

RESOLUTION

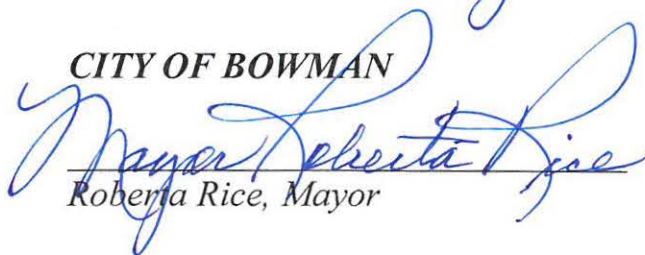
WHEREAS, the 1989 Georgia General Assembly enacted House Bill 215, the Georgia Planning Act, requiring all local governments to prepare a comprehensive plan in accordance with the Minimum Planning Standards and Procedures promulgated by the Georgia Department of Community Affairs; and

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 2022, as approved by the Georgia Department of 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 28th day of February, 2022

CITY OF BOWMAN


Roberta Rice, Mayor


Cynthia Johanson, City Clerk





COMPREHENSIVE PLAN



PREPARED BY THE NORTHEAST GEORGIA REGIONAL COMMISSION

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Acknowledgements

MAYOR AND CITY COUNCIL

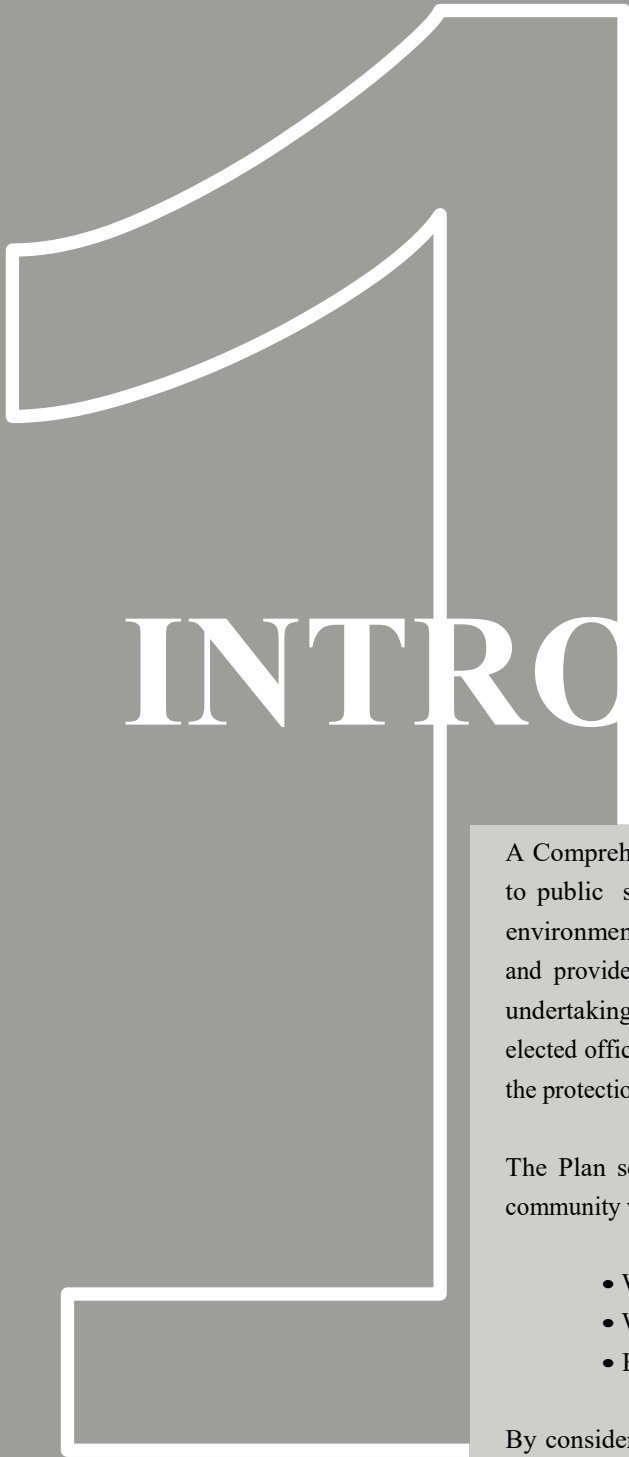
Roberta Rice, Mayor
Betty Jo Maxwell, Council Member
Mary Clark, Council Member
Leah Sellers, Council Member
Pat Elrod, Council Member
Henrietta Williams, Council Member

STEERING COMMITTEE

Roberta Rice, Mayor
Betty Jo Maxwell, Council Member
Mary Clark, Council Member
Cynthia Johanson, City Clerk
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C H A P T E R O N E

INTRODUCTION

A Comprehensive Plan is a community's guide for growth and improvement to public services, community resources, local policies, and the built environment. The Plan represents the preferred vision for the community's future and provides a tangible list of actions that the community is committed to undertaking to achieve that vision. It is intended to provide guidance to local elected officials on land use patterns, the existing needs of facilities and services, the protection and enhancement of quality of life within the community.

The Plan seeks to establish the ground rules for the manner in which the community will develop and invest by asking three 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 foundation for decision-making in support of achieving short- and long-term goals.

PROCESS OVERVIEW

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 and Opportunities

An analysis of the community’s needs and opportunities helps to determine local conditions. Public engagement was used to identify existing issues, and opportunities on which the City can capitalize on to address those issues.

Community Vision and Goals

Through public and steering committee engagement, 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.

Economic Development

This section is required for any community included in Tier 1 of the Georgia Job Tax Credit Program. Elements of local needs, opportunities, and work program items are incorporated throughout the sections of this document.

Future Land Use

This section is required for any community that has a local zoning ordinance and assigns future land use categories by parcel. The Future Land Use map will guide local elected officials on zoning and land use policy decisions. The intention is to influence growth and development throughout the community in consideration of existing development patterns, access to utilities and services, and community needs and goals.

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 Report of Accomplishments from the previous list of projects and a Short Term Work Program that identifies priority projects, timelines for implementation, responsible parties, and funding strategies.

Public Involvement

The Comprehensive Plan update incorporated public involvement throughout. The planning process began with a public hearing and community input session on August 4, 2021, where the public was invited to discuss the assets and challenges found in the city and county, and their hopes for its future. Following the initial public meeting,



Image 1: Bowman Downtown Antiques Shop

several publicly available work sessions were held with a Steering Committee, a group of citizens representing various communities and interests throughout the city. This Committee provided valuable feedback, guidance, and recommendations and served an integral role in developing a plan representative of the community's vision. In addition, an online public survey was available from August 4 - September 1, 2021. The online survey allowed the local government to receive a wider range of input than otherwise would have been possible.

A final public hearing was held on December 13, 2021, before submittal of the plan to the DCA for review.

The Northeast Georgia Regional Commission Planning & Government Services Division oversaw the development of this plan, including facilitating public involvement and input meetings.

Review Process

According to the DCA's rules for comprehensive planning, effective October 1, 2018, the City must transmit the plan to the Northeast Georgia Regional Commission (NEGRC) when all required 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 Minimum Standards and Procedures, the approved Plan must be adopted by local resolution to maintain Qualified Local Government (QLG) status.

Data and Statistics

The facts, figures, and statistics used to develop the Plan were generated from data compiled throughout the planning process. The data and analyses were used to identify general trends, and provide a reliable quantitative context to describe existing conditions and assist in informing the recommendations and policies.





C H A P T E R T W O

NEEDS AND OPPORTUNITIES

The following list of needs and opportunities were identified during a series of input meetings and an online survey, including both the steering committee and public, as well as professional analysis of relevant data. The list is intended to capture the most prescient needs that the community will have over the next five to ten years, in order to establish a set of goals the community can work towards achieving. Unless otherwise noted, all data is sourced from Esri's Business Analyst Software, which is based on the American Community Survey. Items are categorized into the following topics:

Population, Community, and Governance

Economic Development

Planning, Land Use, and Housing

Transportation

Natural and Cultural Resources

Community Facilities and Services

Broadband Services

Intergovernmental Coordination

**Additional community statistics used in the local analysis to determine needs and opportunities and guide discussions during public input meetings can be found in the Appendix.*

**Italicized items indicate high priorities within the community*

NEEDS AND OPPORTUNITIES

Population, Community, and Governance

The City of Bowman, population 866, is a rural city located in Elbert County in Northeast Georgia. The population has grown slightly from 862 in 2010, and the city is projected to increase to 884 in 2026 (Esri BAO). The city's population is older than the state average by a significant margin. The median age of Bowman is 43.3 years and will grow to 45.3 years by 2026.

The state median age is 36.8 in 2020 and will grow to 37.5 in 2025. A slow-growing and aging population presents challenges for the future of the community in a variety of ways, including a stagnant tax base and an increased demand for senior services. The City should develop a plan for senior service delivery. Additionally, the City should examine its development pattern to right-size infrastructure networks and revise development codes to encourage a financially productive and sustainable development pattern.

Needs and opportunities identified through stakeholder input sessions and public surveys that relate to population, community, and governance are as follows:

Needs

- There is a need to grow population, particularly younger individuals that like a small town community with great internet access.
- The population of the city is aging and a larger senior population will bring new demands to the city's housing and community facilities.
- Communication from the local government to all segments of the population should be improved.
- Communication between City and County government should be improved.

Opportunities

- A partnership with the Elbert County Transit system is a resource within the community that could be expanded to meet the demand of an aging population.
- The City of Bowman could collaborate more frequently and strategize public engagement with the all segments of the community.



Image 2: Streetscape by Bowman City Hall



Image 3: Flowers in Downtown Bowman



Image 4: Railroad Tracks near Downtown

Economic Development

City of Bowman trails the state averages in several economic and educational indicators. The unemployment rate stands at 5.0%, higher than the regional average of 2.2% as of September 2021 (ESRI BAO). The primary industries are Manufacturing (27.6%), Services (38.4%), and Retail (7.4%), while the primary occupations are White-Collar (40.5%), Blue Collar (43.9%), and Services (15.5%). Within these occupations, professional jobs cover 15% of workers, production covers 12.5%, and services cover 15.5% (Esri BAO). About 28.6% of the population over the age of 25 does not have a high school diploma, while 59.1% have a high school diploma, G.E.D., or some college credit; 11% have a college degree (Esri BAO). Educational attainment trails state averages considerably. The City should explore workforce training resources and focus economic development efforts on jobs that do not require college degrees.

Needs and opportunities identified through stakeholder input sessions and public surveys that relate to economic development are as follows:



Image 5: Bowman
Downtown Store Fronts

Needs

- The revitalization of a few buildings in the downtown area is needed to attract new commercial and professional office development to the area.
- The expansion of quality internet coverage will assist in attracting new tech-based businesses and remote workers to the area.
- There is a need to expand and update water, sewer, and gas services to attract new developments.

Opportunities

- There are over 500+ acres available for new development.
- There are vacant buildings along the town center that can attract new retail and restaurants to the downtown.
- The expansion of Highway 17 will increase the road from two lanes to four lanes which will allow for increased traffic flow.
- There are significant natural resources and historical buildings that can be used as an attractor for recreational tourism.



Image 6: Low Density Residential House

Planning, Land Use, and Housing

The City of Bowman is very rural. The development pattern is characterized by sparsely populated single-family houses, agricultural plots, and a few multi-family developments. The median home value in Bowman is \$84,000 and is projected to rise to \$97,000 by 2026 (Esri BAO). For comparison, the median home value in Georgia is \$193,000 and is projected to rise to \$225,000 by 2025. There are several reasons why home values are lower in Bowman, including its rural location, age (76% of homes are over 30 years old), high vacancy (15%), and the prevalence of mobile homes (35% of the housing stock is in mobile homes) (Esri BAO). In spite of these low values, household housing costs are approaching the threshold of unaffordability. According to the Center for Neighborhood Technology’s Housing and Transportation Index, City of Bowman households spend an average of 30% of their income on housing. Spending 30% of one’s income on housing is considered cost-burdened. Approximately 48% of households own their home and 68.9% of the population lives in a household with two or fewer people. This population may benefit from increasing the variety of homes available to include accessory dwelling units, duplexes, and other house-scaled multi-unit residences in areas served by appropriate water and sewer infrastructure. *The City of Bowman should examine its development regulations in tandem with the County to make sure an adequate supply and variety of houses are available to the community. The City may also need to invest in helping people repair their homes or enforce code violations against negligent property owners.*

Needs and opportunities identified through stakeholder input sessions and public surveys that relate to Planning, Land Use, and Housing are as follows:

Needs

- There is a presence of dilapidated houses in the city.
- There is a need for code enforcement and animal control.
- There is a need for more apartments/rental options for both singles and families.
- The city has a lack of affordable housing options.
- There is a need for housing targeted toward senior citizens and individuals with disabilities.
- There is a need to reassess zoning code for the City.

Opportunities

- There are grant opportunities that are targeted toward the rehabilitation of homes.
- The City can alter and adjust the local zoning code to permit more than just single-family units on residential parcels of land served by sewer infrastructure.



Image 7: City Owned Building Serving as an Auction House

- The need for affordable housing also has opportunities in rethinking and adjusting zoning.
- The City can promote senior housing development with built-in affordability for those on fixed incomes.
- There is an opportunity to collaborate with Elbert County to coordinate and adjust local zoning to facilitate the development of more rental housing where existing infrastructure supports it.
- The City can focus code enforcement efforts on blighted structures. Prioritizing the demolition of dilapidated buildings that are beyond repair will improve safety and appearance. Additionally, there are funding opportunities for renovation of historic properties.
- A multi-jurisdictional partnership in the Georgia Initiative for Community Housing Program (GICH) could help identify and facilitate new development for rental housing and housing rehabilitation.

Transportation

The people in Elbert County, as a whole, drive to access jobs and services. Approximately, 82% of people drive alone to work (Esri BAO). Nearly 26% of people commute under 30 minutes to work while 6% commute over 60 minutes. Only 4.5% of people commute less than 10 minutes to work, and 36% of workers leave the county for employment. All of this driving raises the cost of transportation, which is estimated to be at an average of 35% of household income in Bowman, according to the Center for Neighborhood Technology’s Housing and Transportation Index. Developing local employment options and bicycle transportation networks could help reduce the cost of transportation for residents. *The City should focus economic development efforts on attracting local employment opportunities and building a transportation network that allows for multiple types of transportation modes.*



Image 8: Exiting Downtown Bowman

Needs and opportunities identified through stakeholder input sessions and public surveys that relate to economic development are as follows:

Needs

- There are City roads that need to be resurfaced, and potholes need to be filled throughout the city.
- State highways have a significantly higher rate of vehicle accidents resulting in serious injuries.
- There are limited safe bicycle and pedestrian facilities within Bowman.
- State Highway 17 is expected to be widened in the next ten years from two lanes to four lanes with a planted median. Elbert County and Bowman will need to actively engage GDOT to determine the best contextual design for the route as it relates to the community. A bypass for Bowman was discussed as an option, but the City opted for the expansion to come through the city.

Opportunities

- Grant opportunities are available annually to address maintenance needs.
- Annual grant opportunities could offer funding to improve road infrastructure in a specific area of town. This could also be a consideration for the use of ARPA funds.
- The City should maintain a constructive, open dialogue with the Georgia Department of Transportation (GDOT) to better coordinate the contextual needs of state highway projects.
- The City has the ability to identify options for bicycle and pedestrian trails.



Image 9: Solid Waste Transfer Station

Natural and Cultural Resources

The City of Bowman has many natural and cultural resources, but updates and upgrades are needed to make some of these resources great. One resource is Bowman Park, which includes ball fields, a stage, and a concession stand. Also, Bowman has many historical buildings that need to be preserved. *A comprehensive inventory of these historical buildings could improve their accessibility for resident and visitors alike.*

Needs and opportunities identified through stakeholder input sessions and public surveys that relate to natural and cultural resources are as follows:

Needs

- There is a need to revitalize more of the downtown and enhance the sense of place.
- There is a need for more outdoor recreational facilities like hiking trails, bike trails, and dog parks.
- Promotion of outdoor activities is needed for both visitors and residents.
- Upgrades to the stage, ball field, parking lot, and concession stand are needed at Bowman Park.
- There is a need to establish a Historic Preservation Committee.

Opportunities

- Historic Preservation grants and SPLOST funds are opportunities to revitalize historic buildings and sites.
- Identifying appropriate measures for agricultural land application would help the local government preserve quality open space and natural resources.
- Bowman can partner with Keep Elbert County Beautiful on litter pickup along right-of-ways.
- Continue to utilize the Bowman Community Center and encourage diverse events.



Image 10: Bowman Park Baseball Fields

Community Facilities and Services



Image 11: Bowman Community Center Sign

The City of Bowman provides residents with water, gas, and sewer infrastructure. Elbert County, as a whole, currently has an ISO rating of 4 out of 10. Improving this where possible is a priority. *Collaborating with Elberton Utilities to install water along state highways where there are clusters of housing, businesses, or industry will help achieve a higher ISO rating.* The City has 500 acres of undeveloped property that will need utilities. It would be prudent to expand water, gas, and sewer to that property to better enable its development.

City of Bowman emergency services received high ratings in the community survey; survey respondents rated emergency services as very good. Fire services are volunteer-based, and the City depends on the County for support with emergency services.

Needs and opportunities identified through stakeholder input sessions and public surveys that relate to community facilities and services are as follows:

Needs

- There is a need to collaborate with the School Board to update and remodel the Bowman School front office.
- There is a need for a greater diversity of activities for youth and adults.
- There is a need to upgrade and maintain utility infrastructure, such as water and sewer pipes.
- Multiple City-owned buildings need to be renovated.

Opportunities

- The City is collaborating with a private engineering firm to upgrade water and sewer infrastructure.
- Focused community outreach and surveying could help the local governments identify strategic recreational investments.



Image 14: Bowman City Park

Broadband Services

The City of Bowman is mostly served by internet access. Only one census block is unserved throughout the entire city. The standard for service is 25 mbps download and 3 mbps upload as defined by the FCC. These speeds are unlikely to handle today’s internet demands, such as distance learning and content streaming, so even the “served” areas may need upgrades.

While several private providers offer service in Bowman, ElbertonNET, a public provider operated by the City of Elberton, has the possibility to expand internet services in Bowman. ElbertonNET is currently planning a major expansion throughout the county that, once completed, will serve 93% of the county with up to 1 gigabyte of download and 100 Mbps of upload speeds via fiber optic infrastructure.

Needs and opportunities identified through stakeholder input sessions and public surveys that relate to community facilities and services are as follows:

Needs

- There is a need for the expansion of internet access in Bowman in a few blocks in Bowman, and directly outside of the city limits.
- There is a need for increased internet speeds throughout the city, including in areas that are already served.
- There are few options for free, publicly accessible internet.

Opportunities

- The City has the capability of providing Wi-Fi to residents at public facilities.
- Bowman has the ability to become a Broadband Ready Community.

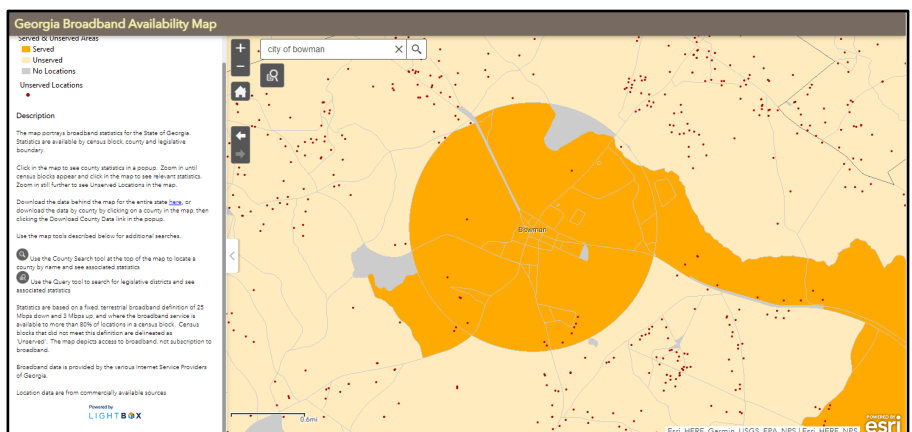


Image 12: Bowman Broadband Coverage Map
(Larger map is located in the Appendix)

Intergovernmental Coordination

Elbert County, the City of Elberton, and the City of Bowman are the three local governments present within the county. In addition, there are several local Authorities, Boards, and government-funded organizations dedicated to the service of Elbert County residents. These entities include, but are not limited to: the Development Authority of Elbert County, Elbert County Board of Education, Keep Elbert County Beautiful, Elbert County Transit, Elbert County Senior Center, and the Elbert County Chamber of Commerce. *Ensuring that all public organizations coordinate and plan together is key to building an equitable future for the community.*

Needs and opportunities identified through stakeholder input sessions and public surveys that relate to Intergovernmental Coordination are as follows:

Needs

- With a persistent concern regarding the presence of dilapidated buildings both in the city and the county, both bodies should be involved in addressing this issue.
- There is a need for City/County cooperation on the improvement of road conditions.
- Elbert, Elberton, and Bowman can cooperate to expand leisure and recreational options in the area.
- Work to actively incorporate a broader range of residents into public input efforts.
- Create more intentional, open dialogue between organizations.

Opportunities

- Prioritizing the demolition of dilapidated buildings that are beyond repair will improve safety and appearance. Additionally, there are funding opportunities for renovation of historic properties.
- There are opportunities to cooperate with GDOT on future expansion and safety improvement projects.
- Map and list community resource networks and organizations in sectors like healthcare, food, education, etc. to increase resiliency.
- Create and maintain a list of essential businesses.
- Work closely with the Development Authority of Elbert County on strategic infrastructure investments in unincorporated areas.
- Facilitate recurring dialogue between the Board of Education and local government elected officials and staff.



Image 13: (right)
Inside the Bowman
Community Center



Image 15: Picture of the old well on the Bowman Square in downtown Bowman.



C H A P T E R T H R E E

VISION,
GOALS, AND
POLICIES

VISION STATEMENT

Bowman is a quaint little town with an attractive charm that has so much potential. Our vision is to move Bowman to a place of prominence and promote a thriving economy by seeking and attracting new businesses. Our library and our community will be enhanced, in general, by making Bowman a Georgia Broadband Ready Community. We will capitalize on our strengths by providing social events that will celebrate the entire community by embracing diversity and inclusion. Our citizens are growing together, working together, playing together, and socializing together.

GOALS AND POLICIES

The goals and policies below are designed to help the City of Bowman elected officials and staff in decision-making processes. They are categorized based on DCA’s State Planning Recommendations and target identified needs and opportunities from the previous section.

Economic Development

- Support programs that retain, expand, and create businesses that provide a good fit for our community’s economy 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 diversify the local economy and maximize the strengths of the local labor force.
- Improve the talent of the local labor pool and improve high school graduation rates.
- 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.
- 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 the cooperative effort with Mountain Education Charter School to identify training resources to train and re-train local residents for prospective industries.

Land Use

- Attract developments 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.
- Guide new development in suitable locations in order to protect natural resources, environmentally sensitive areas, and agricultural lands.
- Utilize the zoning code to make the best decisions regarding land use.



Image 16: Local example of the type of architecture in Downtown Bowman



Image 17: Mountain Education Charter School Provides Job Training and GED Prep Courses



Broadband Services

- Continue to expand local internet service provider options to deliver high quality broadband to the citizens of Bowman.
- Identify strategic investments and partnerships to reach a threshold of 100% residents served.

Image 18: (left)
Local Business located in
Downtown Bowman

Image 19: (right)
Buildings along the Square
in Bowman

Transportation, Facilities, and Public Services

- Coordinate with GDOT, the Railroads, and other Stakeholders to ensure 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.
- Guide development into appropriate areas close to existing transportation, as well as water, gas, and 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 FOUR

LAND USE

The Land Use Chapter includes a description of future development categories with synchronized policies and a Future Land Use Map. The “future land use” methodology was chosen for the format of land use planning in this document in lieu of the “character area” methodology. The future land use method involves assigning land use categories to each parcel with example uses associated with each category.

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. In addition, the future land use map is conceptually consistent with the local zoning ordinance so that the local government maintains the ability to appropriately manage land use.

FUTURE LAND USE CATEGORIES

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

There are three Residential categories: Low-Density Residential, Medium-Density Residential, and Multi-Family Residential. The use of the land includes housing and related activities. The existing housing stock is predominantly single-family detached residential. There is a small amount of multi-family and a significant stock of residential. There are currently very little rental options in the city. The following provides definitions for each Residential category:

- Low-Density: average of one or fewer housing units per acre
- Medium-Density: average of one-to-four housing units per acre
- Multi-Family: multiple housing units per building

Commercial

Commercial land includes retail sales, restaurants, office, services, and entertainment facilities. Commercial uses may be located as a single use in one building or grouped together in a shopping center, office building, or commercial district.

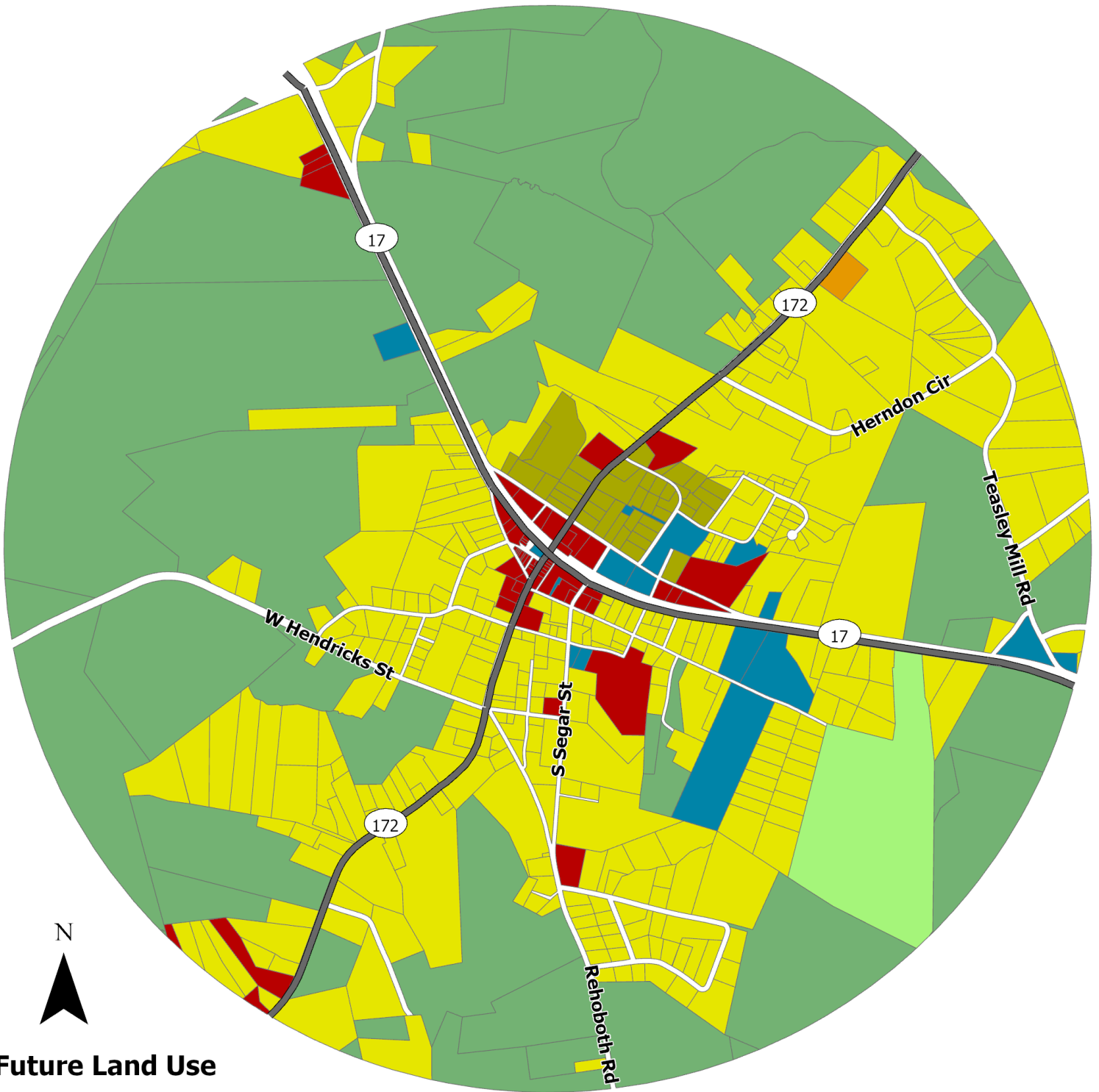
Parks, Recreation, & Conservation

Parks / Recreation / Conservation land is dedicated to active or passive recreational uses and natural resource conservation. These areas may be either publicly- or privately-owned and may include playgrounds, public parks, nature preserves, wildlife management areas, national forests, golf courses, recreation centers, or similar uses.

Public, Government, & Institutional

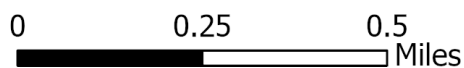
Public / Institutional land includes community facilities, utilities, and state, federal, or local government administrative uses and institutional land uses.

City of Bowman Future Land Use Map



Future Land Use

- Agriculture and Forestry
- Low-Density Residential
- Medium-Density Residential
- Multi-Family Residential
- Commercial
- Parks, Recreation, & Conservation
- Public, Government, & Institutional



12/01/2021
Planning & Government
Services Division, GIS [JM]



Land Use Examples



Image 20: Agricultural



Image 21: Low Density Residential



Image 22: Medium Density Residential



Image 23: Commercial



Image 24: Commercial



Image 25: Parks, Recreation, and Conservation



C H A P T E R F I V E

COMMUNITY WORK PROGRAM

The Community Work Program outlines steps and strategies for achieving the community's goals and implementing its plans. This section includes a Report of Accomplishments which offers a status of projects from the previous Comprehensive Plan Short Term Work Program (STWP). Additionally, this section includes a Short Term Work Program for the following five years. The STWP identifies priority projects, timelines for implementation, responsible parties, and funding strategies. This list is intended to provide tangible goals that address the needs and opportunities identified throughout this document and process

REPORT OF ACCOMPLISHMENTS (2018-2022)

#	ACTIVITY	STATUS (COMPLETE, ONGOING, POSTPOMED, CANCELED)	NOTES
1	Schedule quarterly/annual meetings between local government and local businesses to monitor labor force conditions and needs	Postponed	Unable to address at this time due to there not being enough businesses in Bowman.
2	Edit and disseminate promotional materials for downtown Bowman	Ongoing	Implemented by City staff. Planned as ongoing item and removed from STWP.
3	Develop marketing plan for City-owned industrial building for appropriate tenant*	Ongoing	Implemented by City staff. Currently half of the building is occupied. Planned as an ongoing item and removed from STWP.
4	Schedule meeting with Elbert County to strategically plan areas suited for residential development to reduce negative environmental impacts	Postponed	Unable to address at this time due to COVID-19. Carried over to STWP Item #3.
5	Schedule meeting with Elbert County to coordinate existing and planned community facilities to minimize development impacts	Cancelled	Canceled and revised in STWP Item #3, since the activity is correlated with activity four.
6	Perform survey to identify special needs population to focus government assistance on improve housing conditions	Postponed	Postponed due to limited in-person interaction and City resources. Carried over to STWP Item #12.
7	Meet with Keep Elbert Beautiful to discuss a public education program to promote recycling	Ongoing	Implemented by City staff. Revised and carried over to STWP Item #9.
8	Develop walking trail at Bowman City Park	Postponed	Postponed due to limited City resources. Revised and carried over to STWP Item #8.
9	Form Historic Preservation Commission	Postponed	Postponed due to time constraints. Revised and carried over to STWP Item #5.
10	Identify and map historic resources	Postponed	Postponed due to City resources. Revised and carried over to STWP Item #5.
11	Finalize contract with Paladin Internet for installation of wireless broadband infrastructure on local water tower	Cancelled	Cancelled due to Elberton.Net expanding throughout Elbert County. There is potential for a partnership with Bowman.
12	Further renovate and upgrade current City library	Completed	Completed by City staff. The City library has been updated.
13	Schedule meeting with Elbert County to discuss tourism and cultural resource development efforts in Bowman	Postponed	Postponed due to time constraints and COVID-19. Revised and carried over to STWP Item #6.
14	Host a work session with Georgia DCA and NEGRC to identify opportunities for job creation, local services, and tourism development	Ongoing	Unable to fully address at this time. City met with NEGRC to identify opportunities. Revised and carried over to STWP Item #1.
15	Use annual GDOT transportation allocations to repair potholes throughout the city*	Ongoing	Responsible party: City staff. Ongoing item and removed from STWP.
16	Continue physical improvements to the Bowman Square*	Ongoing	Responsible party: City Staff. Ongoing item and removed from STWP.

#	ACTIVITY	STATUS (COMPLETE, ONGOING, POSTPOMED, CANCELED)	NOTES
17	Create litter control and illegal dumping ordinance	Ongoing	Responsible party: City staff. Ongoing item and removed from STWP.
18	Create an outline of what is involved in establishing a local Court System	Cancelled	Canceled due to limited City resources.
19	Determine city budget for code enforcement officer capacity, hire when able (third-party or city staff)	Ongoing	Responsible party: City Council. City Council expects to hire animal control and code enforcement officer soon. Ongoing and removed from STWP.
20	Schedule meeting with GDOT regarding SR-17 widening project for city design preferences and sidewalk installation	Completed	Responsible party: City staff. City continues to meet with GDOT. Removed from STWP.

Short-Term Work Program (2022-2026)

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

#	ACTIVITY	TARGET OF COMPLETION	RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE
<i>ECONOMIC DEVELOPMENT</i>					
1	* Host a work session with Georgia DCA and NEGRC to identify opportunities for job creation, tax incentives, and tourism development.	2022	City Council, City Staff	Staff Time	General Fund
2	Apply for a Rural Zone or a State Opportunity Zone to encourage economic development within the city.	2023-2024	City Council, City Staff, NEGRC	\$1,500	General Fund, Grants
<i>LAND USE, HOUSING, AND COMMUNITY DEVELOPMENT</i>					
3	* Hold meeting with Elbert County to strategically plan areas suited for residential development and community facilities to reduce negative environmental impacts	2024	City Council, City Staff	Staff Time	General Fund
4	Evaluate and update the City zoning code and zoning map to ensure accuracy of zoning within the city.	2025	City Council, City Staff, NEGRC	\$2,000	General Fund
<i>NATURAL AND CULTURAL RESOURCES</i>					
5	* Form Historic Preservation Commission to map and identify historic resources.	2024	City Council, City Staff	Staff Time	General Fund, Grants
6	* Hold meeting with Elbert County to discuss tourism, natural resources, and cultural resource development efforts in Bowman.	2022	City Council, City Staff,	Staff Time	General Fund
7	Renovate and upgrade the stage, concession stand, and pavilion at Bowman Park.	2026	City Council, City Staff, NEGRC	\$50,000	General Fund, Grants

#	ACTIVITY	TARGET OF COMPLETION	RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE
<i>TRANSPORTATION</i>					
8	* Create a complete streets and trails master plan for the city to prioritize construction, repairs, and improvements for sidewalks and trails.	2024-2025	City Council, City Staff, NEGRC	\$2,500	General Fund
<i>COMMUNITY FACILITIES AND SERVICES</i>					
9	* Meet with Keep Elbert Beautiful to discuss a public education program to promote recycling and litter pick up along the right-of-ways.	2023	City Council, City Staff,	Staff Time	General Fund
10	Create a prioritization list of aging sewer, water, and gas infrastructure that requires replacement.	2022-2024	City Council, City Staff, Bowman Utilities	\$12,500	General Fund, SPLOST
11	Replace aging sewer, water, and gas infrastructure according to the prioritized list of improvements.	2025-2026	City Council, City Staff, Bowman Utilities	\$3,000,000	User Fees, Grants
12	* Perform survey to identify special needs population to focus government assistance and improve housing conditions to residents in need.	2023	City Council, City Staff,	Staff Time	General Fund, Grants
<i>BROADBAND SERVICES</i>					
13	Become a Georgia Broadband Ready Community.	2022	City Council, City Staff,	Staff Time	General Fund
14	Partner with ElbertonNet to expand high-speed broadband services in the city.	2023	City Council, City Staff,	\$500,000	Grants, User Fees, SPLOST
<i>INTERGOVERNMENTAL COORDINATION</i>					
15	Hold meeting with Elbert County School Board to discuss renovating the front office of the Bowman Mountain Education Charter High School.	2025	City Council, City Staff,	Staff Time	General Fund



C H A P T E R S I X

APPENDIX

The following section provides documentation of public meetings, public involvement, and data collection associated with the development of the Comprehensive Plan.

Public Hearing 1 Documentation

Elbert County, City of Elberton, City of Bowman Comprehensive Plan Update Public Hearing #1: August 4, 2021 – 5:00 p.m. Elbert County Government Building, 45 Forest Ave, Elberton GA			
NAME	TITLE	ADDRESS	EMAIL
Lanier Dunn	City Manager	203 Elbert St Elberton	ldunn@cityofelberton.net
Butch Smith	Zoning Board		costay.smith@hntma.com
Bob Thomas		45 Forest Ave.	rdthomas@elberton.net
Freddie Jones			bsecom@jones@gmail.com
Cassy Freeman Sr	Comm/12 Dist	1659 Lincoln Hwy	cfreeman@elberton.net
Kenneth Ashworth	Comm/4 District	1776 Wood Hwy Rd Elberton	DKashworth@gmail.com
Freddie Jones	Comm/5 District		FJones@elberton.ga.us
JOEL SEYMOUR	RDC	ELBERTON 1321 FAIRWAY DR	joel.seymour19@gmail.com
Allen Hultine	Community Development & Code Enforcement	45 Forest Ave	ahultine@elberton.ga.us

The Elberton Star


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706-283-8500
706-283-9700 Fax

PUBLISHER'S AFFIDAVIT

The undersigned, Gary Jones, does hereby swear under oath that he is the Publisher of The Elberton Star, legal organ of Elbert County, Georgia, and that the attached advertisement regarding Notice of Public Hearing - Comprehensive Plan Update for the City of Elberton, City of Bowman, and Elbert County was published in The Elberton Star on July 7, 2021.


Gary Jones, Publisher

Sworn to and subscribed before me
this 9th day of July, 2021.


Barbara A. Slay, Notary Public
My commission expires July 21, 2023.

NOTICE OF PUBLIC HEARING

The City of Elberton, City of Bowman and Elbert County will conduct a joint Public Hearing on August 4, 2021 at 5:00 p.m. at the Elbert County Government Building, 45 Forest Avenue, Elberton GA 30635.

**Comprehensive Plan Update
for the City of Elberton, City of Bowman, and Elbert County**

The purpose of the public hearing is to brief the community on the process for developing the comprehensive plan, and to obtain input on the proposed planning process. The three local governments have elected to collaborate on the public input process, but will maintain separate plans specific to each jurisdiction. Citizens, business owners, and all stakeholders are invited to attend the Public Hearing to provide comments, ideas, and suggestions. If you are unable to attend and wish to receive information regarding the hearing, please contact Mark Beatty, NEGRC Project Manager, at 706-369-5650.

Public Hearing 2 Documentation

Elbert County, City of Elberton, City of Bowman Comprehensive Plan Update Public Hearing #2: December 13, 2021 5:00 p.m. Elbert County Government Building, 45 Forest Ave, Elberton GA		
NAME	TITLE	EMAIL
Cindy Churrey	City Clerk	cindy cchurrey@cityofelberton.net
Lanier Dunn	City mgr	ldunn@cityofelberton.net
Brenda Nimmermann	2 Elbert County	bn888@gmail.com
Paula Wise	Elbert County	pwise3001@yahoo.com
James Cory	Elbert County	cory.strong@gmail.com
Butch Smith	Elbert County	csmith@att.net
Brent Duvall	Inspector	bduvall@cityofelberton.net
Kevin Jordan	City of Elberton Fire Chief	kjordan@cityofelberton.net
Crystal W Becke	Elberton Main Street	cbecke@cityofelberton.net
Bob Thomas	Elbert County	bobthomas@elberton.net
Phil Potts	Elbert County	ppotts@ElbertGA.us

NOTICE OF PUBLIC HEARING

The City of Elberton, Elbert County, and the City of Bowman will conduct a Public Hearing on Monday, Dec. 13, 2021 at 12:00 p.m. at Elberton City Hall, 203 Elbert Street, Elberton GA 30635.

**Comprehensive Plan Update for
Elbert County, the City of Elberton, and 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. If you are unable to attend and wish to receive information regarding the hearing, please contact Mark Beatty, NEGRC Senior Community Planner, at 706-369-5650. A draft of each local government's plan can be found on the Northeast Georgia Regional Commission website at <https://negrc.org/>.

Public Involvement

Public Input Meeting #2

Elbert County, Cities of Elberton and Bowman Joint Input Meeting Attendees				
Summary				
Meeting Date	Meeting Duration	Number of Attendees	Meeting ID	
August 10, 2021 9:43 AM EDT	78 minutes	14	390-526-669	
Details				
Name	Email Address	Join Time	Leave Time	Time in Session (minutes)
+17062455432		10:29 AM	11:13 AM	44
+17062832000		10:33 AM	1:16 PM	162
+17062832000		10:02 AM	10:32 AM	30
Bob Thomas		9:59 AM	11:02 AM	62
Brent Driscoll		9:44 AM	11:02 AM	78
John Devine	pgsassist@negrc.org	10:02 AM	10:03 AM	1
John Devine		10:03 AM	11:02 AM	58
Jon McBrayer	pgsassist@negrc.org	9:56 AM	11:02 AM	66
Kevin Jordan	kjordan@cityofelberton.net	9:59 AM	11:02 AM	62
Lanier Dunn		9:54 AM	11:02 AM	67
Mark Beatty	pgsassist@negrc.org	9:57 AM	11:02 AM	65
Mark Beatty	pgsassist@negrc.org	10:31 AM	11:02 AM	30
Mary Clark	memclark@aol.com	10:03 AM	11:02 AM	58
NEGRC Presentation	pgsassist@negrc.org	9:44 AM	11:02 AM	78
Noah Roenitz	pgsassist@negrc.org	9:58 AM	11:02 AM	64
Shannon Kidd-Seymour		10:28 AM	11:02 AM	33
Tamara Butler	tbutler@elberton.net	9:50 AM	11:02 AM	71

Public Input Meeting #3

Bowman Comprehensive Plan Meeting Attendees				
Summary				
Meeting Date	Meeting Duration	Number of Attendees	Meeting ID	
September 9, 2021 1:51 PM EDT	89 minutes	4	986-613-253	
Details				
Name	Email Address	Join Time	Leave Time	Time in Session (minutes)
John M Clark		2:58 PM	3:20 PM	21
John M Clark		1:51 PM	2:52 PM	60
Jon McBrayer	pgsassist@negrc.org	1:51 PM	3:20 PM	89
Mark Beatty	pgsassist@negrc.org	1:54 PM	3:20 PM	86
Mary Clark	memclark@aol.com	1:58 PM	3:20 PM	82

Public Involvement (cont.)

Public Input Meeting #4

Bowman Comprehensive Plan Update Meeting Attendees Summary

Meeting Date	Meeting Duration	Number of Attendees	Meeting ID
November 18, 2021 10:16 AM ES	110 minutes	4	557-866-341

Details

Name	Email Address	Join Time	Leave Time
+17062016339		10:43 AM	12:22 PM
Jon McBrayer	pgsassist@negrc.org	10:16 AM	12:07 PM
Mary Clark	memclark@aol.com	10:27 AM	12:07 PM
Microsoft account		10:40 AM	12:07 PM

Online Public Survey and Story Map: Available from 8/4/21 - 9/3/2021



Community Data

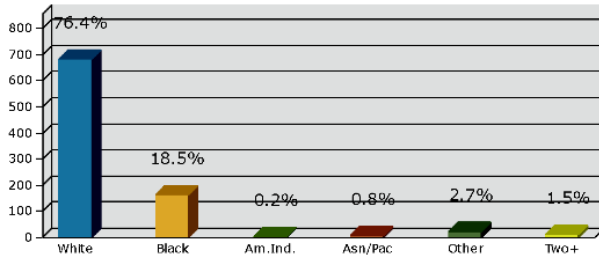


Graphic Profile

Bowman City, GA
Bowman City, GA (1309712)
Geography: Place

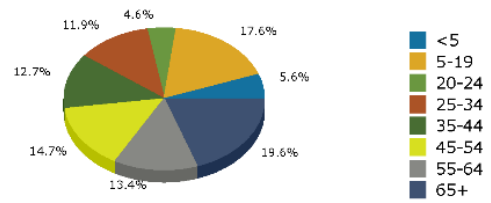
Prepared by Esri

2021 Population by Race

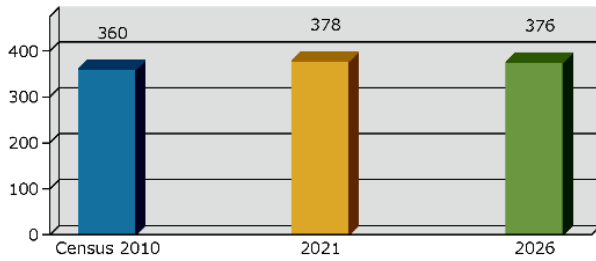


2021 Percent Hispanic Origin: 6.4%

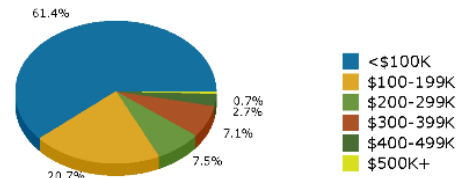
2021 Population by Age



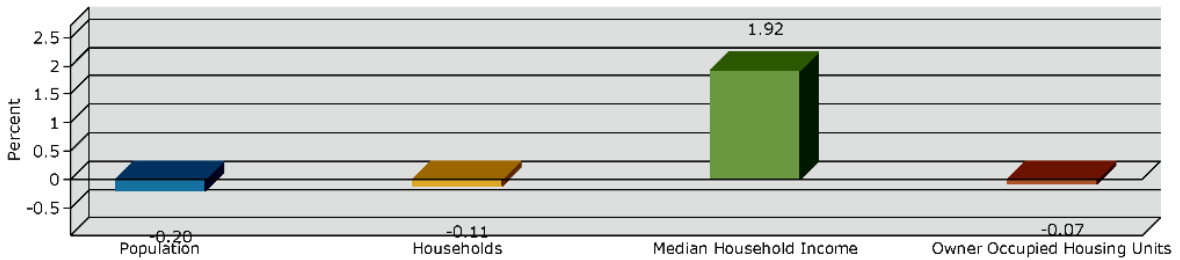
Households



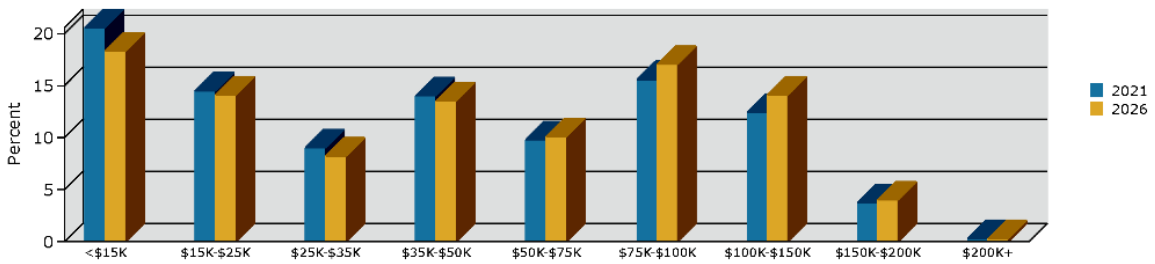
2021 Home Value



2021-2026 Annual Growth Rate



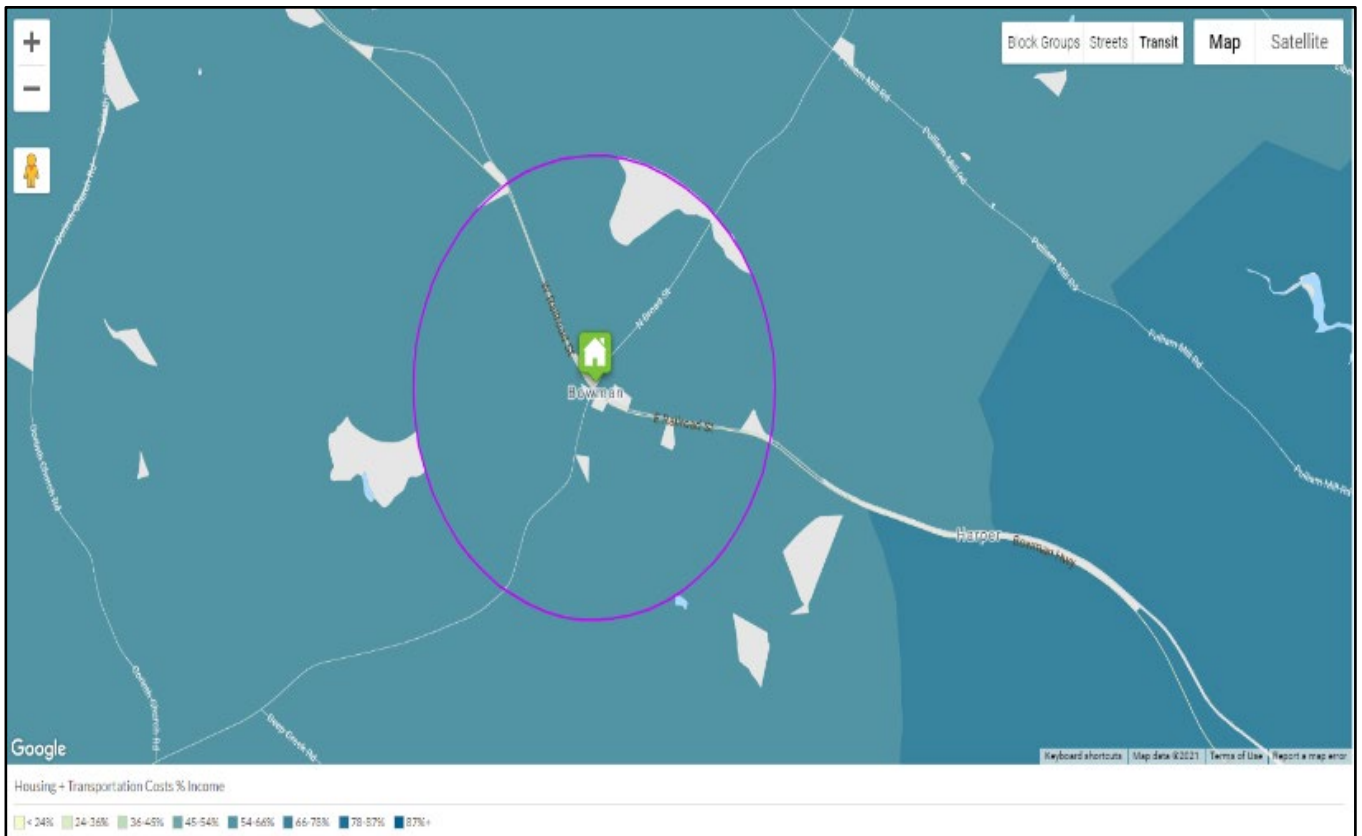
Household Income



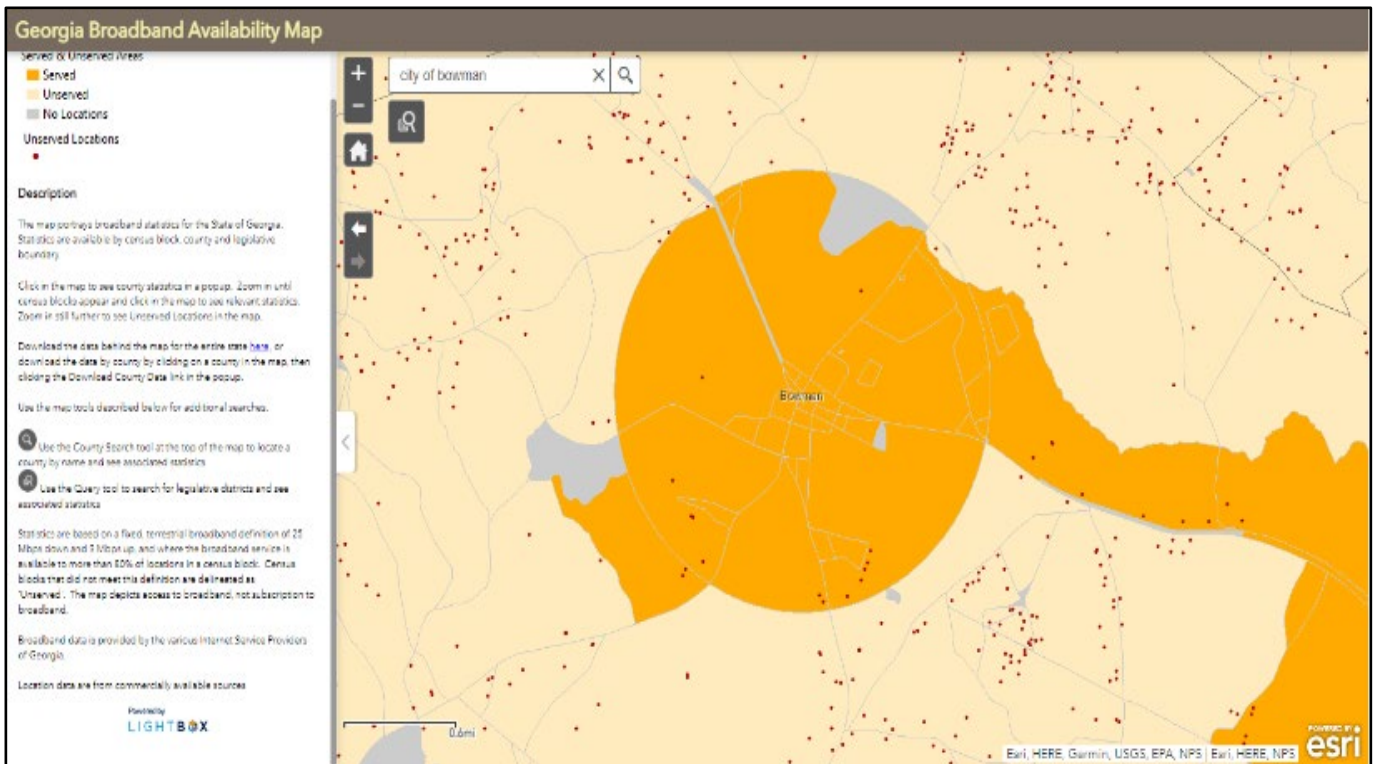
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

November 18, 2021

Community Data



Transportation Index



Broadband Map



**City of Bowman
Comprehensive Plan Update**