

SCHLEY COUNTY CITY OF ELLAVILLE

COMPREHENSIVE PLAN
COMMUNITY
ASSESSMENT
2006

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COMMUNITY ASSESSMENT

Executive Summary

Schley County's prevailing population trend during the past century was one of decline. The highest documented number of residents during that period was in 1900. Most of the population loss occurred during mid-century, continuing at least until 1970.

The 1980 Census documented a reversal in population trend, with significant growth since the 2000 Census. Census estimates for July 1, 2005, indicate the addition of more residents between 2000 and 2005 than during the preceding two decades.

The community has experienced a significant shift in racial composition. White residents have been gradually increasing in numbers while the black population has been experiencing a gradual decrease. The community's racial trend is contrary to that of the Region.

While a gradual increase in the proportion of residents of "Other" races is evidenced in all jurisdictions studied, the cumulative influence on the local population between 1980 and 2000 is slightly less than in the surrounding area.

The Hispanic presence is increasing, especially since the 2000 Census, but difficult to measure.

Local educational attainment has improved significantly in recent years. According to the 2000 Census, the community compares favorably with educational attainment of residents in the four adjoining counties.

The community compares very favorably in recent income growth. Between 1980 and 2000, residents of the community recorded the greatest increase in per capita income in the eight county Region.

Mean household income exceeded the aggregate of adjoining counties and the Region in 1990 and 2000.

The community compares very favorably with the surrounding area in the proportion of residents living in poverty. The 1990 Census credited Schley with a poverty rate at least seven percentiles below the aggregate rates of the four adjoining counties and larger Region; in 2000, the local rate was at least three percentiles better than the surrounding area.

The mobile home/manufactured housing unit has evolved to become the local "housing of choice". These units are making a drastic change in the nature of housing in the community. In 1980, conventional, single-family housing comprised 79% of the local housing inventory; mobile homes-16%. In 2000 the proportions were 54% and 40%, respectively.

The community has historically maintained a high homeownership rate, and the most recent census data indicates the rate continues to increase. Homeowners accounted for 84% of the increase in occupied housing between 1980 and 2000.

There is essentially no housing available for prospective owners. Available rental housing is generally less-/undesirable; in many instances substandard. There is a market for owner and renter housing for both the current resident and to attract the commuting population.

The local housing market appears to be affordable.

The rural water system is new and possesses significant excess capacity. Municipal wells, treatment plant and storage facilities all appear to be in good condition and possess significant excess capacity.

The wastewater collection system is functioning well and has excess capacity. The treatment system is newly installed, exhibits virtually no problems and possesses significant excess capacity.

The city-owned electrical system can provide virtually any size electrical load, even into the unincorporated area of the county. The availability of low electrical rates makes the community more attractive to industrial prospects, especially those with high electrical demand.

Considering the fact that the community lacks the population base necessary to support a local hospital, the community appears to be well-served with health care.

Major recreation enhancements are needed in the community.

The school system is highly regarded by residents and parents in neighboring communities, and is the engine driving local population growth.

The majority of working residents are employed in one of three industrial sectors, the same three which provided the majority of employment for residents of the adjoining counties, the larger Region, the state and nation between 1980 and 2000. Manufacturing continues to be the sector of largest employment.

Projections based on the 1980-2000 trend suggest that by 2020 Education, Health and Social Services will replace Manufacturing as the community's largest employment sector. That point in time will be the second major transition in the community's economic history. The first occurred during the 1950s when Manufacturing replaced Agriculture as the major employment sector.

The majority of jobs held by local residents are located out-of-county. Fifty-nine percent of employed residents commute out-of-county to their places of employment.

The community exhibits higher labor force participation than the surrounding area, fueled by strong participation of male workers.

Annual unemployment data for the ten year period 1996-2005 show the community's unemployment rate has averaged at least 1.3 percentiles better (lower) than the surrounding area.

Fully one-quarter of the local workforce is employed in Management, Professional, and Related occupations. This is one of the better paying categories, and an employment level at 26% (411) represents more jobs of this type than exist in the community. Hence, local per capita and household incomes are getting a boost from such out-of-county employment.

Only one adjoining county is credited with lower weekly wages paid for jobs in the community.

Approximately 75% of the county's land mass is considered to be among the state's most significant groundwater recharge area.

The county has approximately 5,500 acres designated as wetlands; 5.4% of total land area.

Approximately 29,000 acres (28%) of the rural area satisfies the Agriculture Department's definition of prime farmland.

The paved rate of county roads, routes over which county government has jurisdiction is 66%; 60% in the adjoining counties and larger Region. Ellaville lags the paving rate among Georgia's cities by a distance of approximately 1.1 miles.

There has been one unsuccessful referendum for city/county consolidation; the issue failed for lack of support from residents of the unincorporated area. The community should again consider the benefits of forming a consolidated local government.

COMMUNITY ASSESSMENT

Identification of Potential Issues and Opportunities

Housing Issues

Unplanned residential development in rural area
High incidence of mobile homes
Increasing tax base reliance on residential development
Vacant residential lots in city

Housing Opportunities

Joint entity to manage residential development and develop incentives for traditional housing
Building code enforcement communitywide
Housing code (environmental/nuisance) enforcement communitywide
In-fill development
Market the community to retirees

Community Facilities and Services Issues

Deterioration of courthouse (National Register)
Insufficient office space in courthouse
Inadequate space for Post Office
Asbestos-cement water mains in municipal water system
Insufficient recreational opportunities
Disaster mitigation
Rural fire protection
Rural water service

Community Facilities and Services Opportunities

Preservation of historic courthouse
Additional office space for county offices (compatible with courthouse)
Removal of potential health hazards from municipal water distribution system
Multi-use recreation complex
Promotion of recreation complex for tournament play
Proactive measures to protect critical facilities from the risks of disaster
Secure, permanent storage of copies of critical public records
Enhance fire protection service in rural area
Expand water service delivery in rural area
Increase reliability (interconnectivity) of city and county water services

Economic Development Issues

Lack of local technical and business support for entrepreneurs
Lack of economic promotion of community
Vacant storefronts in downtown and periphery
Financing costs of business/industrial start-up and expansion
Communication/cooperation between industry and community
Internet availability and service

Illiteracy
Labor force work ethic
Illicit drug use
Increasing presence of an undocumented immigrant population

Economic Development Opportunities

Entrepreneur Friendly Community designation
Cottage industry(ies)
Local incubator
Periodic existing industry surveys/follow-up
Speculative industrial building in city fronting new U.S. 19 route
Market the diversity of wildlife to hunting enthusiasts
Restoration and expansion of economic (retail) base downtown
Better Hometown Community designation
Stimulate growth to attract enhanced internet service
Continued GED/adult literacy offerings
Expanded SGTC course offerings
Continuation of English Literacy Program (ESL)

Natural and Cultural Resources Issues

Degradation of natural and cultural resources
Access to natural resources (recreational)
Identification and acknowledgement of historic resources
Potential for degradation of aesthetic vistas
Soil erosion

Natural and Cultural Resources Opportunities

Adoption of applicable Part V ordinances; groundwater recharge area, wetlands
Protect prime farmland from encroachment
Develop public fishing area
Update historic resources survey
Ellaville historic district designation
Certified Local Government designation
Regulations for exposed/cultivated lands
KAB affiliation

Land Use Issues

Development sprawl (residential, industrial, commercial)
Blighting influences
Aesthetics

Land Use Opportunities

County zoning ordinance
Wholesale review of Ellaville zoning and subdivision ordinances
Maintain compact industrial area/park in city
Municipal in-fill

Transportation Issues

Community identity

Outdoor advertising (billboards)

Industrial park access to industrial traffic

Transportation Opportunities

County gateways U.S. 19 N and S (Ga. 26 E and W)

City gateways U.S. 19 N and S (Ga. 26 E and W)

Landscaping new U.S. 19 route through city

Street lighting at U.S. 19/city street intersections

Signage at 19/26 for downtown services

Ga. 26 entranceway enhancement from U.S. 19

Adoption of city and county sign/billboard ordinances

Scenic Byway/Corridor designation (U.S. 19)

Concentration of rural development to justify road improvements

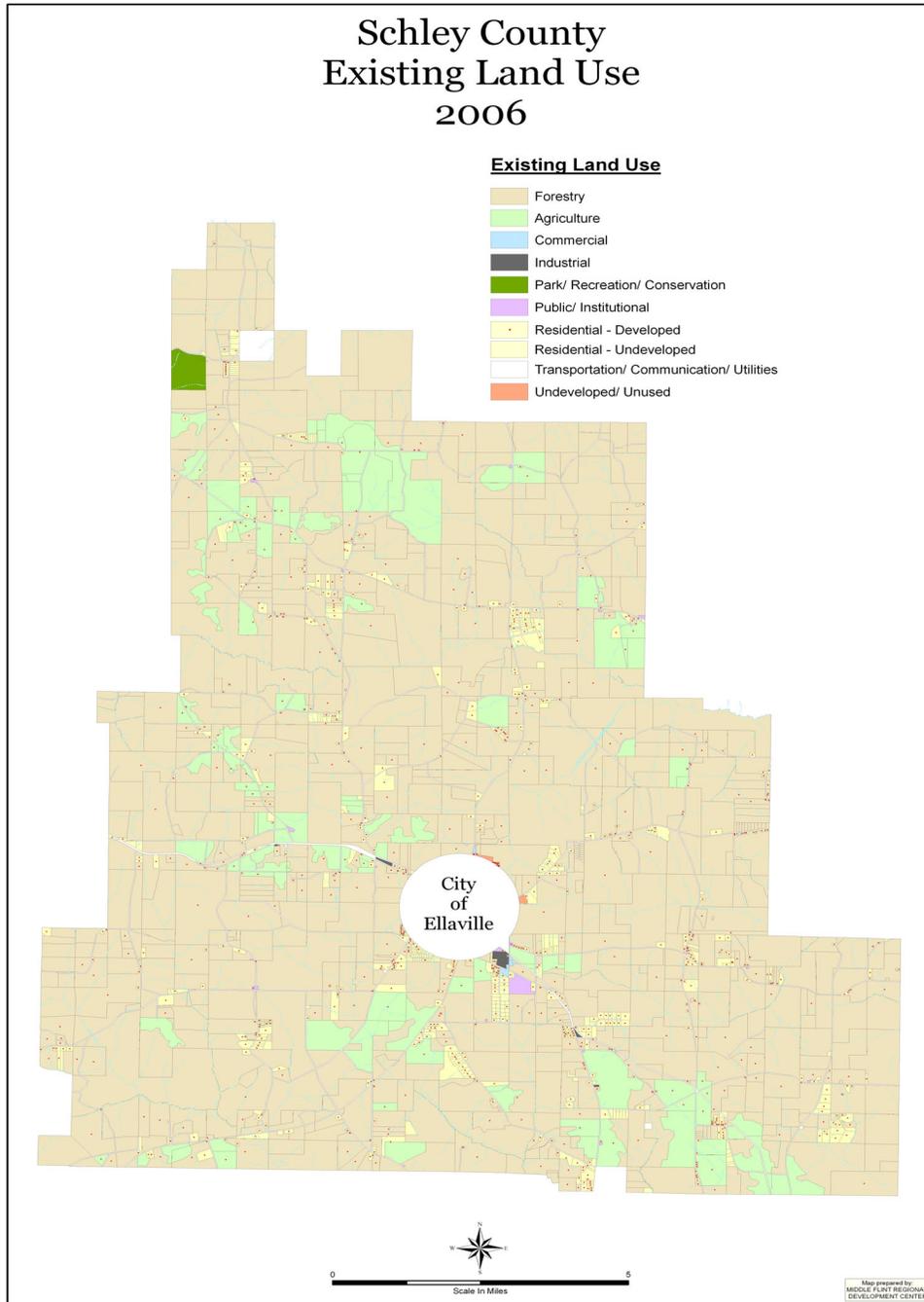
New industrial road access to industrial park acreage

Intergovernmental Coordination

Continued cooperation between city and county

Scheduled meetings between local boards, commissions and authorities

Analysis of Existing Development Patterns



Existing Land Use - Unincorporated Schley County

Forest/woodland covers 84% of unincorporated Schley County. This acreage has increased over the past few decades as the result of financial incentives (Conservation Reserve Program) offered by the federal government to plant trees on agricultural land of marginal productive value. Dots on the map in this land use area denote the presence of a residence on the tract, although the primary land use is forest/woodland.

The accompanying existing land use map identifies the location of 10,000+ acres of land in Agricultural production. The mapped areas denote greatest concentration of this land use broadly distributed over the county. Smaller agricultural sites where forests/woodlands are the primary land cover are not depicted. Land in agricultural production has decreased in recent decades because of the generally depressed economic state of the agricultural economy, and financial incentives offered by the federal government to plant agricultural land of marginal productive value in trees. Dots on the map in this land use area denote the presence of a residence on the tract, although the primary land use is agriculture.

Commercial and Industrial acreages each constitute less than one percent of the land area.

Most of the industrial acreage is near the city’s southeast city limits. There are two sites west of Ellaville on Ga. Hwy 26 and two on U. S. 19 S.

Park/Recreation/Conservation acreage is a golf/country club on the northwest boundary.

Churches account for most of the .1% of land area in a Public/Institutional land use.

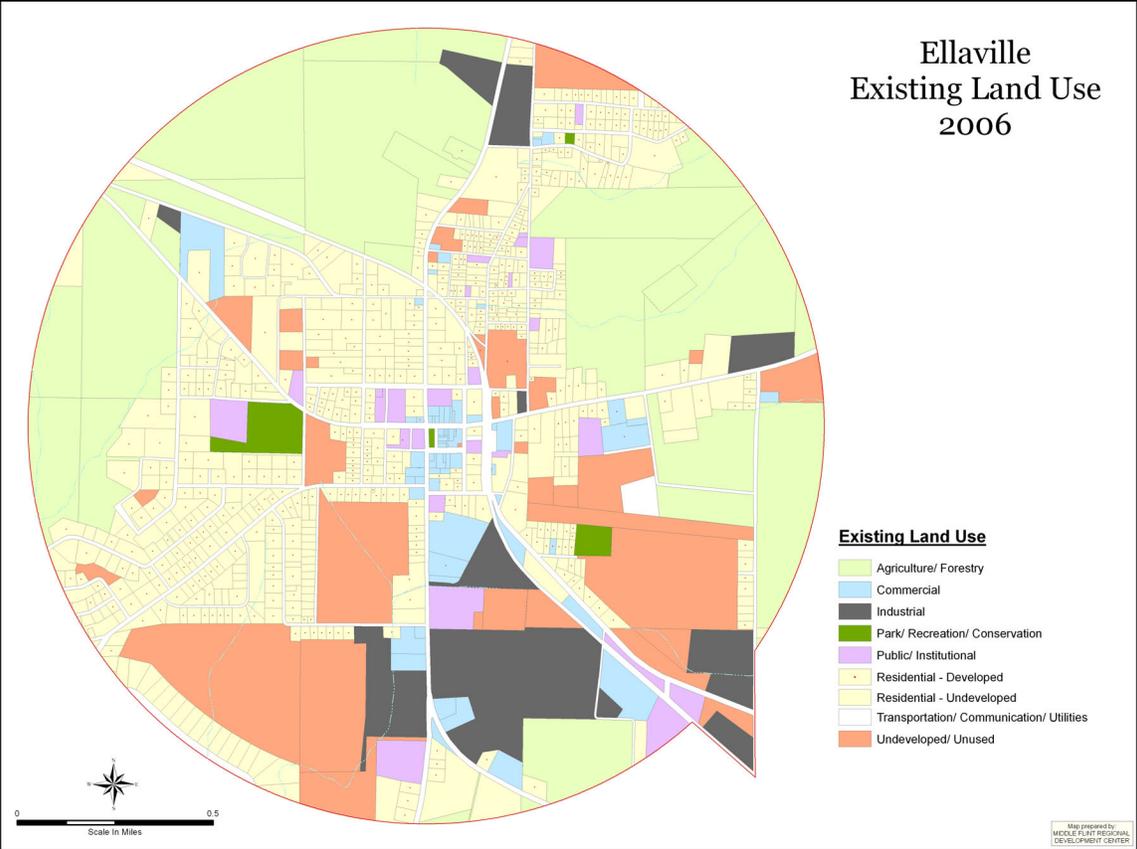
Developed Residential acreage accounts for three percent of the land area. These are denoted on the map with dots on the parcel. An additional one percent is highlighted in the same color code but is not currently in residential use. This acreage is recorded here as residential because of lot characteristics and proximity to residences.

Two percent of the county is in a Transportation/Communications/Utilities land use. Ninety-nine percent of this acreage is in road or railway right-of-way.

Unincorporated Area Land Use-2006		
Land Use Classification	Acreage	Percent
Forestry	88,250	84
Agriculture	10,325	10
Commercial	30	<1
Industrial	60	<1
Park/Recreation/Conservation	265	<1
Public/Institutional	120	.1
Residential (developed)	2870	3
Residential (undeveloped)	1385	1
Transportation/Communication/Utilities	2350	2
Undeveloped/Unused	25	<1
Total	105,680	100

Less than one percent of unincorporated area has been classified as Undeveloped/Unused.

Ellaville Existing Land Use 2006



Existing Land Use- City of Ellaville

Agricultural and Forestland account for one third of land use in the city. This is concentrated on the northern half of the city perimeter and provides significant acreage with which to concentrate further community development.

Three percent of the city is devoted to Commercial land use. This activity is concentrated in downtown with some scattered development along S. Broad Street (current U. S. 19).

Industrial acreage is concentrated in the southeast quadrant with significant undeveloped acreage available. Individual industrial sites are located near the east, north and northwest perimeters of the city.

Four sites are attributed to Park/Recreation/Conservation. A passive park is on the courthouse square downtown. A small park is in a northeast neighborhood while larger acreages are in the east-central and west-central portions of the city.

Churches and local government facilities comprise the bulk of Public/Institutional land uses.

Developed residential acreage is denoted on the accompanying map with a dot. Additional acreage, shown in the same color code but without a dot is not currently in residential use. This acreage is recorded here as residential because of lot characteristics and proximity to residences.

Street and railroad right-of-way and the regional E-911 center (5 acres) make up the Transportation/Communication/Utilities land use.

Fifteen percent of the incorporated area has been classified as Undeveloped/Unused. This is a significant acreage with which to accommodate future development (exclusive of Agriculture/Forestry) needs because most of this acreage is easily serviceable with water and sanitary sewer. Included in this land use is an 8.5 acre blighted tract a couple blocks NNE of the downtown square. Previously a receiving station and processor of raw agricultural products, the site has been “abandoned” since the mid-80s. The former elementary school site on the NNE city limits has been vacant since the mid-90s and is also a source of blight.

Ellaville Land Use 2006		
Land Use Classification	Acreage	Percent
Agriculture/Forestry	720	33
Commercial	75	3
Industrial	170	8
Park/Recreation/Conservation	5	.2
Public/Institutional	70	3
Residential (developed)	395	18
Residential(undeveloped)	285	13
Transportation/Communication	155	7
Undeveloped/Unused	340	15
Total	2215	100

Land Use - Definitions

Residential

The predominant use of land within the residential category is single-family and multi-family dwelling units organized into general categories of net densities.

Commercial

This category consists of non-industrial business uses; retail sales, office, service and entertainment facilities, organized into general categories of intensities. Commercial uses may be located as a single use in one building or grouped together in a shopping center or office building.

Industrial

This category includes lands dedicated to manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, mining or mineral extraction activities, or other similar uses.

Public/Institutional

This category includes certain local, state, and federal government and institutional land uses. Government uses include city halls and government building complexes, police and fire stations, libraries, prisons, post offices, schools, military installations, etc. Examples of institutional land uses include colleges, churches, cemeteries, hospitals, etc. (publicly-owned parks and/or recreational facilities are Park/Recreation/Conservation land uses; landfills are an Industrial land use; and general office buildings containing government offices are a Commercial land use.)

Transportation/Communication/Utilities

This category consists of major transportation routes, public transit stations, power generation plants, railroad facilities, radio towers, telephone switching stations, airports, port facilities or other similar uses.

Park/Recreation/Conservation

This category consists of land dedicated to active or passive recreational uses. 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.

Agriculture/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.

Undeveloped/Vacant

This category is for lots or tracts of land that are served by typical urban public services (water, sewer, etc.) but have not been developed for a specific use or were developed for a specific use that has since been abandoned.

Areas Requiring Special Attention

Ellaville-Schley County was settled as a farming community and officially created by an act of the Georgia Legislature in 1857. The original settlement, Pond Town, was within the current corporate limits of Ellaville.

Several farm communities developed beyond the seat of county government as a flourishing agricultural economy sustained the community until the 1930s. This economy was ravaged by the national Depression and southern boll weevil, leading to out-migration of much of the rural population.

The first paved highway in the community connected Ellaville with the larger, neighboring city to the south. The first industrial development activity occurred in the 1950s along this paved roadway. With few exceptions, the same industrial development pattern continues to this day; most sites concentrated south and east of the commercial downtown interspersed with some commercial sites. Although this industrial concentration extends beyond the municipal corporate limits, significant, undeveloped acreage remains for industrial development in this area of the city.

Residential development expanded north, east and west of the city's commercial core. There is very limited development activity in the city at this writing. Developed residential acreage is denoted on the existing land use map with a dot. Additional acreage shown in the same color code without a dot is not currently in residential use, but is most conducive to residential infill. This acreage is color-coded as residential because of lot characteristics and proximity to residences.

The unincorporated area is heavily forest and agriculture, in that order. The industrial concentration in the southeast quadrant of Ellaville extends into the adjoining unincorporated area.

The only development activity in the unincorporated area at this writing is single-lot residential, most occurring in the southern half of the county. New residents are being attracted by the local school system, and to a lesser degree the availability of the rural water system. In absence of any rural land development standards, availability of rural water service in this area of the community will likely promote random residential development. Because of location, availability of public water and ease of access, this area is most likely to experience the community's greatest residential development pressure.

The community's utility infrastructure has sufficient excess capacity to easily accommodate future growth.

No area is identified for possible annexation.

Approximately 75% of the county's total area is considered to be among the most significant groundwater recharge area of Georgia (see map in data section).

According to the same wetland mapping source the county has 5,500 acres designated as

wetlands (5.4% of the total land area). The majority of this acreage is located adjacent to Buck Creek, its tributaries, and the other creeks, branches, and streams distributed throughout county (see map in data section).

Approximately 29,000 acres (28%) of the rural area satisfies the Agriculture Department's definition of prime farmland. This acreage is most heavily concentrated in the quadrant southeast of the city, along a narrow band roughly parallel to Ga. Hwy 26 traversing the full breadth of the county and narrow bands along Stephens and Dozier Roads (see map in data section).

There is the potential for National Register nomination(s) of downtown Ellaville and at least one adjoining residential neighborhood into separate districts or a multi-resource district.

An 8.5 acre tract a couple blocks NNE of Ellaville's downtown square, and similarly sized former elementary school site on the NNE city limits are both sources of blight in the city. No known environmental contaminants are known to be on-site. In addition, there are a few, vacant (some abandoned) buildings within the city exhibiting blight. There are materials "in process" at some active industrial sites which are not aesthetically appealing views along a major thoroughfare.

Areas of most significant disinvestment and level of poverty are identified on the city's character area map as a declining, suburban, residential neighborhood.

Recommended Character Areas

Schley County- Unincorporated

Rural

Description/Location: The vast undeveloped areas in the unincorporated area of the community. Residential development should be minimal, and where it does occur should be a community focal point characterized by a transportation intersection, a commercial establishment, a clustering of residences, and/or any condition or circumstance that has concentrated limited development in a small area thus distinguishing it from the surrounding countryside. For historical context, such development in the community has been known as: Andrew Chapel, Concord, County Line, Ebenezer/Licksillet, Fellowship/Lowe, Hopewell, LaCrosse/Bumphead, Midway, Murray's Crossroads, Poplar Ridge, Quebec, Seller's Store, Stewart's Corner, and Wall's Crossing.

Development Strategy: Focus/cluster future development in Rural areas to avoid sporadic intrusion into agricultural lands, thereby protecting the agricultural economy and rural aesthetics of unincorporated Schley County. Maintain rural atmosphere by accommodating retail and commercial uses within or near any community center; residential development should generally surround the community center. Encourage compatible architectural design characteristics for all new development, thus excluding "franchise" or "corporate" architecture.

Highway Corridor

Description/Location: A corridor along both sides of U.S. Highway 19 along its full route through the community

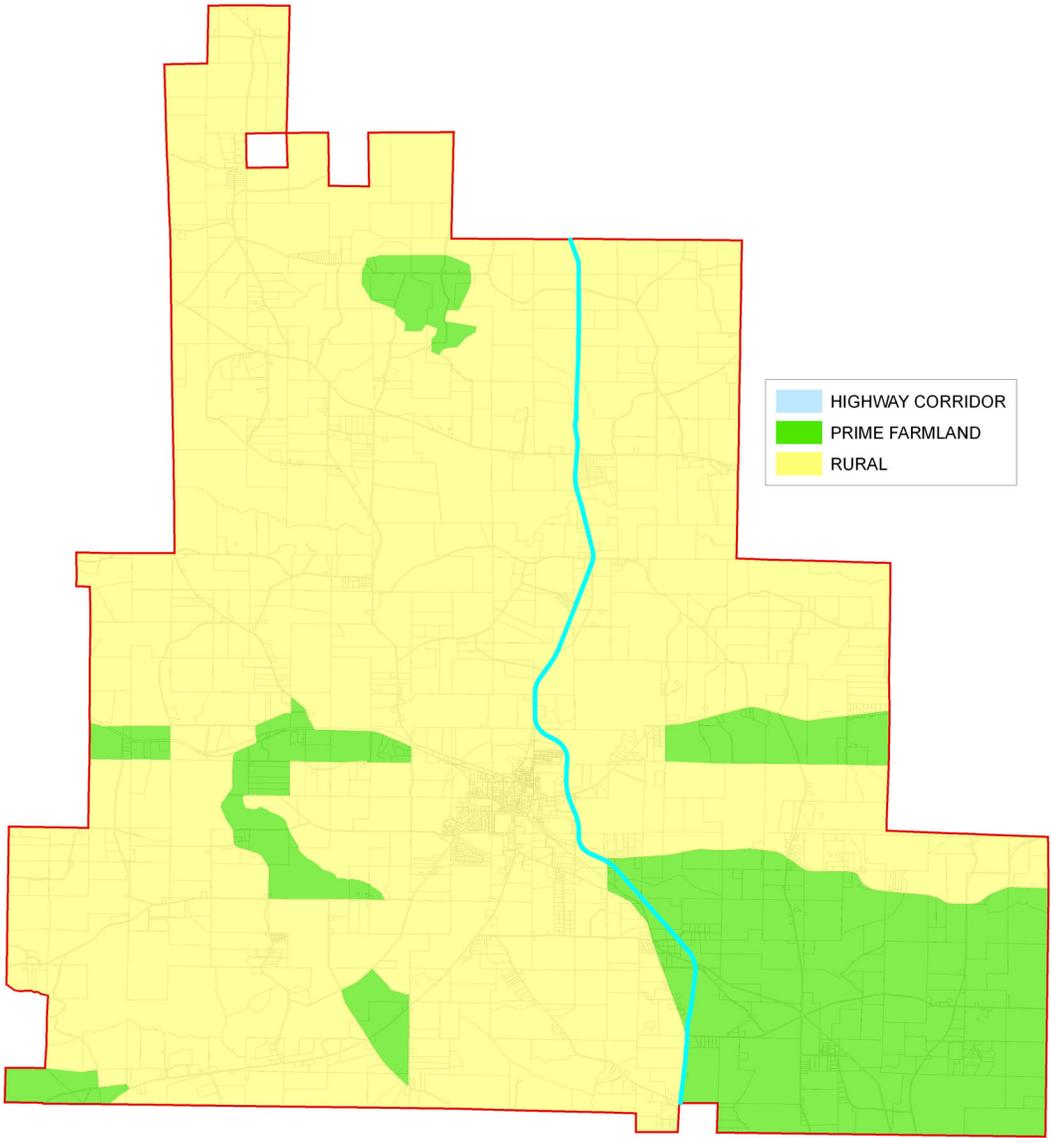
Development Strategy: Maintain the natural beauty and aesthetic vistas of the community by requiring careful placement of outdoor advertising. Implementation will require development of ordinances by the city and county, and construction of gateways at jurisdictional boundaries.

Prime Farmland

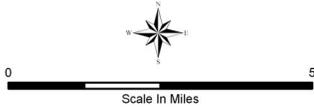
Description/Location: Prime farmland is defined by the USDA as lands that produce the highest agricultural yields with minimal inputs of energy and money, and farming such lands result in the least damage to the environment. Largest concentrations of the community's prime farmland are identified on the accompanying map.

Development Strategy: Maintain agricultural value and rural character by generally prohibiting subdivision and extensive residential development in this area. Protect farmland and open space by maintaining large lot sizes (at least ten acres) and promoting use of conservation easements by land owners. Residential subdivisions should be severely limited, but if exceptions are made, they should be required to follow a rural cluster zoning or conservation subdivision design. Any new development should be required to use compatible architectural styles that maintain the regional rural character and should not include "franchise" or "corporate" architecture. Widen roadways only when absolutely necessary and carefully design roadway alterations to minimize visual impact. Promote these areas as passive-use tourism and recreation destinations.

Schley County Character Area Map



- HIGHWAY CORRIDOR
- PRIME FARMLAND
- RURAL



Map prepared by:
MIDDLE FLINT REGIONAL
DEVELOPMENT CENTER

Ellaville Character Areas

Downtown

Description/Location: Ellaville's traditional central business district (CBD) is located at the intersection of US 19 and SR 26; the geographical center of the city. Predominant features of the area are closely-arranged, historic, brick buildings common to Georgia's small towns. More modern commercial and institutional buildings ring this core on the east, northeast and south. Most of this area is located within the Historic Area Overlay.

Development Strategy: Downtown should continue to be the heart of the community's high-density mix of office, retail, and service establishments,. Design should include pedestrian-friendly features connecting Downtown with adjoining areas. Street edges should be clearly defined by locating buildings at roadside. Enhance the pedestrian-friendly environment by adding sidewalks and creating other pedestrian-friendly trail/bike routes linking major destinations, such as health facilities, recreation sites, parks. New development in this area should be located on infill sites or on non-historic properties. Historic buildings in this area should be protected from demolition and/or incompatible alteration that diminishes their historic appearance or significantly alters historic materials. Rehabilitations of historic buildings should be completed in accordance with "The Secretary of the Interior's Standards for the Treatment of Historic Properties."

Traditional Neighborhood Development (TND)

Description/Location: Ellaville's Traditional Neighborhood Development (TND) areas surround the downtown area and developed from the late 19th century through the mid 20th century. Thus, most of these areas are located within the Historic Area Overlay, although the district encompasses undeveloped acreage along the northern city limits. Homes in these areas are relatively well maintained, and the areas possess a distinct identity because of its predominantly historic architecture. Additional neighborhood characteristics include sidewalks, street trees, small regular lots, limited open space, buildings close to the front property line, and low degree of building separation.

Development Strategy: Ellaville's TND areas should be encouraged to maintain their original character, with only compatible infill development permitted. Stability in these neighborhoods should be reinforced by encouraging more homeownership and maintenance or upgrade of existing properties. Vacant properties in the neighborhood offer an opportunity for infill development of new, architecturally compatible housing. Pedestrian and bicycle connections should also be maintained, improved, and/or provided to encourage residents to walk/bike to work, or other destinations in the city. Historic buildings in this area should be protected from demolition and/or incompatible alteration that diminishes their historic appearance or significantly alters historic materials. Rehabilitations of historic buildings should be completed in accordance with "The Secretary of the Interior's Standards for the Treatment of Historic Properties."

Suburban Residential – Stable

Description/Location: Areas where typical types of suburban residential subdivision development have occurred and/or are occurring. These areas are characterized by relatively well-maintained houses, low pedestrian orientation, high to moderate amount of open space, and high to moderate degree of building separation. Ellaville’s stable suburban residential development is located almost exclusively in the western quadrant of the city limits, and includes undeveloped acreage.

Development Strategy: Foster retrofitting of these areas to better conform with traditional neighborhood design (TND) principles. This includes adding traffic calming improvements, sidewalks and street trees, and increased street interconnections to improve pedestrian accessibility within existing neighborhoods. Permit accessory housing units or new, well-designed, small scale infill multifamily residences to increase neighborhood density and income diversity.

Suburban Residential – Declining

Description/Location: Areas where suburban residential development has occurred and neighborhood/housing conditions are now declining. These areas are characterized by poorly-maintained houses, low pedestrian orientation, high to moderate amount of open space, and high to moderate degree of building separation. Original housing stock remains in place, but housing conditions are worsening due to neglect of property maintenance. Ellaville’s declining suburban residential development is located primarily northeast of the downtown area.

Development Strategy: Focus on strategic public investments to improve conditions, including appropriate infill development on scattered vacant sites, and encouraging more home ownership and maintenance or upgrade of existing properties. Public assistance and investment should be focused where needed to ensure that the neighborhood becomes a more stable, mixed-income community. Vacant properties in the neighborhood offer an opportunity for infill development of new, well-designed housing.

Foster retrofitting of these areas to better conform with traditional neighborhood design (TND) principles. This includes adding traffic calming improvements, sidewalks and street trees, and increased street interconnections to improve pedestrian access within existing neighborhoods. Permit accessory housing units or new, well-designed, small scale infill multifamily residences to increase neighborhood density and income diversity.

Industrial

Description/Location: Land used in manufacturing, assembly processing, wholesale trade, and/or distribution activities that could potentially produce excessive noise, particulate matter, vibration, smoke, dust, gas, fumes, odors, radiation, or other nuisance characteristics. Industrial areas in Ellaville are primarily located southeast of downtown to the city limits.

Development Strategy: Develop or, where possible, retrofit as part of planned industrial park having adequate water, sewer, storm-water, and transportation infrastructure for all component uses at build-out. Incorporate landscaping and site design to soften or shield views of buildings and parking lots, loading docks, etc. Incorporate signage and lighting guidelines to

enhance quality image of development. Also incorporate measures to mitigate external impacts on the adjacent built or natural environments.

Historic Area Overlay

Description/Location: Historic district or area containing features, landmarks, civic or cultural uses of historic interest. Ellaville's historic area includes the downtown and surrounding historic neighborhoods.

Development Strategy: Protect historic properties from demolition through implementation of a historic preservation ordinance and local historic district designation, and encourage rehabilitation with appropriate incentives, including National Register of Historic Places designation and promotion of historic preservation tax incentive programs. Historic properties should be maintained or rehabilitated/restored according to the Secretary of the Interior's Standards for Rehabilitation. New development in these areas should be of a scale and architectural design to fit well into the historic fabric of that area. Pedestrian access and open space should be provided to enhance citizen enjoyment of the area.

Greenspace

Description/Location: The lower half of Ellaville's northeast quadrant has the greatest topographic relief in the city and is generally not conducive to development. The proposed four lane route of U.S. 19 will bisect this area, serving further to limit access.

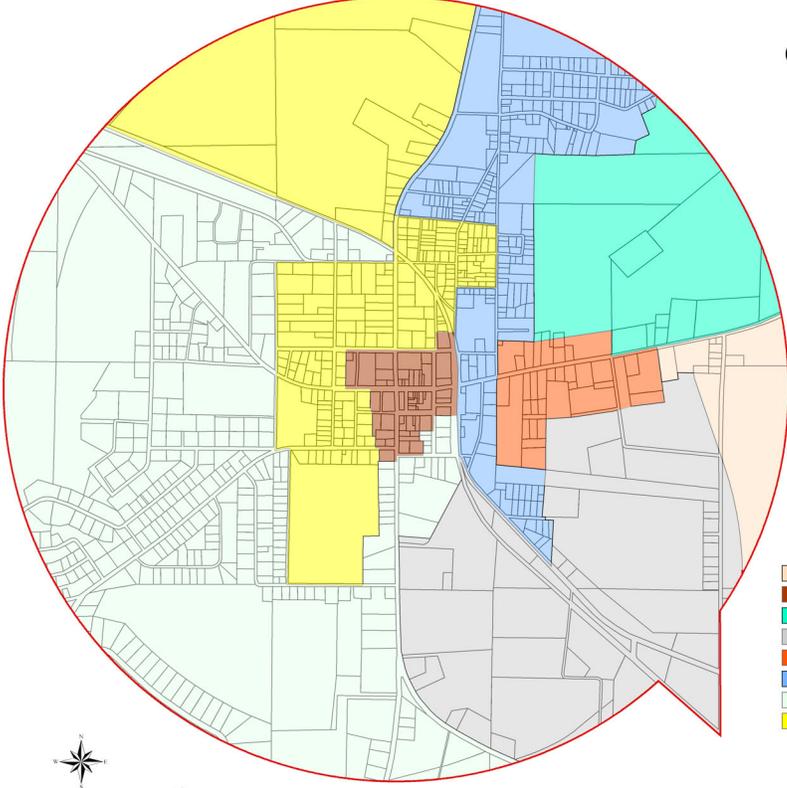
Development Strategy: Two portions of this area are developable: highway frontage along E. Oglethorpe Street (Ga. 26), and a "plateau", surrounded on three sides by gullies, adjacent to a residential neighborhood. This plateau does not have street access, and will not be accessible from U.S. 19 despite the fact that a portion will become highway right-of-way. Activity should consist of efforts to buffer traffic noise and gateway development.

Commercial

Description/Location: The accompanying map depicts the proposed route of U.S. 19 through the city. The commercial area constitutes the area between the U.S. 19/Ga. 26 intersection and the east city limits.

Development Strategy: Development activity should be limited to the traveling motorist. This intersection should not be developed in competition with economic activities downtown.

Ellaville Character Area Map



- COMMERCIAL
- DOWNTOWN
- GREENSPACE
- INDUSTRIAL
- MULTI-FAMILY
- SUBURBAN RESIDENTIAL-DECLINING
- SUBURBAN RESIDENTIAL-STABLE
- TRADITIONAL NEIGHBORHOOD DEVELOPMENT



Map prepared by:
MIDDLE FLINT REGIONAL
DEVELOPMENT CENTER

Analysis of Consistency with Quality Community Objectives

Regional Identity

As is the case throughout the Middle Flint Region, the community consists overwhelming of forest and agricultural land use. Architectural features and economic base remain very similar throughout the Region. Strong cross-county commuting patterns help maintain the Regional identity.

Growth Preparedness

The necessary utility infrastructure is in place – water, sanitary sewer, electrical utility – with excess capacity. Telecommunications (internet) is available where the population base has been sufficient to warrant private investment. Planned development can facilitate expanded internet service. Although the community has worked with the nearby technical college in addressing workforce training needs, more effort is needed. The city has a long history of zoning enforcement, but rerouting of U.S. 19 through the city presents a good opportunity to perform a wholesale review of the current ordinance. The county has a subdivision ordinance but no zoning in place. The community has leadership strength.

Appropriate Businesses

Fifty-nine percent of the local labor force commutes out-of-county to work everyday. This is in part the result of a lack of jobs in the community, and also because of the lack of better-paying, more highly skilled jobs much of the local labor force is capable of performing. There is a market for more highly-skilled employment opportunities in the community. Due to the lack of local retail opportunities, much of the income earned out-of-county is also expended out-of-county along with sales taxes on goods purchased.

Educational Opportunities

The community works with the nearby technical college for workforce training and development. Adult literacy and GED classes have been offered for a decade. Basic and advanced computer training is offered based on demand. Classes are available on campus only fifteen miles away.

Employment Options

The community has the same economic base as the Region and state. There is heavier concentration in local manufacturing; however, a contributing factor to the high worker out-commuting rate. Additional employment opportunities are needed in a sector other than manufacturing and which offer higher skill level jobs.

Heritage Preservation

The courthouse is listed on the National Register of Historic Places. Not only is it the community's major landmark, but one of the few physical, cultural resources remaining. The building needs major renovation, and it is important this structure be restored. The city has potential residential and commercial historic district adjacent to the courthouse. The community does not have, but needs to develop policies promoting protection of historic, scenic and natural features.

Open Space Preservation

In excess of 95% of the community is forest or farmland. Open space preservation is not a local concern.

Environmental Protection

The community is so rural and undeveloped, local activity affecting air quality is not a significant concern. Since development is so limited, the community is waiting for the state to complete revisions to Part V Environmental Planning Criteria before adopting the related ordinances.

Regional Cooperation

The community has a positive track record in regional cooperation. Schley has an agreement with a neighboring county to extend Schley's rural water service across the mutual county boundary. Schley has a joint economic development authority with two adjoining counties. Local leaders worked with six other counties in developing and placing on-line the largest E-911 service area in Georgia.

Transportation Alternatives

Mass transit is not an alternative in this rural setting. A previous rural transit service was unsuccessful because patronage was not sufficient to maintain service. Although the population base has increased, in small numbers, the number of households without private transportation has decreased. It is still considered improbable that rural transit would be successful in the community. Bicycle and pedestrian routes should be promoted.

Regional Solutions

The community has a positive track record in regional cooperation. Local leaders worked with their counterparts in six other counties in developing and placing on-line the largest E-911 service area in Georgia. Thus, the community has history as proof of the possibilities for future cooperation.

Housing Opportunities

In light of the current housing need, the community needs to take a leadership role in stimulating/facilitating planned housing in the community.

Traditional Neighborhood

In light of the current housing need, the community needs to take a leadership role in stimulating/facilitating planned housing in the community.

Infill Development

In light of the current housing need, the community needs to take a leadership role in stimulating/facilitating planned housing in the community.

Sense of Place

The city should develop and implement policies to preserve and revive the downtown area, and prevent future rerouting of U.S. 19 from pulling/diverting business and development away from the heart of the city.

Supporting Analysis of Data and Information

POPULATION

Schley County's prevailing population trend during the past century was one of decline. The highest documented number of residents during that period was in 1900. At mid-century the population was 73% of the high mark; by the time of the 2000 Census the number of residents was 68% of the 1900 count. Most of the population loss occurred during mid-century, starting "significantly" in the 1940s and continuing at least until 1970. The resident population has increased; however, each decade since.

Population	1900	1910	1920	1930	1940	1950	1960	1970	1980	1990	2000
Schley	5499	5213	5243	5347	5033	4036	3256	3097	3433	3,588	3,766
Ellaville	-	-	-	764	928	886	905	1391	1684	1,724	1,609
Rural	-	-	-	4583	4105	3150	2351	1706	1749	1,864	2,157

Source: U. S. Census

The population loss recorded during the 1930-1970 period occurred in the county's unincorporated or rural area. The loss of 2,877 rural area residents and increase of 627 city residents netted a community loss of 2,250. The number of rural residents reached its lowest level shortly after 1970.

Ellaville benefited from being the only city in the county, and was relatively unaffected by out-migration of the county's rural population, in terms of the number of residents. The only loss recorded by the city was during the 1940s, when the population decreased by 42 residents (-4.5%). The population increase during the subsequent decade amounted to only 2%. Many towns and cities throughout south Georgia recorded significant population loss during this period.

The 1980 Census documented a reversal in population trend. Growth in the local manufactured housing industry was the driving force behind 336 new residents; 87% of which was credited to the city. Successive five percent increases in the '80s (despite two manufacturing plant closures) and '90s was equivalent to the addition of an average of 16.6 residents each year over the course of the two decades. Ellaville's increase 40 person increase during the '80s was negated by a 115 person decrease during the '90s, while population growth in the rural area gained momentum; 115 during the '80s and 293 during the '90s.

The community's population growth (9.7%) during this period (1980-2000) lagged aggregate growth of the four adjoining counties¹ (11.8%), and the larger, eight-county, Middle Flint Region² (11%). Of the eight counties; however, Schley recorded the most consistent, decennial increases during the period.

Geographic distribution of residents has been relatively static. In 1980, 76% of the population resided in the northern two-thirds of the county (Census Tract 9601) which included the City of Ellaville. With each census since, the proportion has decreased one percentile while the proportion in the southern third of the county (Census Tract 9602) has increased from 24% to 26%.

¹ Macon, Marion, Sumter and Taylor

² Crisp, Dooly, Macon, Marion, Schley, Sumter, Taylor and Webster

Population growth since the 2000 Census is significant. U. S. Census estimates³ for July 1, 2005, indicate a 9% (356) increase since 2000; more residents than during the preceding two decades. The increase in rural building permits, where the majority of this recent increase has occurred, substantiates this growth estimate. The 2005 Census estimate credits the four adjoining counties with an aggregate loss of 529. Of the two counties credited with estimated increases, both were less than 100. The Middle Flint Region was credited with a nominal, double-digit loss.

Population						
Jurisdiction	1980	1985	1990	1995	2000	2005
Schley	3,433	3,511	3,588	3,677	3,766	4122*
Ellaville	1,684	1,704	1,724	1,667	1,609	1721**
Rural	1,749	1,807	1,864	2,010	2,157	2320**

Source: U. S. Census data from Georgia Department of Community Affairs
 * U. S. Census estimate, July 1, 2005
 ** 2004 estimate; at this writing 2005 estimate below county level is not available

An accurate projection of future population for such a small community is made more difficult by current local and regional dynamics.

Withdrawal from the state’s first (1975) multi-county school system (Tri-County High School) and re-establishment of a local middle/high school stimulated the recent population increase. Denied by state enabling legislation to have voting privileges on the governing board of the multi-county high school, the Schley County Board of Education took advantage of its first opportunity to withdraw from the twenty-five year union and pursued construction of a local middle/high school. The new school was not only a boost to local pride, but in conjunction with the recently constructed (1997) Schley County Elementary School attracted the attention of parents in surrounding counties who were dissatisfied with local (public and private) school systems. A significant (in local terms) in-migration of young families began.

The Board of Education has accommodated much of the external interest. Tuition students account for 23% of enrollment (3/06), yet each year a waiting list is maintained throughout the school term. A half-dozen portable pre-school and elementary grade classrooms are in use, and a ten-classroom addition to the middle/high school will be available at the start of the ‘06-‘07 school term.

Two other developments known at this writing could influence population growth between 2000 and 2025. U. S. Highway 19 is currently being widened to four-lanes. This is the last segment of the 275 mile route between Atlanta and Tallahassee to be widened. Once roadway construction is completed some traffic from I-75 is expected to take this route through the heart of the community, increasing community access and exposure.

The overwhelming majority of tuition students commuting to Schley County schools have been traveling this two-lane route south. Widening this roadway will facilitate school-related travel, and continued acceptance of out-of-county students could possibly reduce pressure on some families to relocate into Schley County. However, in the event the school system elects to stop accepting tuition students, the desire of some families with school-age children to relocate into the community may increase pressure on residential development, or at a minimum maintain the recent/current development and population-growth trend for a longer duration than might otherwise occur.

³ The term “estimate” is stressed. When the 2005 estimate was released the 2004 estimate was revised, so much so that the 2005 estimate is lower than the original 2004 estimate.

U. S. 19 enhancements could also improve the community's marketability to industry. Attraction of a new employer of significant size, e.g. ±50 jobs (or significant expansion of existing industry) could increase residential development pressure in the community. The second development which could influence future population growth is recently initiated expansion of Fort Benning, approximately forty miles west of Ellaville. The historic "Home of the Infantry" is scheduled to assume additional troop training responsibilities as the result of military realignment, and Base Realignment and Closure (BRAC) decisions made in 2005/2006. Schley County is on the eastern perimeter of the area expected, by 2010, to be the home of 30,000 additional soldiers and military family members, and construction and service workers attracted to the region by the promise of new employment opportunities. This development, impossible to quantify locally at this writing, could influence population and land use in the western reaches of the community.

The more significant factors considered in projecting the population included:

- Population growth continues, at this writing, unabated. Rural area building permits issued during the first quarter of calendar year 2006, annualized, exceed any of the previous five years.
- It is assumed the Board of Education will continue accepting new tuition students for at least the short-term.
- Any significant local growth resulting from Fort Benning's expansion is more likely to occur in the latter half of that development's supposed ten-year build-out, after the current period of local school-generated growth has waned.
- The recently announced (3/06) siting of an automotive plant north of Columbus will likely divert more of the Fort Benning-generated population growth away (northward) from Schley County than might have otherwise occurred.
- Enhanced industrial marketability of the community because of location on a four-lane U.S. highway
- Attractive utility infrastructure and capacity
- Attractive geographical location equidistant from the Albany, Columbus and Macon metropolitan areas
- The neighboring city to the north is located at the intersection of two four-lane highways (N-S and E-W), and four-lane highways will intersect at the neighboring city to the south near the end of the current planning horizon.
- In absence of state and/or federal action, more of the community's industrial jobs will go to the increasing undocumented and undercounted Hispanic population, whether local resident or commuter

With these factors and assumption as a basis, the population projection yields the following:

Population Projection - 2025						
Jurisdiction	2000	2005	2010	2015	2020	2025
Schley	3,766	4122	4557	4997	5407	5737
Ellaville	1,609	1730	1823	2000	2217	2411
Rural	2,157	2392	2734	2997	3190	3326

Among various age groups, 1980-2000 Census data presented on the following page reveals:

- (1) the pre-school/school age population (0-17) recorded a net loss of 98 (-9%),
- (2) younger, working-age residents (18-39) recorded a net increase of 33 (+3%),
- (3) older, working-age residents (40-64) increased in number by 405 (+56%),
- (4) the number of residents 65 years of age and older recorded a net loss of 7 (-2%).

Population by Age										
Schley	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
0 – 4	277	272	266	293	319	353	394	437	476	510
5 – 13	623	599	574	591	608	647	696	743	752	808
14 – 17	312	244	176	176	176	186	193	159	153	90
18 – 20	159	169	179	168	156	201	212	225	231	248
21 – 24	188	212	236	194	151	184	154	153	151	144
25 – 34	490	494	497	502	507	547	597	647	692	724
35 – 44	415	447	479	503	527	554	635	720	802	869
45 – 54	236	333	430	460	490	533	655	787	922	1043
55 – 64	307	289	271	342	413	471	540	611	685	744
65 +	426	453	480	450	419	446	481	515	543	557
Ellaville	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
0 – 4	141	148	155	153	151	148	157	175	195	214
5 – 13	314	305	295	289	283	271	278	297	295	314
14 – 17	150	113	75	74	73	78	103	89	95	88
18 – 20	68	76	84	79	74	84	85	90	95	104
21 – 24	92	110	127	94	60	77	61	62	62	62
25 – 34	255	241	226	224	222	230	239	259	284	304
35 – 44	173	198	223	208	193	232	254	288	329	365
45 – 54	123	138	153	180	207	224	237	290	353	413
55 – 64	151	141	131	141	150	198	216	244	281	313
65 +	217	236	255	226	196	187	193	206	223	234
Rural	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
0 – 4	136	124	111	140	168	205	237	262	281	296
5 – 13	309	294	279	302	325	376	418	446	457	494
14 – 17	162	131	101	102	103	108	90	70	58	2
18 – 20	91	93	95	89	82	117	127	135	136	144
21 – 24	96	102	109	100	91	107	93	91	89	82
25 – 34	235	253	271	278	285	317	358	388	408	420
35 – 44	242	249	256	295	334	322	381	432	473	504
45 – 54	113	195	277	280	283	309	418	497	569	630
55 – 64	156	148	140	201	263	273	324	367	404	431
65 +	209	217	225	224	223	259	288	309	320	323
Source: Historic data is U. S. Census data from Georgia Department of Community Affairs; projections by Middle Flint RDC										

Within each of these age groups are some statistics worth noting. Decrease in the number (11) of pre-schoolers (0-4 years) during the 1980s was only 17% of the loss recorded during the previous decade (not shown in the accompanying table). This “improvement”, in conjunction with the strong increase (53) documented during the 1990s and the population dynamics described above, is interpreted as a positive indication of future growth in this segment. All of the increase during the 1990s occurred in the rural area; Ellaville recorded a small decrease in the number of its youngest residents. The oldest segment (14-17) of this age group decreased by 136 residents (-44%); 57% of this loss occurred in the city. The decrease in the number of younger, working-age residents occurred in the city; the rural area recorded a net increase in this age group, despite a small loss during the ‘90s.

Older, working-age residents not only experienced strong growth, but a strong trend as both the city and the rural areas recorded increases both decades. This was rare for any of the age segments studied. Ellaville accounted for 22% of this increase; the rural area 78%.

Although applicable numbers are nominal, the city is credited with the community’s decrease in residents 65 years of age and older; the rural area recorded a small increase in this age group.

Presence of a highly-regarded school system and an older workforce of significant proportion approaching retirement age suggest growth in most age groups. More school-age children will increase the burden on the school system, currently the primary growth-generator. Attractive employment opportunities for young, educated parents will be needed. The recent increase in the number of older workers suggests a need for housing and living assistance and other services for the increasing elderly population. Greater diversity in recreational offerings which address the health needs of all ages will be needed.

The community has experienced a significant shift in racial composition since the 1970 Census, when the ratio was 55% white, 45% black in both the city and rural area. White residents have been gradually increasing in numbers while the black population has been experiencing a gradual decrease.

For both races the greatest numerical change was during the 1970s; white +443, black -144. During the ‘80s and ‘90s the white increase averaged 165 per decade, the black decrease averaged 35. Since 1970 the strongest trends have been the increase in white, rural residents (+729) and decrease in black rural residents (-326). The trend was consistent each decade. In the city, both races recorded increases during the ‘70s; since then (1980-2000) the white population decreased by 145 while blacks netted an increase of seven residents. According to the 2000 Census, the racial composition is 66% white, 31% black; Ellaville - 50% white, 46% black; rural - 77% white, 21% black.

Population by Race					
Schley	1980	1985	1990	1995	2000
White	2,146	2,232	2,317	2,397	2,477
Black	1,250	1,236	1,222	1,200	1,178
Other	37	44	49	81	111
Ellaville					
White	955	942	929	870	810
Black	729	742	754	745	736
Other	0	21	41	53	63
Rural					
White	1,191	1,290	1,388	1,527	1,667
Black	521	494	468	455	442
Other	37	23	8	28	48

Source: Census data compiled by Georgia Department of Community Affairs

The community's racial trend is contrary to that of the Region. As Schley's white population increased at least one proportion a decade between 1980 and 2000, the Region's aggregate black population increased by one percentile each decade. In 1980, Schley's white proportion was ten percentiles higher than the surrounding area; at the time of the 2000 Census, seventeen percentiles higher.

Population by Race									
Race	1980			1990			2000		
	Schley	Adjoining Counties	RDC	Schley	Adjoining Counties	RDC	Schley	Adjoining Counties	RDC
White	63%	53%	54%	65%	51%	53%	66%	48%	50%
Black	36%	47%	45%	34%	48%	46%	31%	49%	47%
Other	1%	.4%	<1%	1%	1%	<1%	3%	1%	3%

Source: U. S. Census data from Georgia Department of Community Affairs, compiled by Middle Flint RDC

While a gradual increase in the proportion of residents of "Other" races is evidenced in all jurisdictions studied, the cumulative influence on the local population between 1980 and 2000 is slightly less than in the surrounding area. The local increase was equivalent to 20% of the net population increase for the period.⁴ In the four adjoining counties "Other" races accounted for 24% of population growth; in the eight county Middle Flint Region they contributed 26% to the total increase.

Racial Composition - Projection					
Schley County	2005	2010	2015	2020	2025
White alone	66%	67%	67%	68%	69%
Black or African American alone	29%	28%	28%	26%	26%
Other race	4%	5%	5%	6%	5%

Source: Projections by Census Bureau/Middle Flint RDC

During the twenty-year period 1980-2000 residents of Hispanic origin remained at approximately 2.5% of total local population. Census statistics reveal a divergent trend within the community. Between 1980 and 2000 Ellaville experienced an increase in Hispanic residents; the opposite of the rural area. The 1980 and 1990 Censuses credited the community with a larger proportion of Hispanics than the surrounding area, only to be surpassed by the nearby counties in 2000. All counties in the area were credited with an unexplained decrease in the number of Hispanic residents during the 1980s.

⁴ Schley increased by 333 residents; 331 whites, 74 of "Other" races while blacks decreased in numbers by 72. While growth within "Other" races was "equivalent" to 20% of total increase, they did not "account" for 22% of the increase. Neither did white residents account for ±100% of the population growth.

Hispanic Ethnic Composition			
	1980	1990	2000
Schley	90	55	89
Ellaville	6	45	56
Rural	84	10	33
Schley	2.6%	1.5%	2.4%
Adjoining Counties	1%	.6%	3%
RDC	1%	.5%	2.8%

Source: U. S. Census data from Georgia Department of Community Affairs

The Hispanic presence is increasing, especially since the 2000 Census, but difficult to measure. Primarily undocumented immigrants from Mexico, families often share living quarters in single households. They make up a major portion of the labor force in at least one of the larger local manufacturers, but it is unknown how many reside locally.

Although few local Hispanics are bilingual, at this writing language is not reported to be a problem in law enforcement, public health or employment. Someone with the necessary language skills has been readily accessible when needed. Health department personnel report they do show a strong preference for the local rural clinic with a Spanish-speaking staff member. As the Hispanic presence continues to grow, in absence of state or federal redress, availability/expansion of English Literacy Programs will become more and more beneficial.

Local educational attainment has improved significantly in recent years. In 1980, more than half the adult population reportedly did not have a high school diploma, or its equivalent. In 2000, less than one-third of adults were this deficient in formal education. Within the community the city recorded the greatest improvement, where the population lacking a high school diploma decreased from two-thirds to one-third. Residents of the unincorporated area generally recorded higher achievement in post-secondary education (1990 being the marginal exception). The rural area is credited with the greatest achievement in education attainment.

According to the 2000 Census, the community compares favorably with educational attainment of residents in the four adjoining counties. Generally recording a lower level of achievement at the secondary level, the community recorded a marked improvement in post-secondary attainment (six percentiles) between 1990 and 2000. This improvement was sufficient to place the community on an equal achievement footing with neighboring jurisdictions.

Educational Attainment							
Census	Education	Schley	Ellaville	Rural	Adjoining Counties*	RDC**	Georgia
1980	< HS diploma or equivalent	56%	65%	46%	59%	59%	-
	Bachelor, Graduate or Professional Degree	8%	8%	9%	11%	10%	-
1990	< HS diploma or equivalent	44%	43%	44%	42%	43%	29%
	Bachelor, Graduate or Professional Degree	8%	10%	7%	12%	11%	19%
2000	< HS diploma or equivalent	30%	35%	26%	33%	33%	21%
	Bachelor, Graduate or Professional Degree	14%	11%	16%	14%	13%	24%

* Aggregate data for Macon, Marion, Sumter and Taylor Counties
 ** Aggregate data for Crisp, Dooly, Macon, Marion, Schley, Sumter, Taylor and Webster Counties
 Source: Census data from the Georgia Department of Community Affairs, prepared by Middle Flint RDC

The community compares very favorably in recent income growth. Between 1980 and 2000, residents of the community recorded the greatest increase in per capita income in the eight county Region. This income growth exceeded the national inflation rate by \$1,640 in the '80s and \$1,725 in the '90s.

Per Capita Income			
Jurisdiction	1980	1990	2000
Schley	\$4,516	\$9,747	\$14,981
Ellaville	\$4,405	\$9,050	\$13,320
Rural	\$4,623	\$10,392	\$16,220
State	NA	\$13,631	\$21,154

Sources: Census data from Georgia Department of Community Affairs

Mean household income exceeds the aggregate of adjoining counties and the Region in 1990 and 2000. At the time of both censuses there was one county in the Region with a higher mean. Local improvement during the decade was \$2,700 better than the national inflation rate.

Mean Household Income						
Census	Schley	Ellaville	Rural	Adjoining Counties*	RDC**	Georgia
1990	26,722	23,402	30,056	26,005	25,509	36,810
2000	39,032	35,397	41,806	37,805	38,056	80,077

* Aggregate data for Macon, Marion, Sumter and Taylor Counties
 ** Aggregate data for Crisp, Dooley, Macon, Marion, Schley, Sumter, Taylor and Webster Counties
 Source: Census data from the Georgia Department of Community Affairs; computations by Middle Flint RDC

Prepared on the basis of a strong economy and favorable economic prospects, the following projection assumes a slightly faster rate of income growth than recorded in recent censuses.

Income Projections						
Schley	2000	2005	2010	2015	2020	2025
Per Capita Income	\$14,981	\$17,859	\$20,737	\$23,902	\$27,068	\$30,550

Source: Projections by Census Bureau/ Middle Flint RDC

Local households are most heavily concentrated in the lowest income category; less than \$10,000 annual income. In 1990, fully one-fourth of local households were living on less than \$10,000 annual income. The greatest concentration was in the city, where virtually one-third were among the lowest income. The Census reported an eight percentile improvement in this condition by 2000. In this measure of income, all other counties in the Region recorded higher household concentrations at this income level, by at least two percentiles, both decades.

Household Income Distribution						
Income Distribution	1990			2000		
	Schley	Ellaville	Rural	Schley	Ellaville	Rural
less than \$9,999	26%	32%	20%	16%	24%	10%
\$10,000 - \$14,999	13%	15%	12%	8%	10%	7%
\$15,000 - \$19,999	8%	9%	7%	9%	8%	9%
\$20,000 - \$29,999	17%	16%	18%	15%	14%	15%
\$30,000 - \$34,999	8%	6%	9%	6%	5%	6%
\$35,000 - \$39,999	5%	6%	3%	10%	6%	12%
\$40,000 - \$49,999	10%	7%	13%	11%	11%	11%
\$50,000 - \$59,999	6%	3%	9%	8%	5%	10%
\$60,000 - \$74,999	5%	3%	7%	7%	4%	8%
\$75,000 - \$99,999	1%	2%	.6%	8%	9%	7%
\$100,000 - \$124,999	.5%	.3%	.6%	1%	2%	.8%
\$125,000 - \$149,999	.2%	.5%	0	.8%	2%	0
\$150,000 and above	.9%	.8%	1%	2%	1%	2%
Households	1,294	653	641	1,426	591	835
Source: U. S. Census data from Georgia Department of Community Affairs, compiled by Middle Flint RDC						

Census data reported a significant improvement in the local incidence of poverty during the 1980s; the proportion of residents living on incomes below the poverty level decreased from 27% to 20%. The proportion was unchanged at the time of the 2000 Census, although the population grew enough to conceal the fact that 36 more residents were living below the poverty level in 2000 than in 1990.

Population Below Poverty						
1980	1990	2000				
Schley	Schley	Schley	Ellaville	Rural	Adjoining Counties	RDC
27%	20%	20%	26%	15%	23%	24%
Source: U. S. Census						

The community compares very favorably with the surrounding area in the proportion of residents living in poverty. The 1990 Census credited Schley with a poverty rate at least seven percentiles below the aggregate rates of the four adjoining counties and larger region. Despite showing no proportional improvement in the 2000 Census, the local rate was still at least three percentiles better than the surrounding area.

HOUSING

Schley County recorded a net increase of 367 housing units (29%) between 1980 and 2000, averaging 18.5 units per year. Communitywide, the housing market was stronger during the '80s, when 55% of the increase occurred. Ellaville was credited with the loss of eighteen units during the '90s, but the housing market in the rural area increased momentum, adding thirty more units during the '90s than in the '80s.

There were diverging trends within the overall increase. The historically dominant housing type, conventionally constructed, single-family housing decreased by 101 units. Decreases in housing are often the result of fire, neglect/deterioration or census miscounts. Sixty percent of this loss occurred during the 80s; averaging five units annually over the twenty-year period. Decline in the number of these units was documented in both the city and rural area; Ellaville accounted for 85% of the decrease.

Housing Type									
Type	Schley			Ellaville			Rural		
	1980	1990	2000	1980	1990	2000	1980	1990	2000
Total	1,245	1,447	1,612	664	716	698	581	731	914
Single-Family	978	917	877	529	445	443	449	472	434
Multi-Family	66	102	85	58	97	85	8	5	0
Mobile Home	201	411	650	77	165	170	124	246	480
Other	0	17	0	0	9	0	0	8	0

Source: Census data compiled by the Georgia Department of Community Affairs; computations by Middle Flint RDC

Accompanying statistics show clearly the mobile home/manufactured housing unit has evolved to become the local "housing of choice". Although such housing is typically single-family, it is distinguished from "conventional" single-family housing by the type construction. One hundred such units were incorporated into the housing inventory during the 1960s, 100 during the 70s, 210 during the 80s and another 240 during the 90s.

These units are making a drastic change in the nature of housing in the community. In 1980, conventional, single-family housing comprised 79% of the local housing inventory; mobile homes accounted for 16%. In 2000 the proportions were 54% and 40%, respectively. Both the city and rural area experienced an increase in these units (1980-2000); Ellaville – 93 (121%), rural area – 356 (287%).

Multi-family housing is interpreted here to include everything from duplexes to fifty-unit apartment complexes. While Census statistics indicate curious fluctuations in the number of these units, on average they accounted for 6% of the community's housing stock over the twenty-year period. Slightly less than half were reportedly duplex units. During this study period, 95% of multi-family housing was located in the City of Ellaville; at the time the only

site of municipal water and wastewater services. With the possible exception of any privately-owned duplexes, all multi-family units are assisted housing; either public housing or USDA financed subsidized housing.

The statistics reveal an 11% increase in the housing inventory during the 1990s. At the time of the 2000 Census, these 165 new units comprised only 10% of local housing; an insufficient number to influence significantly the age of the community's housing supply. Over the course of the decade the median age of housing throughout the community increased by three years. According to the 2000 Census, half the community's housing supply was more than twenty-five years old (1975). The median increased by two years in Ellaville and five years in the rural area.

The 2000 Census reported higher numbers of housing from the '50s and '60s than the 1990 Census. Any such housing should have been included in both Censuses. The numbers of housing credited to these two decades are suspect.

Age Distribution of Housing						
Year Built	1990			2000		
	Schley	Ellaville	Rural	Schley	Ellaville	Rural
1990 – 99	N/A	N/A	N/A	313	68	245
1980 – 89	335	151	184	296	143	153
1970 – 79	395	185	210	271	132	139
1960 – 69	204	132	72	272	146	126
1950 – 59	79	59	20	98	41	57
1940 – 49	118	26	92	48	18	30
1939/earlier	184	105	79	160	81	79
Median Yr.	1972	1970	1973	1975	1972	1978
Sources: 1990 data from the U. S. Census as included in the Schley County-City of Ellaville Comprehensive Plan 1996. 2000 data from US Census, QT-H7, (SF 3)						

In absence of more detailed information, Census reports of the absence of plumbing and kitchen facilities for the sole use of occupants is used as an indicator of housing condition. As recent as the 1970 Census, 40% of dwellings in the community reportedly lacked complete plumbing facilities. During succeeding decades the incidence decreased to 14%, 1.3% and 1.8%, respectively. The huge improvement recorded during the '70s is attributable to an improved economy and availability of less expensive housing options, the mobile home. The bulk of the improvement during the '80s is attributable to a one-time housing rehabilitation program in the city and placement of 210 mobile homes in the community. By 1990 the rate had improved to the very low single-digits'; at 1.3%, the community's rate was lower than the surrounding area by over one percentile. In 2000, the local and regional rates were essentially identical at 1.8%-1.9%.

The reported number of units lacking complete kitchen facilities for the sole use of occupants was virtually identical to the plumbing deficiency.

Condition of Housing										
Units		Schley			Ellaville			Rural		
		1980	1990	2000	1980	1990	2000	1980	1990	2000
Total		1245	1,447	1,612	664	716	698	581	731	914
Plumbing Facilities	Complete	1071	1,428	1,583	604	708	692	465	720	891
	Lacking	174	19	29	60	8	6	116	11	23
Kitchen Facilities	Complete	-	1,428	1,589	-	708	692	-	720	897
	Lacking	-	19	23	-	8	6	-	11	17

Sources: 1980 data from US Census/Schley County-City of Ellaville Comprehensive Plan 1996-2016; 1990 and 2000 data from US Census compiled by Ga. DCA, formatted by Middle Flint RDC

The community has historically maintained a high homeownership rate, and the most recent census data indicates the rate continues to increase. Documented homeownership rates for 1980-1990-2000 are 74%-72%-76%, respectively. Homeowners accounted for 84% of the increase in occupied housing between 1980 and 2000.

Homeowner investment in the city waned over the course of the study period, as the number of units decreased by 69. This decrease, combined with the reported 66 unit increase in rental units dropped Ellaville's homeownership rate from 74%-62%-63%. In the rural area both tenures plotted consistent trends; the number of rented units decreased and the number of homeowner units increased, yielding homeownership rates of 74%-83%-86%.

Occupancy Characteristics										
Units		Schley			Ellaville			Rural		
		1980	1990	2000	1980	1990	2000	1980	1990	2000
Total Housing		1,245	1,447	1,612	664	716	698	581	731	914
Vacant		120	132	177	31	57	68	89	75	109
Owner Occupied		832	950	1,095	469	406	400	363	544	695
Vacancy		.6%	1.8%	.9%	.7%	3.1%	1%	.2%	.7%	.8%
Renter Occupied		293	365	340	164	253	230	129	112	110
Vacancy		2.7%	9.2%	6.4%	1.9%	9%	4.1%	3.8%	9.8%	11%

Sources: 1980 data from US Census/Schley County-City of Ellaville Comprehensive Plan 1996-2016; 1990 and 2000 data from US Census compiled by Ga. DCA, formatted by Middle Flint RDC

From the low owner-occupied vacancy rate (1% or less) it is obvious there is essentially no housing available for prospective owners. Not obvious from the renter vacancy data is the fact that available rental housing is generally less-/undesirable; in many instances substandard. There is a market for owner and renter housing for both the current resident and to attract the commuting population.

Based on the following data, the local housing market appears to be affordable. Using 2000 Census data for comparison with adjoining counties and the larger Region, the community rated near the lowest housing cost and near the highest household income. The generally

accepted “safe” home mortgage ratio of median home price to median income is 2.5:1.⁵ Applying the community’s 2000 median household income of approximately \$31,650⁶ to median housing value yields a safe 1.8:1 lending ratio. Applying Ellaville’s median household income of approximately \$25,725 to the value of housing in the city yields a ratio of 2.3:1. The rural ratio, with a \$36,250 median household income, equates to 1.6:1. Rental cost is in line with the value of owner-occupied housing. The 2000 Census reported that median gross rent was 23% of household income for the community; 24% within the city.⁷

Housing Costs				
Value	Schley		Ellaville	
	1990	2000	1990	2000
Median value	\$38,600	\$57,400	\$40,100	\$58,900
Median rent	\$246	\$358	\$231	\$354

Source: Census data compiled by Georgia Department of Community Affairs

Another analysis of housing affordability substitutes wages paid for jobs in the community for median household income. The average weekly wage for jobs in 2000 in Schley County was \$439,⁸ yielding an annual average wage of \$22,830. Application of the 2.5 “safe” lending ratio yields \$57,100, marginally below the reported median value of housing in the community in 2000, but \$2,000 less than the median value of housing in Ellaville. Application of this income against median value of housing in the city results in a ratio less than 2.6:1, still considered affordable. Application of a factor of 1.5 for a second wage earner increases household income to \$34,200, well above the “safe” lending ratio used here.

According to worker commuting patterns from the 2000 Census, there were 574 people commuting from out-of-county to jobs in Schley County. As housing vacancy data shows, there is not sufficient housing in the community to accommodate these commuters, but costs of existing housing (with a median age of approximately thirty years) would generally be affordable. A two wage-earner household receiving the local average weekly wages could afford new manufactured housing and, if selective, purchase housing recently constructed in the community.

Nevertheless, there are residents in the community over-burdened with the costs of housing. Although 1990 data presented in the following table is incomplete, it would appear the most recent Census documented an improvement in the number of cost-burdened households. Data from the 2000 Census indicates 14% of the community’s occupied households were experiencing some level of significant financial burden.

Two levels of burden are considered; moderate and severe. Moderately burdened households are defined as those paying 30%-49% of net income on total housing costs; severely cost-burdened pay 50% and more. Households with moderate burdens accounted for a majority (55%) of cost-burdened households, virtually identical in both the city and rural area. They were most heavily concentrated in the city (64%). Only twenty fewer households throughout the community were classified as severely cost-burdened.

⁵ This ratio applies to any locale as long as local values and income are used. A 2005 Goldman Sachs study placed the national historic ratio for home loans at 2.7:1.

⁶ Computed from Household Income Distribution table in Population section

⁷ U. S. Census 2000, Table H70

⁸ Georgia Department of Labor, “Employment and Wages 2000 Averages”

Cost-burdened Households						
Category	1990			2000		
	Schley	Ellaville	Rural	Schley	Ellaville	Rural
Occupied	1315	659	656	1435	630	805
30%-49%	186	83	103	112	73	39
50% +	NA	NA	NA	92	58	34

Source: Census data from the Georgia Department of Community Affairs, computations by Middle Flint RDC

Additional data identifies homeowners as being most frequently cost-burdened. Homeowners accounted for 76% of occupied housing in 2000, and data in the following table indicate homeowners account for 64% of cost-burdened households. Further analysis of data not presented here reveals 57% of cost-burdened households reported annual incomes of less than \$10,000; an additional 25% had incomes between \$10,000 and \$20,000.

Cost-burdened Owner-Renter Households			
Category	2000		
	Schley	Ellaville	Rural
Owner-occupied	131	79	52
Renter-occupied*	73	71	2
Total	204	150	54

* Gross rent as a percentage of household income
Source: U. S. Census

The community also compares well with the surrounding Region in the rate of cost-burdened households. Census data of 1990 reveal local conditions were at least five percentiles better than in the four adjoining counties and larger Region. According to the 2000 Census, when the two levels of burden are combined, the community again rates four-five percentiles better

Cost-burdened Households - 1990					
Burden	Schley	Ellaville	Rural	Adjoining Counties*	RDC**
30%-49%	14%	12.6%	15.7%	19.3%	19.7%
≥50%	-	-	-	-	-
Cost-burdened Households - 2000					
30%-49%	7.8%	11.8%	4.8%	9.1%	9.4%
≥50%	6.4%	9.3%	4.2%	8.8%	9.4%

* Aggregate data for Macon, Marion, Sumter and Taylor Counties
** Aggregate data for Crisp, Dooley, Macon, Marion, Schley, Sumter, Taylor and Webster Counties
Source: Census data from the Georgia Department of Community Affairs, computations and formatting by Middle Flint RDC

Census data from 2000 indicated 23% (799) of the population five years of age and older had a disability; in the four adjoining counties the rate was 25%. Within this segment of the local population the Census reported the disability for 111 consisted of or included a self-care disability, such as bathing, dressing or preparing meals. These disabilities, among others, could be suggestive of special housing needs in the community, but no such need had been documented with or could be confirmed by the health department.

Overcrowded conditions in the community decreased by 27% between 1980 and 2000. This is primarily the result of improvements in rural housing, as Ellaville recorded little change during this period.

Overcrowding						
Category	1990			2000		
	Schley	Ellaville	Rural	Schley	Ellaville	Rural
Occupied units/hhlds	1,315	659	656	1,435	630	805
More than 1 person/room	73	40	33	53	38	15

Source: Census data compiled by Georgia Department of Community Affairs; computations by Middle Flint RDC

Overcrowding conditions are most prevalent among Ellaville renters. At the time of the 2000 Census, 29 (12.6%) of the 230 renter-occupied households had more than one person per room. Overcrowding among the city’s homeowners (2.25%) was only marginally higher than the rural area (2%), which was not credited with any overcrowding among renter households.

The community compares favorably with surrounding areas in overcrowding; 1.5 percentiles lower in 1990 and 2.5 percentiles better in 2000.

Overcrowding						
Category	1990			2000		
	Schley	Adjoining Counties*	RDC**	Schley	Adjoining Counties*	RDC**
More than 1 person/room	5.5%	7.2%	6.8%	3.7%	6.5%	6.1%

Source: Census data compiled by the Georgia Department of Community Affairs; computations by Middle Flint Regional Development Center

The decrease in average household size, again primarily attributable to the rural area, was also a contributing factor to this improvement in living condition.

The following table reveals local participation in a continuing nationwide trend to smaller size households. The community average decreased by .1 person between 1990 and 2000, with the rural area credited with the greatest reduction. The adjoining counties and eight-county Region report decreasing sizes as well, but in general retain slightly higher averages than Schley.

Household Size						
Households	1990			2000		
	Schley	Ellaville	Rural	Schley	Ellaville	Rural
All Households	2.72	2.6	2.8	2.62	2.57	2.66
Owner-Occupied	2.71	-	-	2.58	2.5	2.62
Renter-Occupied	2.76	-	-	2.73	2.69	2.81
Sources: 1990: "All Households" data from Schley County-City of Ellaville Comprehensive Plan 1996 2000: data from US Census, DP-1						

COMMUNITY FACILITIES AND SERVICES

Water Supply and Treatment: According to current state law a public, and therefore regulated, water system is one with at least fifteen (15) service connections, and/or which regularly serves an average of twenty-five (25) individuals during any twelve month period. There are three water systems in the community which meet this definition; city and county systems and Cedar Creek Golf and Country Club in extreme northwest Schley County. The Cedar Creek system is small and operates year-round for the benefit of members and guests.

In January 2004, Schley County went on-line with Phase 1 of a rural water system serving the the majority of the southern half of the county.

Phase I 1 300K gallon elevated tank
 2 500 gpm wells
 2 water treatment plants - fluoride, chlorine, phosphates, (caustic soda)
 79.3 miles of distribution lines
 80,831 LF of 6"
 287,682 LF of 8"
 50,103 LF of 12"
 430 water services installed during construction

The 202 customers on the system in early Spring 2006 was sufficient for the system to retire debt service. This customer base is consuming 27K gallons per day, 20% of current permitted capacity (130K gpd) and only 3% of system maximum rated capacity (900K gpd). The system was designed to provide fire flow to the service area, and is linked to the city system at two sites for emergency use/backup.

Construction of Phase 2 is scheduled to begin in the summer of '06 with an anticipated on-line date of July 2007.

Phase 2 1 300,000 gallon elevated tank
 61.4 miles of 8" diameter water main.
 (no wells, treatment facility or booster pumps anticipated)

When half of the 560 potential customers identified in the Phase 2 service area are on-line, this segment of the rural water system will be able to make debt service payments.

Ellaville's water system has three, multi-screened deep wells in the sandy aquifers of the Paleocene and Cretaceous Formations. Four older wells have been abandoned over the years.

Municipal 1 100K gallon elevated tank
 1 200K gallon elevated tank
 3 wells (605 gpm-613'-1984) (253gpm-632'-1965) (206gpm-650'-1974)
 1 water treatment plant 1987 - chlorine, fluoride, lime, Aquadine
 980K treatment capacity
 Iron removal (sand filters-1987)
 26.5 miles of 2", 6", 8" and 10" diameter water mains

Water rates are updated as necessary to keep the system financially self-supporting. The system is linked to the county's system at two sites for emergency use/backup.

Assessment: The rural system is new and possesses significant excess capacity. Municipal wells, treatment plant and storage facilities all appear to be in good condition. Well pumps are in good working order and draw from depths sufficient to prevent water shortages during periods of intermittent drought in the 1980s and '90s. The city contracts with a specialty contractor for turn-key maintenance of elevated storage tanks. Routine maintenance and repair of the distribution system can usually be performed by city personnel.

The sand filter iron removal process does not run automatically as designed. This component of the treatment process has to be operated manually because a 'water hammer', caused by the water and sand filters, breaks the Schedule 40 PVC pipes. The PVC should be replaced with iron ductile pipes so the iron removal process can be operated as designed.

Separate, underground, electrical service lines provide power to each well, and none of these service lines are in protective conduit. The resulting corrosion of these lines causes electrical shortages, rendering the wells inoperable and necessitating frequent repairs. Installation of replacement electrical service lines should be coordinated with imminent development of a recreation complex adjacent to well #6. Preference should be given to placing new lines underground rather than the less secure option of mounting them on overhead power poles.

Six-inch (6") diameter water mains comprise the majority of the distribution system, the balance consists of two-inch (2"), eight-inch (8"), and ten-inch (10") diameter mains. A significant portion of the distribution system consists of asbestos-cement pipes and approximately 135 lead service connections. Due to health hazards and liability associated with asbestos and lead, operators of most water systems are replacing such materials within their networks. Ellaville's asbestos mains and lead services are concentrated in the following areas of the city

- North Broad Street and Spivey Street
- South Thompson Street and Andersonville Road
- South Broad Street, Callaway Drive, and Ebenezer Road
- Perry Drive, Hill Street, and Morris Street

Closed loops within the distribution network would improve fire protection capabilities by increasing reliability of water pressure and flow. Additional water storage can be provided with addition of a third elevated water tank in the northern portion of Ellaville.

Wastewater Collection and Treatment: Ellaville owns and maintains the only public wastewater collection and treatment system in the community. The collection system consists of approximately 18 miles of sanitary sewer lines, serving all but three, small, isolated pockets within city limits. Originally installed in 1969, minor extensions have been made as recently as 2001. A system survey performed in 1999 revealed inflow and infiltration (I&I) problems in several areas. A 2001 I&I reduction project targeted the highest priority areas and yielded immediate results lowering effluent from the wastewater treatment facility. There have not been any reports of line failure (collapse) in the collection system. Collection is facilitated by eleven sewer pump (lift) stations.

Wastewater treatment was upgraded from a Lemna system to constructed wetlands (CW) in 2004. CW utilizes bacteria that grow on wetland plants to eliminate pollutants found in wastewater. This is an all-natural process that eliminates chemical treatment of wastewater, a treatment common in conventional treatment systems. The upgrade also increased the state-issued treatment permit to 400,000 gallons per day. This is believed to be the system's maximum treatment capacity. Current average daily treatment (250K gallons) leaves an excess capacity of approximately 40% (150K gpd).

Assessment: The collection system is functioning well and has excess capacity. Maintenance funds should be budgeted for the inevitable costs of replacing and upgrading pump stations. Several of these components have been replaced, but virtually all others have exceeded expected service life. Although the 2001 I&I reduction project addressed high priority areas, additional reduction projects would further reduce daily treatment volumes and increase excess treatment capacity.

The treatment system is newly installed and exhibits virtually no problems. Treated wastewater levels are consistently in compliance with the state monitored National Pollution Discharge Elimination System (NPDES) permit. The system currently has ample capacity and can support growth from residential, commercial and industrial developments.

Electrical System: Ellaville owns and operates an electrical system servicing 690 residential, 151 commercial and 5 industrial customers located in the city. There are 958 meters on the system. Constructed in the 1950s with upgrades in the early 1970s and in 2000, the system is in good condition. Peak city load in 2005 was 7MVA; 9.5 MVA with the Sumter EMC load factored in. The load is low enough that only one of three available distribution feeds is utilized. System capacity is 25MVA from the primary station, and there is some additional capacity from a backup (formerly the primary) station. If consumption were to continue to increase into the future at the same rate (23%) as during the past ten years (1995-2005), the system could absorb the electrical needs of the city for the next six decades. The 230Kv station is fed from two different sources, reducing the chance of local outage

Ellaville is a member of the Municipal Electric Authority of Georgia (MEAG). Created in 1975 by the Georgia General Assembly to provide a low cost, dependable source of electric energy to participating communities, MEAG became operational in 1977. At this writing there are 49 member communities comprising approximately 10% of the state's population.

MEAG's primary power sources are eight generating units at four plants in Georgia owned jointly with three other power suppliers. The Authority owns over 1,134 miles of transmission lines and over 125 substations that are part of the state's Integrated Transmission System.

Assessment: City residents are pleased with the quality of electrical service provided, especially considering the lower rates available through membership in MEAG. The local system can provide virtually any size electrical load, even into the unincorporated area of the county. The availability of low electrical rates makes the community more attractive to industrial prospects, especially those with high electrical demand.

Solid Waste: Federal environmental regulations stipulated that any sanitary solid waste landfill receiving solid waste after October 9, 1994, would have to be monitored for up to thirty years after closure. In an attempt to, (1) avoid these monitoring expenses, and (2) take advantage of reduced liability presumed to be implicit in the regulations, the Schley County Board of Commissioners ceased receiving putrescible (decaying/rotting) waste in the summer of 1993 and have since officially closed that facility in accordance with applicable regulations.

With the closing of the local landfill, the county contracted with the commercial landfill in neighboring Taylor County to dispose of solid waste for a five year period ending June 1, 1998. One county employee performed collection in the rural area. After reviewing bids for private collection of garbage, Ellaville City Council determined that continuation of municipal collection would be the more economical option and negotiated a separate five-year disposal contract (1993-1998) with the commercial landfill in Taylor County.

Upon expiration of the disposal contracts the city and county negotiated separate twenty-five year agreements with the Solid Waste Authority of Crisp County for once-a-week residential curbside collection, transport to and disposal in the landfill in Crisp County.

Assessment: The reader is referred to the joint solid waste management plan.

Sheriff's Department: The sheriff's office is housed in the Schley County Detention Facility, a 4,800 square feet office/jail complex constructed on Pecan Street in 1989. There are twenty bunk beds for prisoners, but the state fire marshal has established a maximum occupancy of twelve. The Sheriff reported an average occupancy of eight, inclusive of prisoners housed for neighboring counties.

The sheriff has five sworn deputies; three full-time and two part-time, and seven jailors; four full-time and three part-time. Deputies travel to and from work in assigned patrol vehicles. The county fully equips deputies with uniforms, weapons, etc.

The patrol fleet consists of three cruisers; '03 (90K miles), '00 (100K miles), and '98 model (158K miles). The department also has an '05 and '06 model pick-up truck. All vehicles are serviced and repaired at local service stations.

Emergency calls are dispatched to the office by the locally-housed regional E-911 center. Interdepartmental communications are transmitted and received through a 1989 model base radio station. Radio transmission across the county is good. All patrol vehicles are equipped with video cameras and portable radios. The department has three small walkie-talkies.

The department has access to the Georgia Crime Information Center through the regional E-911 center. This resource is used to search the national computer database of criminal records during traffic stops and other times as needed.

Assessment: Staffing level and office floor space are considered adequate; however, the floor plan is unsatisfactory; maze-like, not conducive to traffic flow, and the facility does not have a

satisfactory public entrance. At least one of the existing patrol vehicles needs to be rotated out-of-service annually, beginning 2006. Radio upgrades are needed, walkie-talkies should be replaced and two sets of night vision gear are needed. Because of the expense of complying with mandated jail standards, the county is investigating the possibility of closing the jail and housing prisoners out-of-county. The sheriff reported illicit drug use continues to be a local problem

Police Department: Under a rental agreement with the county, the police department is housed in the Schley County Detention Facility. Departmental personnel include the police chief and four sworn, full-time officers. The city provides each with uniform and weapon. Most of the department's communications equipment has been upgraded recently (2006). Officers who live within the county drive their personally assigned police cruiser home. At this writing the department has five vehicles; '05, '03, '01, '96 and '95 models. Operational life of these vehicles seemed to have been extended when they were assigned to officers who now drive them to and from work. These vehicles are now rotated out of service as needed rather than on a pre-established schedule. Routine maintenance is performed at the county shop.

The department does not have any support personnel, i.e., secretarial. Emergency calls are received and dispatched by operators in the locally-housed regional E-911 center. At any given time one or two city inmates are housed in the county-operated jail.

Assessment: The police department appears to be adequately staffed and has experienced little personnel turnover. Current communications deficiencies consist of the need to replace four body radios and acquisition of a fifth, replacement of mobile radios in two cruisers, acquisition and implementation of a computer records system. Yet, the greatest need is for additional office space. The department currently has three offices in the county facility. The chief's office doubles as storage, three officers share a second office and the fifth officer shares office space with parole officers, probation officers, juvenile officers and the magistrate. Most of these visiting officials have scheduled hours, but the fifth officer is subject to yield his desk to the parole officer at any time.

Fire: The Ellaville/Schley County Volunteer Fire Department provides fire protection countywide from the fire station (Robert L. Pilcher Public Safety Building) fronting College Street, located adjacent to the Schley County Detention Facility. All thirty-five volunteers are contacted simultaneously via radio dispatch from the locally-housed regional E-911 center, and each can respond to fire calls in complete turnout gear.

The fire station is a 4,600 square foot complex (shared with EMS) with 1,000 square feet devoted to office, storage, and training (400 sq. ft.). Fire apparatus are housed in the 3,600 square foot, clear-span metal building (along with EMS vehicles) with two large drive-through bays and roll-up doors. Fire apparatus include one 1,500 gpm pumper ('88 model), two 1,000 gallon per minute pumpers, ('89 and '84 models), and two early '80s model fire knockers obtained from the Georgia Forestry Commission. One of these fire apparatus is used as the rescue vehicle. All five vehicles are in good condition and fully equipped. The Insurance Services Office has granted Ellaville and that area within five miles of the city a fire insurance

rating of 6. The balance of the county has a rating of 9-10. The only remuneration local firefighters receive is deferred compensation in the form of a fireman's pension which requires twenty years of service before the volunteer is vested.

Late 2005-early 2006 has been a period of increased fire department volunteerism. The current thirty-five member department is only two short of the (recent) all time high. A training class for five additional "recruits" is scheduled for mid-April 2006. At this writing approximately eight fire fighters are also emergency medical technicians.

The majority of volunteers are employed out-of county. The fire chief reported the department has not failed to muster a sufficient response to a fire call. Nevertheless, there is need for additional volunteer firefighters who are employed locally during normal business hours

Assessment: The oldest of the fire apparatus is twenty-two years old, and needs to be replaced as soon as possible, but within the next five years. When it is replaced, both of the other fire apparatus will be twenty years old. Although the department has a full complement of turnout gear, twenty-two sets (+60%) date back to the '80s and need replacing sooner than the current goal of 5 per year can accomplish. Hydraulic rescue tools need replacing by 2011, freeing the existing set for reserve use. A rural fire station is needed in the southern half of the county, and a burn building is also needed to facilitate training of volunteers.

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Emergency Medical Service: Schley County emergency medical service is housed in the Robert L. Pilcher Public Safety Building fronting College Street, adjacent to the Schley County Detention Facility. This service is provided currently by thirteen medical personnel who serve rotating turns on-call. Four are EMT Para-Medics, the other nine are EMT Intermediates. The majority of the department also serves as volunteer firemen. The department has experienced very little personnel turnover in recent years. They respond to 225-250 emergency calls per year with the majority of transports made to Sumter Regional Hospital in Americus. Other transports go to Montezuma, Albany and Columbus. Funding for EMS comes from user fees and from county government.

The EMS office is a 4,600 square feet complex (shared with the fire department) with 1,000 square feet devoted to office, storage, and training (400 square feet) space. A 2003 model E-450 Weeled Coach and 1999 model Southern ambulance are housed in the 3,600 square feet,

clean-span metal building (along with fire apparatus) with two, large, drive-through bays with roll-up doors. Both vehicles are fully equipped and in good condition. Routine maintenance and repairs are performed at the county shop.

Assessment: The EMS is well housed and equipped. The EMS Director plans to upgrade from Basic Life Support (BLS) service to the Advanced Life Support (ALS) designation by 2010. Among other equipment upgrades/acquisition this will necessitate is acquisition of a cardiac monitor and defibrillator. This equipment is critical to the well-being of certain patients because of the distance to out-of-county hospitals. The ability to provide this higher level of medical service will become more critical with the opening the four lane U. S 19 through the community.

The majority of EMS personnel also serve as volunteer firemen. Technically, EMS personnel are not volunteer because they currently receive \$6 per hour they are on duty, i.e., on-call. This is approximately half the rate paid in surrounding counties. Serving in these dual capacities requires volunteers to donate many hours of personal time in the form of training and service delivery for the general public's benefit. Under the current operation system, more volunteers are needed to maintain the level of service to which the community has become accustomed. There are many hours of training required to earn and maintain status as an emergency medical technician. This is exclusive of the (often inconvenient) time actually spent responding to emergency calls and devoted to departmental fund-raising activities.

Medical Facilities: The community has five health care service delivery facilities, all located in Ellaville. The service with longest tenure is the Schley County Health Department. Housed in a 3,000 square feet brick building constructed in 1988, the Health Department is located on west Oglethorpe Street. One registered nurse and one clerical staff person administer the following health care programs: Women and Infant Children Program (WIC), family planning, sexually transmitted diseases (STD), child health check (EPSTD), immunizations, hypertension clinic, x-ray clinic, and numerous walk-in services. A nutritionist from the district health office in Columbus visits twice a month, and the county contracts with the Sumter County Health Department to provide environmental services, e.g., septic tank inspection, water samples, and restaurant inspection.

In May 1995, Sumter Regional Hospital opened Ellaville Primary Health Medicine Clinic on South Broad Street to function as a rural health clinic, a classification which entitles it to federal subsidies because health care services are limited to the indigent. Services are focused on health promotion and disease prevention and typically consist of annual physical examinations, pap smears, hearing and vision exams, immunizations, full service lab (through Sumter Regional) and treatment of common ailments such as colds, coughs, etc. Case management services are also provided in which personnel follow-up to determine whether patients take prescription medicines, keep appointments with physicians to whom they are referred, etc.

The office is staffed by a nurse practitioner, one registered nurse, one licensed practical nurse and two secretaries. During the migrant farm-worker season six spanish-speaking out-reach workers are also on staff. Medicare and Medicaid are accepted and insurance claims are filed

for patients. The clinic uses a federally established sliding fee for services based on household income and the number of occupants younger than eighteen years of age. Service is not denied anyone because of inability to pay.

A general practice physician was recruited to the community in 1984. In 1995 this medical practice merged with Flint River Rural Health Care and is also operating as a federally designated rural health clinic under the auspices of Flint River Community Hospital in Montezuma. With the merger a new 2,000+ square feet office with four examination rooms was constructed on south Broad Street. Support staff includes a physician's assistant, licensed practical nurse, office manager and scheduling secretary. The physician and his assistant are both local residents and on call around the clock providing health care to all ages.

A Physician's Assistant, working under the direction of an out-of-county physician, maintains an office on East Oglethorpe Street four days a week. A general practice physician opened a full-time practice in the city in the early months of 2006. This doctor's office is located on Ebenezer Road.

Sumter Regional Hospital, fifteen miles south of Ellaville in neighboring Sumter County, is classified as a general hospital licensed for 165 beds, although presently operating at the 130 bed level. The not-for-profit facility has an active medical staff of 42 doctors representing 19 specialties ranging from anesthesiology to urology. In addition, there is a courtesy/consulting staff of one dozen medical doctors. This hospital has an eleven county service area.

Flint River Community Hospital, twenty-one miles east of Ellaville in Montezuma is a fifty-bed medical/surgical facility of Paracelsus Healthcare Corporation. Available services include C.T. scan, mobile magnetic resonance scan, 24-hour emergency room, diagnostic radiology, ultrasound, mammography, clinical laboratory, respiratory therapy, and in-patient and out-patient surgery. Twenty staff physicians offer general and specialized care in general practice, internal medicine, podiatry, urology, gynecology, radiology, pathology, and ear, nose and throat.

The Schley County Department of Family and Children Services is located adjacent to the health department. Staff determine applicant eligibility for Aid to Families with Dependent Children, Medicaid for children and adults, food stamps, and the federal jobs program known as PEACH, positive employment and community help. Service delivery includes acting on reports of child neglect/abuse, abuse of exploited adults, foster care and adoption services, recruitment of foster parents, placement services (alternative living arrangements) for adults, homemaker services, battered women, emergency energy assistance, information and referral.

Assessment: Considering the fact that the community lacks the population base necessary to support a local hospital, the community appears to be well served with health care. The only local government involvement in any of these services is the county's financial contribution to the health department operating budget, and the provision of housing for the health department and Department of Family and Children Services (and EMS operations and housing).

The health department is conveniently located, adequately sized and facilities are in good condition. The original carpet (1988) is still in place and needs replacing, and the air conditioning unit needs replacement. The county reduced financial support for FY '06 because of budget constrains. Legislation was introduced into the 2006 session of the Georgia General Assembly to significantly reduce the state's share of health department budgets. The consequences of such an action, whether in the current or any future year, would be local government assumption of a much greater share of health department costs, or a significant reduction in service delivery through the local health department.

The Director of the Department of Family and Children Services reported the need for three additional staff members, and storage space. The additional staff could be accommodated in the existing facility, and storage space outside the DFCS office would be acceptable as long as it were readily accessible.

Recreation: An active, seven-member recreation authority with members appointed by the city and county employs a full-time recreation director. Organized sports activities include baseball, basketball, midget football and soccer. On a nine-acre tract in west-central Ellaville owned by the Board of Education, the recreation department supervises midget football and soccer for elementary grade play, and maintains a T-ball practice field. Basketball league play is hosted in an old school gymnasium one block off the downtown square. The department also supervises baseball on a T-ball field and 300' baseball field in east-central Ellaville.

The city provides two additional recreational sites; two tennis courts under lease from the Board of Education on West Oglethorpe Street, and Black/Edwards Park (2005) on Cora Drive. The park was opened in the early months of 2006, equipped with a playground, picnic tables and basketball court (non-regulation).

Cedar Creek Golf Club is a nine hole, member-only golf course on the northwest boundary of the county.

Assessment: Major recreation enhancements are needed in the community. Participation in some organized local programs has waned significantly because, (1) of the condition and lack of facilities, and (2) "open registration" offered by an adjoining county with a new recreation complex. To provide recreational opportunities for residents of all ages, and create a sense of community for the recent influx of new families, more facilities must be provided.

Current plans to develop a fifteen acre multi-use complex adjacent to an existing baseball field in east-central Ellaville should be pursued with diligence. The proposal addresses numerous recreational needs; regulation football/soccer field, lighted softball/baseball fields, walking/jogging track, children's playground, concessions, parking, etc. Serious consideration should be given to developing new access to the existing recreation field at a point on Ga. 228 approximately 300 feet east of Magnolia Drive, diverting "recreation" traffic from this residential street. This new access should link the existing field along its west boundary with the new complex at the west end of Clarence Way. These recommended street improvements will provide virtually direct north and south access from rerouted U.S. 19. The new complex will provide the opportunity to attract tournament play.

The old gymnasium floor is in the last days of usefulness for basketball. By or even before a replacement facility can be secured, regular play at this site may have to be cancelled.

General Government: Direction and oversight of county operations are provided by a five member, part-time board of commissioners. Four commissioners are elected for staggered terms by district; the chairman is elected at-large. Board members are responsible for eight employees and an annual operating budget of approximately \$1 million. A county administrator works at the pleasure of the commission implementing board policy. The county building inventory consists of the following:

Courthouse	Gymnasium
Courthouse Annex	EMS Building
Library	County Jail
Post Office	Old County Jail
Health Department	Extension Building
Family and Children Services	County Shop

A new senior citizens center opened in 1998 on Wilson Street, adjacent to Ellaville City Hall. Funding comes from the city, county, West Georgia Community Action Council, and donations. At this writing approximately twenty-five meals are prepared off site by the Middle Flint Council on Aging and served at noon each day at the senior center. An additional thirty-five meals are delivered to the home-bound throughout the community each day, also under contract with the Middle Flint Council on Aging. The center manager is generally the only staff person, and budgeted for hour hours a day, five days a week. One time funding in FY 2006 from an outside source was sufficient to provide an assistant for twenty hours a week. The center has a 25-passenger bus (2001) used communitywide as necessary to transport program participants lacking personal transportation. The vehicle is also used for occasion day trips to nursing homes in surrounding counties.

Ellaville is governed by a five member city council elected by district and mayor elected at-large. This elected body depends upon a city administrator to oversee implementation of local government policies, management of eighteen municipal employees and an annual operating budget of approximately \$1.5 million. The city's building inventory consists of city hall (Wilson Street), and the city shop (Hayes Avenue).

All city- and county-owned facilities are believed to be in compliance with the American's with Disabilities Act.

Assessment: The county's building inventory is in good physical condition, with the exception of the courthouse, gymnasium and old county jail. The number and level of services offered in the courthouse since its construction in 1900 increased to the extent that the county's general offices relocated to a renovated building (now the courthouse annex) two blocks away on Pecan Street. Nevertheless, a significant office space expansion is still needed in the courthouse, in addition to physical restoration. All offices in the courthouse are cramped; Tax Assessor, Probate Judge and Clerk of Superior Court. The courthouse is the major community landmark, and is listed on the National Register of Historic Places. It is important that this

structure be restored

The Post Office and DFCS both need additional space. The old gymnasium is very near the end of its useful economic life, and the old jail is deteriorated with little adaptive reuse potential.

City hall was constructed in the early 1950s. The city needs to initiate long-range planning for a larger/enlarged city hall.

Senior Citizen Center facilities are adequate for the foreseeable future. Additional program funding is needed for expanded programs and services.

Since services provided by local government are critical to the well-being of residents, it is important that local government facilities be protected, to the extent possible, from natural and man-made disasters. To the extent feasible, local government should retrofit existing facilities to “harden” them from the adverse effects of potential disasters, and incorporate pre-disaster mitigation planning into all development projects.

Education: In November, 1993, the community passed a school bond referendum to finance 60% of the cost of a new elementary school (grades 0-6). The state financed the balance of the \$3.5 million project. Construction of a 57,000 square foot elementary school facility began in the summer of 1995, on a 74 acre tract of land approximately one mile southeast of the Ellaville corporate limit. The first day of class in the new facility was 11-30-1996. Enrollment for the '05-'06 school term was 765.

For twenty-five school terms, 1975/76-1999/2000, Schley County was part of Tri-County High School, the first multi-county, secondary educational institution in the state. Tri-County High was located in southeast Marion County, approximately 3.5 miles beyond Schley's southwest boundary. Schley County students comprised approximately 25% of the 750 student enrollment. Although state law authorizing establishment of the multi-county school permitted representation from all three participating Boards of Education, only the host county had voting rights. Increasing disillusionment led to Schley County's withdrawal from the union at the end of the twenty-five year agreement, and construction of Schley County High School adjacent to the elementary school. Classes in the new high school started August 11, 2000. Enrollment for the '05-'06 school term in grades PreK-6 was 535.

The availability of a new high school (2000) and elementary school (1997) attracted the attention of parents of school-age children in surrounding counties who were dissatisfied with their (public and private) schools. A significant (in local terms) immigration of young families began. The system has been so popular to out-of-county parents that a ten-classroom-unit addition was made to the high school ('05-'06) for use beginning with the 2006-2007 term. Enrollment for the '05-'06 school term in grades 7-12 was 765.

Tuition students commute from four counties, and in the spring of 2006 account for 23% of total system enrollment. Sixty-six percent of system faculty commute from out-of-county.

South Georgia Technical College has been offering the GED (high school Graduate Equivalency Diploma) program in the community full-time since 1996. Classes are offered in a separate wing of the Senior Citizens Center on Wilson Street. Total student enrollment is relatively consistent, averaging 120 for the three fiscal years FY '03-'05. Two factors contributing to this enrollment level are that it is a requirement for some recipients of public assistance, and it is sometimes used in misdemeanor cases as an alternative sentence to community service. During this three year period the local program has averaged three GED graduates each year. Based on demand, South Georgia Tech also offers day and night basic and advanced computer classes in the Senior Citizens Center

Assessment:

The school system is highly regarded by residents as well as parents in neighboring communities. Students are performing well academically. All school facilities are relatively new and in good physical condition. Improved access from the frontage highway is needed.

Library and Cultural Facilities: The Schley County Public Library opened in 1979 on South Broad Street adjacent to the Post Office. At this writing there are over 18,000 books, videos and books on tape on the library shelves in the 2,200 square foot facility. With the new online library catalog, patrons can request books from the 218,500 items available on loan throughout the entire Lake Blackshear Regional Library System.⁹

The staff consists of two part-time employees who manage an annual circulation of 11,700 items in addition to presenting vacation reading programs, library tours and story times. The Schley County Public Library has 6 computers allowing patrons to access the Internet, and use various productivity software. The bookmobile from the regional library system visits residents of the community once a month.

The library is governed by an eight member board of trustees appointed by the three local funding agencies: the City of Ellaville, Schley County, and the Schley County Board of Education. Additional funding is provided by the state of Georgia.

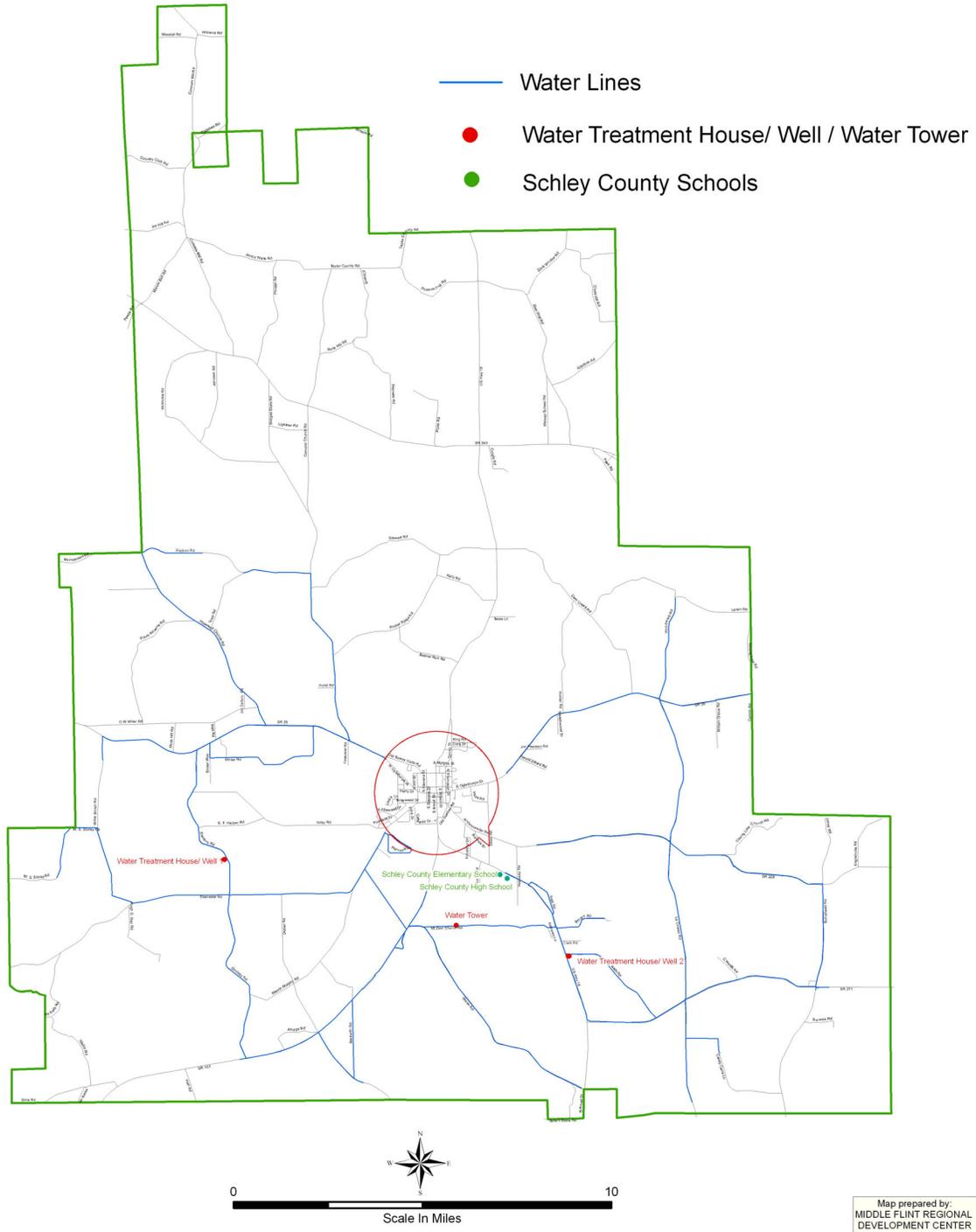
Assessment: Services and facilities are deemed to be adequate for the foreseeable future.

Cemetery: Ellaville owns and maintains a city cemetery on south Broad Street. Burials are average 10-12 annually. Additional acreage has been secured in recent years. City government subsidizes this service because plot sales do not cover total cemetery expenses.

Assessment: The city cemetery is very well maintained. However, this service requires greater subsidies from the municipal budget each year. Many of the decedents buried here in recent years had not been residents of either the city or county. The city is reluctant to perpetually expand municipal expense and liability for this service.

⁹ Lake Blackshear Regional Library System includes Crisp, Dooly, Schley and Sumter Counties.

Schley County Community Facilities



ECONOMIC DEVELOPMENT

The majority of working residents are employed in one of three industrial sectors, the same three which provided the majority of employment for residents of the adjoining counties, the larger Region, the state and nation between 1980 and 2000.

Despite a gradual erosion in number (-62) of workers, Manufacturing continues to be the sector of largest employment. Static employment (+7) in Retail Trade, simultaneous with an increase (25%) in the labor force resulted in loss of proportionate share and position as the second largest sector. The largest change among the thirteen industrial sectors occurred in Educational, Health and Social Services; where 128 additional jobs (70% of them during the '90s) made this the second largest sector. The 2000 Census (April 1) preceded opening of Schley County High School (Fall 2000), so faculty of the new school did not contribute to this

Employment by Industry				
Industry	Schley			Adjoining Counties
	1980	1990	2000	2000
Total Employed Civilian Population	1270	1504	1582	26,624
Agriculture, Forestry, Fishing, Hunting & Mining	7%	6%	6%	6%
Construction	6%	8%	8%	7%
Manufacturing	37%	31%	26%	22%
Wholesale Trade	3%	4%	4%	3%
Retail Trade	14%	13%	11%	11%
Transportation, Warehousing and Utilities	3%	7%	9%	5%
Information	NA	NA	0.6%	1%
Finance, Insurance & Real Estate	1%	3%	4%	3%
Professional, Scientific, Management, Administrative and Waste Management Services	1%	4%	3%	4%
Educational, Health and Social Services	11%	12%	17%	22%
Arts, Entertainment, Recreation, Accommodation and Food Services	5%	0.2%	2%	5%
Other Services	2%	6%	5%	5%
Public Administration	10%	7%	5%	6%

Source: Census data compiled by the Georgia Department of Community Affairs; computations by Middle Flint RDC

increase. Most of the additional jobs credited to this sector were created out-of-county. Despite the addition of 128 jobs in this one sector, aggregate share of employment credited to the three largest sectors deteriorated during the study period, from 62% to 54%. The major factor contributing to this decrease is found in the second largest change in industrial employment; 106 additional jobs in Transportation, Warehousing and Utilities. Again, the majority of these jobs were created out-of-county. Employment in the other ten sectors remains below ten percent.

Adjoining and Regional counties have maintained, in aggregate, more consistent majority employment in these three sectors (55%), but individual sector employment levels differ from Schley County. The community has maintained a higher concentration (five percentiles) in Manufacturing, while the adjoining counties and Region have a similarly higher concentration in Educational, Health and Social Services. Manufacturing and Retail Trade are the second and third largest employment sectors, respectively, in the surrounding area.

The 2000 Census statistics documented this same multi-sector hierarchy at the state level, but it constituted less than a majority (46%) of industrial sector employment. Nationwide, Education, Health and Social Services has also become the largest sector (2000), followed by Retail Trade and Manufacturing. In all jurisdictions, Education, Health and Social Services recorded a significant employment surge during the 1990s.

Projections based on the 1980-2000 trend and presented below suggest that by 2020 Education, Health and Social Services will replace Manufacturing as the community's largest employment sector. That point in time will be the second major transition in the community's economic history. The first occurred during the 1950s when Manufacturing replaced Agriculture as the major employment sector.

By 2025 Manufacturing is projected to become the second largest employer, only three percentiles above Transportation, Warehousing and Utilities (3rd largest). Retail Trade is projected to drop to a single-digit employment level, replaced by Construction (4th largest), with ten percent of the local civilian labor force.

Employment by Industry - Projections						
Schley County	2000	2005	2010	2015	2020	2025
Agriculture, Forestry, Fishing, Hunting and Mining	6%	5%	5%	5%	5%	5%
Construction	8%	9%	9%	9%	10%	10%
Manufacturing	26%	24%	22%	20%	18%	17%
Wholesale Trade	4%	4%	4%	4%	4%	5%
Retail Trade	11%	11%	10%	10%	10%	9%
Transportation, Warehousing, and Utilities	9%	11%	12%	13%	13%	14%
Information	0.6%	NA	NA	NA	NA	NA
Finance, Insurance, & Real Estate	4%	4%	4%	5%	5%	5%
Professional, Scientific, Management, Administrative, and Waste Management Services	3%	3%	4%	4%	4%	5%
Educational, Health and Social Services	17%	18%	19%	20%	21%	22%
Arts, Entertainment, Recreation, Accommodation and Food Services	2%	1%	1%	>1%	0	0
Other Services	5%	5%	6%	6%	7%	7%
Public Administration	5%	4%	3%	2%	2%	1%
Projections by Census Bureau/Middle Flint RDC						

The reader should note that data in the preceding tables represents jobs held by local residents (civilian labor force), not the number or distribution of jobs in the community. The following tables reveal that the majority of jobs held by local residents are located out-of-county. The Region experienced an increase in worker commuting during the '90s, and Schley recorded a disproportionately large increase. Historically, some of this is attributable to the transport of large numbers of portable buildings constructed locally, delivered to and set-up out-of-county. Such work-related travel is classified by the Census as commuting.

Cross-county Worker Commuting Patterns							
Local Civilian Labor Force	1980	1990			2000		
	Schley	Schley	Adjoining Counties	RDC	Schley	Adjoining Counties	RDC
Worked Outside County of Residence	40%	49%	25%	26%	59%	29%	30%
Source: U. S. Census							

The number of jobs available locally is not sufficient to employ even a majority of the resident, working population. The 2000 Census reported 1,214 people worked in Schley County; 640 were residents of the community and 574 lived in an adjoining or nearby county. The Census also reported that of the 1,566 working people who lived of Schley County, 640 worked in the community, and another 926 commuted to their jobs located elsewhere. Fifty-nine percent of employed residents commute out-of-county to their places of employment.

Worker Commuting Patterns - 2000					
Place of Employment	Place of Residence	Workers	Place of Residence	Place of Employment	Workers
Schley	Schley	640	Schley	Schley	640
Schley	Sumter	376	Schley	Sumter	560
Schley	Marion	64	Schley	Macon	79
Schley	Macon	29	Schley	Marion	57
Schley	Terrell	19	Schley	Muscogee	47
Schley	Other	86	Schley	Taylor	41
-	-	-	Schley	Dougherty	26
-	-	-	Schley	Peach	20
-	-	-	Schley	Other	96
	Total	1214		Total	1566

Source: U. S. Census

Some of this commuting is a matter of necessity, because there are not enough jobs in the community for all of the working residents, while others commute, no doubt, to realize employment preferences. In addition, more recently the spread between the number of jobs in the community and the size of the local labor force has widened. At the time of the 2000 Census, there were 350 more working residents of the community than jobs filled; an increase from fifty documented in 1980. Sumter County has been the point of origin and destination for more commuters than all other jurisdictions combined in 1980-1990-2000.

In the long term, this commuting pattern can be economically disadvantageous. Not only is much of the community's income being earned out-of-county, it is also being expended, along with sales taxes, out-of-county because of the lack of local retail opportunities. In addition, the largest development activity in the community is residential investment in the rural area. Property tax revenues from residential development are disproportionately smaller than the cost of providing local government services such development typically demands. Of 159 counties, only ±40 have higher property tax millage rates than Schley County.¹⁰ It is important to maintain a favorable balance between aggregate values of industrial and residential properties to better control property taxes. Additional employment-based economic development is needed to provide a balanced tax base, and employment opportunities for more of the highly-skilled local workforce.

The community exhibits higher labor force participation than the surrounding area, fueled by strong participation of male workers. In 1990 and 2000 the community's overall participation rate was two and four percentiles higher than in the adjoining counties and Region,

¹⁰ Georgia Department of Revenue

respectively, because male participation was four and nine percentiles higher, respectively. No explanation for this broad difference was found. Yet, the local rate lags overall (male and female combined) participation statewide by five percentiles (2000 Census). Not shown in the accompanying data, is a disproportionately higher local participation in the military; equivalent to 25% of the adjoining counties and accounting for 15% of the Region.

Employment Status								
Status	1980		1990		2000			
	Schley		Schley		Schley		Adjoining Counties	RDC
Persons 16 and Older	2383		2714		2788		-	-
Civilian Labor Force	1367	57%	1653	61%	1691	61%	57%	57%
Employed	1270		1504		1582		-	-
Unemployed	97		149		96		-	-
Rate	7.1		9.0		5.7		7.0	6.9%
Not In Labor Force	1016	43%	1061	9%	1097	39%	43%	43%

Source: Census data compiles by the Georgia Department of Community Affairs; computations by Middle Flint RDC

Census data presented in the preceding table reveals that at the time of the 2000 Census, the County unemployment rate was 1.2 -1.3 percentiles lower than the surrounding area. Data presented below shows that favorable rate is more than a one-time event. Annual unemployment data compiled by the Georgia Department of Labor reveals that over the ten year period (1996-2005), the community's unemployment rate has averaged at least 1.3 percentiles better (lower) than the surrounding area.

Annual Unemployment Rates										
Jurisdiction	2005	2004	2003	2002	2001	2000	1999	1998	1997	1996
Schley	6.5	5.6	5.5	4.5	4.9	4.4	4.6	5.3	6.3	6.4
Adjoining Counties	7.2	6.0	6.0	6.8	6.5	6.0	6.6	7.8	9.5	7.6
RDC	7.1	5.5	5.9	6.6	6.3	5.9	6.3	7.2	8.6	7.5

Source: Georgia Department of Labor, aggregate computations by Middle Flint RDC

Community aggregate, household income grew at a slower rate between 1990 and 2000 than in the surrounding area. The difference between local (60%) and Regional (68%) growth rates equated to approximately \$3M less in local household income.

Active income is defined in general terms as compensation received for current employment or work-related activity, while passive income has no relationship to current employment or work status. The following data indicates a greater local reliance on active income; Wage and Salary and Self Employment. The one exception to this is Self-Employment income in 1990, which was two percentiles lower than the surrounding area.

Household Personal Income by Type							
Income Type	1980	1990			2000		
	Schley	Schley	Adjoining Counties	RDC	Schley	Adjoining Counties	RDC
Total Income	\$16M	\$35M	\$511M	\$831M	\$56M	\$862M	\$1.4B
Wage or Salary	73%	75%	73%	72%	74%	71%	72%
Self-Employment	4%	6%	8%	8%	9%	7%	7%
Interest, Dividends or Net Rental	4%	5%	5%	5%	3%	6%	6%
Social Security	8%	7%	7%	7%	6%	7%	7%
Public Assistance	3%	2%	2%	2%	1%	2%	2%
Retirement	4%	4%	4%	4%	5%	6%	5%
Other Income	2%	2%	2%	2%	2%	2%	2%

Source: Census data compiled by Georgia Department of Community Affairs; aggregate computations by Middle Flint RDC

Recent changes in occupational classifications used by the Census hinder comparison across time. Limited comparative information can be gleaned from review of data from the three most recent censuses presented in the following table. The reader should be aware that occupational classification is descriptive of the employee, regardless of the place of employment. Hence, it is often an indicator of the skill-level of the workforce.

Employment by Occupation				
Occupation	1980	1990	2000	Occupation
Executive/Administrative/Managerial	4%	8%	26%	Management, Professional and Related
Professional	6%	9%	-	-
Technicians and Related	3%	4%	-	-
Sales	8%	8%	20%	Sales and Office
Administrative Support	13%	11%	-	-
Services	16%	11%	9%	Services
Farm, Forest & Fisheries	8%	6%	2%	Farming, Fishing, Forestry
Precision Production and Repair	15%	14%	14%	Construction, Extraction, and Maintenance
Machine Operators, Assemblers, & Inspectors	15%	12%	-	-
Transportation, Material Moving	7%	11%	28%	Production, Transportation and Material Moving
Handlers, Equipment Cleaners, Helpers, Laborers	5%	5%	-	-
Total Employment	1270	1504	1582	Total Employment

Source: U. S. Census

Review of 2000 Occupational data reveals that fully one-quarter of the local workforce is employed in Management, Professional, and Related occupations (26%). This is one of the better (if not best) paying categories, and at 26% (411) represents more jobs of this type than exist in the community. Hence, local per capita and household incomes are getting a boost from such out-of-county employment. In comparison with the Region, only one other county had a higher level of employment in this occupation.

The following average weekly wage data is reported on the basis of place of work, i.e., jobs located in Schley County, and is compiled from reports submitted by employers who are subject to Georgia's Employment Security Law. Hence, data for membership organizations, private households, and agriculture, forestry and fishing are not all-inclusive because many employers in these three categories are not covered by the Employment Security Law and thus do not report data to the Georgia Department of Labor. In addition, because law specifically protects the confidentiality of individual employers, data are not disclosed in a county when there are fewer than three establishments in an industry group and/or one establishment accounts for eighty percent or more of employment in the group.

Average Weekly Wages				
Industry	Schley			Adjoining Counties
	1989	1999	2003	2003
Construction	\$314	\$340	\$581	\$516
Manufacturing	\$325	\$466	\$498	\$587
Wholesale	\$294	\$527	\$426	\$449
Retail	\$164	\$260	\$488	\$522
Services	\$195	\$283	\$315	\$335
Federal Government	\$365	\$618	\$722	\$846
State Government	\$402	\$527	\$521	\$565
Local Government	\$244	\$334	\$513	\$472
All Industries	\$312	\$427	\$490	\$500

Source: Georgia Department of Labor

Comparison of 1989 wage data with the four adjoining counties (not shown) revealed that industry-by-industry, wages paid for jobs located in the community were among the lowest; ranking 4th or 5th in virtually every industry. Only one adjoining county had a lower average weekly wage for All Industries than the \$312 credited to Schley County. While comparisons among the various local industries improved by 1999, in aggregate, only one adjoining county had a lower weekly wage for All Industries. 2003 wage data reveals the local wages are higher in only the (small) Construction and Local Government categories. The same neighboring county again reported a lower average weekly wage than Schley in 2003.

The four largest employers, Cooper Lighting, TCI, Inc., Kings Custom Builders and the Board of Education, account for half of the jobs in the community.

Much of the commuting to work out-of-county is economically advantageous to the community. In general, jobs in the community are among the lowest paying in the Region; yet, between 1980 and 2000 the community recorded the greatest increase in per capita income of any county in the Region, and mean household income was higher (1990-2000) than the aggregate of the adjoining counties and Region.

The community is blessed with strong economic development leadership which, having a history of working with and supporting entrepreneurial talent, has an understanding of the needs of small and start-up business and industry.

A Development Corporation has been available for decades to assist with economic development needs of existing and prospective industry. The county has joined forces with adjoining Macon and Sumter Counties to create a three-county Joint Development Authority to strengthen business recruitment capabilities. Lacking the funds necessary to develop an independent comprehensive, digital, economic data base for aggressive industrial recruitment, this joint effort increases community visibility and ability to offer the support which may be needed by future industrial prospects.

The community has participated in a state administered Business Retention and Recruitment Program survey, and is using information gleaned from that survey to develop more support for entrepreneurs.

Space has been made available in the community on a permanent basis for adult literacy and GED classes offered by the nearby technical college. The college works closely with local business and industry in manpower training and development issues. Local employers have utilized the Workforce Investment Act to employ unskilled workers to gain on-the-job-training.

When necessary and appropriate, the community generates local financing needed to facilitate business and industrial development. When funding external to the community is needed, assistance is secured from the RDC and state agencies to pursue funding from regional, state and federal sources.

The community constructed new elementary (1997) and high (2000) schools which attracted the interest of parents of school-age children in adjoining counties. This stimulated a housing development boon as families have been seeking local residency for assurance of enrollment in the new school system

U. S. Highway 19 is currently being widened to four-lanes. This is the last segment of the 275 mile route between Atlanta and Tallahassee to be widened. Once roadway construction is completed some traffic from I-75 is expected to take this route through the heart of the community, increasing community access and exposure.

Expansion of Fort Benning's troop-training responsibilities as the results of military realignment, and Base Realignment and Closure (BRAC) decisions made in 2005/2006, could impact local development late in the current planning period. Schley County is on the eastern perimeter of the area expected, by 2010, to be the home of 30,000 additional soldiers and military family members, and construction and service workers attracted to the region by the promise of new employment opportunities. This development, impossible to quantify locally at this writing, could influence population and land use in the western reaches of the community.

NATURAL AND HISTORIC RESOURCES

Aquifer, Watershed, Wetlands and Floodplains: Approximately 13,000 square miles (23%) of Georgia's land surface have been identified as the area where the most significant recharge to aquifers occurs. Aquifers are subterranean soils or rocks that will yield water to wells. Recharge is the process by which precipitation, primarily in the form of rain, infiltrates soil and rock to add to the volume of water stored in pores and other openings within them. Significant recharge areas are regions likely to have the greatest vulnerability to pollution of groundwater from the surface and near surface activities of man.

Schley County overlies portions of three distinct aquifer systems, the Cretaceous-Tertiary, Claiborne, and Clayton. Ellaville overlies the Cretaceous-Tertiary System. Approximately 75% of the county's total area is considered to be among the most significant groundwater recharge area of Georgia (see map in rear of section).

Other research also reveals variation in the potential for groundwater pollution. Composite mapping of seven factors: depth to water, net recharge, aquifer media, soils, slope, impact of the vadose zone, and hydraulic conductivity yields a pollution susceptibility map which defines the general vulnerability of shallow aquifers to pollution from common land use practices. All of Ellaville and approximately 75% of the rural area have a "high" susceptibility to pollution. The boundary of this area is similar to that of the groundwater recharge map. The balance of the county has a medium susceptibility rating.

Pollution from sources located in areas of significant recharge/high pollution susceptibility increases the potential not only of polluting groundwater in the immediate vicinity of the site, but of adversely affecting the aquifer down gradient. Because groundwater flow rates are relatively slow in most aquifers, the effects of pollution may not appear for years in wells distant from the site of original contamination.

There are no water supply watersheds in Schley County or Ellaville; neither is the community located within a water supply watershed. Local water needs are met by wells placed in groundwater aquifers.

The U.S. Army Corps of Engineers and the U.S. Environmental Protection Agency jointly define wetlands as: "Those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas", and are important because of the role they play in a balanced ecosystem.

Some wetlands are not easily recognized because they are dry during part of the year. The Corps of Engineers considers three characteristics of wetlands when making wetland delineations; vegetation, soil and hydrology. There are over 5,000 plant types and 2,000 (hydric) soils common to wetlands. Hydrologic indicators of wetlands include presence of standing or flowing water on a site for seven or more consecutive days during the growing season, and soil that is water-logged.

The U.S. Clean Water Act requires a permit be secured prior to dredging or placing fill in a wetland, and prescribes severe penalties for anyone found guilty of violating terms and provisions of the Act. Under current law final authority for determination of whether an area is a wetland and whether a permit is required for the proposed development must be made by the U.S. Army Corps of Engineers. However, the Corps does defer some such decisions to a select few contractors pre-approved by the Corps.

The only existing source of wetland mapping (the National Wetlands Inventory) was used to prepare the accompanying wetland map of Ellaville. Based on this information approximately 2% (32 acres including the wastewater treatment facility) of the city's incorporated area (exclusive of the wastewater treatment pond) is wetland acreage. This should be considered a general guide to wetland location and a conservative estimation of actual acreage. On-site investigations must be made for definitive wetland delineation.

According to the same wetland mapping source the county has 5,500 acres designated as wetlands (5.4% of the total land area). The majority of this acreage is located adjacent to Buck Creek, its tributaries, and the other creeks, branches, and streams distributed throughout county (see map in rear of section).

The National Flood Insurance Program is a tax subsidized program designed to reduce future flood losses and provide flood insurance protection. Homeowner's insurance policies do not provide flood coverage. For property owners to purchase/secure flood insurance at a "reasonable" cost, the local government must adopt and enforce a floodplain management ordinance intended to reduce the potential for future flood losses. This protection can be available regardless of whether floodplains have been mapped in the community or whether any floodplains actually exist. Neither Ellaville nor Schley County has been mapped, but the city entered the program in October, 1994. Digital floodplain maps are currently scheduled to be prepared for the community in calendar year 2008.

Assessment: The community is environmentally sensitive, having displayed concern and (successful) opposition in the late 1980s to a commercial hazardous waste landfill proposed for development in an adjoining county.

Based on the 2000 Census, there are approximately 900 active septic tanks in unincorporated Schley County. Although there is no information detailing how many of these individual systems may have been improperly constructed over the years, or how many of the systems may now be malfunctioning, these tanks would seem to be the greatest threat to aquifer contamination in Schley County. This threat has not been quantified, however. This potential, plus the fact that approximately 75% of the county is a significant groundwater recharge area and is highly susceptible to pollution, makes compliance with chapter 391-3-16-.02, Rules for Environmental Planning Criteria and regulations governing on-site treatment of wastewater of the Georgia Department of Natural Resources all the more critical. These regulations are, enforced by the county health department, include minimum lot sizes for installation of septic tank/drain field systems serving new homes and mobile home parks. Minimum lot size is based on the specific site's pollution susceptibility.

Because of pollution susceptibility findings, the State's Environmental Planning Criteria also regulate synthetic liners and leachate collection systems in sanitary landfills, prohibits land disposal of hazardous wastes, regulate treatment, storage, and disposal of hazardous waste and handling of same, above-ground chemical or petroleum storage tanks, new agricultural waste impoundments, spray irrigation of wastewater and land application of wastewater sludge.

An unseen element of agricultural activity, past and present, is the underground fuel storage tank. Such underground facilities, regardless of use, are regulated by the Georgia Underground Storage Tank Act. Farm advocacy organizations educate members and aerial applicators, and the state issues permits to certified farm chemical applicators. In addition, irrigation systems which draw 100,000 gallons of water or more on any day are already regulated to prevent negative system pressure from introducing agriculture chemicals into the aquifer.

Generators of industrial wastewater usually seek plant sites from which raw sewage can be discharged into a municipal treatment system. Presently, there are not any industrial wastewater generators in the unincorporated area. The only known wastewater flow from such facilities is classified as domestic and is "treated" by septic tank.

A relatively small proportion of both jurisdictions' land area is classified as wetland. Any inquiries made of either local government concerning development in potential wetland areas will be referred to regulatory authorities. The community not only lacks the staff and technical resources needed to assist developers with wetland delineation, but lacks the authority to make an official determination.

Most developments which have occurred or are occurring in the rural area are regulated already by state and/or federal legislation. The local level of development has not reached the point at which the community feels threatened by environmental degradation. The community's highest level development is in Ellaville where a public water supply and wastewater treatment system greatly reduce the potential for pollution which would otherwise exist if each development in the city had an individual well and septic tank.

One action which is needed by the county is adoption of a floodplain ordinance. This would enable rural residents to purchase flood insurance coverage if they choose to do so. In fact, once the county is mapped for floodplains most, if not all, mortgages will require that construction proposed in a floodplain be performed in accordance with said ordinance. Otherwise, a mortgage will likely not be written for property in a floodplain if there is not a local floodplain ordinance. However, enforcement of such an ordinance would require an enforcement mechanism not presently in place.

Soil Types: The predominant soil type in Schley County is loamy sand (52% of total area). The three most common soil series comprising this type and their respective proportions of county area are Vacluse (24%), Orangeburg (21%), and Lucy (5%). The second most common soil type is sand, comprised entirely of Lakeland sand (25%).

Vacluse soils are common virtually throughout the county and most often found in relatively small, elongated, meandering concentrations. Orangeburg soils are most commonly found in relatively large concentrations in the southern half of the county. The City of Ellaville is comprised overwhelmingly of this soil series. Lakeland sand can be found in large tracts and is most prevalent in the north half of the county.

Soils have been previously rated on their respective abilities to support such general developments as dwellings, light industry, septic tank filter fields, local roads and streets, and recreational facilities. Three ratings categories have been used: slight, moderate and severe. Slight means soil properties are suitable for the stated use. A rating of moderate means the limitation can be mitigated or overcome by planning, design, or special maintenance. A rating of severe means the soil has one or more properties unfavorable for the stated use. The impediments to sound development on soil with severe limitations are usually difficult and costly to overcome.

With rare exception, loamy sand has slight limitations for each of the identified developments. The few exceptions are moderate limitations related to slope. The sandy soil has predominantly moderate limitations, also associated with slope, for most development. However, it has severe limitations for development as recreational sites because of its sandy surface layer.

Assessment: The predominant soil type is relatively well-suited to common types of physical development. Since Vacluse soil, which accounts for approximately one-fourth of the county's land area, has a severe limitation to septic tank filter fields, compliance with state environmental planning criteria, e.g., health department inspection and issuance of septic tank permits, assumes greater importance.

Steep Slopes: Steep slopes are defined as grades greater than 25%. The steepest grade in Schley County has been estimated at 17%, significantly below the definitional threshold.

Assessment: Regardless of slope, the Georgia Erosion and Sedimentation Control Act requires permits be issued prior to initiation of land-disturbing activities affecting 1.1 acres or more. Land-disturbing activities are defined as any activity that may result in soil erosion from water or wind and the movement of sediments onto lands within the state, including, but not limited to clearing, dredging, grading, excavating, transporting, and filling of land. There are exceptions, including farming and mining, which must comply with other statutes and regulations.

At this writing neither the city nor county have state-issued authority to issue land-disturbing activity permits. In absence of such a local designation any person planning a land-disturbing activity permit must, in accordance with current state law, apply to the Environmental Protection Division of the Georgia Department of Natural Resources for the required permit. Such a process is usually more time-consuming than applying to a local permit issuing authority.

Prime Agricultural and Forest Land: Prime farmland is defined by the U.S. Department of Agriculture as that land best suited to producing food, feed, forage, fiber, and oilseed crops. It produces the highest yields with minimal inputs of energy and money, and farming it results in the least damage to the environment. Prime farmland is important even in an urban setting because it typically possesses physical characteristics most conducive to non-agricultural development. Any particular site is classified as prime farmland on the basis of soil characteristics, not current land use.

Approximately 29,000 acres (28%) of the rural area satisfies the Agriculture Department's definition of prime farmland. This acreage is most heavily concentrated in the quadrant southeast of the city, along a narrow band roughly parallel to Ga. Hwy 26 traversing the full breadth of the county and narrow bands along Stephens and Dozier Roads (see map in rear of section). It is estimated that an additional 1100 acres, the south half of the City of Ellaville, also meets the definition. Approximately 21% of the state land area and 15% of the nation is classified as prime farmland.

According to the latest (1997), albeit dated, data available from the Georgia Forestry Commission, there were 78,000 acres of forest land in Schley County; a three thousand acre increase over 1989 and eight thousand more than in 1982. This most current acreage covered approximately 73% of the county. The major forest-type groups were Loblolly-shortleaf (51%), Oak-pine (28%). Individuals accounted for ownership of 79% of the timberland; the forestry industry was credited with the 21% balance

Assessment: Development pressures foreseen in the community's previous comprehensive plan have, at this writing, become a development trend. Continuation of residential development in the south half of the county poses a threat to the greatest concentration of prime farmland in the community. Some acreage is being converted from cultivation to silviculture, but this does not pose a threat to the loss of this natural resource.

For years, the greatest cross-county commuting has occurred across the community's south boundary. The highly regarded local school system has increased the level of commuting as the majority of tuition students travel from the south to school each day. The area between these neighboring cities is becoming more attractive to residential development. Zoning enforcement in the neighboring jurisdiction to the south can also be expected to influence some development decisions in an area where no such development controls currently exist.

Timberland is also a valuable resource in the community, contributing to the economy and quality of life. There is no perceived development or economically-induced threats to this resource within the current planning horizon, however.

Plant and Animal Habitat: The following "species of special concern" have been documented present in the community.

Special Concern Species					
Animals					
Name	Habitat	Global Rank	State Rank	Federal Status	State Status
<i>Etheostoma swaini</i> Gulf Darter	Small to medium streams with moderate current over substrates of sand and detritus	G5 - Demonstrably secure globally	S3 - Rare or uncommon in state (on the order of 21 to 100 occurrences).	-	-
<i>Ichthyomyzon gagei</i> Southern Brook Lamprey	Creeks to small rivers with sand or sand and gravel substrate	G5 - Demonstrably secure globally	S3 - Rare or uncommon in state (on the order of 21 to 100 occurrences).	-	-
<i>Lepisosteus oculatus</i> Spotted Gar	Weedy areas of clear backwaters and oxbow lakes	G5 - Demonstrably secure globally	S1 - Critically imperiled in state because of extreme rarity (5 or fewer occurrences).	-	-
Plants					
<i>Chamaecyparis thyoides</i> Atlantic White-cedar	Atlantic white cedar swamps; wet meadows	G3 - Rare and local throughout range or in a special habitat or narrowly endemic (on the order of 21 to 100 occurrences).	S2 - Imperiled in state because of rarity (6 to 20 occurrences).	(PS) "partial status" - status in only a portion of the species' range. Typically indicated in a "full" species record where an infra-specific taxon or population has U.S. ESA status, but the entire species does not.	E - endangered. A species which is in danger of extinction throughout all or part of its range
<i>Myriophyllum laxum</i> Lax Water-milfoil	Bluehole spring runs; shallow, sandy, swift-flowing creeks; clear, cool ponds	G3 - Rare and local throughout range or in a special habitat or narrowly endemic (on the order of 21 to 100 occurrences).	S2 S3 - Imperiled in state because of rarity (6 to 20 occurrences). Rare or uncommon in state (on the order of 21 to 100 occurrences).	-	-
<i>Pityopsis pinifolia</i> Sandhill Golden-aster	Sandhills near fall line	G4 - Apparently secure globally (of no immediate conservation concern).	S2 - Imperiled in state because of rarity (6 to 20 occurrences).	-	T - threatened. A species which is likely to become an endangered species in the foreseeable future throughout all or parts of its range.

<p><i>Ptilimnium nodosum</i></p> <p>Harperella</p>	<p>Granite outcrop seeps; shallow seasonal ponds in limesink depressions</p>	<p>G2 - Imperiled globally because of rarity (6 to 20 occurrences).</p>	<p>S1 - Critically imperiled in state because of extreme rarity (5 or fewer occurrences).</p>	<p>LE - endangered. The most critically imperiled species may become extinct or disappear from a significant part of its range if not immediately protected.</p>	<p>E - endangered. A species which is in danger of extinction throughout all or part of its range</p>
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Assessment: If in the process of issuing building permits or reviewing zoning applications city personnel become suspicious that any potential development may impact any special natural resource, the city should refer the developer to appropriate state regulatory or technical authorities. The only regulatory control in the unincorporated area is county issuance of building permits; there is not an inspection program. Consequently, there is not an organizational structure to review the potential impacts proposed developments may have on special plants and/or animals. Such a review should be incorporated into enforcement of any development standards ordinance or inspection system which the county may adopt.

Parks and Recreational Areas: The Cedar Creek Golf and Country Club is located in the northwest extremity of Schley County, eleven miles from Ellaville. This nine hole golf course is patronized by residents of nearby counties.

In the mid-1980s the Georgia Department of Natural Resources began surveying sites within commuting distance of the state's metropolitan populations for possible development as public fishing areas. Five potential sites of 100+ acres were identified in Schley County and ranked (in 1987) as follows:

Rice Creek (#1) This 141 acre site is ranked best in the county because: (1) it has the smallest amount of shallow water, less than 13% is less than or equal to 4 feet deep; (2) is located within a 40 mile radius of county seats (Columbus and Perry) in two deficit regions, and three miles from Ellaville; (3) it will have a cheap construction cost of 324 cubic yards/acre; (4) has good access; and (5) only has five land owners with no ponds in the pool or watershed area. Fifty percent of the watershed is in row crops and 50% is in woodlands.

Little Muckalee Creek (#2) This 110 acre site ranked second because: (1) it is located within a 40 mile radius of the county seats (Columbus and Perry) in two deficit regions, and one mile from Ellaville; (2) has good access; and (3) will have a reasonable construction cost of 451 cubic yards/acre. According to Georgia Power personnel there are two transmission lines (500 Kv and 230 Kv) that pass through the pool area at this site. Each line has one H-frame steel tower structure and guy wires located at 473 and 477 feet MSL that would be flooded at full pool [480 feet MSL]. Movement or elevation of these lines would be expensive, but could be accomplished. This site has two ponds in the watershed and seven land owners. Fifty percent of the watershed is in row crops, 50% is in woodlands and 20% of the water volume at this site would be less than/equal to 4 feet deep.

Unnamed tributary of Muckalee Creek (#3) This 101 acre site is ranked third in the county because: (1) it is located approximately 45 miles from Perry, 35 miles from Columbus, 19 miles from Americus, and six miles from Ellaville; and (2) will have a reasonable construction cost of 432 cubic yards/acre. This site has good access, and 17% of its water volume will be less than/equal to 4 feet deep. There are six land owners at this site and two ponds in the watershed. Forty percent of the watershed is in row crops and 60% is in woodlands.

Unnamed tributary of Buck Creek (#4) This 101 acre site is ranked fourth because: (1) it is located approximately 55 miles from Macon, 42 miles from Columbus, 40 miles from Perry, 21 miles from Americus, and five miles from Ellaville; and (2) has good access. With five land owners, this would be the most expensive site in the county to construct at 987 cubic yards fill/acre. This site would flood paved county road #62 that has two, 12 foot I.D. culverts in place carrying 10-20 trips/day. There are five land owners at this site and no pond in the watershed. Fifty percent of the watershed is in row crops, 50% woodlands and 17% of its water volume will be less than/equal to four feet deep.

Galey Creek (#5) This 165 acre site ranks fifth because: (1) there is a housing subdivision being developed just east of Mt. Zion church; (2) there are five land owners (one is currently sub-dividing lots) at this site; (3) this site would flood county road #113 in two places and there are three 36 inch I.D. culverts in place carrying 10-20 trips/day, with more anticipated in the near future; (4) there are four ponds in the watershed; and (5) will have a great deal of shallow water with less than 19% less than/equal to four feet deep. If acquired, this site will have the cheapest dam construction cost in the county at 289 cubic yards/acre, and is located approximately 41 miles from Columbus, 39 miles from Perry, 12 miles from Americus, and two miles from Ellaville. Eighty percent of the watershed is in woodlands, 10% is in peach orchards, 5% is in row crops, and 5% urban (no sewage) run-off.

Assessment: Development of one or more of these sites as public fishing areas could make the community more attractive to prospective residents, and help stimulate the local economy. The community should consider pursuing the concept of a public fishing area.

Historic Resources: Historic resources are buildings, sites, districts, objects or structures associated with events or persons significant in our past, or embody unique or distinctive construction or artistic value, or have yielded or are likely to yield information important in prehistory or history. Such resources must generally be at least fifty years of age to be considered historically significant.

A comprehensive historic resource survey is the primary means of identifying and documenting the surviving historic resources of the community. The resulting documentation forms the basis from which individual historic sites may be identified and districts delineated. The value of these resources to the local (and larger) community can be defined by, among other ways, nominating said resource(s) and district(s) to the National Register of Historic Places. Such designations contribute toward heightened public awareness of history, an enhanced interest in heritage education and tourism development.

A comprehensive historic resource survey, completed in September, 1995, identified 314 historic resources throughout Schley County; 167 in the city and 147 in the rural area. Construction form ranged from double pen to shotgun; style ranged from Greek Revival to Craftsman. By definition, essentially all of these resources are eligible for listing on the National Register of Historic Places, either individually or as contributing members of a district.

There are some financial incentives available to owners of historic properties who rehabilitate them in strict compliance with preservation guidelines: state property tax abatement and federal tax credit to private owners, and limited grant assistance to nonprofit organizations for planning and rehabilitation of the resource.

One local resource is already listed on the National and State Registers of Historic Places, the Schley County courthouse. This resource was listed in September, 1980 (national reference number 80001230). A plaque on the site is inscribed as follows:

This county, created by act of the legislature December 22, 1857, is named for William Schley, member of Congress 1833-35 and Governor 1835-37. Ellaville is named for Ella Burton, daughter of Robert Burton, who sold the land for the townsite. Nearby Pond Town was settled in 1812.

First county officers were: Ordinary Wm. J. May, Clerk Hiram L. French, Sheriff A.J. Womach, Tax Receiver Henry Scarborough, Tax Collector Henry D. Holt, Coroner Ben T. Smith, Representative Seaborn Hixon, State Senator Charles Edwards, Inferior Court Judges Johnson Springer, Jas Murray, Robt. Burton, G.W. Johnson, R. W. Wilkinson.

The only other historic marker in the community identifies the site of Pond Town. Its inscription reads as follows:

Pond Town, named for its proximity to several ponds, had beginnings as a relay station for the stagecoach line which ran from Hamburg to Preston. Some say white men were living in the area as early as 1808, certainly by 1812.

Located on the border between Sumter and Marion Counties, Pond Town became a lively little community with horse racing and whiskey drinking as favorite amusements. A post office was established in 1833 with Lovett B. Smith as postmaster.

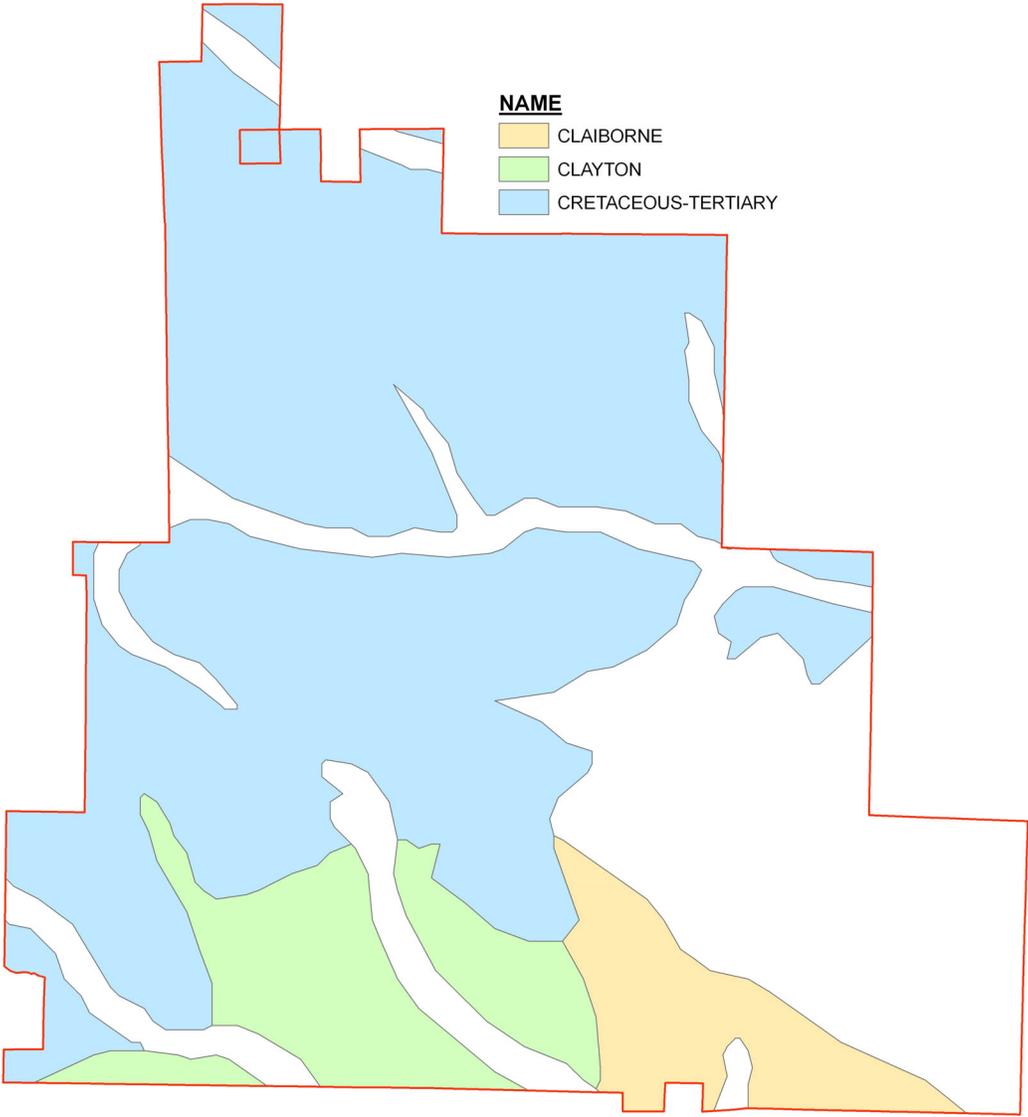
In 1840 there was a migration of some 20 families to Mississippi which almost depopulated Pond Town. At this date there was as yet no church building. A Baptist congregation was organized in 1843.

Schley County was formed in 1857 and a central site chosen for the county seat. This site, Ellaville, was 1/2 mile north of Pond Town. Ellaville's charter in 1859 effectively sealed Pond Town's fate, and several families moved their houses to the new site.

Today the site of Pond Town is occupied by the city cemetery.

Assessment: The communities' only comprehensive historic resource field survey identified the number and location of surviving properties, but survey findings were not compiled into a formal written report. This survey needs to be updated. There is the potential for National Register nomination(s) of downtown Ellaville and at least one adjoining residential neighborhood into separate districts or a multi-resource district. Expressed as a percentage of surviving resources, the greatest threat to surviving, historically significant sites and structures is neglect and deterioration. There is not presently any preservation activity in the community.

Schley County Significant Ground Water Recharge Areas



NAME

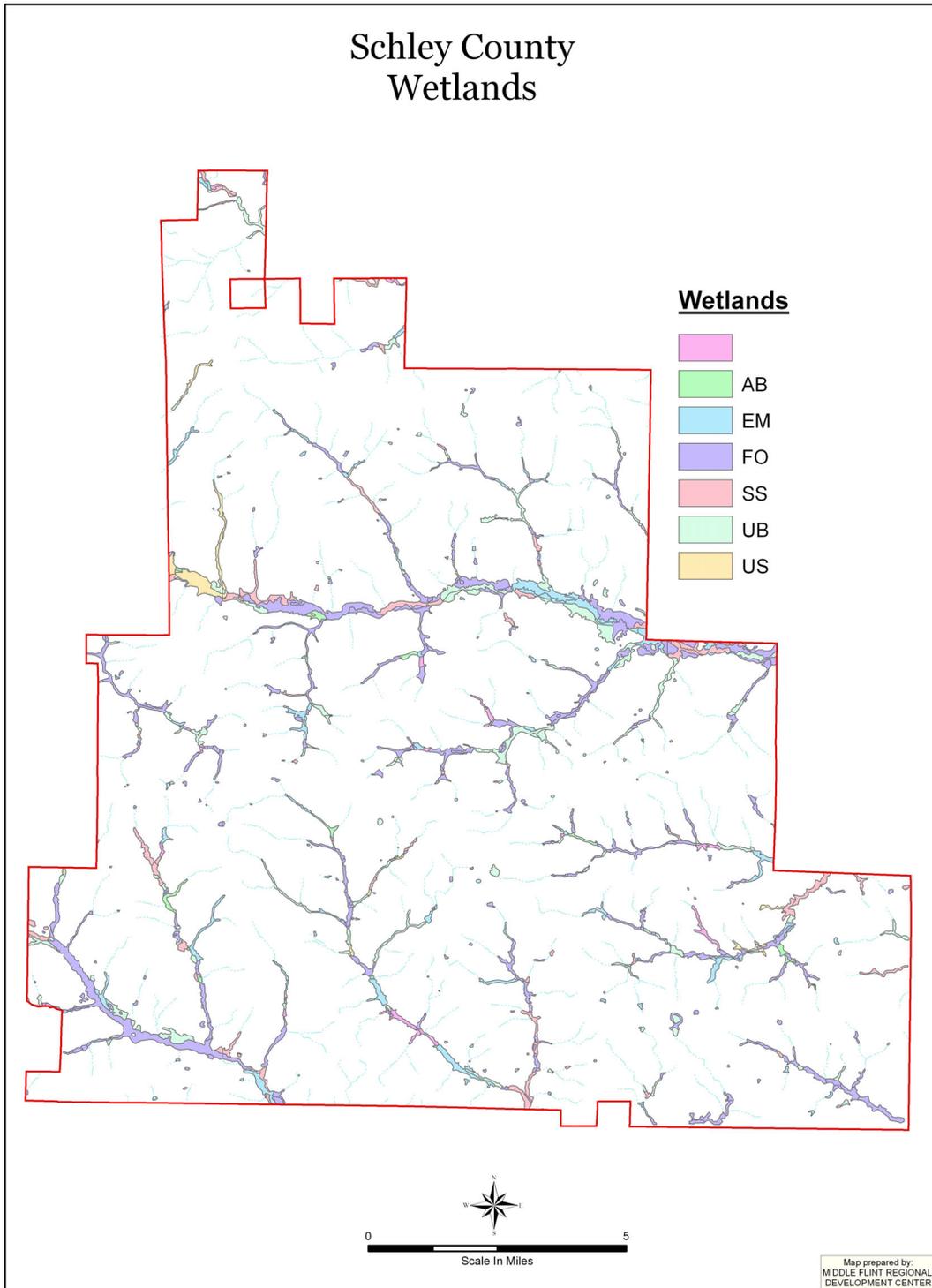
- CLAIBORNE
- CLAYTON
- CRETACEOUS-TERTIARY



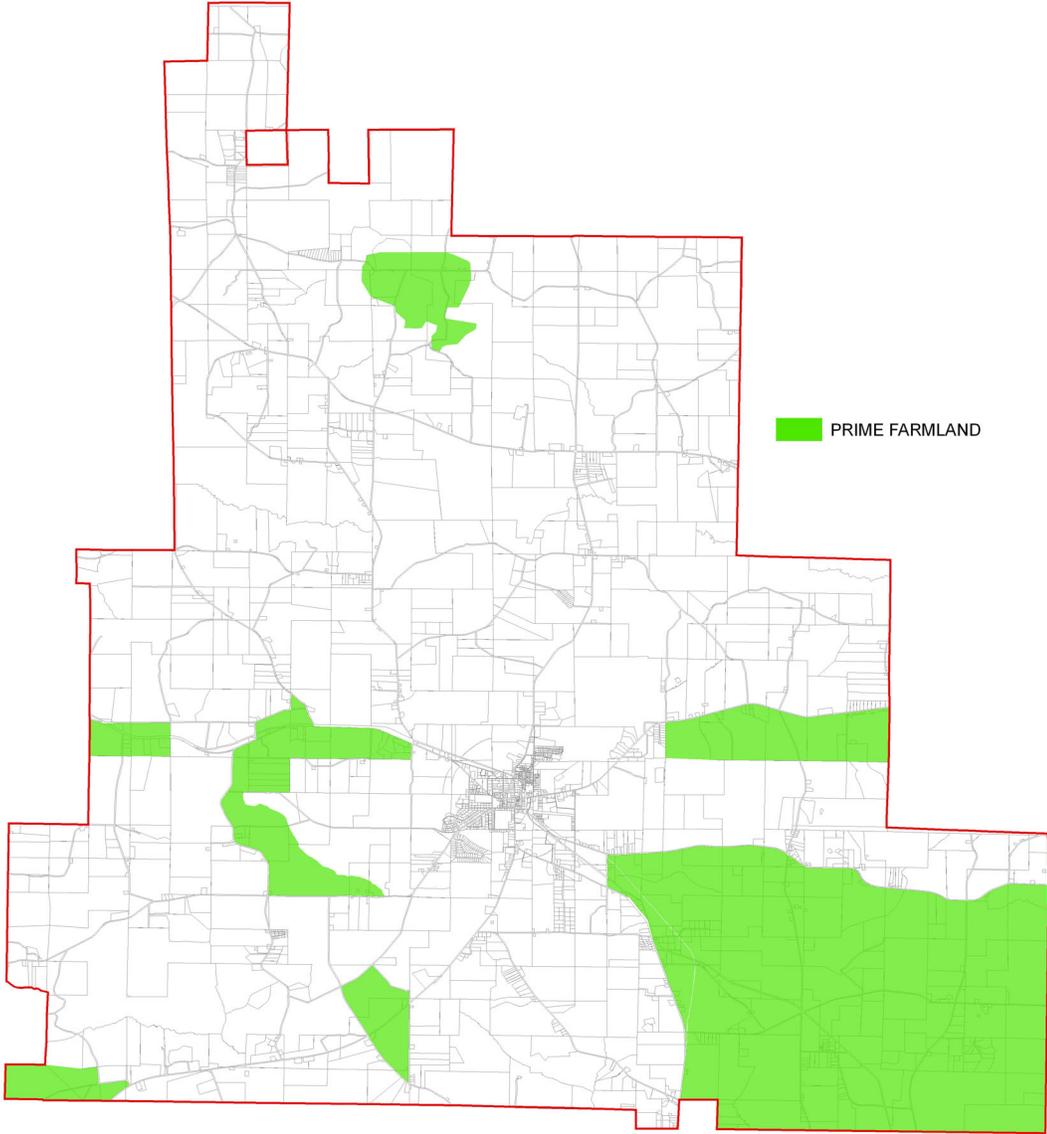
0 5
Scale in Miles

Map prepared by:
MIDDLE FLINT REGIONAL
DEVELOPMENT CENTER

Schley County Wetlands



Schley County Prime Farmland



PRIME FARMLAND



0 5
Scale In Miles

Map prepared by:
MIDDLE FLINT REGIONAL
DEVELOPMENT CENTER

Transportation

Road Network

Schley County is crisscrossed by 389 miles of public roadway, 77% of which are paved; the same paved rate as for roadways statewide. In the four adjoining counties and eight-county Region the paved rates for all public roadways are 74% and 73%, respectively. The paved rate of county roads, routes over which county government has jurisdiction is 66%; 60% in the adjoining counties and larger Region.

Four percent (16 miles) of the community's total road network is in the corporate limits of Ellaville; 92% is paved. Ellaville lags the paved rate of all routes in Georgia's cities by four percentiles, a local shortfall equivalent to .9 mile. For that portion of the street network over which the city has jurisdiction (city streets), Ellaville lags the paving rate among Georgia's cities by nine percentiles (87%-96%), equivalent to a shortfall of 1.1 mile.

The two most heavily traveled corridors, U.S. 19 (N-S) and Ga. 26 (E-W) are designated (STAA) routes for twin-trailer transport trucks.

TRANSPORTATION NETWORK (in miles)

JURISDICTION	ROUTE	PAVED	UNPAVED	TOTAL
SCHLEY	State	116.02	0.00	116.02
	County	167.27	87.76	257.03
	City	14.61	1.39*	16.00
	Total	299.90	89.15	389.05
ELLAVILLE	State	5.37	0.00	5.37
	County	4.06	0.14	4.20
	City	10.45	1.57*	12.02
	Total	19.88	1.71	21.59
RURAL	State	110.65	0.00	110.65
	County	165.21	87.62	252.83
	City	4.16	-	3.98
	Total	280.02	87.44	367.46

* as reported

Source: Georgia Department of Transportation 12/31/2004; 1DPP 452-PDS, 1DPP 449-PDS

Rural network is the difference between city and county totals.

There are sixteen bridges in the county, all spanning narrow creeks. These structures are in good physical condition; only one is scheduled for improvement. The bridge at SR 153 and Little Muckalee Creek is scheduled for replacement in 2008 at a cost of \$1.1M.

Two of these structures span Buck Creek on Concord Church Road and U.S. 19, and provide the only access to the northern third of Schley County. This portion of the community is heavily forested and sparsely developed. Buck Creek constitutes the largest concentration, and broadest expanse of wetland in the community. If either structure were to become impassable, traffic would be diverted to the other, assuming it were passable, or several miles out-of-county to gain access to the county seat. Otherwise, connectivity is not an issue in this sparsely developed community.

The only traffic signal in the community is a stop light on the downtown square at the (current) intersection of U.S. 19 and Ga. 26.¹¹ The highest documented traffic count in the community is immediately south of this intersection; 6,700 vehicles per day (2004 data). From this point south the traffic volume decreases (6,200 near the city cemetery, 4,350 at the school, 4,200 south of the Heath Road/U.S. 19 intersection). Rerouting U.S. 19 to the city's eastern perimeter will eliminate the mix of through-traffic and local school traffic which converges twice daily approximately one mile south of Ellaville's southern city limits. This is the most (and only significant) traffic-congested site in the community. Additional ingress/egress is needed at the school.

Signage is not an issue in this small community.

Transportation Modes

Sidewalk is present in much of the older residential neighborhoods of Ellaville; west-central, north-central and northeast, and all are connected by sidewalk to downtown. As the community became more prosperous, housing developed further from the city core, residents became more enamored with the convenience of the personal vehicle, and less demand and interest was placed on pedestrian facilities.

There are not any bicycle paths in the community. Rerouting U.S. 19, which currently bisects Ellaville, to the eastern perimeter of the city provides a reasonable opportunity to develop a system of bike paths connecting more residential areas with downtown and recreation sites in east-central and west-central Ellaville.

The county operated a rural transit system in the mid 1980s. Patronage was not sufficient to cover operating expenses of the countywide service and it was terminated after two years. The nearest resemblance to a transit service today is the bus operated by the senior citizens center solely for the benefit of program participants. The 2000 Census reported 19% of Ellaville households do not have a vehicle (11% countywide). The feasibility of offering transit service to such a small population base should be investigated.

Commercial passenger bus service was terminated in 1994. Patronage on the segment of U.S. 19 between Thomaston and Americus had reached such a low level Greyhound diverted service to other existing routes.

Parking

Parking is considered to be adequate for the current volume of traffic. However; a successful downtown redevelopment program could result in the need for additional parking.

The former mobile home manufacturing plants used large parking lots to prepare completed units for transport to dealers. These lots are still present, and one of these large expanses of deteriorated asphalt abuts a main thoroughfare, South Broad Street. This material does have some salvage value, and if removed the site could be grassed for aesthetics or grassed and marketed by the owner as an industrial out-parcel.

¹¹ A caution light is ½ mile north of this site at intersection of U.S. 19 and the railroad

Industrial Transportation

In 1995 CSX Transportation leased to Georgia Southwestern Railroad local trackage. There is a fifteen mile segment of rail in the community, crossing the county generally in a west-southeast direction. Two and one-half miles of this track are within the corporate limits of Ellaville where there are industrial sites with rail access (rail spurs). There are no rail freight destination points in the community, but agricultural products are shipped from a local grain elevator located in the city.

Railroad service is important for any community desiring to expand its industrial base. The decline of freight traffic on the rail line through Schley County gives the community cause for concern. Over the past thirty years railroads have abandoned hundreds of miles of trackage in Georgia because they were unprofitable for the owner. A similar amount was acquired/leased by shortline railroads before being abandoned by the larger owners. Shortline operations are often an intermediate step to abandonment because trackage profitability is often more a function of line location than ownership or management.

With the exception of highway freight carriers who service the community, there are not any other modes of heavy or industrial transportation.

Intergovernmental Coordination

Local government does not have a formal mechanism for coordination, regular contact or planning or service agreements with local public/developmental entities or neighboring jurisdictions. The Region remains so rural and undeveloped, that peripheral impacts of development activities have, to date, been rare. The most frequent contact between the jurisdictions is through representatives appointed to the RDC Board of Directors which convenes monthly. When issues of joint concern have arisen, cooperation between the affected parties has resulted in very successful outcomes.

The county has negotiated an agreement with neighboring Sumter County to extend rural water service across their mutual boundary. Schley County has worked with Macon and Sumter Counties to create the Schley-Sumter-Macon Counties Joint Development Authority to promote economic development in the three counties. Schley worked very successfully with six other counties developing and placing on-line the locally housed regional E-911 center, which manages the largest E-911 service area (seven counties) in the state. This emergency response service is an extension of previously existing, formal, fire protection agreements between Schley and the adjoining counties.

Ellaville City Council sits as the city-owned electrical authority. There is not a water, sanitary sewer or downtown development authority. The city and county appoint representatives to the joint Recreation Authority, but meetings between the elected bodies and Authority occur only as-needed. Neither are there any regular meetings between the Board of Education and local government. There is only one school system in the community, and the presence of new facilities limits the potential for development impacts.

There has been one unsuccessful referendum for city/county consolidation; the issue failed for lack of support from residents of the unincorporated area. The community should again consider the benefits of forming a consolidated local government.

Compliance with Rules for Environmental Planning Criteria

Since development is so limited, the community is waiting for the state to complete revisions to Part V Environmental Planning Criteria before adopting the related ordinances.

Analysis of Consistency with Service Delivery Strategy

Review of the existing Service Delivery Strategy is near completion.

Appendix

COMMUNITY ASSESSMENT OF ISSUES AND OPPORTUNITIES

Population

The community is expecting greater levels of population growth than has been documented by recent decennial censuses. Developments since 2000; (1) in the local school system, (2) current widening of a U.S. highway to four lanes, and (3) possible residential spill-over from expansion of a major military base nearby have the potential of stimulating economic development and population growth.

Absent enforcement of a state or national policy addressing illegal immigration, ethnic diversity of the community will continue to increase. A local health care giver in contact with this segment of the population estimated only ten percent of the Hispanics present in the community are documented. Despite the presence of various Spanish dialects, to date, no “problems” with language barriers have been noted. The anticipated increasing presence is expected to be gradual enough that any revisions to schools or public service delivery can be accommodated without significant difficulty. The community should continue to offer English Literacy Programs.

Recent censuses have documented a significant increase in the number of older workers. The longer term impact could be increasing demand for housing and living assistance and social service needs.

The community is on at least equal footing in educational attainment with surrounding jurisdictions. A smaller proportion of local residents lack a high school education than residents of adjoining counties. Performance at the post-secondary education level is par for the Region.

Between 1980 and 2000 residents of the community recorded the greatest increase in per capita income in the eight county Region. The community’s mean household income also compares favorably relative to the surrounding jurisdictions. In 1990, two neighboring counties reported average incomes lower than Schley; two were higher. There was a \$2,800 difference between Schley and the lowest; only \$600 difference between Schley and the highest average. By the time of the 2000 Census, three counties recorded lower averages than Schley. The income spread between Schley and the lowest was \$5,900; \$1800 separated Schley from the highest average household income. The increase in income during this period was less than 40% for three adjoining counties, 46% for Schley and 52% for the other adjoining jurisdiction.

Housing

There is an inadequate mix of housing types in the community. Housing is overwhelmingly owner-occupied and single-family. Whereas the owner-occupied rate statewide is 68% (2000 Census), the rate is 76% throughout the county. The city recorded a 63% rate; leaving an 87% homeowner rate in the rural area.

The only multi-family housing is subsidized. The only new housing being developed is by homeowners in the rural area. There is need for additional housing options in all markets.

The community can not maintain a mix of uses, like corner groceries, barbershops, or drugstores within easy walking distance of residences. With a population of only 1,600, Ellaville is not large enough to support neighborhood businesses. The local economy is such that the few retail establishments that do exist need patronage of the entire community to survive. The city's only grocery, pharmacy, hardware, flower/gift shop, laundromat, dry cleaner, etc. must cater to the needs of, and be convenient to the entire community. Hence, they are concentrated in a conventional central business district. To be distributed throughout "neighborhoods" would either result in business failure, or generate unwanted and unsafe vehicular traffic in residential areas. The only school in the community must also be accessible to all.

The only potential special needs housing that could be identified is for the elderly; assisted care/nursing home.

The existing housing stock is affordable, but needs to be supplemented. Available, vacant housing is typically less desirable or substandard. The local homeowner vacancy rate is one percent, while the community's renter vacancy rate is a couple percentiles below the state, within Ellaville, four percentiles lower (2000 Census).

With the exception of creating an authority to address the need for assisted housing, local government has not taken an activist role in promoting housing. Housing development has, and remains, a function of the private sector. There is not a local homebuyer education program. One charitable housing organization is working on a very small scale in the community.

The city has recently initiated a major effort at removing violations of housing and nuisance codes. Enforcement is needed to remove substandard housing from the community.

Community Facilities and Services

The community has an attractive community facility infrastructure with excess capacity, and is well positioned to accommodate the development needs of the future with limited, additional fiscal exposure.

Essential utility services, including electric, serve the entire city, and the county is pursuing construction of the second phase of a rural water system.

The size of the community and past level of growth have not warranted broad-scale government policies and regulations to manage development. Heretofore, there has been little, if any, need for policies encouraging infill development, concentrated development and redevelopment. Current prospects for growth; however, warrant careful reconsideration of the laissez faire approach of the past. Installation of the rural water system, in absence of any land development controls, will promote random development. The rerouting of U.S. 19 to the east periphery of the city limits has the potential of stimulating sprawl-type development if appropriate land use controls are not developed and implemented.

Community leaders have historically planned well for community facility needs of residents, and have positioned the community to accommodate growth.

For the efficiency of local government operations, community leaders will need to overcome local preference for residential “sprawl” type development.

Economic Development

Although Manufacturing’s relative share of employment declined 1980-2000 (37% to 26%), it continues to be the community’s largest employment sector. The 2000 Census documented sixty fewer manufacturing jobs at the end of this twenty-year period. This sector has maintained an attractive level of diversity which helps protect the community from cyclical downturns that can be devastating to an economy overly reliant on any one industrial sector. The majority of local Manufacturing employment is distributed in roughly equal shares among three distinct industrial markets; electrical wiring and fixtures, modular/mobile offices, and powdered coatings.

The local economy is heavily reliant on diverse, entrepreneurial, “home-grown” businesses. Approximately half of Manufacturing jobs currently in the community are provided by local start-up entities. Schley has been spared the adverse, long-term impacts of economic downturns experienced in most comparably-sized communities because of this characteristic. The community quickly rebounded after the demise of the local mobile home industry in the late 1980s, a sector which comprised almost 75% of local industrial employment at the time. It is the community’s industrial employment which comprises the market for local retailers and service providers. Since the vast majority of local business owners originated in the community, they understand their economic interdependence, and through chamber and development authority activity keep abreast of changing needs in support and assistance. Consequently, local chamber and development authority activity is steeped in support of the entrepreneurial spirit, small business assistance and business retention.

Schley joined forces with adjoining Macon and Sumter Counties to create a three-county Joint Development Authority to strengthen business recruitment capabilities. Lacking the funds necessary to develop an independent, comprehensive, digital information system digital data base for aggressive industrial recruitment, this joint effort increases community visibility and ability to offer the support which may be needed by future industrial prospects. That same year the community participated in a state administered Business Retention and Recruitment Program survey

On balance, employment in the community has historically been stable with low level expansion. As some local start-ups have ceased operations, other existing employers have expanded employment to make up for plant closures. The net effect has been a very gradual increase in jobs in the community. After the advent of King’s Custom Builders and MWS (Cooper Lighting) in the 1980s, the two combined for a net increase of ±100 jobs by 2005. Between the beginning of operations in the 1990s and 2005, New Heights, TCI and Wrap-it generated a net increase of ±125 jobs. The community did not attract any new employers of significant size (1995-2005). The number of jobs in the community increased by ±315 between 1980 and 2000; equivalent to approximately 1.3 jobs per month.

The community has a strategic, economic plan, and has consulted with personnel of state agencies to determine the best methods of implementation. The chamber of commerce is instituting an entrepreneurial program aimed at facilitating development of local start-up enterprises. The community has a very successful history of this type development; the major difference now being the formality of the program and solicitation of technical assistance from state-level economic developers. The diversity this type development brings to the economy serves as a measure of protection from economic downturns. The community also has a structure to attract investors/developers to the community. Local officials have made good use of a local development corporation to provide necessary financial packaging to industrial prospects. The most recent supplement to the community's economic development structure has been formation of a three county authority which facilitates marketing and should expose the community to an even larger field of industrial prospects.

The unincorporated area of the community is currently experiencing residential development. To date, the rate and distribution of development has been such that no current problems have been created. However, if this development continues, as it is projected to do, in the current minimum regulatory environment, and facilitated by construction of a "county-wide" public water system, long-term conflicts can be expected. An appropriate response to this likelihood should be at the top of the agenda for county leadership. Seventy-three percent of the community is in forest or woodland. Most of the rural area development which has occurred since the 2000 Census is single-family housing. However, pressure for subdivision development is becoming evident, necessitating the imposition of some form of land use controls to protect pristine land/greenfields.

The community has sufficient water, sanitary sewer, and electric capacities to accommodate virtually any size development likely to expand or establish operations locally.

Abandoned buildings in Ellaville have been an issue, but city council initiated action in the early months of 2006 to get such conditions resolved. Vacant land in the city is perceived as an asset, fostering a feeling of openness. Consequently, infill development is difficult because of the desire to maintain larger lots. There are a few, vacant (some abandoned) buildings within the city exhibiting blight. The physical appearance of these properties should be addressed. At some active industrial sites along the current major thoroughfare there are materials on the grounds which also give the appearance of "disinvestment".

The community is surrounded by counties with from twice to eight times the Schley population base. Under this condition, it is not unusual for a community the size of Schley to have more out-commuting to places of work than workers commuting into Schley for employment. The 2000 Census reported 600 local residents worked in the county; another 900 local residents commuted out-of-county to their place of employment. Outside of manufacturing, employers in the community are so small there are very limited employment options. Many residents commute across county lines to secure the type employment desired.

Natural & Cultural Resources

The community's numerous natural and cultural resources worthy of protection have been identified, surveyed and mapped with varying degrees of accuracy by those federal, state, and local entities with respective oversight. However, these documentary sources are independent and have not been consolidated into a single, comprehensive resource document, and a result are not used as management tools in regulating development activity. The Schley County-City of Ellaville Comprehensive Plan 1996-2016 is the single most complete compilation of mapped resources. Many of the cultural resources are documented in local histories, but not clearly mapped.

Accurately mapped locations of all the local natural and cultural resources need to be consolidated into a single reference document for the purpose of documenting significance to the community and to facilitate resource protection and management of future development. Management of these resources is needed not only for protection and preservation, but to avoid/preclude conflict with future development.

Growth and development have to date been so limited, cumulative impacts of incremental development and any bad precedent are generally overlooked. Consequently, the threats to significant resources do not receive consideration they merit.

Development in Ellaville is appropriately located. Development in the unincorporated area is sparse and almost exclusively single-lot activity. However, because growth and development is expected to increase significantly in the next few years, it is important that appropriate regulatory measures be instituted and enforced to protect natural and cultural resources.

There are abandoned properties in the community. Those scattered about the unincorporated area are sparse enough they are easily overlooked and have little visual impact. A couple sites in the city have significant blighting influence on surrounding properties. The city has recently (2006) initiated actions to resolve the conflicts these properties have created. The incidence of contaminated properties, if any, is unknown.

There are naturally occurring instances of erosion, sedimentation and storm water runoff in the community. Dense forest cover in the northern half of the community helps limit this degradation. Agricultural activity is significantly more common in the south half of the community; land use which typically increases erosion. However; widespread acceptance of conservation tillage practices in the agricultural community is reducing erosion. Sandy soils are common in the community and very susceptible to erosion.

A network of bicycle routes has been proposed for the Region, including Schley County. At this writing there are not any trail systems located in the Region or currently under consideration.

Transportation

High intensity uses are located along major transportation corridors (state highways), limiting the degree of traffic congestion which would otherwise be occurring. Congestion is further limited because the large traffic generators are located on the periphery of the community's developed area.

The personal vehicle is, essentially, the sole means of transportation in the community. A DOT subsidized rural transit service was unsuccessful in the mid-'80s because of insufficient patronage. Since that time the proportion of households lacking personal transportation has decreased and the population base may not have increased sufficiently to financially sustain a local transit service.

There is some bicycle and pedestrian traffic, as there is any virtually any city, though the infrastructure is lacking, in that not all residential areas are "in the system". Residential areas built since the mid-'50s do not have sidewalk, and all recreation sites are not linked via sidewalk. There is no bicycle or pedestrian signage. There is not a bike trail in the community, nor any trails in neighboring communities with which to link.

The roadway in the unincorporated area can still be classified as a "farm-to-market" network; adequate, yet designed more to serve the basic transportation needs of the agricultural economy of the past than residential development which has occurred in other parts of the state. Hence, open space, farmland and wildlife habitats are essentially intact.

Housing developments (subdivisions) of the last quarter century are all in the city, and all have foregone sidewalk. There is not any pedestrian or street connectivity between these new developments, with the more traditional, residential neighborhoods or downtown. Narrow residential streets are a common feature.

Parking is adequate, including on-street in the central business district. Successful downtown renovation activities could, however, result in parking deficiency on this main thoroughfare.

The only serious transportation mode available to local residents is the privately-owned vehicle along the public roadway. While the air pollution generated by such conveyance is well documented, the local traffic volume is low enough that the level of pollution generated is dissipated into the atmosphere without significant adverse consequences. The current volume of traffic passing through the community along state routes is low enough that air pollution is not a serious concern. The increased traffic volume expected to result from the addition of two lanes to U. S. 19 is not expected to increase vehicle emissions in the community to the point of concern. The addition of a twenty mile long impervious surface twenty-four feet wide can be expected to increase water pollution to some degree, because stormwaters will be diverted from this impervious surface directly to the eighteen creeks which will intersect the widened roadway.

The addition of two lanes to U. S. 19 provides an opportunity to develop gateways at all jurisdictional boundaries. The community should also take advantage of the opportunity to develop outdoor advertising ordinances to control placement of advertising which could otherwise adversely impact the scenic vistas along the major north-south and east-west thoroughfares.

The current roadway transportation system has limited impact on open space, farmland, and wildlife habitat. The majority of the road system is single-laned, rural, and services low traffic volumes. Widening of US 19 into a four-lane highway could increase development pressure, particularly south of Ellaville, and impact existing open space, farms, timberlands, and wildlife habitat.

To a certain degree, the current transportation/roadway system is shifting some businesses away from downtown Ellaville. If the area south of town is allowed to grow unchecked, the area will become more desirable for new businesses. The rerouting of US 19 to the city's eastern perimeter will encourage new businesses to locate near the new 19/26 intersection.

The heaviest traffic volume in the community is along U. S. 19 in the southern half of the community. The only major transportation improvement to occur in the community in decades, widening U. S. 19, will reduce the traffic volume along Broad Street in Ellaville, and facilitate traffic flow in and through the community.

Generally, traffic speeds within Ellaville are appropriate and do not negatively affect the safety or appeal of pedestrian activity. Even so, relocation of the route of U. S. 19 from the heart of the city to the eastern city limits will make the community more appealing to and safer for pedestrians and bicycle enthusiasts.

There are sites along S. Broad Street (current U.S. 19) with blighting images; deteriorating conditions resulting from "abandonment", manufacturing goods and materials on display, "abandoned" vehicles, etc. There are enough such sites to have a negative impact on a visitor's impression of the community.

Because of its small size and the presence of sidewalks in most of the older sections of the community, Ellaville is relatively pedestrian friendly, but improvements could be made. More recent developments could be retrofitted with sidewalk and signage should be utilized to indicate the presence of pedestrian traffic at intersections. These same improvements, along with the inclusion of bike lanes on busy thoroughfares, would also benefit persons interested in cycling. By nature, roadways in rural Schley County are generally not suitable for pedestrian activity, but they could be made safer for cyclists through the introduction of bike lanes and/or safety signage.

Land Use

Historic development patterns have promoted resource conservation. The only public water supply and wastewater treatment has been provided by the city, an attractant to residential, commercial and industrial development. The availability of such services helps control subsequent development costs. Consequently, "urban" development has been concentrated in

Ellaville while the unincorporated area remains rural/agricultural. Construction of an elementary and high school on the south perimeter of Ellaville has increased to traffic flow between the two counties, and increased the desirability of residential development in the southern part of the community. Recent construction of a rural water system has further increased these development pressures. Failure to manage current and anticipated growth in this section of the community can diminish the level of resource conservation achieved to date.

Development is sufficiently concentrated that a clearly discernible boundary exists between the city and the county. However; distinctions must be made between the visual city and legal corporate limits. Review of the existing land use map shows much of the incorporated area in the north half of the city, near the city limits, is in an agricultural/forest land use, blending with the adjoining unincorporated and undeveloped area of the county. Spokes of development coincide with all entranceways to the city, with development typically beginning/ending at the city limits. Two exceptions are the southeast (U.S. 19) and southwest (Ebenezer Rd.) entrances. Residential, industrial and public/institutional developments extend beyond the southeast corporate limit, but is still concentrated enough to be considered “urban” by local standards. The same applies to the southwest entrance were a low level of concentrated residential development extends a short distance beyond the city limit. A locally significant acreage on both sides of the corporate limits is subdivided and platted for a residential subdivision development.

Historic areas of Ellaville are relatively compact and suitable for pedestrian activity; later development, generally post-1950 neighborhoods, is more spread out, lacks pedestrian facilities, and is generally only accessible by car. There are not any local design guidelines to better manage further development of these and newer residential areas. Unincorporated Schley County is almost entirely rural and sparsely populated, and residences in the county are generally located at significant distances from commercial and other residences and residential areas. Thus, in the rural areas, access to any destination generally requires automobile transportation.

According to the 2000 Census, 11% of occupied housing units in Georgia are mobile homes. Relative to the state, the community has a high proportion (40%) of this type housing (24% in Ellaville). Collectively, mobile homes comprise 27% of occupied housing in the four contiguous counties. Excluding the largest of these four counties (with a significantly lower proportion of mobile homes), the proportion in the other three is 36%. These units comprise a disproportionately large share of substandard housing in the community, in part because of the lower codes governing their construction in the 1970s and 1980s. Housing of all types deteriorate with the passage of time, units of this type construction are generally more difficult to maintain than more conventionally constructed unit.

There are few sites in the community with large, impermeable parking surfaces. Most are industrial sites used by mobile home manufacturers to store mobile homes in preparation for transport to dealers. The only other significant sites are a few industries with lots sized for use as employee parking and the elementary and high schools.

The prevailing development pattern has generally precluded “leap frog” development; a mixture of developed and undeveloped sites. There is significant acreage yet to be developed in the city; even here the development is rather well concentrated.

Intergovernmental Coordination

Local government does not have any formal mechanism, regular contact or planning or service agreements with local public/developmental entities or neighboring jurisdictions. The Region remains so rural and undeveloped, that peripheral impacts of development activities have, to date, been rare. The jurisdictions share the same land uses (agriculture/forest) along mutual boundaries. The most frequent contact between the jurisdictions is through representatives appointed to the RDC Board of Directors which convenes monthly. When issues of joint concern have arisen, cooperation between the affected parties has resulted in very successful outcomes.

The county has negotiated an agreement with neighboring Sumter County to extend rural water service across their mutual boundary. Schley County has worked with Macon and Sumter Counties to create the Schley-Sumter-Macon Counties Joint Development Authority to promote economic development in the three counties. Schley worked very successfully with six other counties developing and placing on-line the locally housed E-911 center, which manages the largest E-911 service area (seven counties) in the state. This emergency response service is an extension of previously existing, formal agreements between Schley and the adjoining counties related to fire protection.

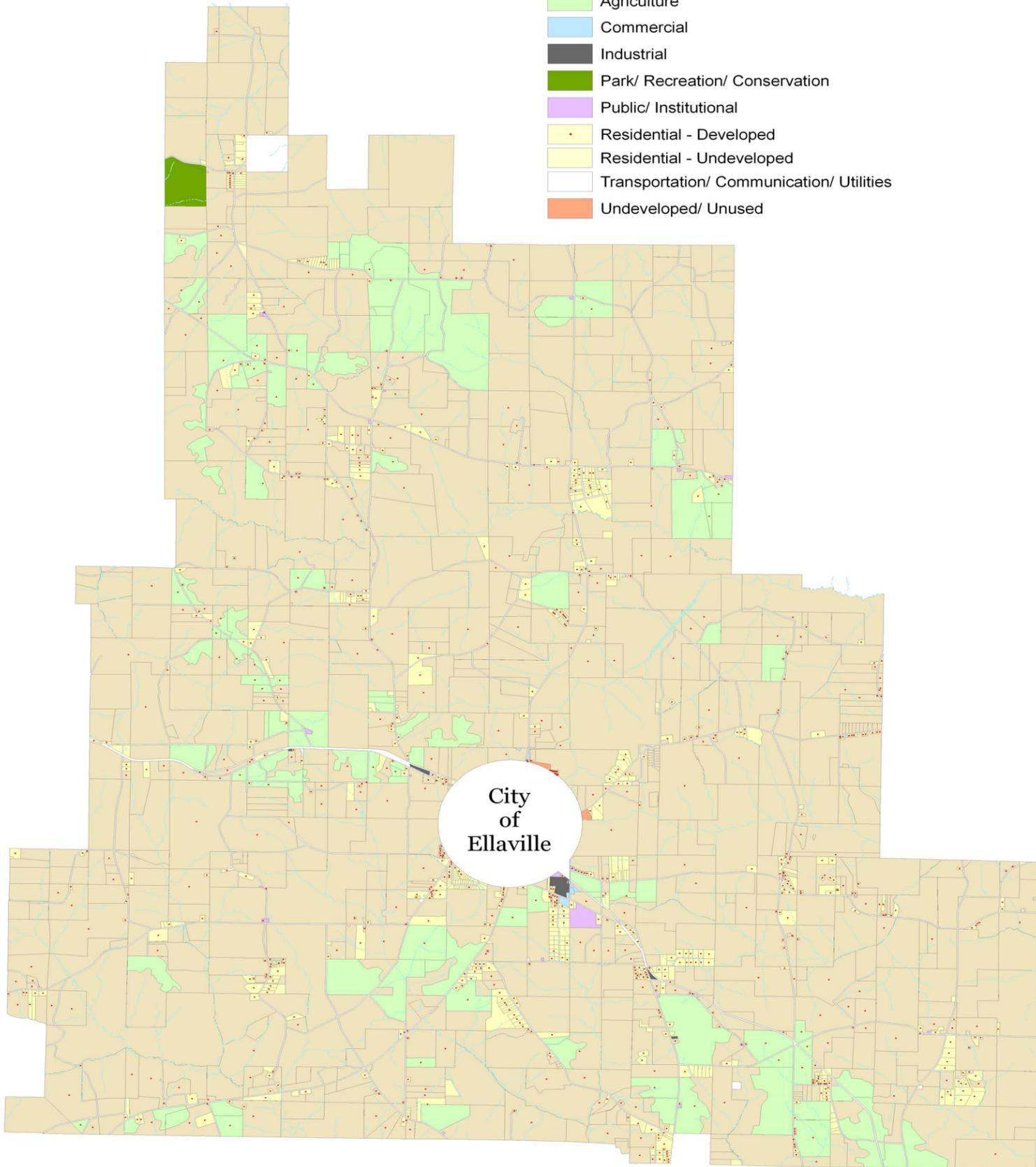
Ellaville City Council sits as the city-owned electrical authority. There is not a water, sanitary sewer or downtown development authority. The city and county appoint representatives to the joint Recreation Authority, but meetings between the elected bodies and Authority occur only as-needed. Neither are there any regular meetings between the Board of Education and local government. There is only one school system in the community, and the presence of new facilities limits the potential for future development impacts.

There has been one unsuccessful referendum for city/county consolidation; the issue failed for lack of support from residents of the unincorporated area. The community should again consider the benefits of forming a consolidated local government.

Schley County Existing Land Use 2006

Existing Land Use

- Forestry
- Agriculture
- Commercial
- Industrial
- Park/ Recreation/ Conservation
- Public/ Institutional
- Residential - Developed
- Residential - Undeveloped
- Transportation/ Communication/ Utilities
- Undeveloped/ Unused



0 5
Scale In Miles

Map prepared by:
MIDDLE FLINT REGIONAL
DEVELOPMENT CENTER