

City of Mount Zion

P.O. Box 597
Mount Zion, Georgia 30150-0597

Phone (770) 832-1622
Fax (770) 832-7816

Comprehensive Plan 2008-2028 Community Assessment



Prepared by:

Chattahoochee- Flint Regional Development Center

13273 Highway 34 East, Post Office Box 1600

Franklin, GA 30217

(706) 675-6721 (770) 854-6026 FAX (706) 675-0448

Email: cfrdc@cfrdc.org

CITY OF MOUNT ZION

COMPREHENSIVE PLAN

2008 - 2028

Sue Bloodworth - Mayor

Donald Newnan - Council Member

Ellis Webb - Council Member

Jane Cammons - Council Member

Kathy Albright - Council Member

Adopted by Resolution
On:

December 16, 2008

Prepared with technical assistance by
CHATTAHOOCHEE-FLINT REGIONAL DEVELOPMENT CENTER

P. O. Box 1600 Franklin, Georgia 30217

(404) 675-6721

Table of Contents

INTRODUCTION 10

PREVIOUS PLAN 10

REQUIREMENTS 10

 Community Assessment 10

 Community Participation Program 10

 Community Agenda 10

LIST OF POTENTIAL ISSUES AND OPPORTUNITIES 11

Population Trends 11

Households 11

Age 11

Race 12

Educational Attainment 12

Income 13

Economic Development 14

Employment by Industry *Issues* 14

Labor Force 15

Housing Occupancy 15

Housing Condition 15

Cost and Cost Burdened Housing 16

Special Housing Needs 17

Job-Housing Balance 17

Natural and cultural Resources 17

Other Environmentally Sensitive Areas 18

Significant Natural Resources 18

Recreation Areas 18

Significant Cultural Areas 19

| | |
|--|-----------|
| Sewage System and Wastewater Treatment | 19 |
| Fire Protection | 20 |
| Police | 20 |
| Storm Water Management | 20 |
| Solid Waste Management | 21 |
| <u>ANALYSIS OF EXISTING DEVELOPMENT PATTERNS</u> | <u>23</u> |
| <u>ANALYSIS OF CONSISTENCY WITH QUALITY COMMUNITY OBJECTIVES</u> | <u>25</u> |
| <u>COMPLIANCE WITH RULES FOR ENVIRONMENTAL PLANNING CRITERIA</u> | <u>35</u> |
| <u>UPDATE OF SERVICE DELIVERY STRATEGY</u> | <u>35</u> |
| <u>Community Assessment - Appendix</u> | <u>36</u> |
| <u>ANALYSIS OF SUPPORTING DATA</u> | <u>37</u> |
| IDENTIFICATION OF POTENTIAL ISSUES | 37 |
| POPULATION | 37 |
| <i>Issues</i> | 39 |
| ECONOMIC DEVELOPMENT | 44 |
| Economic Base | 45 |
| Labor Force | 49 |
| HOUSING | 51 |
| Housing Types and Mixes | 51 |
| Housing Occupancy | 52 |
| Housing Condition | 53 |
| Cost and Cost Burdened Housing | 54 |
| Special Housing Needs | 55 |
| Job-Housing Balance | 56 |

| | |
|--|-----------|
| NATURAL AND CULTURAL RESOURCES | 58 |
| Environmental Planning Criteria | 58 |
| Other Environmentally Sensitive Areas | 59 |
| Significant Natural Resources | 60 |
| Scenic Views | 60 |
| Agricultural Land & Forest Land | 60 |
| Soil Descriptions | 62 |
| Recreation Areas | 63 |
| J. Ebb Duncan Lake | 63 |
| John Tanner State Park | 63 |
| Dillard Park | 63 |
| Community/Senior Center | 63 |
| Conservation Areas | 63 |
| Significant Cultural Areas | 64 |
| Community Facilities and Services | 67 |
| Water Supply and Treatment | 67 |
| Sewage System and Wastewater Treatment | 67 |
| Septic Tanks | 68 |
| Public Safety | 68 |
| Fire Protection | 68 |
| Police | 69 |
| Emergency Medical Service | 70 |
| Solid Waste Management | 70 |
| <u><i>Sources for the Community Assessment</i></u> | <u>72</u> |
| <u><i>Figure 6 - Transmittal Resolution</i></u> | <u>72</u> |

FIGURES

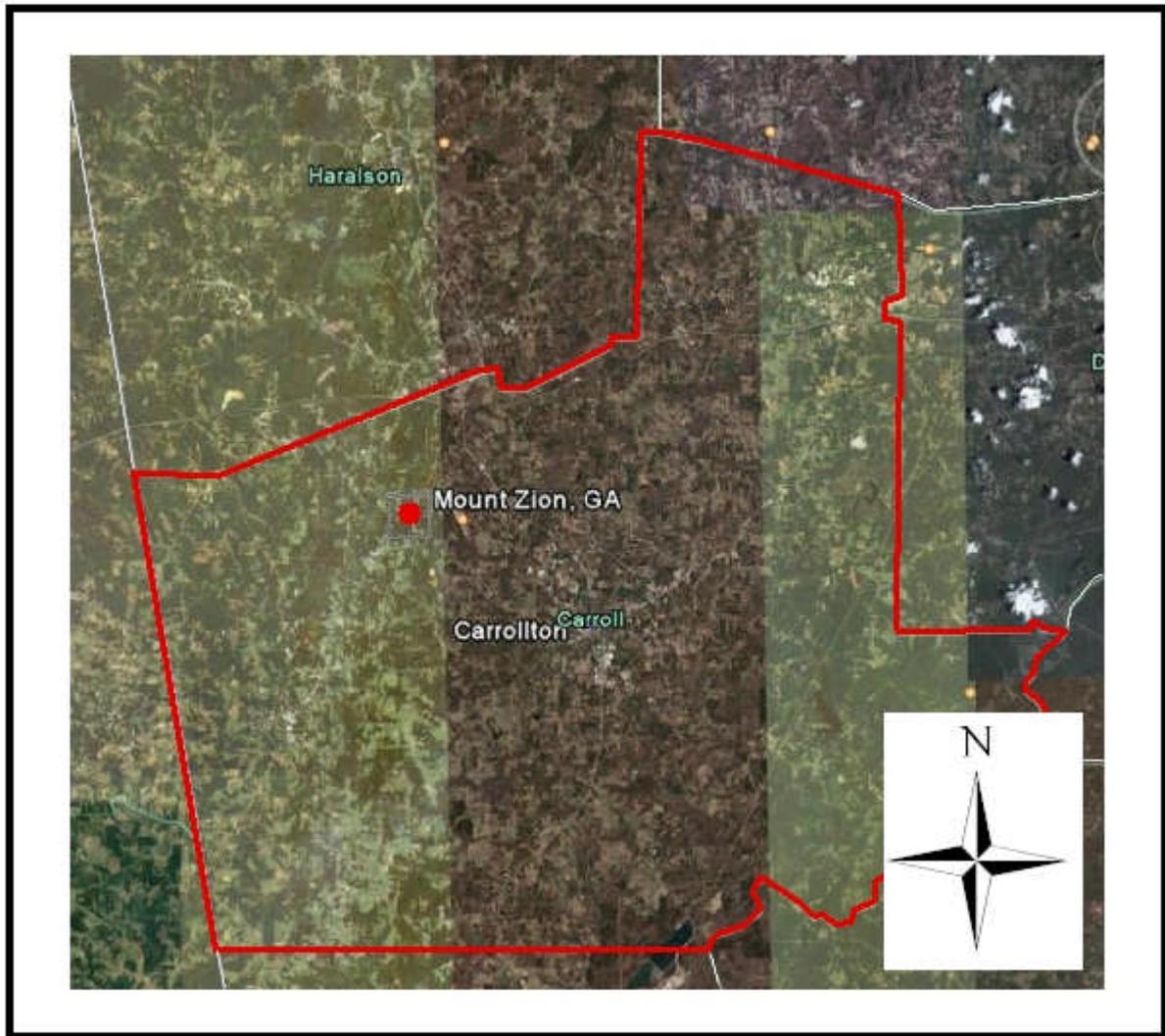
| | |
|---|----|
| Figure 1 - Geographic Location | 8 |
| Figure 2 - Location Map | 9 |
| Figure 3 - Existing Land Use Map | 22 |
| Figure 4 - Recommended Character Areas | 24 |
| Figure 5 - Map of Significant Natural Resources | 57 |
| Figure 6 - Transmittal Resolution | 73 |
| Figure 7 - Approval Letter from DCA | 74 |
| Figure 8 - Adoption Resolution | 75 |

Tables

| | |
|---|----|
| Table 1- Assessment of Consistency with Quality Community Objective | 25 |
| Table 2- Mount Zion Population | 37 |
| Table 3 - Carroll County Population | 37 |
| Table 4 - Mount Zion Number of Households | 38 |
| Table 5 - Carroll County Number of Households | 38 |
| Table 6 - Population by Age | 39 |
| Table 7 - Mount Zion Racial Composition | 40 |
| Table 8 - Mount Zion Educational Attainment | 42 |
| Table 9 - Mount Zion Per Capita Income | 43 |
| Table 10 - Carroll County Per Capita Income | 43 |
| Table 11 - State Per Capita Income | 43 |
| Table 12 - Average Household Income City, County, State | 44 |
| Table 13 - Employment by Industry Mount Zion and Carroll County | 48 |
| Table 14 - Labor Force Participation Mount Zion and Carroll County | 49 |
| Table 15 - Mount Zion Types of Housing | 51 |
| Table 16 - Occupancy Characteristics Mount Zion and Carroll County | 52 |
| Table 17 - Condition of Housing, Mount Zion, Carroll County, State | 53 |
| Table 18 - Housing Cost Mount Zion, Carroll County, State | 54 |
| Table 19 - Cost Burdened Mount Zion, Carroll County, State | 55 |
| Table 20 - Mount Zion Protected Animals and Plants | 60 |
| Table 21 - Mount Zion Soils | 61 |
| Table 22 - Significant Cultural Resources | 65 |
| Table 23 - Carroll County Water Authority Units Sold to Mount Zion | 67 |
| Table 24 - Solid Waste Generation Projections | 71 |

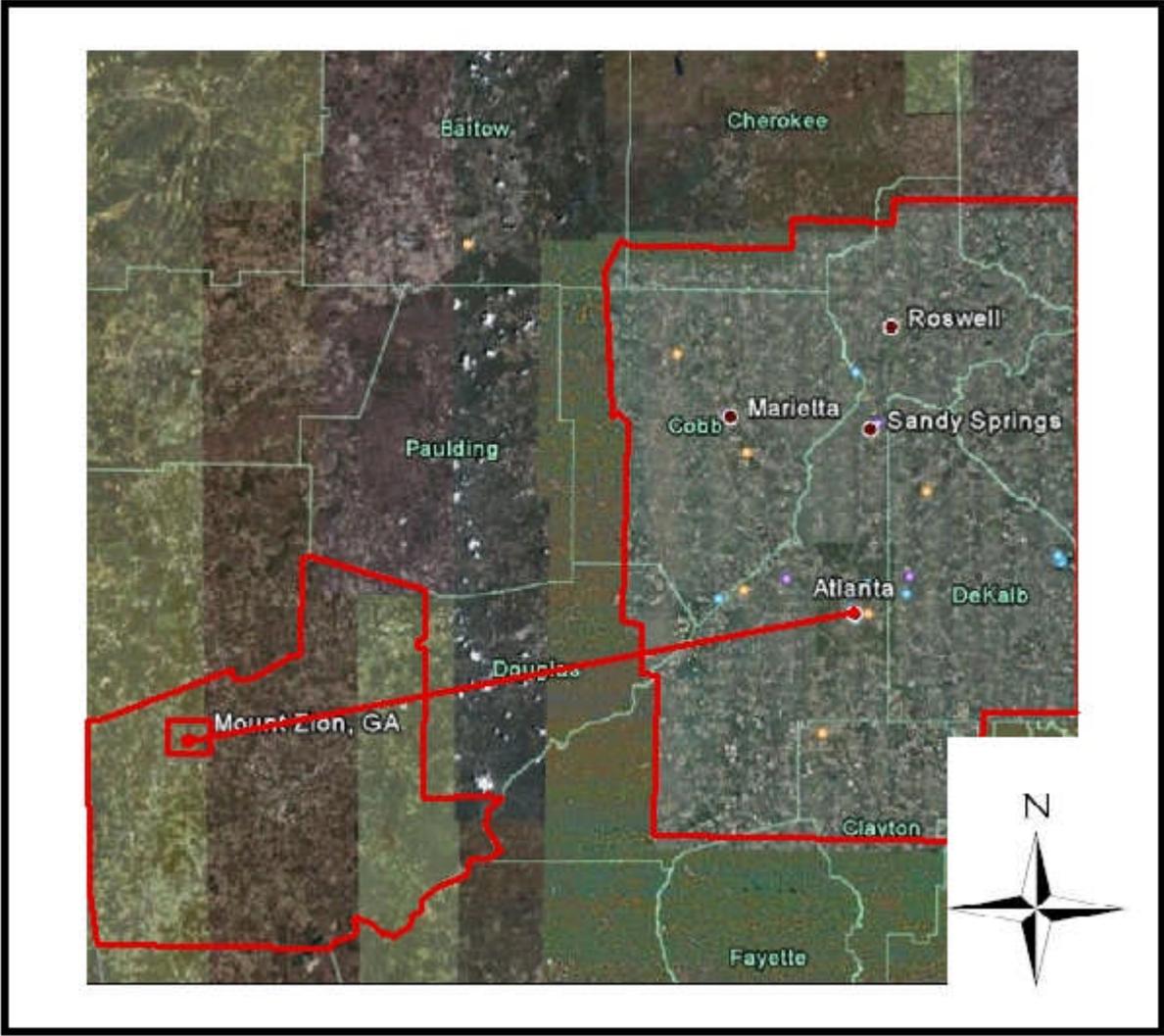
Carroll County

Figure 1 - Geographic Location



City of Mt. Zion

Figure 2 - Location Map



INTRODUCTION

PREVIOUS PLAN

Mount Zion previous Comprehensive Plan looked at the City's needs and resources to the year 2012 and employed the Intermediate Planning Standards. After review by the Department of Community Affairs (DCA) it was determined that the City could plan under the Basic Standards as required by DCA. Thus, this plan update will employ the new standards and format under the Basic Plan Standards.

REQUIREMENTS

In May of 2005, the Department of Community affairs changed the requirements to the body of the comprehensive plans. A Basic Planning Level applies to Georgia counties and municipalities located within counties that fall within the following thresholds:

- A population of 15,000 to 19,999 with an average annual growth rate of less than 2.50% for the previous decade; or
- A population of less than 15,000

Basic Planning Level plans must include the following components: (1) A Community Assessment (2) A Community Participation Program (3) A Community Agenda

Community Assessment

The first part of the comprehensive plan is an objective and professional assessment of data and information about the community that is intended to be prepared without extensive direct public participation.

Community Participation Program

The second part of the comprehensive plan is a Community Participation Program that describes the local government's strategy for ensuring adequate public and stakeholder involvement in the preparation of the Community Agenda portion of the plan.

Community Agenda

The third part of the comprehensive plan is the most important, for it includes the community's vision for the future as well as its strategy for achieving this vision.

LIST OF POTENTIAL ISSUES AND OPPORTUNITIES

This section analyzes the data related to population, economic development, cultural and natural resources and community facilities and services to identify the issues and opportunities presented to the City of Mount Zion. The Issues and Opportunities are organized by major topic as defined in the DCA Local Planning Requirements

Population Trends

Issues

The population projections show a steady growth in Mount Zion, from 2010 to 2020 a growth rate of 24.5% and from 2020 to 2030 19.7%. The implications of planning for any population growth are far reaching. The City will need to plan for infrastructure improvements and services to provide for their possible new residents. Housing will need to be provided as well as school capacity, medical services, employment and various citizens out reach programs. Please refer to **Tables 2 and 3**.

Opportunities

With any amount of population growth there are numerous opportunities for economic development. Building homes, attracting medical services and physicians, increasing school capacity and improvements to infrastructure all creates jobs and tax revenue. Mount Zion should explore and economic development strategies for future growth, which should include a website to show land and development opportunities for the City, as well as create tax incentives or deferments for creating jobs for the area.

Households

Issues

The population projections predict that the required housing for the City is 857 households, and the projected data for the same year is 862 households. Although it is predicted that Mount Zion is meeting its housing number obligations. Mount Zion should have a housing survey done, so that an accurate account of all structures can be accessed.

Increasing household choices should be is a direct affect of population and growth. The City should plan for infrastructure improvements and services for existing and their possible new residents. Housing will need to be provided, as well as school capacity, medical services and various citizens out reach programs. Please refer to **Table 4 and 5**.

Opportunities

Increases in households offer the City a workforce for economic development and tax base for growth. The City should explore economic development opportunities either solely or jointly with the City of Carrollton to increase opportunities for the City of Mount Zion.

Age

Issues

In the year 2010, the largest age group is between the ages of 5 to 13, followed by the ages of 25 to 34 and finally the ages 35 to 44. This trend continues to the year 2020. What could be concluded from this trend is that the residents of the City are having children and are staying and raising their families. The City along with County should evaluate future school capacity and day care facilities, as well as economic development incentives so that employment can be available for the young families in the area.

In the age group of 55 to 65 and over, there are 347 people by the 2025. This age group makes up 6% of the total projected population for the year 2025. The City should evaluate affordable housing for the elderly, as well as retirement and assisted living facilities for this group. Please refer to **Table 6**.

Opportunities

Mount Zion has built a new Senior Center that offers meals and other services for the elderly; this facility can be used for other community uses as well.

Race

Issues

The City of Mount Zion's population is predominantly White. It is projected that by the 2030, there will 2391 persons claiming the race of White or 94.8%. The second largest race claims Black or African American. By the 2030, the race claiming Black or African American is 62 persons, or 2.4%. With any community that is predominantly one race, the challenge is to make sure that policies that are formulated include the interest and protection of all races and or nationalities in the community. Please refer to **Table 7**.

Opportunities

Racial diversity offers a community an opportunity to experience other cultures food and activities, Mount Zion should come up with an economic development campaign of encouraging different cultures and races to bring business and cultural diversity to the community.

Educational Attainment

Issues

The largest group of educational attainment is the High School Graduate or Equivalency category, which shows 710 people in that category by the year 2030. This category makes up 28.1% of the projected population for that same year. The second largest group is the 9th to 12th Grade no diploma, which is 277 people by the 2030. That number makes up 10.9% of the projected population for the same year. Please refer to **Table 8**.

The two final categories that show the lowest graduation rates are the Bachelors Degree and the Graduate or Professionals Degree. It is projected by the 2030, that 14.5% (or 178 people) of the population will have a Bachelors or Graduate Degree. However, by the 2030, 928 people do not continue their education either after high school or after attending some college. Please refer to **Table 8**.

The City should explore and identify why children are not finishing high school and develop programs and policies to improve graduation rates, such as tutoring, mentoring programs, parent training programs and educational programs outlining the importance of education and the direct correlation it has with lifetime earnings.

There is a program called "The Legacy Link, Inc." that matches senior citizen's skills with a community's needs. One of the programs they offer is tutoring. There are several of these "Senior Center" locations offered in Georgia. The link to their website is <http://www.legacylink.org/>. Mount Zion should explore this program and perhaps start a Chapter at the new Senior Center to offer support to students that need tutoring or even mentoring.

Opportunities

The City may want to explore having its own trade school or junior college, so the local students have more options for education after high school. A trade school would also benefit the students that do not graduate from high school, or those students that would like to explore alternative learning paths other than a high school diploma.

Income

Issues

Both Mount Zion and Carroll County are below the median income for the State of Georgia. The State shows the per capita income in the year 2000 is \$21,154, in Carroll County \$20,700 and in Mount Zion \$18,857. By the year 2030, the income gap between Mount Zion (\$32,739) and Carroll County (\$35,917) narrows.

The mean household income for Mount Zion grew from \$28,343 in 1990 to \$48,965 in 2000. That is an increase of \$20,622 over a ten-year period or 57.8% increase. The average income for Carroll County was slightly lower than with a mean household income of \$48,092 and for the State the mean household income was much higher over all at \$80,077.

The City should come up with an economic develop plan to attract and create new business in the City. This will be further discussed in the *Economic Development Section* of this document.

Opportunities

The City has a lot of strengths that can be very attractive as day tourist destination for urban dwellers or nearby communities. The City has discussed marketing themselves as a "small town" theme to encourage small business development. These strengths should be explored for various economic development opportunities to increase community income. Some examples of small communities that have capitalized on their "Small City" atmosphere are Pine Mountain and Warm Springs, Georgia.

Economic Development

Issues

The City should establish a website of the various public officials and department contacts. This website should be used as an update with news for residents and future meetings. In addition, the website should be elaborated on to include economic development information and available parcels or areas, that the City would like to encourage development or redevelopment.

The City of Mount Zion has a limited amount of funds for improvement to infrastructure to promote economic development.

There has been no designated "City Center" or "Main Street" boundaries established through ordinance and or map. Establishing a "main street" area is encouraged. It gives the economic development a geographical starting point. The City may want to consider a theme or architectural style that would start and continue architectural continuity throughout the City. There are not many vacant buildings available, but those that are available should be redeveloped.

Opportunities

The greatest opportunity that the City has is its small town appearance and that it is virtually a blank slate to promote and encourage growth and economic development. This means the City has an opportunity to market their city in any manner or direction that they agree upon.

It is a plus to be located so near to the City of Carrollton, so the City can be marketed as a bedroom community.

The City also does offer the residents and visitors beautiful parks for recreation, such as John Tanner State Park and J. Ebb Duncan Lake and multiple historic resources that give the City a unique character. These attributes should be used as marketing tools for visitors and new residents to the City.

Employment by Industry

Issues

By the year 2030, 1,312 persons will be participating in the labor force. The three largest sectors of the economy are Construction (177), Manufacturing (211) and Retail Trade (192). The three sectors that remain almost static or show little to no growth are, Agriculture- Forestry- Fishing- Hunting- Mining, Transportation-Warehousing and Utilities, Professional Scientific-Management -Administrative and Waste management and Public Administration.

Mount Zion needs more diversification of business sectors of employment to expand their tax base and encourage economic development.

The City should also explore opening a trade school to add skilled labor and diversification to the employment base. In addition, the trade school would add professional jobs for the City.

Opportunities

In the areas that are static, there a multiple opportunities to build off of. In agriculture, many communities are starting community gardens and farmers markets, this can be attractor for local residents to regional residents. A farmer's market is an opportunity to use the land-zoned agriculture for an economic development purpose. Depending on the

size of the land and harvest would be contingent on the jobs provided, but it is a wonderful use for vacant agriculture zoned parcels.

Utilities jobs can be provided if grants are made available for infrastructure improvements and perhaps water or sewer treatment facility can be built. This is a type of employment that does not suffer from fluctuations in the economy.

Labor Force

Issues

In the year 2000, there were 952 people in the work force, 660 of those people were participating in the labor force or 69% of the total population. Total males were 502 compared to total females of 217. Males that are not considered in the labor force were 106 and females that are not considered in the labor force were 186. There were zero men and women in the armed forces. The amount of people in the workforce grew, as the population grew.

There is a need for more people in the work force as well as more varied available workforce in the City. There is also a need as discussed before to create economic development from a theme or plan that the City decides upon.

Opportunities

There are opportunities to create growth in the City with a "small-town" theme such as, have a community garden and farmers market, antique store, restaurants, novelty shops, hair salons, art studios, Live work art studios, expand on recreational areas and facilities, create and attract day tourism revenue, plan yearly festivals and events.

Housing Occupancy

Issues

There are not enough housing units built to keep up with population growth, which for the year 2000 was 1,275 persons total for the City, and versus 501 houses built. There are very few options for renters in housing choices, which in the City make up 19.1% and in the County 27.3%. The City should encourage re-use of vacant buildings for rental housing.

Opportunities

There are opportunities for the City to look at providing more rentals housing opportunities and choices to their citizens. The City and the County have high occupancy rates for homes ownership. The City needs to look at the vacant buildings that they have and encourage the owner to rehab them into rentals units.

Housing Condition

Issues

Of the 501 total housing units in Mount Zion for the year 2000, 4 lacks complete plumbing facilities, and 8 lacks complete kitchen facilities. In Carroll County, of the 34, 067 total units, 252 lacks complete plumbing facilities and 274 lack complete kitchen facilities.

The City should identify the location, owner and use of the units that do not have complete plumbing facilities and work on monies or grants to address those housing units. It should also be viewed as a public health issue, such as the waste from an outhouse could have the opportunity to contaminate the ground water.

Opportunities

There is an opportunity for community participation in updating or assisting those residents that do not have updated plumbing facilities through grants and community donations from local businesses. It should be a goal of the City to make sure that all the residents have indoor plumbing facilities.

Cost and Cost Burdened Housing

Issues

In the year 2000, the City showed a *cost burden* amount of 23 persons or 1.8% of the total population. However, the City shows a slightly greater amount of *severely cost burdened* persons at 29 or 2.2% of the total population. Although Mount Zion's numbers are not very high, (these numbers are from 2000) affordable housing is an issue that is a problem that many communities not just in Georgia, but the Country face. How to provide affordable housing in a community is as varied as the places themselves.

One factor that everyone can agree on is, affordable housing is an essential tool for economic development and community prosperity. If your workforce cannot afford to live in the community that it works, it can pose special challenges to the community. People are more invested in the community where they live and not as invested in a community where they only work. In addition, with the gas rising to all time highs, people are going to want to shorten their commute or eliminate them all together. The retiree or disabled component to affordable housing; the community should explore housing cost alternatives for seniors and the disabled on a fixed income. Please refer to **Table 18 and 19**.

Opportunities

Providing affordable housing is a wonderful opportunity for the community to shape the communities housing stock in any fashion that would like. Some examples would be requiring that developers seeking to build with in the community provide a certain amount of affordable housing.

Redevelopment of abandoned buildings is a great way to provide affordable housing as well as modular or manufactured homes (which is explained in the housing section of this document), which is an ecstastically pleasing and cost effective way of providing affordable housing.

Special Housing Needs

There is no special housing available within the City of Mt. Zion.

Issues

The City does have an aging population. The City should evaluate their affordable special housing needs for seniors. In addition, the City should encourage building assisted living facilities as well as nursing homes.

Opportunities

Providing special needs housing is another means of generating economic development for the City.

Job-Housing Balance

Issues

In the year 2005, the per capita income for the City of Mount Zion was \$18,857. Under the definition of **cost burden households** an individual could not afford more than \$471.42 for monthly housing costs. In the year 2000, the City's of Mount Zion's median rent was \$586.00 per month and a median property value of \$82,700. With a property valued of \$82,700 would translate approximately into a house payment of \$827.00 per month. In the year 2010, it is predicted that the per capita income will be \$21,633, which would allow for \$540.82 for monthly housing costs.

With a per capita income in the City of \$18, 857 in 2005, rental housing is much more obtainable than home ownership, but the rents are even high for that per capita income. The City should explore manufactured or modular homes as an alternative to mobile homes and trailers, and as another form of rental housing.

Opportunities

Because the City has only a few housing types, this allows the City the opportunity to set design guidelines for the zoning ordinance, or a stand-alone ordinance.

Natural and cultural Resources

Issues

Wetlands are an integral part of the natural water system and are defined by three parameters: hydrologic conditions, hydric soils, and hydrophilic vegetation. According to the U.S. Fish and Wildlife Service's National Wetlands Inventory, Mount Zion has several small areas identified as freshwater wetland habitats. The wetland locations are shown on **page 56, Figure 5**.

The City should identify and map the areas of wetlands in the City for protection of development.

The City limits of Mount Zion lies totally within the Little Tallapoosa River watershed basin. The primary source of raw water for Carrollton is the Upper Little Tallapoosa River (ULTR). The City should map and identify the areas that are part of the watershed and the ground water discharge.

Opportunities

Wetlands are another opportunity for the City to use what they have to their advantage. Wetlands produce and house an entire ecosystem that many cities in Florida have been used as an attractor for bird and wildlife watchers, artists and outdoors enthusiasts.

Other Environmentally Sensitive Areas

Issues

In the City of Mount Zion, drinking water is obtained from two equally sensitive sources: groundwater and surface water. Both these resources respond to environmental stressors and require adequate protective measures to insure their quality.

The City of Mount Zion is located within the Central Uplands physiographic district, which is characterized by low linear ridges 1300-1500 feet above sea level, separated by broad, open valleys.

In the last update it was discussed that the Flood Protection Ordinance is administered on behalf of the City by the County Codes Enforcement program, a review of the effectiveness of this program is needed to determine whether any changes or further regulation is warranted.

Again septic tanks should be inspected to determine their effectiveness from contaminating groundwater.

Opportunities

None at this time

Significant Natural Resources

Issues

Based on assessment of parcels from the Existing Land Use Map in **Figure 3** and the Mount Zion Zoning Map, the City has an abundance of Agricultural zoned land. The City should look at their inventory of agricultural land and see if there are changes they would like to make to certain parcels of that designation.

Due to the lush land and abundance of trees, the City should explore adopting a tree ordinance to protect the old trees and maintain the lush environment that presently exists.

Opportunities

The City has a lot of agricultural land that can be used to supply fresh fruits and vegetable directly to its residents, by way of a local farmers market. The City needs to explore ways to use the agriculture-zoned land to its advantage. Agriculture touring is becoming very popular in Georgia and other states. The City should look at tours as another means of an economic opportunity.

Recreation Areas

Issues

The City presently has no designated public park area. Although the City is looking into annexing John Tanner State park, since they already some services to the park.

The City should promote their recreation areas as tool for economic development, in alignment with the theme of "Day Tourism". In addition, J. Ebb Duncan Lake agreement needs to be revisited in regards to the City's public ownership of the Lake and the uses that the City would like to promote there.

Opportunities

Green Space is always a local attractor will become more and more scarce as Georgia continues to grow. One of Mount Zion's strengths is its amount of green space available to its residents. Mount Zion needs to continue to improvement the recreation areas that it presently has and to plan for future recreation and parks.

Significant Cultural Areas

Issues

A Windshield Survey of Historic Resources conducted on July 24, 2008 by Jack Dorsey, local historian and resident of Mount Zion, and Carter Thompson, Senior Planner CFRDC, identified over 70 structures that were over 50 years old. Six (6) of these historic structures are listed in the **Table 22**.

The City will need a more thorough survey made with someone from the State Historic Preservation Department to determine what structures would be eligible for designation to the National Historic Register. The City needs to work the National Register of Historic Places in determining if any of the resources listed above could be designated on the National Register.

Opportunities

Historic resources give the City its character; it has been discussed at the kick off meeting that a theme to future development of the City is to play off its past and small city appeal. The City should explore ways to use its historic resources as an attractor for economic development and to maintain the unique character of the City.

Sewage System and Wastewater Treatment

Issues

Due to an ongoing drought that Georgia is facing, it is recommended that the City should prepare for their water needs separate of the County. The City should look at innovative ways to conserve water through policies and building code enforcement and the public should be educated on water conservation as well.

The City should pursue grants and low interest loans for a sewage and wastewater treatment system.

The City should to do an inventory of septic systems and evaluate the efficiency of those systems; especially those located on the southern portion of the City that houses the ground water recharge area.

Opportunities

If the City can get some financial assistance for improving their infrastructure as a whole, this will aid in the economic development for the City.

Fire Protection

Issues

The City presently has one fire station located within the City limits; perhaps pursuing another would be worth exploring for the safety and job creation benefits.

Opportunities

If a new station were located in the City it would provide emergency and fire services closer to the City's residents. The station would also provide jobs for the City's residents.

Police

Issues

The Police Department is presently located within City Hall. The Police department needs a separate space from City Hall to conduct daily operations. In addition, the department needs a holding cell for those arrested and waiting transport to Carroll County jail.

The City has a problem with illegal drug use and selling. The Chief would like to explore ways to cut down on this issue in the City.

Since the police department is taking care of code enforcement, the City should look at implementing a code enforcement officer to the city payroll. In addition, the codes need to be updated to reflect the issues that the City is having.

Opportunities

If the Police Department can expand, this may be another opportunity to create jobs and perhaps hire a new officer that just takes care of code enforcement issues for the City.

Storm Water Management

Issues

The City presently does not provide any monitoring of storm water at this time.

The City should monitor their existing storm water ponds; because of the amount of groundwater they use for drinking. A self-monitoring ordinance could be drafted for future development, which gives the responsibility of monitoring to the homeowners associations or the developer, if the project is being developed in stages.

Opportunities

Monitoring storm water management gives the City and opportunity to ensure that chemicals or pollutants are not getting into the ground water of their residents drinking water.

Solid Waste Management

Issues

Presently the City does not have any recycling stations or centers in designated. The City should provide recycling stations in the City for its residents and public works should develop a campaign to educate residents on the importance of recycling and locations of the nearby stations that recyclables can be taken. Please refer to **Table 24**.

Opportunities

Education on recycling efforts and providing recycling stations or centers could provide the City's residents with some additional employment opportunities.

ANALYSIS OF EXISTING DEVELOPMENT PATTERNS

This section will analyze the existing development patterns and identify any foreseeable issues and or changes that the City should focus on.

Areas Requiring Special Attention

The City of Mount Zion has no established main street or downtown area. In the Character Area map a Main Street Overlay District is proposed to establish a downtown or main street area for small retail, restaurants and other small businesses. The City will need to develop regulations for development of that area.

Areas of significant natural or cultural resources

There are multiple structures that are 50 years and over located through the City of Mount Zion. Due to the age of these structures, the City should have an historical survey done by a qualified historian and see if the structures can be added to the historic register.

J. Ebb Duncan Lake is a 50-acre lake that has 5 full time residents. The City should establish their ownership of the lake and make the lake accessible to the Community's residents.

The City would like to have John Tanner State Park annexed into the City. The City is already providing police protection for the area and supplying water. Another more obvious reason is the close proximity to the City.

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

It is not anticipated that there will be rapid development due to the lack of infrastructure, the economy and the discretion of the Council.

Areas where the pace of development has outpaced, or may soon outpace, the availability of community facilities and services and transportation

The City will continue to pursue low interest loans and grants to improve their infrastructure; until these improvements are met the City will need to consider development carefully based on limited services they can provide.

Also in need redevelopment and or and or significant improvements to aesthetics or attractiveness

There are several areas that are in need of improvements: Rabbit Run, Ashley Drive, Robinson Street and Harrison Road, Meadow Brush.

Large abandoned structure or sites, including those that may be environmentally contaminated

There are no large abandoned structures or sites in the City.

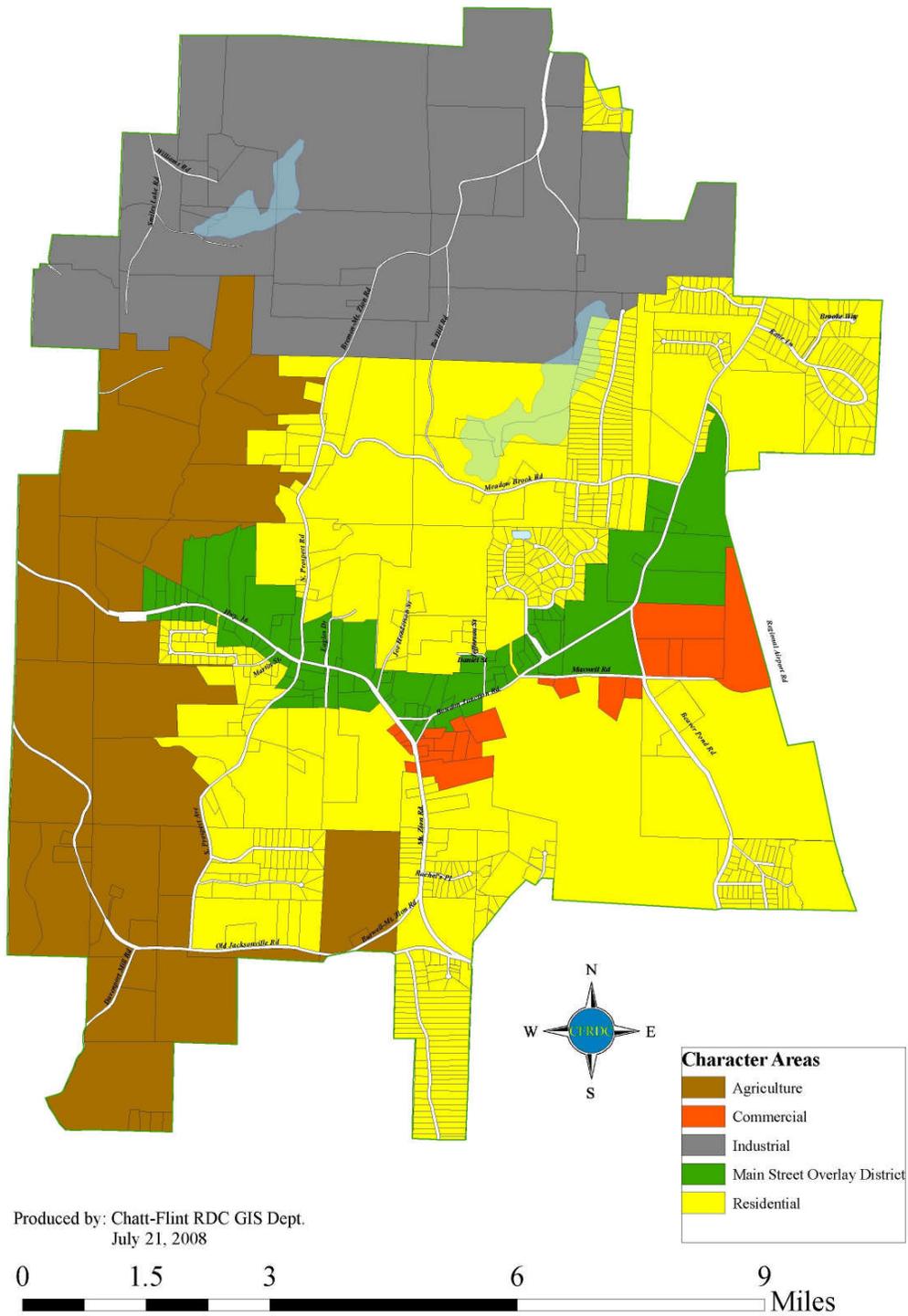
Areas with significant infill opportunities

There are no significant infill opportunities in the City.

Areas of significant disinvestments, levels of poverty, and or unemployment

These classifications are not monitored in the City.

Figure 4 - Recommended Character Areas



ANALYSIS OF CONSISTENCY WITH QUALITY COMMUNITY OBJECTIVES

Table 1– Assessment of Consistency with Quality Community Objective

| Development Patterns | | | |
|---|-----|----|----------|
| Traditional Neighborhoods | | | |
| Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity. | | | |
| | Yes | No | Comments |
| 1. If we have a zoning code, it does not separate commercial, residential and retail uses in every district. | | X | |
| 2. Our community has ordinances in place that allow neo-traditional development "by right" so that developers do not have to go through a long variance process. | X | | |
| 3. We have a street tree ordinance that requires new development to plant shade-bearing trees appropriate to our climate. | | X | |
| 4. Our community has an organized tree-planting campaign in public areas that will make walking more comfortable in the summer. | | X | |
| 5. We have a program to keep our public areas (commercial, retail districts, parks) clean and safe. | X | | |
| 6. Our community maintains its sidewalks and vegetation well so that walking is an option some would choose. | X | | |
| 7. In some areas several errands can be made on foot, if so | X | | |

| | | | |
|--|-----|----|----------|
| desired. | | | |
| 8. Some of our children can and do walk to school safely. | X | | |
| 9. Some of our children can and do bike to school safely. | X | | |
| 10. Schools are located in or near neighborhoods in our community | X | | |
| <p>Infill Development</p> <p>Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the down City or traditional urban core of the community.</p> | | | |
| | Yes | No | Comments |
| 1. Our community has an inventory of vacant sites and buildings that are available for redevelopment and/or infill development. | X | | |
| 2. Our community is actively working to promote brown field redevelopment. | | X | |
| 3. Our community is actively working to promote greyfield redevelopment. | | X | |
| 4. We have areas of our community that are planned for nodal development (compacted near intersections rather than spread along a major road). | | X | |
| 5. Our community allows small lot development (5,000 square feet or less) for some uses. | | X | |
| <p>Sense of Place</p> <p>Traditional down City areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.</p> | | | |
| | Yes | No | Comments |
| 1. If someone dropped from the sky into our community, he or she would know immediately where he or she was, based on our distinct characteristics. | | X | |
| 2. We have delineated the areas of our community that are | | | |

| | | | |
|---|----------|----------|----------|
| important to our history and heritage, and have taken steps to protect those areas | X | | |
| 3. We have ordinances to regulate the aesthetics of development in our highly visible areas. | X | | |
| 4. We have ordinances to regulate the size and type of signage in our community. | X | | |
| 5. We offer a development guidebook that illustrates the type of new development we want in our community. | | X | |
| 6. If applicable, our community has a plan to protect designated farmland. | | X | |
| Transportation Alternatives | | | |
| Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged. | | | |
| | Yes | No | Comments |
| 1. We have public transportation in our community. | | X | |
| 2. We require that new development connects with existing development through a street network, not a single entry/exit. | | X | |
| 3. We have a good network of sidewalks to allow people to walk to a variety of destinations. | | X | |
| 4. We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks. | | X | |
| 5. We require that newly built sidewalks connect to existing sidewalks wherever possible. | | X | |
| 6. We have a plan for bicycle routes through our community | | X | |
| 7. We allow commercial and retail development to share parking areas wherever possible. | X | | |

| | | | |
|---|-----|----|----------|
| Regional Identity | | | |
| Each region should promote and preserve a regional "identity," or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics. | | | |
| | Yes | No | Comments |
| 1. Our community is characteristic of the region in terms of architectural styles and heritage. | X | | |
| 2. Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products. | | X | |
| 3. Our community encourages businesses that create products that draw on our regional heritage (mountain, agricultural, metropolitan, coastal, etc.). | | X | |
| 4. Our community participates in the Georgia Department of Economic Development's regional tourism partnership. | | X | |
| 5. Our community promotes tourism opportunities based on the unique characteristics of our region. | | X | |
| 6. Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment and education. | | X | |
| Resource Conservation | | | |
| Heritage Preservation | | | |
| The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character. | | | |
| | Yes | No | Comments |
| 1. We have designated historic districts in our community. | | X | |
| 2. We have an active historic preservation commission. | | X | |
| 3. We want new development to complement our historic development, and we have | X | | |

| | | | |
|--|-----|----|----------|
| ordinances in place to ensure this. | | | |
| <p>Open Space Preservation</p> <p>New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.</p> | | | |
| | Yes | No | Comments |
| 1. Our community has a greenspace plan. | | X | |
| 2. Our community is actively preserving greenspace, either through direct purchase or by encouraging set-asides in new development. | X | | |
| 3. We have a local land conservation program, or we work with state or national land conservation programs, to preserve environmentally important areas in our community. | | X | |
| 4. We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity. | | X | |
| <p>Environmental Protection</p> <p>Environmentally sensitive areas should be protected from negative impacts of development, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.</p> | | | |
| | Yes | No | Comments |
| 1. Our community has a comprehensive natural resources inventory. | | X | |
| 2. We use this resource inventory to steer development away from environmentally sensitive areas. | | X | |
| 3. We have identified our defining natural resources and taken steps to protect them. | | X | |
| 4. Our community has passed the necessary "Part V" environmental ordinances, and we enforce them. | | X | |
| 5. Our community has a tree preservation ordinance, which | | X | |

| | | | |
|---|-----|----|----------|
| is actively enforced. | | | |
| 6. Our community has a tree-replanting ordinance for new development. | | X | |
| 7. We are using storm water best management practices for all new development. | X | | |
| 8. We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc.). | | X | |
| Social and Economic Development | | | |
| Growth Preparedness | | | |
| Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs. | | | |
| | Yes | No | Comments |
| 1. We have population projections for the next 20 years that we refer to when making infrastructure decisions. | X | | |
| 2. Our local governments, the local school board, and other decision-making entities use the same population projections. | X | | |
| 3. Our elected officials understand the land-development process in our community. | X | | |
| 4. We have reviewed our development regulations and/or zoning code recently, and believe that our ordinances will help us achieve our QCO goals. | X | | |
| 5. We have a Capital Improvements Program that supports current and future growth. | | X | |
| 6. We have designated areas of our community where we would like to see growth, and these areas are based on a natural resources inventory of our community. | X | | |

| | | | |
|---|-----|----|----------|
| 7. We have clearly understandable guidelines for new development. | | X | |
| 8. We have a citizen-education campaign to allow all interested parties to learn about development processes in our community. | X | | |
| 9. We have procedures in place that make it easy for the public to stay informed about land use issues, zoning decisions, and proposed new development. | X | | |
| 10. We have a public-awareness element in our comprehensive planning process. | X | | |
| <p>Appropriate Businesses</p> <p>The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.</p> | | | |
| | Yes | No | Comments |
| 1. Our economic development organization has considered our community's strengths, assets and weaknesses, and has created a business development strategy based on them | | X | |
| 2. Our economic development organization has considered the types of businesses already in our community, and has a plan to recruit businesses and/or industries that will be compatible. | | X | |
| 3. We recruit firms that provide or create sustainable products. | | X | |
| 4. We have a diverse jobs base, so that one employer leaving would not cripple our economy. | | X | |
| <p>Employment Options</p> <p>A range of job types should be provided in each community to meet the diverse needs of the local workforce.</p> | | | |
| 1. Our economic development program has an entrepreneur support program. | | X | |

| | | | |
|---|----------|----------|----------|
| 2. Our community has jobs for skilled labor. | X | | |
| 3. Our community has jobs for unskilled labor. | X | | |
| 4. Our community has professional and managerial jobs. | X | | |
| Housing Choices | | | |
| A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs. | | | |
| | Yes | No | Comments |
| 1. Our community allows accessory units like garage apartments or mother-in-law units. | X | | |
| 2. People who work in our community can also afford to live in the community. | | X | |
| 3. Our community has enough housing for each income level (low, moderate and above-average). | | X | |
| 4. We encourage new residential development to follow the pattern of our original City, continuing the existing street design and maintaining small setbacks. | X | | |
| 5. We have options available for loft living, down City living, or "neo-traditional" development. | | X | |
| 6. We have vacant and developable land available for multifamily housing | X | | |
| 7. We allow multifamily housing to be developed in our community. | X | | |
| 8. We support community development corporations that build housing for lower-income households. | | X | |
| 9. We have housing programs that focus on households with special needs. | | X | |
| 10. We allow small houses built on small lots (less than 5,000 square feet) in appropriate | | X | |

| | | | |
|---|-----|----|----------|
| areas. | | | |
| Educational Opportunities Educational and training opportunities should be readily available in each community - to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions. | | | |
| | Yes | No | Comments |
| 1. Our community provides workforce training options for its citizens | | X | |
| 2. Our workforce training programs provide citizens with skills for jobs that are available in our community. | | X | |
| 3. Our community has higher education opportunities, or is close to a community that does. | X | | |
| 4. Our community has job opportunities for college graduates, so that our children may live and work here if they choose. | X | | |
| Governmental Relations | | | |
| Regional Solutions Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer. | | | |
| | Yes | No | Comments |
| 1. We participate in regional economic development organizations. | X | | |
| 2. We participate in regional environmental organizations and initiatives, especially regarding water quality and quantity issues. | X | | |
| 3. We work with other local governments to provide or share appropriate services, such as public transit, libraries, special education, tourism, parks and recreation, emergency response, E-911, homeland security, etc. | X | | |

| | | | |
|---|-----|----|----------|
| 4. Our community thinks regionally, especially in terms of issues like land use, transportation and housing, understanding that these go beyond local government borders. | X | | |
| <p>Regional Cooperation</p> <p>Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.</p> | | | |
| | Yes | No | Comments |
| 1. We plan jointly with our cities and county for comprehensive planning purposes. | | X | |
| 2. We are satisfied with our Service Delivery Strategy. | X | | |
| 3. We initiate contact with other local governments and institutions in our region in order to find solutions to common problems, or to craft region wide strategies. | X | | |
| 4. We meet regularly with neighboring jurisdictions to maintain contact, build connections, and discuss issues of regional concern. | | X | |

COMPLIANCE WITH RULES FOR ENVIRONMENTAL PLANNING

CRITERIA

In the Georgia Planning act of 1989, the Department of Natural Resources given the responsibility for developing standards and procedures for the protection for wetlands, groundwater recharge, and water supply watersheds, in 1991 the General Assembly added river corridors and mountains to the Planning Act. The Planning Act states that each local government comply with these minimum protection standards that apply to each of the five resources in order to maintain the local government's certification as a Qualified Local Government.

Wetlands

The City of Mount Zion does have a few wetlands that were identified on the Natural Resources Map in **Figure 3**. There has not been a survey or any monitoring of these areas to determine the degradation.

Watershed

The City limits of Mount Zion lies totally within the Little Tallapoosa River watershed basin. The primary source of raw water for Carrollton is the Upper Little Tallapoosa River (ULTR). The Little Tallapoosa headwater begins in Forsythe and Dawson Counties north of the Atlanta Metropolitan areas and bisects Carroll County from Villa Rica to the southwest corner of the County. Within the Little Tallapoosa River Basin Management area, which covers approximately 700 square miles in five Georgia Counties (Carroll, Haralson, Paulding, Heard and Polk), there are seven (7) municipal wastewater discharge points.

The Environmental Planning Ordinance will be drafted as part of the Short Term Work Program for the Community Agenda.

UPDATE OF SERVICE DELIVERY STRATEGY

Carroll County is currently updating its service delivery strategy.

City of Mount Zion

P.O. Box 597
Mount Zion, Georgia 30150-0597

Phone (770) 832-1622
Fax (770) 832-7816

Comprehensive Plan 2008-2028

Community Assessment - Appendix

Analysis of Supporting Data



Prepared by:

Chattahoochee- Flint Regional Development Center

13273 Highway 34 East, Post Office Box 1600

Franklin, GA 30217

(706) 675-6721 (770) 854-6026 FAX (706) 675-0448

Email: cfrdc@cfrdc.org

ANALYSIS OF SUPPORTING DATA

The analysis of data was an essential tool in viewing the City of Mount Zion in a micro and macro way, to plan for growth over next twenty (20) years. Through this analysis, opportunities of the City to expand on were identified, as well as issue's that should be looked at addressed.

IDENTIFICATION OF POTENTIAL ISSUES

This section analyzes the data related to population, economic development, cultural and natural resources and community facilities and services to identify the issues and opportunities presented to the City of Mount Zion. The Issues and Opportunities are organized by major topic as defined in the DCA Local Planning Requirements.

POPULATION

The population trends observed in any given area provides a good indication of what factors have influenced development and growth in that area. The socio-economic characteristics of Mount Zion are provided as a prospective of current growth trends. Population estimates and projections are based on U. S. Census data projections provided by the Department of Community Affairs.

Population Trends

Between the years of 1980 and 1990, Mount Zion's population increased very little, with a 14.8% gain, from 445 persons to 478 persons. However, between the years of 1990 and 2000 the population increased considerably, with an increase of 149.5 %, from 511 persons to 1,275 persons. This large increase may be attributed to several factors, steady housing development, as well as annexation initiatives, and becoming somewhat of a bedroom community for the City of Carrollton. It is projected from the years 2000 to 2010; the population will increase by 32.5 %, from 1483 to 1690. It is projected that the population percentage growth will start to decrease from the years 2010 to 2020 (24.5 %) and from the years 2020 to 2030 (19.7%).

Carroll County's population growth shows a steady increase in actual population numbers but a decrease in percentage changes over a ten-year period. The greatest percentage growth was between the years 1980 to 1990, which is 26.7%. The population percentage growth decreases over a ten year period, from 1990 to 2030 in sequential order is as follows; Year 2000 - 22.8%, Year 2010 - 17.7%, Year 2020 - 15.1% and Year 2030 - 13.1%.

Table 2- Mount Zion Population

| Mount Zion City: Population | | | | | | | | | | | |
|-----------------------------|------|------|------|------|-------|-------|-------|-------|-------|-------|-------|
| Year | 1980 | 1985 | 1990 | 1995 | 2000 | 2005 | 2010 | 2015 | 2020 | 2025 | 2030 |
| Total population | 445 | 478 | 511 | 893 | 1,275 | 1,483 | 1,690 | 1,898 | 2,105 | 2,313 | 2,520 |

Table 3 - Carroll County Population

| Carroll County: Population | | | | | | | | | | | |
|----------------------------|--------|--------|--------|--------|--------|--------|---------|---------|---------|---------|---------|
| Year | 1980 | 1985 | 1990 | 1995 | 2000 | 2005 | 2010 | 2015 | 2020 | 2025 | 2030 |
| Total population | 56,346 | 63,884 | 71,422 | 79,345 | 87,268 | 94,999 | 102,729 | 110,460 | 118,190 | 125,921 | 133,651 |

Issues

The population projections show a steady growth in Mount Zion, from 2010 to 2020 a growth rate of 24.5% and from 2020 to 2030 19.7% (Refer to Table 2 and 3). The implications of planning for any population growth are far reaching. The City will need to plan for infrastructure improvements and services to provide for their possible new residents. Housing will need to be provided as well as school capacity, medical services, employment and various citizens outreach programs. Please refer to **Tables 2 and 3**.

Opportunities

With any amount of population growth there are numerous opportunities for economic development. Building homes, attracting medical services and physicians, increasing school capacity and improvements to infrastructure all creates jobs and tax revenue. Mount Zion should explore and economic development strategies for future growth, which should include a website to show land and development opportunities for the City, as well as create tax incentives or deferments for creating jobs for the area.

Households

The US Census defines a household as, “*all the people who occupy a housing unit as their usual place of residence.*” The US Census 2000 data shows the average household size for Mount Zion was 2.94 persons. Based on the 2.94 persons per household divided by the projected population growth of 2,520 people, there should be 857 households by the year 2030. That number does coincide with the projected household number for the year 2030, which is 862.

The smallest growth of households occurred between the years of 1980 to 1990, with an increase of only 35 households or 23.4%. The largest growth of households occurred between the years of 1990 to 2000, with an increase of 250 households or 135.8% increase. This coincides with the largest population growth of 150% between the same years. From 2010 to 2030, the household growth remains constant at a growth rate of 142 to 143 households within the ten-year periods.

The US Census 2006 data shows that Carroll County’s estimated household size in 2006 was 2.66 persons. The largest number of household growth occurred between the years 1980 to 1990, households increased by 6,728 persons or a 35.4%. From the years 1990 to 2000, households increased by 24.4% or 6198 people.

Table 4 - Mount Zion Number of Households

| Mount Zion City: Number of Households | | | | | | | | | | | |
|---------------------------------------|------|------|------|------|------|------|------|------|------|------|------|
| Year | 1980 | 1985 | 1990 | 1995 | 2000 | 2005 | 2010 | 2015 | 2020 | 2025 | 2030 |
| Total households | 149 | 167 | 184 | 309 | 434 | 505 | 577 | 648 | 719 | 790 | 862 |

Table 5 – Carroll County Number of Households

| Carroll County: Number of Households | | | | | | | | | | | |
|--------------------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Year | 1980 | 1985 | 1990 | 1995 | 2000 | 2005 | 2010 | 2015 | 2020 | 2025 | 2030 |
| Total households | 19,002 | 22,186 | 25,370 | 28,469 | 31,568 | 34,710 | 37,851 | 40,993 | 44,134 | 47,276 | 50,417 |

Issues

The population projections predict that the required housing for the City is 857 households, and the projected data for the same year is 862 households.

Although it is predicted that Mount Zion is meeting its housing number obligations. Mount Zion should have a housing survey done, so that an accurate account of all structures can be accessed.

Increasing household choices should be a direct affect of population and growth. The City should plan for infrastructure improvements and services for existing and their possible new residents. Housing will need to be provided, as well as school capacity, medical services and various citizens out reach programs. Please refer to **Table 4 and 5**.

Opportunities

Increases in households offer the City a workforce for economic development and tax base for growth. The City should explore economic development opportunities either solely or jointly with the City of Carrollton to increase opportunities for the City of Mount Zion.

Age

The median age in 2000 was 31.0 years. In the year 2000, Carroll County's the median age was 32.6 years. Both median ages are slightly younger than the State's median age of 33.4 years. Also in the year 2000, there were 91 people between the ages of 0 to 4. There were 5, 876 people between the ages 18 and 64, and 87 people that were 65 years and over.

In the year 2010, the largest age group is between the ages of 5 to 13, followed by the ages of 25 to 34 and finally the ages 35 to 44. This trend continues to the year 2020. What could be concluded from this trend is that the residents of the City are having children and are staying and raising their families. In the age group of 55 to 65 and over, there are 347 people by the 2025. This age group makes up 6% of the total projected population for the year 2025.

Table 6 – Population by Age

| Mount Zion city: Population by Age | | | | | | | | | | | |
|------------------------------------|------|------|------|------|------|------|------|------|------|------|------|
| Category | 1980 | 1985 | 1990 | 1995 | 2000 | 2005 | 2010 | 2015 | 2020 | 2025 | 2030 |
| 0 – 4 | 21 | 29 | 37 | 64 | 91 | 109 | 126 | 144 | 161 | 179 | 196 |
| 5 – 13 | 93 | 83 | 73 | 156 | 239 | 276 | 312 | 349 | 385 | 422 | 458 |
| 14 – 17 | 35 | 31 | 27 | 48 | 69 | 78 | 86 | 95 | 103 | 112 | 120 |
| 18 – 20 | 19 | 32 | 44 | 49 | 54 | 63 | 72 | 80 | 89 | 98 | 107 |
| 21 – 24 | 24 | 30 | 35 | 43 | 51 | 58 | 65 | 71 | 78 | 85 | 92 |
| 25 – 34 | 79 | 78 | 76 | 155 | 233 | 272 | 310 | 349 | 387 | 426 | 464 |
| 35 – 44 | 55 | 69 | 82 | 144 | 205 | 243 | 280 | 318 | 355 | 393 | 430 |
| 45 – 54 | 38 | 43 | 47 | 91 | 134 | 158 | 182 | 206 | 230 | 254 | 278 |
| 55 – 64 | 28 | 39 | 50 | 81 | 112 | 133 | 154 | 175 | 196 | 217 | 238 |
| 65 and over | 53 | 47 | 40 | 64 | 87 | 96 | 104 | 113 | 121 | 130 | |

Issues

In the year 2010, the largest age group is between the ages of 5 to 13, followed by the ages of 25 to 34 and finally the ages 35 to 44. This trend continues to the year 2020. What could be concluded from this trend is that the residents of the City are having children and are staying and raising their families. The City along with County should evaluate future school capacity and day care facilities, as well as economic development incentives so that employment can be available for the young families in the area.

In the age group of 55 to 65 and over, there are 347 people by the 2025. This age group makes up 6% of the total projected population for the year 2025. The City should evaluate affordable housing for the elderly, as well as retirement and assisted living facilities for this group. Please refer to **Table 6**.

Opportunities

Mount Zion has built a new Senior Center that offers meals and other services for the elderly; this facility can be used for other community uses as well.

Race

The City of Mount Zion's population is predominantly White. It is projected that by the 2030, there will 2391 persons claiming the race of White or 94.8%. The second largest race claims Black or African American. By the 2030, the race claiming Black or African American is 62 persons, or 2.4%. There is a trend that shows the American Indian or Alaska Native and the Asian or Pacific Islander race classification is continuing to grow. However, the growth of the Asian or Pacific Islander exceeds that of the American Indian or Alaska native.

Table 7 – Mount Zion Racial Composition

| Mount Zion city: Racial Composition | | | | | | | | | | | |
|---|------|------|------|------|-------|-------|-------|-------|-------|-------|-------|
| Year | 1980 | 1985 | 1990 | 1995 | 2000 | 2005 | 2010 | 2015 | 2020 | 2025 | 2030 |
| White alone | 406 | 458 | 509 | 855 | 1,200 | 1,399 | 1,597 | 1,796 | 1,994 | 2,193 | 2,391 |
| Black or African American alone | 39 | 21 | 2 | 25 | 48 | 50 | 53 | 55 | 57 | 59 | 62 |
| American Indian and Alaska Native alone | 0 | 0 | 0 | 2 | 3 | 4 | 5 | 5 | 6 | 7 | 8 |
| Asian or Pacific Islander | 0 | 0 | 0 | 6 | 12 | 15 | 18 | 21 | 24 | 27 | 30 |
| other race | 0 | 0 | 0 | 6 | 12 | 15 | 18 | | | | |

Issues

The City of Mount Zion's population is predominantly White. It is projected that by the 2030, there will 2391 persons claiming the race of White or 94.8%. The second largest race claims Black or African American. By the 2030, the race claiming Black or African American is 62 persons, or 2.4%. With any community that is predominantly one race, the challenge is to make sure that polices that are formulated include the interest and protection of all races and or nationalities in the community. Please refer to **Table 7**.

Opportunities

Racial diversity offers a community an opportunity to experience other cultures food and activities. Mount Zion should come up with an economic development campaign of encouraging different cultures and races to bring business and cultural diversity to the community.

Educational Attainment

The largest group of educational attainment is the High School Graduate or Equivalency category, which shows 710 people in that category by the year 2030. This category makes up 28.1% of the projected population for that same year. The second largest group is the 9th to 12th Grade no diploma, which is 277 people by the 2030. That number makes up 10.9% of the projected population for the same year. The two final categories that show the lowest graduation rates are the Bachelors Degree and the Graduate or Professionals Degree. It is projected by the 2030, that 14.5% (or 178 people) of the population will have a Bachelors or Graduate Degree. However, by the 2030, 928 people do not continue their education either after high school or after attending some college.

Carroll County follows a similar trend. By the year 2030 the largest category of educational attainment is High School Graduate or Equivalency with 33,173 persons or 24.8%. Carroll County's some College no Degree category shows 17,913 people or 13.4% of the population. It is projected by the year 2030, that 16,872 persons will have obtained a Bachelors Degree or Graduate Degree or 12.4% of the projected population.

Carroll County offers bachelors degree and graduate degree programs at University of West Georgia in the Arts and Sciences, Business Administration, Public Administration, and Education. In addition, the County houses West Central Technical College that provides associate degrees in applied sciences in 16 categories, technical diplomas in 23 categories and technical certificates in 44 categories. The County also operates programs through the Job Training and Partnership Act (JTPA) that provides training for low-income persons who are unemployed or underemployed or have special employment needs. The County also operates Especially for Single Parents (ESP), and adult literacy programs. Georgia Quick Start is housed at West Central Technical College and will provide specific customized training to new and/or expanding industry

Table 8 – Mount Zion Educational Attainment

| Mount Zion city: Educational Attainment | | | | | | | | | | | |
|---|------|------|------|------|------|------|------|------|------|------|------|
| Year | 1980 | 1985 | 1990 | 1995 | 2000 | 2005 | 2010 | 2015 | 2020 | 2025 | 2030 |
| Less than 9th Grade | 66 | 53 | 39 | 40 | 41 | 35 | 29 | 22 | 16 | 10 | 4 |
| 9th to 12th Grade (No Diploma) | 84 | 76 | 68 | 115 | 161 | 180 | 200 | 219 | 238 | 257 | 277 |
| High School Graduate (Includes Equivalency) | 47 | 84 | 120 | 216 | 312 | 378 | 445 | 511 | 577 | 643 | 710 |
| Some College (No Degree) | 21 | 24 | 27 | 87 | 147 | 179 | 210 | 242 | 273 | 305 | 336 |
| Associate Degree | NA | NA | 15 | 20 | 24 | NA | NA | NA | NA | NA | NA |
| Bachelor's Degree | 8 | 13 | 18 | 35 | 52 | 63 | 74 | 85 | 96 | 107 | 118 |
| Graduate or Professional Degree | 17 | 15 | 13 | 24 | 34 | 38 | 43 | 47 | 51 | 55 | 60 |

Issues

The largest group of educational attainment is the High School Graduate or Equivalency category, which shows 710 people in that category by the year 2030. This category makes up 28.1% of the projected population for that same year. The second largest group is the 9th to 12th Grade no diploma, which is 277 people by the 2030. That number makes up 10.9% of the projected population for the same year. Please refer to **Table 8**.

The two final categories that show the lowest graduation rates are the Bachelors Degree and the Graduate or Professionals Degree. It is projected by the 2030, that 14.5% (or 178 people) of the population will have a Bachelors or Graduate Degree. However, by the 2030, 928 people do not continue their education either after high school or after attending some college. Please refer to **Table 8**.

The City should explore and identify why children are not finishing high school and develop programs and policies to improve graduation rates, such as tutoring, mentoring programs, parent training programs and educational programs outlining the importance of education and the direct correlation it has with lifetime earnings.

There is a program called “The Legacy Link, Inc.” that matches senior citizen’s skills with a community’s needs. One of the programs they offer is tutoring. There are several of these “Senior Center” locations offered in Georgia. The link to their website is <http://www.legacylink.org/>. Mount Zion should explore this program and perhaps start a Chapter at the new Senior Center to offer support to students that need tutoring or even mentoring.

Opportunities

The City may want to explore having its own trade school or junior college, so the local students have more options for education after high school. A trade school would also benefit the students that do not graduate from high school, or those students that would like to explore alternative learning paths other than a high school diploma.

Income

Per Capita Income

A good definition of per capita income is: *"Income per person in a population."* Per capita income is often used to measure an areas standard of living. High Incomes can be a factor of available high paying jobs and of educational attainment. Median income, measured in 1999 dollars, in the City was \$41,912. In Carroll County, median income measured in 1999 dollars was \$38,799, in Georgia \$49,280.

Both Mount Zion and Carroll County are below the median income for the State of Georgia. The State shows the per capita income in the year 2000 is \$21,154, in Carroll County \$20,700 and in Mount Zion \$18,857. By the year 2030, the income gap between Mount Zion (\$32,739) and Carroll County (\$35,917) narrows.

In the year 2000, the State reported 13.0% of the population lived below the poverty line, in Carroll County 13.7% of the population lived below the poverty line, in Mount Zion 12.9 % of the population lived below the poverty line.

Table 9 – Mount Zion Per Capita Income

| Mount Zion city: Per Capita Income (in dollars) | | | | | | | | | | | |
|---|-------|-------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Year | 1980 | 1985 | 1990 | 1995 | 2000 | 2005 | 2010 | 2015 | 2020 | 2025 | 2030 |
| Per Capita Income | 4,974 | 7,587 | 10,200 | 13,140 | 16,080 | 18,857 | 21,633 | 24,410 | 27,186 | 29,963 | 32,739 |

Table 10 – Carroll County Per Capita Income

| Carroll County: Per Capita Income (in dollars) | | | | | | | | | | | |
|--|-------|-------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Year | 1980 | 1985 | 1990 | 1995 | 2000 | 2005 | 2010 | 2015 | 2020 | 2025 | 2030 |
| Per Capita Income | 5,482 | 8,361 | 11,239 | 14,448 | 17,656 | 20,700 | 23,743 | 26,787 | 29,830 | 32,874 | 35,917 |

Table 11 – State Per Capita Income

| Georgia: Per Capita Income (in dollars) | | | |
|---|------|--------|--------|
| Year | 1980 | 1990 | 2000 |
| Per Capita Income | NA | 13,631 | 21,154 |

Mean Household Income

Mean income is defined as the (average) amount income obtained by dividing the total aggregate income of a group by the number of units in that group. The mean household income for Mount Zion grew from \$28,343 in 1990 to \$48,965 in 2000. That is an increase of \$20,622 over a ten-year period or 57.8% increase. The average income for Carroll County was slightly lower than with a mean household income of \$48,092 and for the State the mean household income was much higher over all at \$80,077.

Table 12 – Mean Household Income City, County, and State

| Mount Zion city: Average Household Income (in dollars) | | | Carroll County: Average Household Income (in dollars) | | | Georgia: Average Household Income (in dollars) | | |
|--|--------|--------|---|--------|--------|--|--------|--------|
| Year | 1990 | 2000 | Year | 1990 | 2000 | Category | 1990 | 2000 |
| Mean Household Income | 28,343 | 48,965 | Mean Household Income | 30,775 | 48,092 | Mean Household Income | 36,810 | 80,077 |

Issues

Both Mount Zion and Carroll County are below the median income for the State of Georgia. The State shows the per capita income in the year 2000 is \$21,154, in Carroll County \$20,700 and in Mount Zion \$18,857. By the year 2030, the income gap between Mount Zion (\$32,739) and Carroll County (\$35,917) narrows.

The mean household income for Mount Zion grew from \$28,343 in 1990 to \$48,965 in 2000. That is an increase of \$20,622 over a ten-year period or 57.8% increase. The average income for Carroll County was slightly lower than with a mean household income of \$48,092 and for the State the mean household income was much higher over all at \$80,077.

The City should come up with an economic develop plan to attract and create new business in the City. This will be further discussed in the *Economic Development Section* of this document.

Opportunities

The City has a lot of strengths that can be very attractive as day tourist destination for urban dwellers or nearby communities. The City has discussed marketing themselves as a “small town” theme to encourage small business development. These strengths should be explored for various economic development opportunities to increase community income. Some examples of small communities that have capitalized on their “Small City” atmosphere are Pine Mountain and Warm Springs, Georgia.

ECONOMIC DEVELOPMENT

Economic development can be achieved by three different approaches. Build off those the strengths of a community and reduce the weaknesses, attract industry and business to a community, or a combination of both.

Mount Zion has a lot of strengths; it has a small City appearance, old homes, historic structures, parks and recreation at John Tanner State Park and J Ebb. Duncan Lake. One approach to encouraging economic development is to build and elaborate off that “small town” appearance. Encourage small shops along Highway 16 to Bowden Junction Road. Reuse of unused buildings for restaurants and shops, focusing on what foods or shops make a small City unique. Create a theme, a trademark that can be attributed with Mount Zion. Perhaps the City could offer rent or tax deferments for reuse of an existing structure to open a business. With this approach the City could advertise day tourist trips from Atlanta, Carrolton, and other neighboring cities, or perhaps attract new residents looking for a small town theme.

Another approach to economic development is to attract industry and business. This can be achieved two ways, by created a theme or trademark for the City, and then advertise using that theme as an attractor for business or another method is traditional economic development techniques, such as Tax incentives, or “tax breaks,” include various sorts

of abatements, credits, and exemptions. These incentives may be available to all businesses or they may be negotiated on a case-by-case basis.

Public borrowing means that local governments lend money to private business firms at below-market rates to induce investment. Debt financing may take the form of direct loans for construction or expansion of industrial plants or the purchase of machinery and equipment. In other cases, the state or local government guarantees loans. Recipients generally are expected to seek financing on the private market first, but the creditworthiness of the firm rarely has been a barrier to access to publicly subsidized lending programs. States capitalize these lending programs both by issuing bonds and through legislative appropriations. Community Development Block Grants are also used by localities for a variety of community development activities, including housing rehabilitation, public works, and planning. Usually 8 to 15 percent of CDBG funds are used for economic development purposes.

The City of Mount Zion needs to come up with an comprehensive economic development plan, that includes not just bringing in business, attracting industry or building new businesses, but also looks at infrastructure improvements, sidewalk and landscape installation design and boundaries for the city center or main street area with compatible zoning laws to encourage various types of development and applying for all financial assistance available for municipalities of this size, on a local, state and federal levels.

Issues

The City should establish a website of the various public officials and department contacts. This website should be used as an update with news for residents and future meetings. In addition, the website should be elaborated on to include economic development information and available parcels or areas, that the City would like to encourage development or redevelopment.

The City of Mount Zion has a limited amount of funds for improvement to infrastructure to promote economic development.

There has been no designated "City Center" or "Main Street" boundaries established through ordinance and or map. Establishing a "main street" area is encouraged. It gives the economic development a geographical starting point. The City may want to consider a theme or architectural style that would start and continue architectural continuity throughout the City. There are not many vacant buildings available, but those that are available should be redeveloped.

Opportunities

The greatest opportunity that the City has is its small town appearance and that it is virtually a blank slate to promote and encourage growth and economic development. This means the City has an opportunity to market their city in any manner or direction that they agree upon.

It is a plus to be located so near to the City of Carrollton, so the City can be marketed as a bedroom community.

The City also does offer the residents and visitors beautiful parks for recreation, such as John Tanner State Park and J. Ebb Duncan Lake and multiple historic resources that give the City a unique character. These attributes should be used as marketing tools for visitors and new residents to the City.

Economic Base

An economic base is defined as the companies that provide jobs in a given community or geographic location. This section will briefly discuss those employers with the City of Mount Zion.

Employment by Industry

In the City of Mount Zion, the three largest existing and projected employment growth industries are: manufacturing, construction and retail trade. In the year 2010, it is projected that 861 persons will be part of the labor force, which makes up 50.9% of the total projected population for that year. In the year 2010, of the 861 persons in the labor force, 158 will work in Manufacturing, 113 will work in construction and 121 will work in retail.

By the year 2030, 1,312 persons will be participating in the labor force. The three largest sectors of the economy are Construction (177), Manufacturing (211) and Retail Trade (192). The three sectors that remain almost static or show little to no growth are, Agriculture- Forestry- Fishing- Hunting- Mining, Transportation-Warehousing and Utilities, Professional Scientific-Management -Administrative and Waste management and Public Administration.

In Carroll County there, is a similar trend, the three large sectors in 2010 are projected to be, Construction Manufacturing and Retail Trade. However, Carroll County's largest employer in 2010 is projected to be Education Health and Social Services. University of West Georgia, 10 elementary schools, 6 middle schools and 7 high schools can explain the large Education sector. There are also 4 hospitals in Carroll County that would also account for the spike in the Educational and Social Services category of industry.

In the year 2000, the State shows Educational, Health & Social Services is the largest industry category, followed in sequential order by Manufacturing, Retail Trade, Professional Scientific Administrative, and Waste Management Services and Construction. The State statistics differ from Carroll County and the City of Mount Zion by exceeding in Professional Scientific Administrative, and Waste Management Services. Although waste management facilities can be expensive to build, the pay off may be worth for the City, in jobs and a stable source of income for its residents that does not fluctuate with the economy.

There are 17 businesses that are licensed in Mount Zion in 2008, including:

- 8 contractors (building, landscaping, concrete pour, well drilling, custom fencing, signs, small equipment repair etc.)
- 5 retail shops (apparel, gun store, nuts and bolts, other)
- 1 hair salon
- 1 custom sign making company

There is one Carroll County public school located in Mount Zion:

- Mount Zion Elementary, Grades PK-5, with 610 students

Issues

By the year 2030, 1,312 persons will be participating in the labor force. The three largest sectors of the economy are Construction (177), Manufacturing (211) and Retail Trade (192). The three sectors that remain almost static or show little to no growth are, Agriculture- Forestry- Fishing- Hunting- Mining, Transportation-Warehousing and Utilities, Professional Scientific-Management -Administrative and Waste management and Public Administration.

Mount Zion needs more diversification of business sectors of employment to expand their tax base and encourage economic development.

The City should also explore opening a trade school to add skilled labor and diversification to the employment base. In addition, the trade school would add professional jobs for the City.

Opportunities

In the areas that are static, there are multiple opportunities to build off of. In agriculture, many communities are starting community gardens and farmers markets, this can be an attractor for local residents to regional residents. A farmer's market is an opportunity to use the land-zoned agriculture for an economic development purpose. Depending on the size of the land and harvest would be contingent on the jobs provided, but it is a wonderful use for vacant agriculture zoned parcels.

Utilities jobs can be provided if grants are made available for infrastructure improvements and perhaps water or sewer treatment facility can be built. This is a type of employment that does not suffer from fluctuations in the economy.

Table 13 – Employment by Industry Mount Zion and Carroll County

| Mount Zion city: Employment by Industry | | | | | | | | Carroll County: Employment by Industry | | | | | | | |
|---|------|------|------|------|-------|-------|-------|---|--------|--------|--------|--------|--------|--------|--------|
| Year | 2000 | 2005 | 2010 | 2015 | 2020 | 2025 | 2030 | Year | 2000 | 2005 | 2010 | 2015 | 2020 | 2025 | 2030 |
| Total Employed Civilian Population | 635 | 748 | 861 | 973 | 1,086 | 1,199 | 1,312 | Total Employed Civilian Population | 40,527 | 44,677 | 48,826 | 52,976 | 57,125 | 61,275 | 65,424 |
| Agriculture, Forestry, Fishing, hunting & mining | 2 | 3 | 3 | 4 | 4 | 5 | 5 | Agriculture, Forestry, Fishing, hunting & mining | 317 | 279 | 242 | 204 | 166 | 128 | 91 |
| Construction | 81 | 97 | 113 | 129 | 145 | 161 | 177 | Construction | 4,536 | 5,257 | 5,977 | 6,698 | 7,418 | 8,139 | 8,859 |
| Manufacturing | 131 | 144 | 158 | 171 | 184 | 197 | 211 | Manufacturing | 7,808 | 7,513 | 7,217 | 6,922 | 6,626 | 6,331 | 6,035 |
| Wholesale Trade | 22 | 27 | 32 | 36 | 41 | 46 | 51 | Wholesale Trade | 1,417 | 1,594 | 1,771 | 1,947 | 2,124 | 2,301 | 2,478 |
| Retail Trade | 85 | 103 | 121 | 138 | 156 | 174 | 192 | Retail Trade | 5,438 | 6,001 | 6,565 | 7,128 | 7,691 | 8,254 | 8,818 |
| Transportation, warehousing, and utilities | 37 | 43 | 50 | 56 | 62 | 68 | 75 | Transportation, warehousing, and utilities | 2,574 | 2,815 | 3,056 | 3,296 | 3,537 | 3,778 | 4,019 |
| Information | 10 | NA | NA | NA | NA | NA | NA | Information | 725 | NA | NA | NA | NA | NA | NA |
| Finance, Insurance, & Real Estate | 25 | 31 | 37 | 42 | 48 | 54 | 60 | Finance, Insurance, & Real Estate | 1,892 | 2,162 | 2,431 | 2,701 | 2,970 | 3,240 | 3,509 |
| Professional, scientific, management, administrative, and waste management services | 31 | 39 | 47 | 54 | 62 | 70 | 78 | Professional, scientific, management, administrative, and waste management services | 2,313 | 2,760 | 3,207 | 3,654 | 4,101 | 4,548 | 4,995 |
| Educational, health and social services | 76 | 86 | 97 | 107 | 117 | 127 | 138 | Educational, health and social services | 7,318 | 8,149 | 8,980 | 9,811 | 10,642 | 11,473 | 12,304 |
| Arts, entertainment, recreation, accommodation and food services | 66 | 80 | 93 | 107 | 120 | 134 | 147 | Arts, entertainment, recreation, accommodation and food services | 2,849 | 3,337 | 3,825 | 4,313 | 4,801 | 5,289 | 5,777 |
| Other Services | 37 | 45 | 54 | 62 | 70 | 78 | 87 | Other Services | 1,899 | 2,232 | 2,565 | 2,898 | 3,231 | 3,564 | 3,897 |
| Public Administration | 32 | 38 | 45 | 51 | 57 | 63 | 70 | Public Administration | 1,441 | 1,673 | 1,905 | 2,136 | 2,368 | 2,600 | 2,832 |

Labor Force

The labor force of a geographic entity consists of everyone of working age (around 14 to 16) and below retirement age who are participating workers, that is people actively employed or looking for work.

Employment Status

In the year 2000, there were 952 people in the work force, 660 of those people were participating in the labor force or 69% of the total population. Total males were 502 compared to total females of 217. Males that are not considered in the labor force were 106 and females that are not considered in the labor force were 186. There were zero men and women in the armed forces. The amount of people in the workforce grew, as the population grew.

Table 14 – Labor Force Participation Mount Zion and Carroll County

| Mount Zion city: Labor Force Participation | | | Carroll County : Labor Force Participation | | |
|--|------|------|--|--------|--------|
| Year | 1990 | 2000 | Year | 1990 | 2000 |
| Total Males and Females | 394 | 952 | Total Males and Females | 54,577 | 67,034 |
| In labor force: | 272 | 660 | In labor force: | 36,172 | 42,630 |
| Civilian Labor force | 272 | 660 | Civilian Labor force | 36,137 | 42,589 |
| Civilian Employed | 268 | 635 | Civilian Employed | 34,189 | 40,527 |
| Civilian unemployed | 4 | 25 | Civilian unemployed | 1,948 | 2,062 |
| In Armed Forces | 0 | 0 | In Armed Forces | 35 | 41 |
| Not in labor force | 122 | 292 | Not in labor force | 18,405 | 24,404 |
| Total Males | 177 | 502 | Total Males | 25,964 | 31,953 |
| Male In labor force: | 153 | 396 | Male In labor force: | 19,504 | 22,832 |
| Male Civilian Labor force | 153 | 396 | Male Civilian Labor force | 19,486 | 22,791 |
| Male Civilian Employed | 153 | 383 | Male Civilian Employed | 18,647 | 21,879 |
| Male Civilian unemployed | 0 | 13 | Male Civilian unemployed | 839 | 912 |
| Male In Armed Forces | 0 | 0 | Male In Armed Forces | 18 | 41 |
| Male Not in labor force | 24 | 106 | Male Not in labor force | 6,460 | 9,121 |
| Total Females | 217 | 450 | Total Females | 28,613 | 35,081 |
| Female In labor force: | 119 | 264 | Female In labor force: | 16,668 | 19,798 |
| Female Civilian Labor force | 119 | 264 | Female Civilian Labor force | 16,651 | 19,798 |
| Female Civilian Employed | 115 | 252 | Female Civilian Employed | 15,542 | 18,648 |
| Female Civilian unemployed | 4 | 12 | Female Civilian unemployed | 1,109 | 1,150 |
| Female In Armed Forces | 0 | 0 | Female In Armed Forces | 17 | 0 |
| Female Not in labor force | 98 | 186 | Female Not in labor force | 11,945 | 15,283 |

Economic Resources

Carroll County Chamber of Commerce

Chattahoochee-Flint Regional Development Center

Carroll Electric Membership Corporation

Georgia Power Company

Carroll County Development Authority

Carroll County Convention & Visitors Association

Georgia Tech Regional Office

West Central Georgia Private Industry County

Georgia Department of Labor, Carrollton Field Office

Georgia Quick Start/Carroll Technical Institute

West Georgia College

West Georgia Development Association

Programs, Tools and Education

Until the infrastructure is in place to accommodate industrial uses, The City of Mt. Zion will not promote industrial growth at this time. However, they have planned for both commercial and manufacturing development in their zoning ordinance. Federal programs that are available to the City that will fund economic development are the Industrial Development Grant Program, and the Intermediary Relending Program administered through the Farmers Home Administration. Funds that the State of Georgia administers are the Small Cities Community Development Block Grant Fund, the Local Development Fund, and the Georgia Environmental Facilities Authority fund.

Issues

In the year 2000, there were 952 people in the work force, 660 of those people were participating in the labor force or 69% of the total population. Total males were 502 compared to total females of 217. Males that are not considered in the labor force were 106 and females that are not considered in the labor force were 186. There were zero men and women in the armed forces. The amount of people in the workforce grew, as the population grew.

There is a need for more people in the work force as well as more varied available workforce in the City. There is also a need as discussed before to create economic development from a theme or plan that the City decides upon.

Opportunities

There are opportunities to create growth in the City with a “small-town” theme such as, have a community garden and farmers market, antique store, restaurants, novelty shops, hair salons, art studios, Live work art studios, expand on recreational areas and facilities, create and attract day tourism revenue, plan yearly festivals and events.

HOUSING

Housing evaluation can offer information for planning the future growth of a community. Housing can represent the historic value of community, the wealth of a community, the progress of a community, and can identify housing types and price structure needs for the community's residents. The US Census defines; a **housing unit** as a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (or if vacant, is intended for occupancy) as separate living quarters. Separate living quarters are those in which the occupants live and eat separately from any other persons in the building and which have direct access from the outside of the building or through a common hall.

Housing Types and Mixes

Of the total units in 2005 (589), 446 were single-family detached units, 3 were single family attached, 10 were double units and 130 were mobile homes and trailers. By 2015 to 2030, the same trend continues in housing unit types. By the year 2030, the City shows 1,028 total housing units and it is projected that the population will grow to 2520. By the projection of 2520, there are not enough projected housing units to sustain the population growth. In addition, there are not enough housing type options, such as multi-family and additional units of single-family attached and double units.

The two largest categories of housing types are single-family detached homes and Mobile Home or Trailer. The data shows that there is very little single family attached, multifamily, or other alternative style housing types provided. One alternative to trailers or mobile homes is modular housing, which is cost effective and can come in all types of architectural designs. The sections or walls of the house are made at the warehouse after the consumer chooses the style and size home they desire and then it is assembled on site. Attached are some photos from a website called Sky Line Homes that have good examples of designs of modular housing <http://www.skylinehomes.com/>. The photos below were provided by Skyline Homes, in Elkhart Indiana.



Table 15 – Mount Zion Types of Housing

| Mount Zion city: Types of Housing | | | | | | | |
|-----------------------------------|------|------|------|------|------|------|-------|
| Year | 2000 | 2005 | 2010 | 2015 | 2020 | 2025 | 2030 |
| TOTAL Housing Units | 501 | 589 | 677 | 764 | 852 | 940 | 1,028 |
| Single Units (detached) | 380 | 446 | 512 | 578 | 644 | 710 | 776 |
| Single Units (attached) | 2 | 3 | 3 | 4 | 4 | 5 | 5 |
| Double Units | 9 | 10 | 11 | 12 | 13 | 14 | 15 |
| 3 to 9 Units | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 10 to 19 Units | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 20 to 49 Units | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 50 or more Units | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Mobile Home or Trailer | 110 | 130 | 151 | 171 | 191 | 211 | 232 |
| All Other | 0 | 0 | 0 | 0 | 0 | 0 | |

Housing Occupancy

In the year 2000, there were 501 total housing units built in the City of Mount Zion. Of those 501 occupants, 43 were vacant housing or 8.5%, 362 were owner occupied or 72.2% and 96 units were renters or 19.1%. In Carroll County, there were 34,067 total units built in the year 2000. Of the 34,067 units built, 2,499 units were vacant (7.3%), 22,259 units were owner occupied (65.3%) and 9,309 units were occupied by renters (27.3%).

Table 16 – Occupancy Characteristics Mount Zion and Carroll County

| Mount Zion city: Occupancy Characteristics | | | Carroll County: Occupancy Characteristics | | |
|--|------|------|---|--------|--------|
| Year | 1990 | 2000 | Year | 1990 | 2000 |
| TOTAL Housing Units Built | 202 | 501 | TOTAL Housing Units Built | 27,736 | 34,067 |
| Housing Units Vacant | 31 | 43 | Housing Units Vacant | 2,366 | 2,499 |
| Housing Units Owner Occupied | 155 | 362 | Housing Units Owner Occupied | 17,616 | 22,259 |
| Housing Units Renter Occupied | 38 | 96 | Housing Units Renter Occupied | 7,754 | 9,309 |

Issues

There are not enough housing units built to keep up with population growth, which for the year 2000 was 1,275 persons total for the City, and versus 501 houses built. There are very few options for renters in housing choices, which in the City make up 19.1% and in the County 27.3%. The City should encourage re-use of vacant buildings for rental housing.

Opportunities

There are opportunities for the City to look at providing more rentals housing opportunities and choices to their citizens. The City and the County have high occupancy rates for homes ownership. The City needs to look at the vacant buildings that they have and encourage the owner to rehab them into rentals units.

Housing Condition

Of the 501 total housing units in Mount Zion for the year 2000, 4 lacks complete plumbing facilities, and 8 lacks complete kitchen facilities. In Carroll County, of the 34, 067 total units, 252 lacks complete plumbing facilities and 274 lack complete kitchen facilities.

The lack of full plumbing facilities is more difficult to explain, than lack of full kitchen facilities. This is something that the City should identify, which units and owners are without plumbing facilities and whether they are full time living units or not intended for fulltime use. The City should to try and address these issues with the grants and community participation. In the State of Georgia, in the year 2000, there are 29,540, or .9%, households that do not have complete plumbing facilities.

Table 17 – Condition of Housing, Mount Zion, Carroll County, State

| Mount Zion city: Condition of Housing | | | Carroll County: Condition of Housing | | | Georgia: Condition of Housing | | |
|---------------------------------------|------|------|--------------------------------------|--------|--------|-------------------------------------|-----------|-----------|
| Year | 1990 | 2000 | Year | 1990 | 2000 | Year | 1990 | 2000 |
| Total housing units | 202 | 501 | Total housing units | 27,736 | 34,067 | Total housing units | 2,638,418 | 3,281,737 |
| Complete Plumbing Facilities | 218 | 497 | Complete Plumbing Facilities | 27,375 | 33,815 | Complete Plumbing Facilities | 2,609,956 | 3,252,197 |
| Lacking Plumbing Facilities | 6 | 4 | Lacking Plumbing Facilities | 361 | 252 | Lacking Plumbing Facilities | 28,462 | 29,540 |
| Complete kitchen facilities | 222 | 493 | Complete kitchen facilities | 27,478 | 33,793 | Complete kitchen facilities | 2,614,404 | 3,250,020 |
| Lacking complete kitchen facilities | 2 | 8 | Lacking complete kitchen facilities | 258 | 274 | Lacking complete kitchen facilities | 24,014 | 31,717 |

Issues

Of the 501 total housing units in Mount Zion for the year 2000, 4 lacks complete plumbing facilities, and 8 lacks complete kitchen facilities. In Carroll County, of the 34, 067 total units, 252 lacks complete plumbing facilities and 274 lack complete kitchen facilities.

The City should identify the location, owner and use of the units that do not have complete plumbing facilities and work on monies or grants to address those housing units. It should also be viewed as a public health issue, such as the waste from an outhouse could have the opportunity to contaminate the ground water.

Opportunities

There is an opportunity for community participation in updating or assisting those residents that do not have updated plumbing facilities through grants and community donations from local businesses. It should be a goal of the City to make sure that all the residents have indoor plumbing facilities.

Cost and Cost Burdened Housing

The U.S. Census defines, **Cost burdened households** as those spending over 30 percent of their income on housing costs. **Severely cost burdened households** are defined as those spending over 50 percent of their income on housing costs. The percentages of income are based on gross income.

In 2000, the median property value in the City was \$82,700. There was an extensive jump over a ten-year period of \$29,600 or a 64.2% increase in property values. The median rent in Mount Zion in the year 2000, was \$586 per month.

In the County, the median property value was slightly higher with \$93,300, which is \$10,600 more than the City of Mount Zion and a \$33,100 increase over a ten-year period, or 64.5%. The median rent was \$488 per month, which is less than Mount Zion. In the State, the median property value is \$111,200, which is \$28,500 more than the City of Mount Zion. The median rent for the State was \$613 per month, which is only \$27 less than Mount Zion's median rent.

In the year 2005, the per capita income for the City of Mount Zion was \$18,857. Under the definition of **cost burden households** an individual could not afford more than \$471.42 for monthly housing costs. In the year 2000, the City's of Mount Zion's median rent was \$586.00 per month and a median property value of \$82,700. With a property valued of \$82,700 would translate approximately into a house payment of \$827.00 per month. In the year 2010, it is predicted that the per capita income will be \$21,633, which would allow for \$540.82 for monthly housing costs.

These numbers demonstrate that a large portion of the City's residents would fall under **cost burdened** and **severely cost burdened households**. The City needs to provide more affordable housing opportunities and options for its residents.

Table 18 – Housing Cost Mount Zion, Carroll County, State

| Mount Zion city: Housing cost (in dollars) | | | Carroll County: Housing cost (in dollars) | | | Georgia: Housing cost (in dollars) | | |
|--|--------|--------|---|--------|--------|------------------------------------|--------|---------|
| Year | 1990 | 2000 | Year | 1990 | 2000 | Year | 1990 | 2000 |
| Median property value | 53,100 | 82,700 | Median property value | 60,200 | 93,300 | Median property value | 70,700 | 111,200 |
| Median rent | 329 | 586 | Median rent | 351 | 488 | Median rent | 433 | 613 |

In the year 2000, the City showed a *cost burden* amount of 23 persons or 1.8% of the total population. However, the City shows a slightly greater amount of *severely cost burdened* persons at 29 or 2.2% of the total population. In the County, there was a larger amount of *cost burdened persons* at 3,550, or 4.0% of the population. In the State, there was a greater amount of *cost burdened* households at 397,964 or 4.8% of the population.

Table 19 – Cost Burdened Mount Zion, Carroll County, State

| Mount Zion city: Cost Burdened | | | Carroll County: Cost Burdened | | | Georgia: Cost Burdened | | |
|--------------------------------|------|------|-------------------------------|-------|-------|------------------------|---------|---------|
| Category | 1990 | 2000 | Category | 1990 | 2000 | Category | 1990 | 2000 |
| 30% - 49% | 13 | 23 | 30% - 49% | 4,643 | 3,550 | 30% - 49% | 298,998 | 397,964 |
| 50% and greater | NA | 29 | 50% and greater | NA | 2,747 | 50% and greater | NA | 278,401 |
| Not computed | 2 | 9 | Not computed | 665 | 984 | Not computed | 54,838 | 97,216 |

Issues

In the year 2000, the City showed a *cost burden* amount of 23 persons or 1.8% of the total population. However, the City shows a slightly greater amount of *severely cost burdened* persons at 29 or 2.2% of the total population. Although Mount Zion’s numbers are not very high, (these numbers are from 2000) affordable housing is an issue that is a problem that many communities not just in Georgia, but the Country face. How to provide affordable housing in a community is as varied as the places themselves.

One factor that everyone can agree on is, affordable housing is an essential tool for economic development and community prosperity. If your workforce cannot afford to live in the community that it works, it can pose special challenges to the community. People are more invested in the community where they live and not as invested in a community where they only work. In addition, with the gas rising to all time highs, people are going to want to shorten their commute or eliminate them all together. The retiree or disabled component to affordable housing; the community should explore housing cost alternatives for seniors and the disabled on a fixed income. Please refer to **Table 18 and 19**.

Opportunities

Providing affordable housing is a wonderful opportunity for the community to shape the communities housing stock in any fashion that would like. Some examples would be requiring that developers seeking to build with in the community provide a certain amount of affordable housing.

Redevelopment of abandoned buildings is a great way to provide affordable housing as well as modular or manufactured homes (which is explained in the housing section of this document), which is an ecstastically pleasing and cost effective way of providing affordable housing.

Special Housing Needs

There is no special housing available within the City of Mt. Zion.

Issues

The City does have an aging population. The City should evaluate their affordable special housing needs for seniors. In addition, the City should encourage building assisted living facilities as well as nursing homes.

Opportunities

Providing special needs housing is another means of generating economic development for the City.

Job-Housing Balance

In the year 2005, the per capita income for the City of Mount Zion was \$18,857. Under the definition of **cost burden households** an individual could not afford more than \$471.42 for monthly housing costs. In the year 2000, the City's of Mount Zion's median rent was \$586.00 per month and a median property value of \$82,700. With a property valued of \$82,700 would translate approximately into a house payment of \$827.00 per month. In the year 2010, it is predicted that the per capita income will be \$21,633, which would allow for \$540.82 for monthly housing costs.

With a per captia income in the City of \$18, 857 in 2005, rental housing is much more obtainable than home ownership, but the rents are even high for that per capita income. The City needs to focus on more housing alternatives other than the two largest categories, single family detached and trailer-mobile home. Multifamily rentals, more attached single family and private ownership should be explored.

Issues

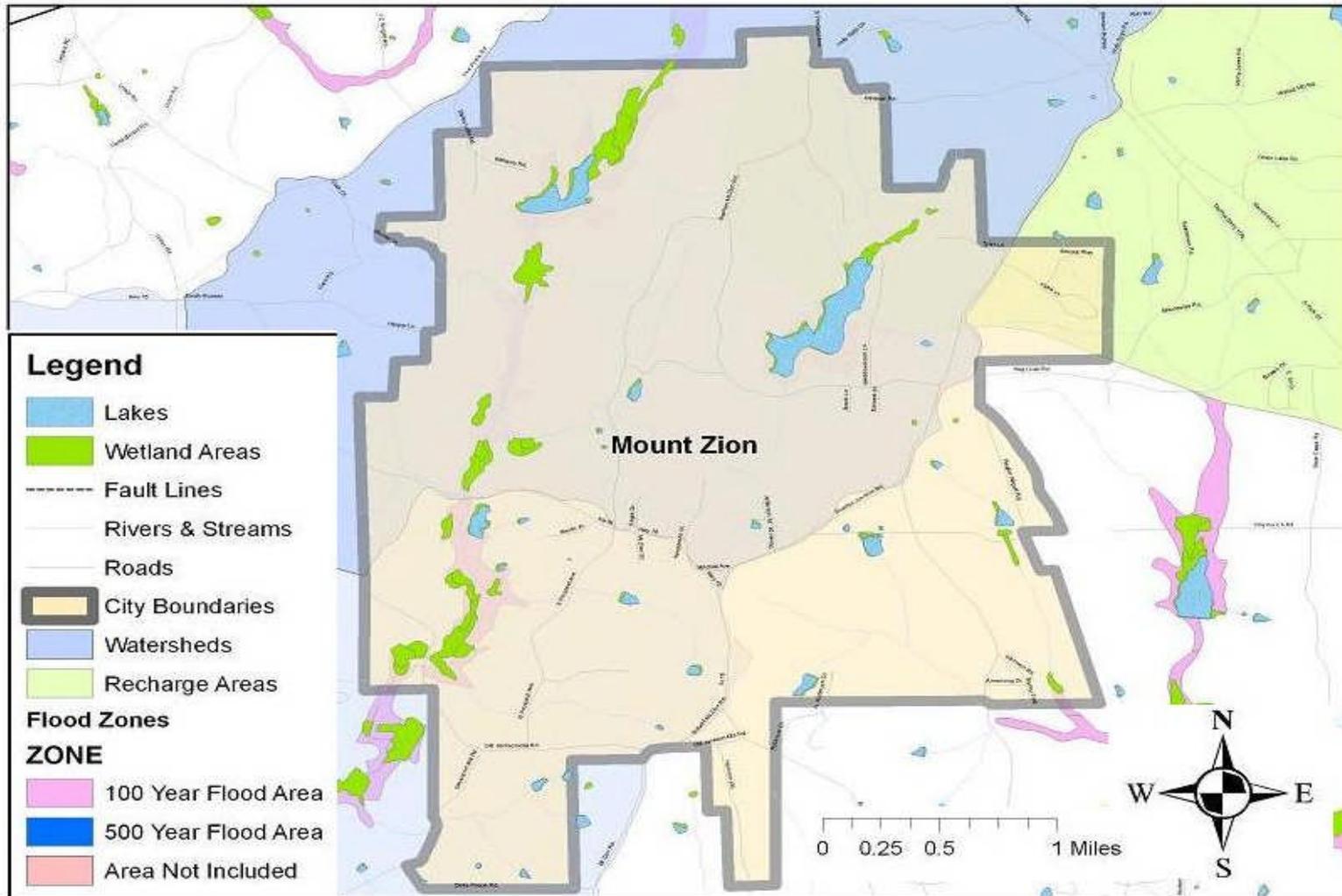
In the year 2005, the per capita income for the City of Mount Zion was \$18,857. Under the definition of **cost burden households** an individual could not afford more than \$471.42 for monthly housing costs. In the year 2000, the City's of Mount Zion's median rent was \$586.00 per month and a median property value of \$82,700. With a property valued of \$82,700 would translate approximately into a house payment of \$827.00 per month. In the year 2010, it is predicted that the per capita income will be \$21,633, which would allow for \$540.82 for monthly housing costs.

With a per captia income in the City of \$18, 857 in 2005, rental housing is much more obtainable than home ownership, but the rents are even high for that per capita income. The City should explore manufactured or modular homes as an alternative to mobile homes and trailers, and as another form of rental housing.

Opportunities

Because the City has only a few housing types, this allows the City the opportunity to set design guidelines for the zoning ordinance, or a stand-alone ordinance.

Figure 5 - Map of Significant Natural Resources



NATURAL AND CULTURAL RESOURCES

Environmental Planning Criteria

In the Georgia Planning act of 1989 the Department of Natural Resources (DNR) was asked to develop standards and procedures for the protection of vital resources such as wetlands, groundwater recharge areas and water supply watersheds, protected rivers corridors and mountains. For the Comprehensive Plan update process, the Department of Community Affairs and DNR want counties and cities to draft ordinances to protect the five natural resources listed previously.

Water Supply Watersheds & Ground Water Recharge

The City limits of Mount Zion lies totally within the Little Tallapoosa River watershed basin. The primary source of raw water for Carrollton is the Upper Little Tallapoosa River (ULTR). The Little Tallapoosa headwater begins in Forsythe and Dawson Counties north of the Atlanta Metropolitan areas and bisects Carroll County from Villa Rica to the southwest corner of the County. Within the Little Tallapoosa River Basin Management area, which covers approximately 700 square miles in five Georgia Counties (Carroll, Haralson, Paulding, Heard and Polk), there are seven (7) municipal wastewater discharge points.

Wetlands

Wetlands are an integral part of the natural water system and are defined by three parameters: hydrologic conditions, hydric soils, and hydrophilic vegetation. According to the U.S. Fish and Wildlife Service's National Wetlands Inventory, Mount Zion has several small areas identified as freshwater wetland habitats. The wetland locations are shown on **page 56, Figure 5**.

Protected Rivers

There are no protected rivers in the City of Mount Zion.

Issues

Wetlands are an integral part of the natural water system and are defined by three parameters: hydrologic conditions, hydric soils, and hydrophilic vegetation. According to the U.S. Fish and Wildlife Service's National Wetlands Inventory, Mount Zion has several small areas identified as freshwater wetland habitats. The wetland locations are shown on **page 56, Figure 5**.

The City should identify and map the areas of wetlands in the City for protection of development.

The City limits of Mount Zion lies totally within the Little Tallapoosa River watershed basin. The primary source of raw water for Carrollton is the Upper Little Tallapoosa River (ULTR). The City should map and identify the areas that are part of the watershed and the ground water discharge.

Opportunities

Wetlands are another opportunity for the City to use what they have to their advantage. Wetlands produce and house an entire ecosystem that many cities in Florida have been used as an attractor for bird and wildlife watchers, artists and outdoors enthusiasts.

Other Environmentally Sensitive Areas

Public Water Supply

In the City of Mount Zion, drinking water is obtained from two equally sensitive sources: groundwater and surface water. Both these resources respond to environmental stressors and require adequate protective measures to insure their quality.

Approximately one-half of Mount Zion's population relies on groundwater supplies tapped by domestic wells for drinking water; therefore, groundwater constitutes a critical natural resource in Mount Zion. According to Georgia Geologic Survey Hydrologic Atlas 18, significant groundwater recharge areas of Georgia, the southern area of Mount Zion has been designated as a groundwater recharge area. The remainder of Mount Zion's population currently relies on public water supply obtained from surface sources. The City also has emergency taps to both the City of Bowdon and Haralson County's water distribution systems.

Steep Slopes

The City of Mount Zion is located within the Central Uplands physiographic district, which is characterized by low linear ridges 1300-1500 feet above sea level, separated by broad, open valleys.

Flood Plains

National Flood Insurance Program through its Flood Protection Ordinance, there are currently no individual flood protection policies enforced in the City.

Issues

In the City of Mount Zion, drinking water is obtained from two equally sensitive sources: groundwater and surface water. Both these resources respond to environmental stressors and require adequate protective measures to insure their quality.

The City of Mount Zion is located within the Central Uplands physiographic district, which is characterized by low linear ridges 1300-1500 feet above sea level, separated by broad, open valleys.

In the last update it was discussed that the Flood Protection Ordinance is administered on behalf of the City by the County Codes Enforcement program, a review of the effectiveness of this program is needed to determine whether any changes or further regulation is warranted.

Again septic tanks should be inspected to determine their effectiveness from contaminating groundwater.

Opportunities

None at this time

Plant and Animal Habitat

Georgia Departments of Natural Resources shows no natural communities in Carroll County. The reported protected communities are listed below.

Table 20 – Mount Zion Protected Animals and Plants

| Animals | | Plants | |
|---------|--|--------|--|
| | · <i>Cyprinella gibbsi</i> Tallapoosa Shiner | | · <i>Hexastylis shuttleworthii</i> var. <i>harperi</i> Harper Wild Ginger |
| GA | · <i>Etheostoma tallapoosae</i> Tallapoosa Darter | US | · <i>Platanthera integrilabia</i> Monkeyface Orchid |
| GA | · <i>Fundulus bifax</i> Stippled Studfish | GA | · <i>Schisandra glabra</i> Bay Star- vine |
| GA | · <i>Hybopsis lineapunctata</i> Lined Chub | GA | · <i>Waldsteinia lobata</i> Barren Strawberry |
| | · <i>Lythrurus atrapiculus</i> Blacktip Shiner | | |
| | · <i>Micropterus cataractae</i> Shoal Bass | | |
| | · <i>Moxostoma sp. 1</i> Apalachicola Redhorse | | |
| GA | · <i>Notropis hypsilepis</i> Highscale Shiner | | |
| GA | · <i>Percina sp. 3</i> Muscadine Darter | | |

Significant Natural Resources

Scenic Views

There is one scenic area located within the City limits of Mount Zion: the waterfall on Turkey Creek at Georgia Highway 16. In addition, John Tanner State Park, near Mount Zion offers visitors a pleasant, scenic setting for recreational enjoyment.

Agricultural Land & Forest Land

Prime agricultural lands are those soil types determined by the Soil Conservation Service as being ideally suited to support the production of crops. A number of soil types designated as prime agricultural land occur within the City limits of Mount Zion; these are listed in the Soils table in **Table 20**.

Agricultural and forestland is an important natural resource for Carroll County. There is some land within the City limits that is classified as agricultural and forest land. There are so many uses that can be explored for agricultural zoned land.

Issues

Based on assessment of parcels from the Existing Land Use Map in **Figure 3** and the Mount Zion Zoning Map, the City has an abundance of Agricultural zoned land. The City should look at their inventory of agricultural land and see if there are changes they would like to make to certain parcels of that designation.

Due to the lush land and abundance of trees, the City should explore adopting a tree ordinance to protect the old trees and maintain the lush environment that presently exists.

Opportunities

The City has a lot of agricultural land that can be used to supply fresh fruits and vegetable directly to its residents, by way of a local farmers market. The City needs to explore ways to use the agriculture-zoned land to its advantage. Agriculture touring is becoming very popular in Georgia and other states. The City should look at tours as another means of an economic opportunity.

Table 21 – Mount Zion Soils

| Soil | | Limitation | | |
|-----------------------------------|--------------|------------|----|----|
| Symbol | Name | DF | SD | CI |
| As 1, Awb | Augusta | x | x | x |
| Bfs | Buncombe | x | x | x |
| Cfs | Chewacia | x | x | x |
| Cng | Congaree | x | x | x |
| DrB2,DrC2,DrD2,DsD 3 DsB3,DsC3 | Davidson | | | x |
| G1B2,G1C2,G1D | Grover | | x | x |
| Gul | Gullied land | x | x | x |
| IaB2 | Iredell | x | x | x |
| LkC, LkD, LkE | Louisa | x | x | x |
| LDD, LDE | Louisburg | x | x | x |
| MuD2, MwE2 | Musella | x | x | x |
| TiC2,TiD2,ThD3,TiE2 ThE3 | Tallapoosa | x | x | x |
| WjD, WjE | Wilkes | x | x | x |
| Wsl | Worsham | x | x | x |

RF= Residential Foundation

SD = Septic Tank Drainage

CI= Commercial or Industrial Foundation

Soil Descriptions

Augusta - MLRA(s): 133A, 136, 137, 153A, Depth Class: Very deep Drainage Class: Somewhat poorly drained, Permeability: Moderate Surface Runoff: Slow Parent Material: Loamy alluvial sediments Slope: 0 to 2 percent Mean Annual Air Temperature (type location): 61 degrees F. Mean Annual Precipitation (type location): 51 inches

Buncombe - The Buncombe series consists of very deep, excessively drained sandy soils on nearly level to gently sloping flood plains in the Piedmont and Coastal Plain. They formed in sandy alluvium washed from soils formed in residuum from schist, gneiss, granite, phyllite, and other metamorphic and igneous rocks of the Piedmont. Slopes range from 0 to 6 percent. Mean annual precipitation is 48 inches and mean annual temperature is 59 degrees F. near the type location

Chewacia - MLRA(s): 136-Southern Piedmont, 133A-Southern Coastal Plain, 153A-Atlantic Coast Flatwoods, Drainage Class (Agricultural): Somewhat poorly drained, Internal Free Water Occurrence: Very shallow to moderately deep, common, Flooding Frequency and Duration: Frequent to rare for very brief to long periods Ponding, Frequency and Duration: None, Index Surface Runoff: Negligible to low Permeability: Moderate, Landscape: Piedmont and Coastal Plain river valleys, Landform: Flood plains Parent Material: Alluvium Slope: 0 to 2 percent, Elevation (type location): Unknown Mean Annual Air Temperature (type location): 59 degrees F. Mean Annual Precipitation (type location): 44 inches

Congaree - Series consists of deep, well to moderately well drained, moderately permeable loamy soils that formed in fluvial sediments. Slopes range from 0 to 4 percent.

Davidson - The Davidson series consists of very deep, well-drained, moderately permeable soils that formed in materials weathered from dark colored rocks high in ferromagnesian minerals. These soils are on gently sloping to moderately steep uplands in the Piedmont. Slopes are commonly 2 to 15 percent but range up to 25 percent.

Grover - The Grover series consists of very deep, well drained soils on ridges and side slopes on piedmont uplands. They formed in residuum that is affected by soil creep in the upper part on steep slopes, and is weathered from high-grade metamorphic rocks high in mica such as biotite gneiss and schist. Mean annual temperature is 59 degrees F., and mean annual precipitation is 64 inches near the type location. Slope ranges from 2 to 45 percent.

Iredell - The Iredell series consists of moderately well drained, very slowly permeable soils. These soils formed in material weathered from diabase, diorite, gabbro, and other rocks high in ferro-magnesium minerals. They are on uplands throughout the Piedmont. Slope is dominantly less than 6 percent but ranges up to 15 percent.

Louisa - The Louisa series consists of shallow, somewhat excessively drained soils, which formed over mica gneiss and schist bedrock. They occur on Piedmont uplands. Slopes are 6 to 80 percent. Near the type location the mean annual temperature is about 61 degrees F., and the mean annual precipitation is about 51 inches.

Louisburg - The Louisburg Series consists of very deep, well-drained, rapidly permeable soils that formed in material weathered from felsic igneous and metamorphic rock, primarily granite and granite gneiss. The Louisburg soils are on summits and side slopes of the Piedmont uplands. Slope ranges from 6 to 45 percent. Near the type location, the mean annual temperature is 60 degrees F, and the mean annual precipitation is 45 inches.

Musella - The Musella series consists of shallow, well drained, dark red soils on Piedmont uplands. These soils formed in saprolite weathered from dark-colored rocks high in ferro-magnesium minerals. Slopes range from 2 to 80 percent. Near the type location the mean annual air temperature is 16 degrees F., and mean annual precipitation is 51 inches.

Tallapoosa - The Tallapoosa series consists of shallow, well-drained, moderately permeable soils that formed in residuum weathered from mica schist. These soils are on narrow ridges and side slopes of the Piedmont Plateau. Slopes range from 5 to 80 percent.

Wilkes - The Wilkes series consists of shallow, well-drained soils with moderately slow permeability. These soils formed in residuum weathered from intermediate and mafic crystalline rocks on uplands in the Piedmont. Near the type location, mean annual air temperature is 59 degrees F and mean annual precipitation is 45 inches. Slopes range from 4 to 60 percent.

Worsham - Worsham silt loam is a poorly drained soil that occurs along the foot of slopes and upper drainage ways. It is formed from fine soil materials, which have washed from the Piedmont uplands. Located in the southern part of the Piedmont Plateau in Virginia, North Carolina, South Carolina, Georgia, and Alabama. Most of the Worsham soils are in woodland or pasture, and only a very small amount is in crops. Crops are corn, soybeans, sorghum, and mixed hay. Native vegetation is sweetgum, blackgum, willow oak, pin oak, alder, elm, willow and other species or water-tolerant plants and some pine.

Recreation Areas

The Mount Zion Recreation Department has a fulltime Director, which is also the only the staff member. The Parks & Recreation Department operates on an annual budget of about 12,000 that is received by sign up fees for players, donations and funds from the County and the City and SPLOST funds. The City is planning on building a new baseball pavilion on Tanner's Beach Road. Presently there are no public parks in Mount Zion.

J. Ebb Duncan Lake

J. Ebb Duncan Lake is a 50-acre lake that has five permanent residents that reside there. The lake is mostly used for personal recreation of its residents; however, the City does own property on one side of the lake.

John Tanner State Park

The 138-acre park is named after a local businessman who operated the property as a private park from 1954 until 1971. The Park offers the largest sand swimming beach of any Georgia state parks with two lakes, one 12 acres and the other 16 acres. Other activities include boating and fishing camping, picnicking, miniature golf, volleyball and horseshoes. Six motel type units are located near the beach, each with a fully equipped kitchen, dining area, living area and bedroom. There are 4 picnic shelters, 2 group picnic shelters and a pioneer camp.

Dillard Park

The only developed park within the City is Dillard Park, which contains 3 baseball/softball fields. There is also a concession stand with rest rooms located at the fields. In 1991, the City increased the parking area at Dillard Park to accommodate users during sporting events. This is not a public park.

Community/Senior Center

The Senior Center was formally a sewing plant, the 7700 s.f. building received a Community Development Block Grant for its renovation. The Senior Center's open house was August 5th 2007.

The Senior Center offers seniors hot meals on Wednesdays and a speaker to follow on various topics. The Center also has Bingo, a pool table, Ping Pong and piano. The center also offers exercise classes of aerobics and "sit and be fit" classes. The center provides services for about fifty seniors per week. The other recreation areas are located at the schools and are not for public use. In addition the Center provides classes to the youth in the library.

Conservation Areas

The City of Mount Zion has no significant conservations areas.

Issues

The City presently has no designated public park area. Although the City is looking into annexing John Tanner State park, since they already some services to the park.

The City should promote their recreation areas as tool for economic development, in alignment with the theme of "Day Tourism". In addition, J. Ebb Duncan Lake agreement needs to be revisited in regards to the City's public ownership of the Lake and the uses that the City would like to promote there.

Opportunities

Green Space is always a local attractor will become more and more scarce as Georgia continues to grow. One of Mount Zion's strengths is its amount of green space available to its residents. Mount Zion needs to continue to improvement the recreation areas that it presently has and to plan for future recreation and parks.

Significant Cultural Areas

In 1827, Mount Zion was established on land owned by the Creek Indian Confederacy. It became known as Turkey Creek Mill, named for the abundance of wild turkey found in the area. In 1878, the name Turkey Creek Mill was changed to Mount Zion. The City was officially chartered in 1912, rechartered in 1953 and again in 1978.

Mount Zion houses one of the oldest Methodist Episcopal Churches in the State, Mount Zion Methodist Episcopal Church, established in 1889, which soon became the center point of the Community. In 1882, the Mount Zion Seminary School opened its doors and became the center focus of the City.

At this time Mt. Zion contains no properties listed in the National Register of Historic Places. However, the community does have an assortment of historic resources listed in **Table 22**.

A Windshield Survey of Historic Resources conducted on July 24, 2008 by Jack Dorsey, local historian and resident of Mount Zion, and Carter Thompson, Senior Planner CFRDC, identified over 70 structures that were over 50 years old.

Six (6) of these historic structures are listed in the **Table 22** below. The City will need a more thorough survey made with someone from the State Historic Preservation Department to determine what structures would be eligible for designation to the National Historic Register.

Table 22 – Significant Cultural Resources

| Resource | Location | Description | Date |
|---|-----------------|-----------------|-------------|
| Old City Hall | Eagle Dr | Frame/1 story | 1907 |
| Water Tower | Eagle Dr | Metal Structure | 1918 |
| Store | S.R. 116 | Brick/1 story | 1908 |
| House | S.R. 116 | Frame/2 story | 1890-1920 |
| Methodist Church | Prospect Rd | Frame/cemetery | 1889 |
| House | Meadow Brook Rd | Frame/2 story | 1900 - 1920 |
| Linery Methodist Protestant Church Cemetery | | Cemetery | 1850 |



Water Tower 1918



Old City Hall 1907



Methodist Church and Cemetery 1889

House S.R. 116 1890 to 1920



Store S. R. 116 1908



Issues

A Windshield Survey of Historic Resources conducted on July 24, 2008 by Jack Dorsey, local historian and resident of Mount Zion, and Carter Thompson, Senior Planner CFRDC, identified over 70 structures that were over 50 years old. Six (6) of these historic structures are listed in the **Table 22**.

The City will need a more thorough survey made with someone from the State Historic Preservation Department to

determine what structures would be eligible for designation to the National Historic Register. The City needs to work the National Register of Historic Places in determining if any of the resources listed above could be designated on the National Register.

Opportunities

Historic resources give the City its character; it has been discussed at the kick off meeting that a theme to future development of the City is to play off its past and small city appeal. The City should explore ways to use its historic resources as an attractor for economic development and to maintain the unique character of the City.

Community Facilities and Services

Community Facilities and Services includes the basic infrastructure of the City such as water and sewer service, essential services such as solid waste disposal, and public safety services such as police, fire and emergency management services. This section examines the community facilities and services provided in Mount Zion and identify the issues and opportunities for those services.

Water Supply and Treatment

The City of Mount Zion owns a municipal water distribution system involving about 22 miles of water main to supply to the 638 subscribers within the City limits and some outlying areas. Lacking water-production capability, the City purchases water from the Carroll County Water Authority. The Carroll County water Authority sells water to the City of Mount Zion in units and 1 unit is equal to 750 gallons. The numbers in **Table 23** below reflect the amount of water sold to the City of Mount Zion over the last twelve-month period.

Due to Mount Zion's size and available resources, it is appropriate for the City to continue to negotiate purchase agreements with the Carroll County Water Authority for the finished water supply. However, the County's ability to continue selling finished water to Mount Zion is contingent on available water supply, which in turn relies on the County developing its own source of raw water. If the Carroll County Water Authority is unsuccessful in obtaining the permits needed for this activity, the Authority may not be in a position to continue selling finished water to the City of Mount Zion.

Table 23 - Carroll County Water Authority Units Sold to Mount Zion

| Carrol County Water Authority- Water Units Sold to to Mount Zion | | |
|---|--------------|----------------|
| Date | Units | Gallons |
| June 1, 2007 | 12,920 | 9,690,000 |
| August 1 2007 | 16,231 | 12,173,250 |
| October 1, 2007 | 6,059 | 4,544,250 |
| December 1, 2007 | 10,028 | 7,521,000 |
| Feburary 1, 2007 | 9,404 | 7,053,000 |
| April 1, 2007 | 8,220 | 6,165,000 |
| June , 2007 | 8,298 | 6,223,500 |
| Total | 71,160 | 53,370,000 |
| Units = 750 Gallons | | |

Sewage System and Wastewater Treatment

The City of Mount Zion currently does not have a public wastewater system; sewage is held and treated through individual septic tanks.

The City would like to pursue grants for installing a wastewater and sewage treatment system. As residential growth continues to occur, particularly high-density subdivision growth, individual septic systems may not perform as well.

The City should explore sewage a wastewater treatment facility within the City limits and look at methods that the City can afford.

Septic Tanks

The City of Mount Zion sewage is currently held in septic tanks.

The southern part of the City is located within an identified potential significant groundwater recharge area, making effective enforcement of septic system violations especially important. The City needs to address available enforcement mechanisms to monitor septic tanks, to insure that there is no leakage into the groundwater or wells.

Issues

Due to an ongoing drought that Georgia is facing, it is recommended that the City should prepare for their water needs separate of the County. The City should look at innovative ways to conserve water through policies and building code enforcement and the public should be educated on water conservation as well.

The City should pursue grants and low interest loans for a sewage and wastewater treatment system.

The City should to do an inventory of septic systems and evaluate the efficiency of those systems; especially those located on the southern portion of the City that houses the ground water recharge area.

Opportunities

If the City can get some financial assistance for improving their infrastructure as a whole, this will aid in the economic development for the City.

Public Safety

Fire Protection

Carroll County Fire Rescue and Emergency Management Agency provides fire and related services for Mount Zion. The department overall employs 111 career personnel and 105 volunteer personnel. The department operates 13 fulltime stations. Carroll County Fire Rescue and Emergency Management Agency responded to 7130 requests for assistance during the 2007calendar year, which is a 10.47% increase over the 2006 responses.

The busiest engine companies for the Department's match the busiest districts for the last several years. Our four busiest engine companies are Engine 9 in Villa Rica, Engine 3 in Sandhill, Engine 2 in Temple and Engine 16 located on Tumlin Lake Road. The combined totals for these three engine companies are 4267 responses, which represent 53.71% of the overall Engine response total of 7945 responses for 2007. There were 145 responses to the City of Mount Zion in 2007 with an average response time of 2.04%.

The Insurance Services Office evaluates fire departments and fire suppression systems throughout the United States. ISO evaluates three key areas: communications, the water system, and the fire department. The ISO rating for the county affects what property owner's pay for fire insurance, the lower the ISO rating, the less you pay for fire insurance. Our new rating is a Class 5/9 in the unincorporated areas of the county and a Class 4/9 in all the cities served by our department. This includes all of the cities in Carroll County except the City of Carrollton.

During the 2007 calendar year, the Emergency Management Division completed the work on the Western Area Regional Radio System Homeland Security Grant. This grant provided \$400,000.00 of Federal Funds for the Western Area Regional Radio System. The grant focus was changed to allow the grant to be used for the hub of the system to be located in Carroll County. This system is still under construction in 2008.

Issues

The City presently has one fire station located within the City limits; perhaps pursuing another would be worth exploring for the safety and job creation benefits.

Opportunities

If a new station were located in the City it would provide emergency and fire services closer to the City's residents. The station would also provide jobs for the City's residents.

Police

The City of Mt. Zion Police Department is located in the City Hall Building just off State Route 16 in the center of the City. The Department office within City Hall has recently become overcrowded and more floor space is needed. The Chief would like to build a new jail, or rehab an existing building that could be renovated into a jail.

The Department employs three fulltime police officers and three part-time including the Police Chief and four reserve officers. At least one officer is on duty or on call 24-hours a day, seven days a week. The Chief would like to add more officers, so that two can work a 24-hour shift instead of just one. The Department operates six patrol cars. The Carroll County Sheriff's Department and the Georgia State Patrol works closely with the City Police Department and provides backup when needed. The Police Department answered 893, emergency phone calls in 2006 and 1288 emergency calls in 2007.

Prisoners are transported to the Carroll County Jail for detention. Carroll County's Enhanced 911 system provides a quick response by the Mt. Zion Police Department to the citizens of Mt. Zion and the surrounding areas. The general consensus of local citizens input suggested that the Police Department provides adequate protection.

The Police also enforce code violations in the City, these ordinances to be updated to address the issues that the City is experiencing.

Issues

The Police Department is presently located within City Hall. The Police department needs a separate space from City Hall to conduct daily operations. In addition, the department needs a holding cell for those arrested and waiting transport to Carroll County jail.

The City has a problem with illegal drug use and selling. The Chief would like to explore ways to cut down on this issue in the City.

Since the police department is taking care of code enforcement, the City should look at implementing a code enforcement officer to the city payroll. In addition, the codes need to be updated to reflect the issues that the City is having.

Opportunities

If the Police Department can expand, this may be another opportunity to create jobs and perhaps hire a new officer that just takes care of code enforcement issues for the City.

Emergency Medical Service

Mount contracts with West Georgia Ambulance Service, which is private carrier for ambulance service. It provides pre-hospital emergency care and transportation to area hospitals. The service operates four ambulances; each equipped with advanced life support systems, and is manned by 26 advanced emergency technicians. The service also operates a first-response jeep for special cases, including area recreational activities.

Storm Water Management

The City does not provide any monitoring of storm water at this time.

Issues

The City presently does not provide any monitoring of storm water at this time.

The City should monitor their existing storm water ponds; because of the amount of groundwater they use for drinking. A self-monitoring ordinance could be drafted for future development, which gives the responsibility of monitoring to the homeowners associations or the developer, if the project is being developed in stages.

Opportunities

Monitoring storm water management gives the City and opportunity to ensures that chemicals or pollutants are not getting into the ground water of their residents drinking water.

Solid Waste Management

The City of Mount Zion contracts with a local solid waste hauler, Avery Environmental for the municipal collection of residential and commercial solid waste. Each resident is given a 50-gallon trash container and pick up is once per week.

Disposal of this waste is generally at the Carroll County landfill, although the hauler is not obligated to do so. There is currently no recycling effort. To address solid waste management issues, the City of Mount Zion has been participating in the regional solid waste management planning process.

Table 24 – Solid Waste Generation Projections

| Year | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 |
|-------------------|------|------|------|------|------|------|------|------|------|------|------|
| Total Tons | 647 | 663 | 706 | 729 | 748 | 777 | 789 | 802 | 825 | 839 | 853 |

Issues

Presently the City does not have any recycling stations or centers in designated. The City should provide recycling stations in the City for its residents and public works should develop a campaign to educate residents on the importance of recycling and locations of the nearby stations that recyclables can be taken. Please refer to **Table 24**.

Opportunities

Education on recycling efforts and providing recycling stations or centers could provide the City’s residents with some additional employment opportunities.

Sources for the Community Assessment

City of Mount Zion Solid Waste Plan 2008

City of Mount Zion Comprehensive Plan 2012

U.S Census Bureau - <http://www.census.gov/>

Georgia Planning and Quality Growth DCA / Data - <http://www.georgiaplanning.com/>

Georgia Department of Natural Resources / Georgia Wildlife -
<http://www.georgiawildlife.com/documentdetail.aspx?docid=89&pageid=1&category=conservation>

Skyline Manufactured and Modular Homes - <http://www.skylinehomes.com/popular-floor-plans.php?regcode=9>

City of Mt. Zion Comprehensive Plan 2012

Carroll County Comprehensive Plan 2008 -2028

Carroll County Fire and Rescue 2007 Annual Report

Economic Development Finance Programs - Georgia DCA - June 2008

Financing Economic Development – A survey of Techniques- By Peter Eisinger – June 2002

Interview with Teresa Ferguson, City Clerk of the City of Mount Zion

Interview with Jack Dorsey, Director of the Senior Community Center of the City Mount Zion

Interview with the Bradley Forrister Police Chief of the City Mount Zion

Carroll County Chamber of Commerce – Economic Profile - http://www2.carroll-ga.org/economic_profile_2007.pdf

Wikipedia - http://en.wikipedia.org/wiki/Labor_force

Georgia Department of Natural Resources

Environmental Protection Agency

Georgia Department of Community Affairs

Figure 6 – Transmittal Resolution

08/21/2008 THU 8:39 FAX 770 832 7816 CITY OF MT.ZION GA.

002/002

RESOLUTION TO TRANSMIT

Resolution # 07-08-007

WHEREAS, the Mount Zion City Council has completed the Community Participation and Community Assessment documents as part of the 20-year Comprehensive Plan Update.

WHEREAS, these documents were prepared according to the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005 and established by the Georgia Planning Act of 1989, and the required public hearing was held on ~~September 2, 2008.~~
August 19, 2008.

BE IT THEREFORE RESOLVED, that the Mount Zion City Council does hereby transmit the Community Assessment and the Community Participation Program portions of the 20-year Comprehensive Plan Update to the Chattahoochee Flint Regional Development Center and the Georgia Department of Community Affairs for official review.

OR

NOW THEREFORE BE IT RESOLVED, that the Mount Zion City Council certifies that the minimum public participation and other procedural requirements, as identified in the Standards and Procedures for Local Comprehensive Planning, have been met or exceeded in preparing these draft documents of the 20-year Comprehensive Plan Update; and

BE IT FURTHER RESOLVED, that the Mount Zion City Council hereby authorizes these draft documents of the 20-year Comprehensive Plan Update to be submitted to the Chattahoochee Flint Regional Development Center and the Georgia Department of Community Affairs for official review.

Adopted this 19 day of August, 2008

BY: Sue Bloodworth

ATTEST: Terica Ferguson

Figure 7 - Approval Letter from DCA

Sonny Perdue
Governor



Mike Beatty
Commissioner

October 16, 2008

Mr. Henry Booker
Executive Director
Chattahoochee Flint RDC
Post Office Box 1600
Franklin, Georgia 30217-1600

Dear Mr. Booker:

Our staff has reviewed the draft Community Assessment and Community Participation Program for the City of Mount Zion and finds that both adequately address the Local Planning Requirements. The City may therefore immediately proceed with development of its Community Agenda. Please include the enclosed listing of planning assistance resources with your report of findings and recommendations to the local government.

Our records indicate that the Service Delivery Strategy for Carroll County and its cities has not yet been submitted for verification. We recommend that you remind these jurisdictions that, due to this plan update, it is now necessary to begin the process of renegotiating their Service Delivery Strategy in order to remain in compliance with the Service Delivery Strategy Law.

Sincerely,

A handwritten signature in black ink that reads "James R. Frederick".

James R. Frederick, Director
Office of Planning and Quality Growth

JF/rhh
Enclosure

cc: Lynne S. Miller, Chattahoochee Flint RDC Planning Director
Carter Thompson, Chattahoochee Flint RDC Planner
Renetta Hobson, DCA Area Planner
Julie Brown, DCA



60 Executive Park South, N.E. • Atlanta, Georgia 30329-2231 • 404-679-4940

www.dca.state.ga.us

An Equal Opportunity Employer



Figure 8 – Adoption Resolution

A RESOLUTION OF THE CITY COUNCIL OF MOUNT ZION, GEORGIA TO ADOPT THE 20-YEAR COMPREHENSIVE PLAN UPDATE, HEREINAFTER REFERRED TO AS THE “CITY OF MOUNT ZION COMPREHENSIVE PLAN 2008 TO 2028.

Resolution # 08-09/002

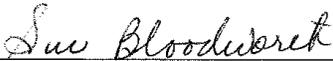
WHEREAS, the City of Mount Zion has completed the City of Mount Zion Comprehensive Plan 2008- 2028.

WHEREAS, the City of Mount Zion’s Comprehensive Plan 2008-2028 describes the Growth Management Framework needed to assure the effective management of change taking into account the City of Mount Zion’s public health, safety and general welfare.

WHEREAS, this document was prepared according to the Standards and Procedures for a Local Comprehensive Plan effective May 1, 2005 and established by the Georgia Planning Act of 1989, and the required public hearing was held October 28, 2008, with additional community meetings held August 19, 2008, June 24,2008 and July 24, 2008.

BE IT THEREFORE RESOLVED, that the City of Mount Zion City Council does hereby adopt the City of Mount Zion’s Comprehensive Plan 2008-2028.

Adopted this 16th day of December, 2008



Mayor, City of Mount Zion

ATTEST:



Mount Zion’s City Clerk