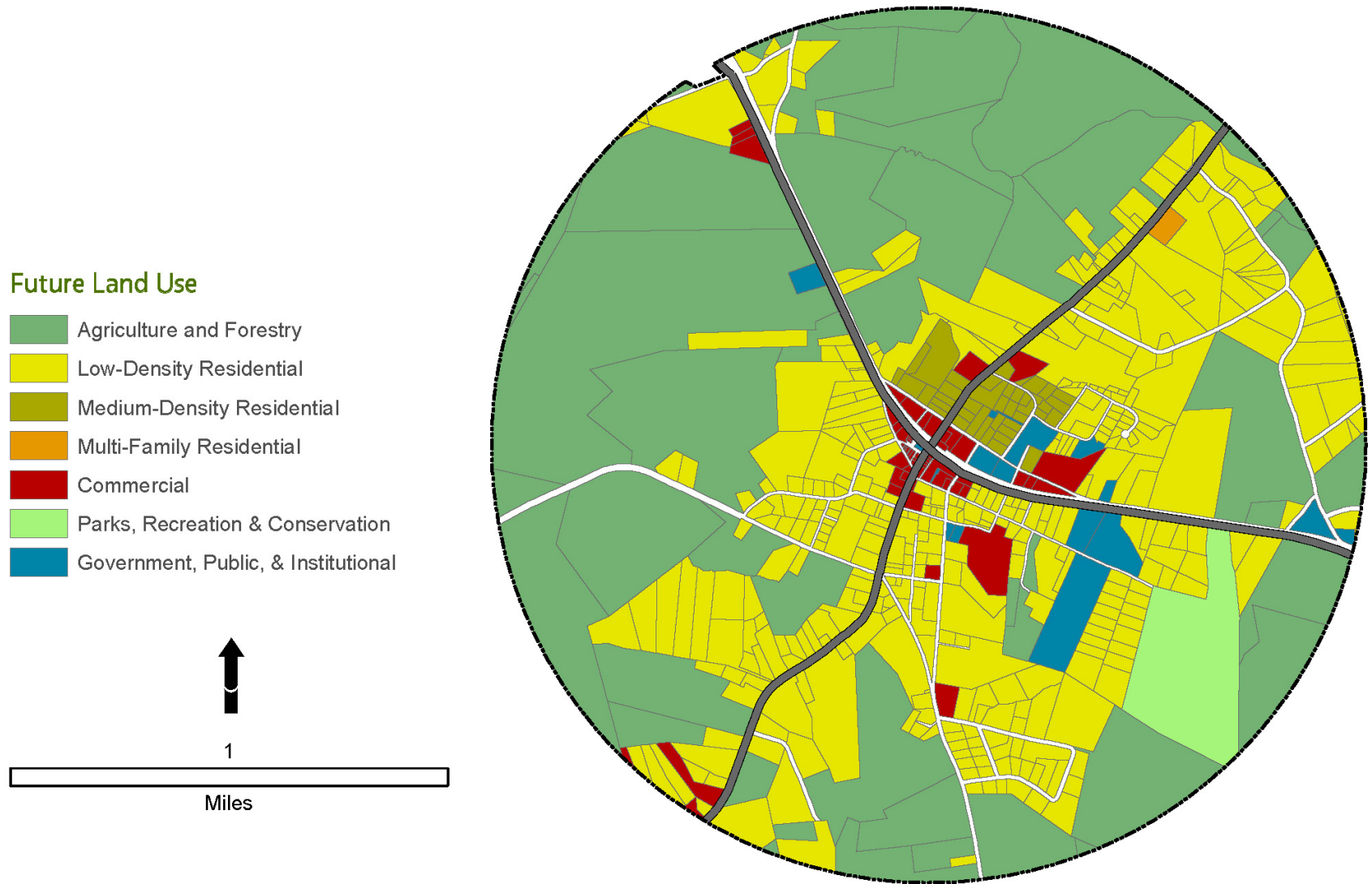
- 1) Commercial uses located along major thoroughfares intended to provide services to residents and visitors.
- 2) Retail sales, services, and some residential uses. Intended to be a centralized and compact area where activity is concentrated.
- 3) Professional, business, and medical, and government offices and semi-public or institutional uses such as hospitals or clinics.

### **Parks, Recreation, & Conservation**

Park, Recreation, and conservation uses are public or private land intended for active or passive recreational uses. Examples include playgrounds, public parks, and golf courses.

### **Government, Public, & Institutional**

This land is in government and institutional uses. Government uses include government building complexes, police and fire stations, libraries, post offices, schools, etc. Institutional uses include colleges, churches, cemeteries, hospitals, etc.



# Chapter 6

## Community Work Program

The Short-Term Work Program (2019-2023), updated every five years, provides a list of specific activities that the community plans to address as immediate priorities. A Report of Plan Accomplishments, which provides status commentary on the previous work plan (2013-2017), follows.



### Short-Term Work Program, 2018-2022

(\*entries with an asterisk represent carryover items from the previous STWP)

#	Activity	Timeframe	Responsible Party	Cost Estimate	Funding Source
1	Schedule quarterly/annual meetings between local government and local businesses to monitor labor force conditions and needs	2019-2023	City	None	N/A
2	Edit and disseminate promotional materials for downtown Bowman*	2019-2020	City	\$500	Local
3	Develop marketing plan for city-owned industrial building for appropriate tenant*	2019-2021	City	Minimal	Local
4	Schedule meeting with Elbert County to strategically plan areas suited for residential development to reduce negative environmental impacts*	2020	City, JDA	None	N/A
5	Schedule meeting with Elbert County to coordinate existing and planned community facilities to minimize development impacts*	2020	City, JDA	None	N/A
6	Perform survey to identify special needs population to focus government assistance on improve housing conditions	2019-2021	City	None	N/A
7	Meet with Keep Elbert Beautiful to discuss a public education program to promote recycling*	2019-2022	City, KECB	Minimal	Local
8	Develop walking trail at Bowman City Park	2019-2024	City	\$50,000	Local, Grant
9	Form Historic Preservation Commission*	2019-2022	City	None	N/A
10	Identify and map historic resources*	2020-2023	City	\$500-\$3,000	Local
11	Finalize contract with Paladin Internet for installation of wireless broadband infrastructure on local water tower	2019-2020	City	None	N/A
12	Further renovate and upgrade current City Library	2019-2023	City	\$25,000-\$75,000	Local, Grant
13	Schedule meeting with County to discuss tourism and cultural resource development efforts in Bowman	2019-2024	City	Minimal	Local

#	Activity	Timeframe	Responsible Party	Cost Estimate	Funding Source
14	Host a work session with Georgia DCA and NEGRC to identify opportunities for job creation, local services, and tourism development*	2019-2020	City	Minimal	Local
15	Use annual GDOT transportation allocations to repair potholes throughout the city*	Annual	City	\$25,000/year	Local, LMIG, TSLPOST
16	Continue physical improvements to the Bowman Square*	2019-2024	City	\$500-\$10,000	Local, Grant
17	Create litter control and illegal dumping ordinance	2019-2021	City	None	N/A
18	Create an outline of what is involved in establishing a local Court System	2019-2022	City	None	N/A
19	Determine city budget for code enforcement officer capacity, hire when able (third-party or city staff)	2019-2022	City	None	N/A
20	Schedule meeting with GDOT regarding SR-17 widening project for city design preferences and sidewalk installation	2019-2023	City	None	N/A

### Report of Previous Plan Accomplishments

(\*entries with an asterisk represent carryover items to the STWP)

#	Activity	Status	Notes
1	Develop a cooperative relationship between local government, Athens Tech, and local businesses and industries to monitor labor force conditions and needs*	Underway	Revised in STWP item #1
2	Create and disseminate promotional materials for downtown Bowman*	Underway	Edited in STWP item #2
3	Market city-owned industrial building for appropriate tenant*	Completed	Completed 2016, but vacant again and requires re-marketing Carried over and edited in STWP item #3
4	Pursue revolving loan and CDBG-RDF funding for small business redevelopment	Abandoned	City Council voted to remove
5	Work with Elbert County to minimize the negative environmental impacts of residential development*	Underway	Revised in STWP item #4
6	Work with Elbert County to coordinate new development with existing and planned community facilities and to minimize development's environmental impact*	Underway	Revised in STWP item #5
7	Assist Special needs population with receiving government assistance to improve housing conditions.	Complete	Initiated in 2007
8	Seek government funding to rehabilitate substandard housing and to ensure a continued supply of low-to-moderate income affordable housing options.	Abandoned	Abandoned due to lack of sufficient knowledge of survey and comprehensive strategy for what to accomplish
9	Work with county to develop public education program to promote recycling.*	Completed	New goal is to expand current program Carried over in STWP item #7
10	Expand activities available in Bowman City Park, including new trail system*	Completed	New bike trail system was completed in 2016 New goal includes construction of walking trail in STWP item #8
11	Obtain Better Hometown designation	Abandoned	Goal of previous administration
12	Form committee to explore historic preservation options*	Postponed	Revisited and edited in STWP item #9

#	Activity	Status	Notes
13	Nominate entire Bowman Square area for historic district designation	Postponed	Only two buildings currently nominated, task will be revisited following STWP items #9 and #10
14	Fill Hometown Manager position	Abandoned	City budget restrictions
15	Repair existing sidewalks in Bowman Square area	Complete	Completed 2018
16	Improve Bowman Square area streetscapes through improved lighting and street furniture*	Complete/Ongoing	Completed in 2017 Carried over in STWP item #16
17	Identify and map historic resources*	Postponed	Postponed until STWP item #9 is complete Carried over into STWP item #10
18	Preserve, rehabilitate, and promote drug store as a welcome center and attraction	Postponed	Postponed to coincide with future downtown improvement efforts
19	Address potentially unstable water line connections under Highway 17 and the railroad	Complete	
20	Install new gas line	Complete	Completed 2015
21	Digitize sidewalk inventory	Abandoned	Abandoned due to loss of interest
22	Prepare sidewalk installation plan for streets leading to Bowman Elementary site	Abandoned	Bowman Elementary closed. A part-time, evening Charter High School now operates in the building Bowman has not revisited sidewalk discussions
23	Produce feasibility study and master plan for moving library to new site	Abandoned	City Council voted to improve existing library
24	Pursue funding for moving library	Abandoned	City Council voted to improve existing library
25	Implement findings of engineering study improving water and sewer infrastructure as needed to meet community needs	Complete	Completed 2016
26	Meet with Elberton and Elbert County officials to explore options for multi-jurisdictional approach to water supply in the Broad River Basin	Abandoned	Abandoned due to lack of sufficient staff resources
27	Coordinate tourism and cultural resource development efforts to include all jurisdictions and appropriate state agencies (See Cultural Resources Element for detailed description of projects)*	Underway	Tourism and cultural resource development effort edited and outlined in STWP item #13 (combined with ROA item #30)
28	Arrange regular meetings with school superintendent and Board of Education to discuss educational opportunities for Bowman students	Abandoned	Local elementary school no longer in operation
29	Establish a tutoring program in Bowman in coordination with Elbert County Board of Education	Abandoned	Goal of previous administration

#	Activity	Status	Notes
30	Coordinate with Elbert County to promote tourism in Bowman*	Underway	Revised in STWP item #13
31	Work with state agencies to attract and retain diverse businesses to create jobs, provide daily services, and bring visitors to Bowman*	Underway	Revised in STWP item #14
32	Improve transportation infrastructure according to community needs*	Underway	Revised and focused in STWP item #15
33	Redevelop 11/12 Public Square into a library and multi-use space	Abandoned	Building sold
34	Pursue funding for the redevelopment and furnishing of the library at 11/12 Public Square	Abandoned	Building sold
35	Implement the Bowman Square Strategic Plan	Postponed	Loss of interest, may be revisited in future years
36	Continue physical improvements of the Square*	Complete/Ongoing	Carried over to STWP item #16

# Appendix


Sample Participation Records


NEGRC NORTHEAST GEORGIA REGIONAL COMMISSION		Elbert County: Comprehensive Plan Update October 27, 2015 – 1:30 p.m. Board of Commissioners Meeting Room, Elberton, GA	
NAME	TITLE	ADDRESS	EMAIL
Butch Smith	Planning & Zoning	Elberton	CostySmithC@tma.com
Sara Furr Schatz	Landscape Architect	Bowman	landsara@mac.com
Betty Jo Maxwell	Bowman City Council	Bowman	bettyjo.maxwell@bmail.com
Patrick Hopp	Elbert Co. P+Z	45 Forest Ave. Elberton	phopp@elberton.net
Bob Thomas	Elbert Co. Admin	45 Forest Ave	bobthomas@elberton.net

NEGRC NORTHEAST GEORGIA REGIONAL COMMISSION		City of Bowman: Comprehensive Plan Update Input Meeting #1: December 6, 2018 – 5:30 p.m. Bowman City Hall	
NAME	TITLE	ADDRESS	EMAIL
MARK BERRYMAN	Mayor	322 TEASLET MILL RD Bowman	BOWMAN.MAYOR@GMAIL.COM
Della M. Wheeler	Retired Educator	P.O. Box 61 30624	maxwellhat22@gmail.com
Mary Marion Clark	Retired Educator	P.O. Box 213 Bowman 30624	menclark@aol.com
Lisa Ray	Artisan Shop	61 N. Broad St Elberton	LR4@GMAIL.COM

NEGRC NORTHEAST GEORGIA REGIONAL COMMISSION		City of Bowman: Comprehensive Plan Update Input Meeting #2: February 21, 2019 – 4:00 p.m. Bowman City Hall	
NAME	TITLE	ADDRESS	EMAIL
Carla Patten	Acting Mayor	387 Herndon Cir Bowman GA 30624	cpatten2013@gmail.com
LELA RAY	Ec. dev rep.	61 N. Broad St Bowman, GA	Frighilwlr@negrc.org
Mary Clark	Community Representative	224 S. Segar Street P.O. Box 213 Bowman, GA 30624	menclark@aol.com
Della M. Wheeler	Community Rep	P.O. Box 61 Bowman, Ga. 30624	maxwellhat22@gmail.com

NEGRC NORTHEAST GEORGIA REGIONAL COMMISSION		Elbert County and City of Bowman: Comprehensive Plan Update January 31, 2019 – 6:00 p.m. Board of Commissioners Meeting Room, Elberton, GA	
NAME	TITLE	ADDRESS	EMAIL
Lee Vaughn	Chairman	1327 Smith Oglesby Dr	L.Vaughn@northeastga.gov
Casey Freeman Jr.	District 2 Comm	1666 Lincoln Hwy	cfreeman@elberton.net
Chris A. Alexander	Dist 3 Commissioner	2060 Alexander Dr.	
Rusty Warner	Eco Dev. Dir	486 Cardinal Dr. Elberton	Rstygubner@elberton.net
Bob Thomas	Co. Admin	45 Forest Ave	bobthomas@elberton.net
Phil O. Hs	La Florence Precinct	1412 Calhoun Falls Hwy, Elberton	ppittse@elberton.net
Sam Allgood	citizen / County beaut	2945 River Rd. Elberton	2allgood@att.net
Rita Harper	citizen	1462 Double Bridges Rd Elberton	
Sam Allgood	Tax payer	2915 River Rd - F1b	Bmwstom@A&T.net
Carla Patten	Bowman Acting Mayor	387 Herndon Cir Bowman	cpatten2013@gmail.com
Rose Patten	Tax Payer	"	"

 NORTH EAST GEORGIA REGIONAL COMMISSION		City of Bowman: Comprehensive Plan Update Public Hearing #2: April 3, 2019 – 6:00 p.m. Bowman City Hall	
NAME	TITLE	ADDRESS	EMAIL
<i>Ann Roy</i>	<i>Committee member</i>		
<i>Danny Dalton</i>	<i>Council</i>		
<i>Carol Potts</i>	<i>Council</i>		
<i>Chris Schra</i>			
<i>Pete Gibbons</i>	<i>Mayor</i>		
<i>Jim Paul</i>			
<i>Betty Yetzina</i>			

 NORTH EAST GEORGIA REGIONAL COMMISSION		City of Bowman: Comprehensive Plan Update Public Hearing #2: April 3, 2019 – 6:00 p.m. Bowman City Hall	
NAME	TITLE	ADDRESS	EMAIL
<i>Crystal Duck</i>	<i>City Clerk</i>		<i>bans.cityclerk@gmail.com</i>

## NOTICE OF PUBLIC HEARING

The Northeast Georgia Regional Commission, on behalf of the Elbert County Board of Commissioners and the City of Bowman, will conduct a Public Hearing on Thursday, January 31 at 6:00 p.m. at the Elbert County Board of Commissioners Meeting Room, 45 Forest Avenue, in Elberton.

### Comprehensive Plan Update for Elbert County and the City of Bowman

#### A Public Input Session will immediately follow the Public Hearing

The purpose of the public hearing is to brief Elbert County and the citizens of Bowman on the process to be used to develop the plan, opportunities for public participation in development of the plan, and to obtain input on the proposed planning process. Citizens, business owners, and all stakeholders are invited to attend both the Public Hearing and the Public Input Session and encouraged to provide comments, ideas, and suggestions on the Comprehensive Plan Update.

## NOTICE OF PUBLIC HEARING

The Northeast Georgia Regional Commission, on behalf of the City of Bowman, will conduct a Public Hearing on **April 3, 2019 at 6:00 p.m.** at Bowman City Hall, 25 Prince Avenue, Bowman GA 30624.

### Comprehensive Plan Update for the City of Bowman

The purpose of the public hearing is to brief the community on the contents of the plan, provide an opportunity for final suggestions, and notify the public of the submittal and adoption schedule. All interested parties are encouraged to attend.



Stakeholders Contacted:

Bowman Square Business Owners

Local Festival Organizers

Local Martin Luther King, Jr. Day Festival Organizers

Darlene May – Festival Organizer, Bowman Spring Festival

Local Educators

Ex: Della Wheeler, Mary Clarke, and others

Previous City Council Members

Community Center

Community residents representing a diverse range of backgrounds and interests

Ex: Steering committee was made up of a mixture of retired and working residents.

Also, the steering committee was made up of half minority residents.

Elbert County

Selected Input Session Materials

**Needs & Opportunities – Input Session**  
Bowman Comprehensive Plan 2018 | 12/06/2018

**Strengths | Weaknesses | Opportunities | Threats**

- General/Community-wide and Specific/Focused
- Short-term and Long-term
- Existing and Perceived

Land use, transportation, population, housing, economic development, natural resources, etc.

**Strengths**

1. DOWNTOWN HAS A GREAT SMALL TOWN FEEL
2. TOWN STATE HIGHWAYS IMPROVE IN TOWN
3. CITY OFFERS WATER/GAS/TRASH
4. CITY HAS ADDED ZONING PLANS
5. ROOM FOR GROWTH
6. DIVERSE POPULATION
7. CITY PARK

**Weaknesses**

1. PARKS NEED MAJOR IMPROVEMENT
2. LACK OF REVENUE IDEAS
3. NO LOCAL ZONING ENFORCEMENT
4. NO LOCAL LAW ENFORCEMENT
5. DIVISION WITH CURRENT POPULATION

**Vision & Goals – Input Session**  
Bowman Comprehensive Plan 2018 | 12/06/2018

**In 20 years, our community will be, look, feel...**

- Three broad phrases (up to five words)
- Work, play, live, get around, shop, visit, etc.
- Examples
  - "Walkable/bikeable" or "Trails and greenways"
  - "Increase tourism revenues" or "Thriving, pleasant downtown"
  - "Quality, attractive housing for everyone" or "Reinvestment by government and landowners"

1. Large library/multipurpose building
2. Community park/Walking Trail
3. Lovely peripherals everywhere
4. Businesses/Practical
5. More Housing (quality)

## RESOLUTION

WHEREAS, the 1989 Georgia General Assembly enacted House Bill 215, the Georgia Planning Act, requiring all local governments to prepare a comprehensive plan in accordance with the Minimum Planning Standards and Procedures promulgated by the Georgia Department of Community Affairs; and

WHEREAS, the Comprehensive Plan Update for the City of Bowman, Georgia, was prepared in accordance with the Minimum Planning Standards and Procedures; and

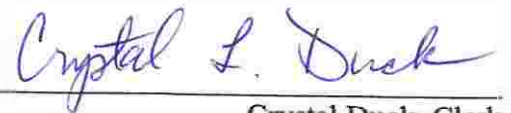
NOW THEREFORE, BE IT RESOLVED by the City of Bowman that the Comprehensive Plan Update for the City of Bowman, Georgia dated 2019, as approved by the Georgia Department Community Affairs is hereby adopted, and furthermore, that the Northeast Georgia Regional Commission shall be notified of said adoption within seven (7) days of the adoption of this resolution.

Adopted this 28<sup>th</sup> day of May, 2019.

City of Bowman



Peter Gibbons, Mayor



Crystal Duck, Clerk