



COMPREHENSIVE PLAN
PARTIAL PLAN UPDATE
for
Elbert County, Bowman, and Elberton
2009-2029

Northeast Georgia Regional Development Center
Planning Department



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1. PARTIAL PLAN UPDATE TO THE COMPREHENSIVE PLAN

1.1 Purpose

The purpose of the Partial Update to the Comprehensive Plan is to help Elbert County and its cities address critical issues and opportunities during the interim, transitional period between Comprehensive Plan updates resulting from a shift in the statewide Comprehensive Plan Recertification Schedule. The next scheduled full plan update is due February 29, 2014.

This partial update includes all the required components for local governments updating comprehensive plans prepared under the 2004 and prior Minimum Planning Standards and Procedures as prepared by the Georgia Department of Community Affairs.

A public hearing was held January 27, 2009. The purpose of the hearing was to brief the community on the identified issues and opportunities that will be addressed through the updated Implementation Program, allow residents an opportunity to comment, and notify the community of when these plan components will be transmitted to the Northeast Georgia Regional Development Center.

Elbert County and its cities will adopt the Partial Update by resolution after it has been found to be in compliance with the Minimum Planning Standards and Procedures as prepared by the Georgia Department of Community Affairs.

1.2 Planning Area

Elbert County, located in Northeast Georgia adjacent to South Carolina, is a rural county encompassing 374 square miles and has a 2007 estimated population of 20,523. Since the 2000 Decennial Census, the county's population has remained relatively unchanged. Elbert County's economy is based on granite the area's granite monument production accounts for one-third of total production nationwide.

Located in northwestern Elbert County, Bowman is a small rural community encompassing 2.55 square miles with a 2007 estimated population of 965, a 7 percent increase since 2000. The town is a residential community with a town center consisting of antique shops and other retail businesses.

Elberton, the urban center in Elbert County, is located in the center of the county and encompasses 4.36 square miles. The 2007 estimated population is 4,568, a 3 percent reduction from the 2000 population of 4,743. The city includes an historic downtown square including the courthouse and numerous retail establishments, historic homes and architecture, historical theater, and the 20,000 seat Granite Bowl.

Elbert County and its cities have experienced little growth. Existing development patterns can be attributed to the rural characteristics of Elbert County. Elberton and Bowman's presence in the county, as established communities, has led to the focus of new development in and around the cities, minimizing suburban type development in the rural areas.

Elbert County's location outside major metropolitan areas is a major determining factor in the pace of development. The distance between Elbert County and the Athens and Anderson metropolitan areas continues to be perceived by the respective workforces as being greater than they are willing to commute. Athens continues to be the third largest destination of Elbert County commuters.

1.3 Assessment of Quality Community Objectives

The following assessment was conducted to address the Quality Community Objectives (QCOs) requirements of Chapter 110-1201: Standards and Procedures for Local Comprehensive Planning. The analysis below uses the Quality Community Objectives Local Assessment Tool created by the Office of Planning and Quality Growth. The completed Local Assessment Tool can be found in Appendix I of this report.

At present, neither Elbert County nor Bowman have zoning though, Elbert County contracted with the Northeast Georgia Regional Development Center to develop a zoning code for the county in 2009. Elberton has a zoning code that was last updated in 2006.

1. Development Patterns

Traditional neighborhoods, infill development, sense of place, regional identity, and transportation alternative are Quality Community Objectives relating to development patterns.

Traditional neighborhoods (TND) are defined as a comprehensive planning system that includes a variety of housing types and land uses in a defined area. The variety of uses permits educational facilities, civic buildings and commercial establishments to be located within walking distance of private homes. A TND is served by a network of paths, streets and lanes suitable for pedestrians as well as vehicles. This provides residents the option of walking, biking or driving to places within their neighborhood. Present and future modes of transit are also considered during the planning stages.

Public and private spaces have equal importance, creating a balanced community that serves a wide range of home and business owners. The inclusion of civic buildings and civic space -- in the form of plazas, greens, parks and squares -- enhances community identity and value.

Traditional neighborhood development is more commonly found in the municipalities; however, they can exist in unincorporated areas. Historically, Elbert County has experienced little development. The county is primarily agricultural or open land. With the exception of an area south and southwest of Elberton and west of Lake Russell, there is little sprawl development – the decentralization of urban land uses and associated economic and social functions. Development throughout the county is auto-dependant but not solely because of sprawl but because retail and entertainment opportunities are limited in Elbert County and its cities.

Development patterns in both Bowman and Elberton have changed little since 2003. Bowman is a rural community with a downtown square and business district surrounded by residential development including scattered churches and parks with agricultural land on the outer boundary of the city.

Elberton is the urban center of the county and includes most of the county's governmental buildings. The community is primarily residential with a downtown square that features the county courthouse and the retail and a commercial strip adjacent to College Avenue/Elbert Street.

Both municipalities offer the greatest opportunity for development more in concert with the Quality Community Objectives. However, only Elberton has zoning and therefore is best able to control the look of development within the community. Its ordinance allows for multiple uses within the business district but does not allow neo-traditional development by right. Both communities offer sidewalks though Bowman indicates that additional sidewalks are needed. Neither community has many opportunities for infill development. Bowman residential core has little undeveloped land and Elberton is largely built out.

Sense of Place is defined as a commitment to protection of historic areas, regulation of aesthetics and signage, and preserving trees and farmland. All jurisdictions perceive their individual community to possess a sense of

place though only Elberton has delineated its historic areas and has the requisite ordinances that will offer some protection to those resources. Rural scenery, farmland and open spaces, define Elbert County and through its zoning ordinance, to be developed in 2009, Elbert County anticipates including provisions to protect farmland.

For a more complete assessment of development patterns, see the Quality Community Objectives Local Assessment found in Appendix I of this report.

2. Resource Conservation

Heritage preservation, open space preservation, and environmental protection are Quality Community Objectives that relate to resource conservation. Each jurisdiction adopted application environmental resources protection ordinances and has designated park areas. Presently, farmland is under little development pressure as this county has experienced little development. While individual historic resources are identified throughout the county and cities, only Elberton has a National Register District and, Historic Preservation Commission, and ordinances that actively protect those resources. The County has an active Historical Society. Bowman has no designated resources.

Within the cities, other than stormwater and some tree preservation, environmental resources are not inventoried beyond steep slopes, wetlands, floodplains, and groundwater recharge areas.

For a more complete assessment of the resource conservation, see the completed Quality Community Objectives Local Assessment in Appendix I of this report.

3. Social and Economic Development

Growth preparedness, appropriate businesses, employment options, housing choices, and educational opportunities are the key components to social and economic development. While there are jobs for skilled and unskilled labor and professional and managerial jobs, there is little job diversity in the county and more jobs are needed for college graduates. The county's primary industry is granite and any impact, positive or negative, will directly affect the jobs base in the county. Residents desiring more diverse job opportunities must commute outside the county for employment.

The Georgia Job Tax Credit Law allows for a statewide job tax credit against Georgia income taxes for any business or headquarters of any such business engaged in manufacturing, warehousing and distribution, processing, telecommunications, broadcasting, tourism, or research and development industries that create and maintain sufficient number of new full-time jobs. A county's tier ranking determines level of incentives. Elbert County is designated as a Tier 1 county, which means that a business must create and maintain at least 5 new job to be eligible for a credit of \$3,500 per job, the highest available credit.

Elbert County is a Community of Opportunity, a two-year facilitation process with the University of Georgia's Fanning Institute and the Georgia Department of Community Affairs. Through this program, Elbert County will focus on two areas of importance; hindered industrial development within the county impacting the number of available job opportunities, and improving the educational opportunities for Elbert County children grades K-12.

Elbert County is participating in Georgia's Work Ready initiative. The initiative is based on a skills assessment and certification for job seekers and a job profiling system for businesses. By identifying both the needs of business and the available skills of Georgia's workforce, the state can more effectively generate the right talent for the right jobs. To earn the Certified Work Ready Community designation, counties must demonstrate that specified percentage of the available and current workforce have obtained Work Ready Certificates, and must demonstrate a commitment to improving public high school graduation rates through a measurable increase.

To date, Elbert County helped 476 its citizens earn a Work Ready Certificate, 44 percent above its goal. The county's efforts are being led by a team of economic development, government, and education partners including: The Development Authority of Elbert County, the cities of Elberton and Bowman, Elbert County Chamber of Commerce, Athens Technical College, Community Partnership of Elbert County, and the Elbert County School System.

There are a variety of housing types and price ranges in the county. in the unincorporated county but, more affordable housing is needed. The cities report that they, too, have a variety of housing types though Bowman currently has a moratorium on multi-family dwelling development.

There are several educational opportunities to improve job skills in Elbert County such as Athens Technical College which has a satellite campus on Elbert County. Higher education opportunities are available in nearby Athens, Gainesville, and Royston.

For a more complete assessment of the resource conservation, see the completed Quality Community Objectives Local Assessment in Appendix I of this report.

4. Government Relations

Local self-determination combines with regional cooperation to form the governmental relations object.

The county and cities jointly plan for comprehensive planning purposes and share some services. The cities report that they initiate contact with other local governments to find solutions to common problems.

For a more complete assessment of the resource conservation, see the completed Quality Community Objectives Local Assessment in Appendix I of this report.

1.4 Areas Requiring Special Attention

Elbert County is a slow growing county in Georgia ranking 85th in the state in 2006 in total population. A first step in preparing the County for growth is identifying “Areas Requiring Special Attention.” Existing land use patterns and trends were evaluated within Elbert County and its cities. This section discusses the effects that anticipated growth may have on natural and cultural resources and the potential for infill development in the county and its cities. The Areas Requiring Special Attention are described in Figures 1-7.

1. Natural and Cultural Resources

This section describes Elbert County’s natural and cultural resources.

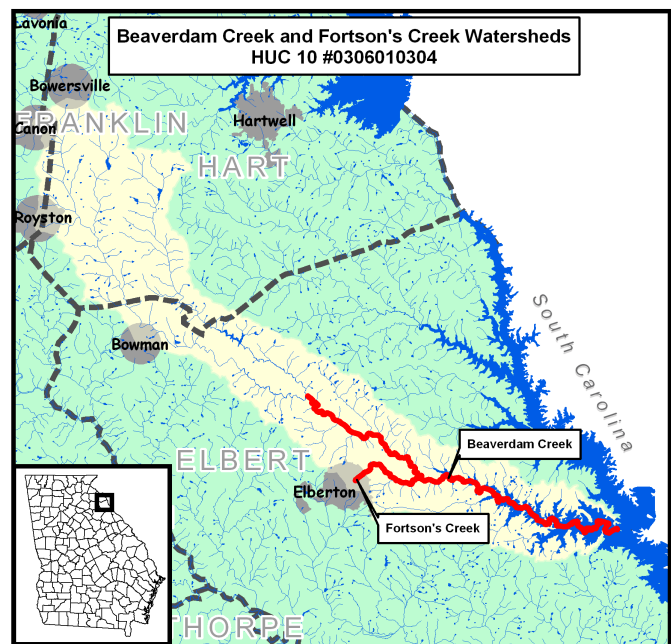
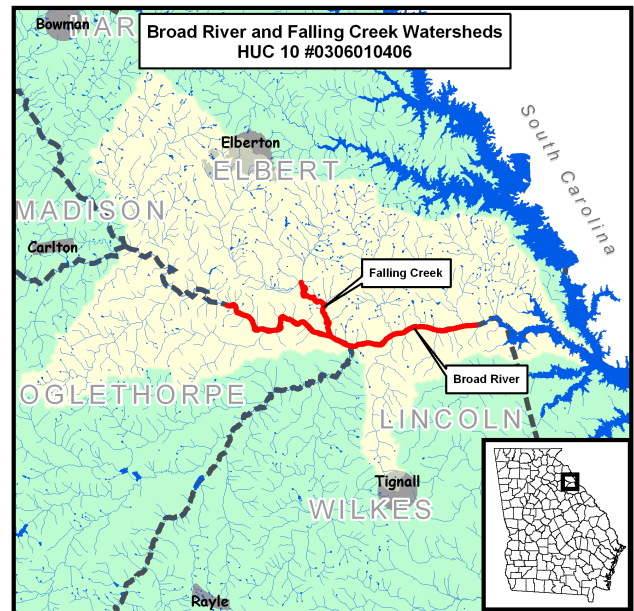
Natural Resources

Major water resources in the county are Beaverdam Creek, and the Broad and Savannah rivers. The Broad River is subject to the state-mandated river corridor protection criteria. The county enacted a River Corridor Protection Ordinance which requires a 100-foot vegetative buffer adjacent to the river, restricted lot sizes and land uses. This buffer also protects wetlands and floodplains. No cities include a river within their respective jurisdictions.

In 2006, Total Maximum Daily Load (TMDL) plans were updated for five streams in Elbert County determined as not supporting or only partially supporting designated uses, primarily fishing and swimming.

The Beaverdam Creek TMDL segment is 22 miles in length and begins at the confluence of North and South Beaverdam creeks and flows to the Savannah River. This segment does not support its designated use due to fecal coliform contamination. The exact source of contamination is unknown though several instances of spills and increased flows between 1998 and 2002 from the Fortson’s Creek WPCP which discharges into Fortson’s Creek as well as Sanitary Sewer Overflows in Elbert in 1995 and 2004 may have contributed to the contamination.

The Fortson’s Creek TMDL segment is 4 miles in length and begins at its headwaters in Elberton and flows to its confluence with Beaverdam Creek. This segment does not support its designated use due to fecal



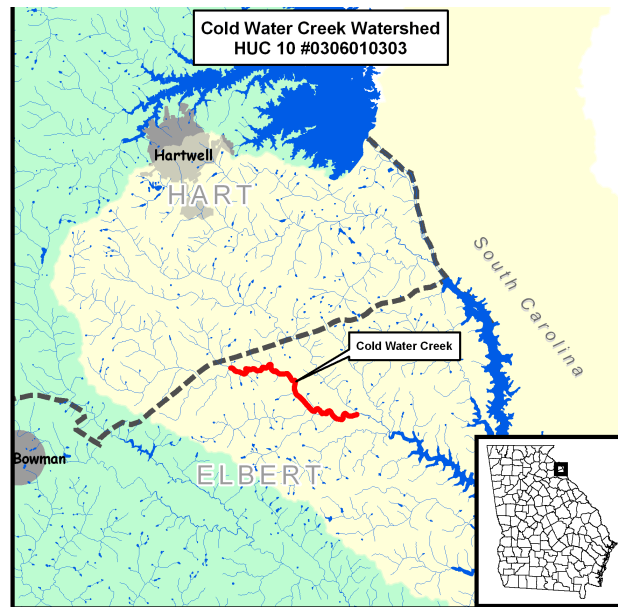
coliform contamination. The segment is currently undergoing targeted monitoring under a grant with Georgia EPD for e-coli and fecal coliform by the City of Elberton Utilities Department staff. Monitoring results will either serve to delist the stream or identify the need for further watershed management.

The Broad River segment is 15 miles in length and located between Highway 77 and Clarks Hill Lake (a/k/a Strom Thurmond Lake). This segment does not support its designated use due to fecal coliform contamination. Non-point source pollution is the potential cause of contamination.

The Falling Creek segment is 4 miles in length and located between Dry Fork Creek and the Broad River near Fortsonia. This segment does not support its designated use due to fecal coliform contamination. The exact source of the contamination is unknown.

Cold Water Creek's impaired segment is 6 miles in length and is located between SR 77 and the creek's confluence with Little Cold Water Creek near Ruckersville. This segment does not support its designated use due to fecal coliform contamination. The exact source of the contamination is unknown as the watershed is very rural in nature.

Broad River Valley Farms, located at 3693 River Road on the Broad River just above its confluence with Lake Russell, is a 777.88 acre parcel. The parcel contains a 113 acre site permitted by the Georgia Department of Agriculture under a Food Source Amendment permit to accept production waste from poultry processing plants. The waste is buried in trenches on site and is supposed to have nutrient value. In early 2009, GA EPD took soil sample on the site in order to evaluate the nutrient value of this waste amendment. According to Georgia EPD, the owner is planning on requesting permission to expand the area where the waste can be buried.



Cultural Resources

Cultural resources scattered through unincorporated Elbert County are largely comprised of individual residential structures. Bowman has a few resources; however, the largest concentration of resources is in Elberton. Detailed information on these resource can be found in the 2004 Elbert County Comprehensive Plan found at <http://negplanning.org/documents/21>.

Resources within the cities will likely experience infill development and modification to existing structures. Only Elberton has a Historic Preservation Ordinance that insures compatible infill development or appropriate restoration. Resources in Elbert County and Bowman are at risk.

Agricultural Areas

Historically, Elbert County has been an agricultural county. Since the county has seen little population growth and its associated development, threats to agricultural land in limited. Elbert County will development a zoning ordinance in 2008 that will include protections to agricultural lands.

There are few agricultural areas within the cities. As the cities develop, these areas will transition to other uses.

Developable Areas

Because of limited water and particularly sewerage infrastructure, large lot, sprawl development will predominate in Elbert County; however, to date, most residential development in unincorporated Elbert County has been in close proximity to either of the cities where greater infrastructure exists.

The cities are better equipped to handle development as all have a public water system. Lot size will be restricted in the cities where there is no public sewerage system.

Anticipated Change of Land Use

According to the 2023 Future Land Use Map, new commercial and residential development was anticipated primarily adjacent to Elberton, but also adjacent to Bowman though to a much lesser degree, and adjacent to Clarks Hill Lake. However, due to the general economic downturn, new construction, particularly residential construction is not anticipated to pick up until late 2009 or 2010. Since Elbert County presently has a surplus in housing units, based on the Local Update of Census Addresses (LUCA) reporting completed in 2008, little change in land use is anticipated through 2014, the next scheduled major update to the Comprehensive Plan.

Little land use change is anticipated in Bowman and Elberton though, based on 2007 aerials, Bowman evidences significant subdivision of land into residential or rural residential sized parcel though these parcels are largely undeveloped. In Bowman, little expansion of residential land use is anticipated and the majority of the town will remain in agricultural land.

Infill Development Opportunities

In unincorporated Elbert County, infill opportunities are limited to existing developed areas, primarily adjacent to the cities. Within the cities, there is little opportunity for infill development.

Redevelopment Areas and Disinvestment Areas

Areas of pre-1980 mobile/manufactured homes have been mapped. Manufactured homes older than 30 years can be considered substandard, particularly those manufactured prior to 1976. However, these homes exist on individual parcels scattered throughout the county and there are no large areas of substandard or deteriorating housing with Elbert County nor the cities.

Brownfields

The term 'brownfield site' means real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.

There are three brownfields unincorporated Elbert County, the closed Elbert County Landfill, CSX Transportation - Middleton Derailment, and the Martin Fireproofing Company. There are no sites in the cities.

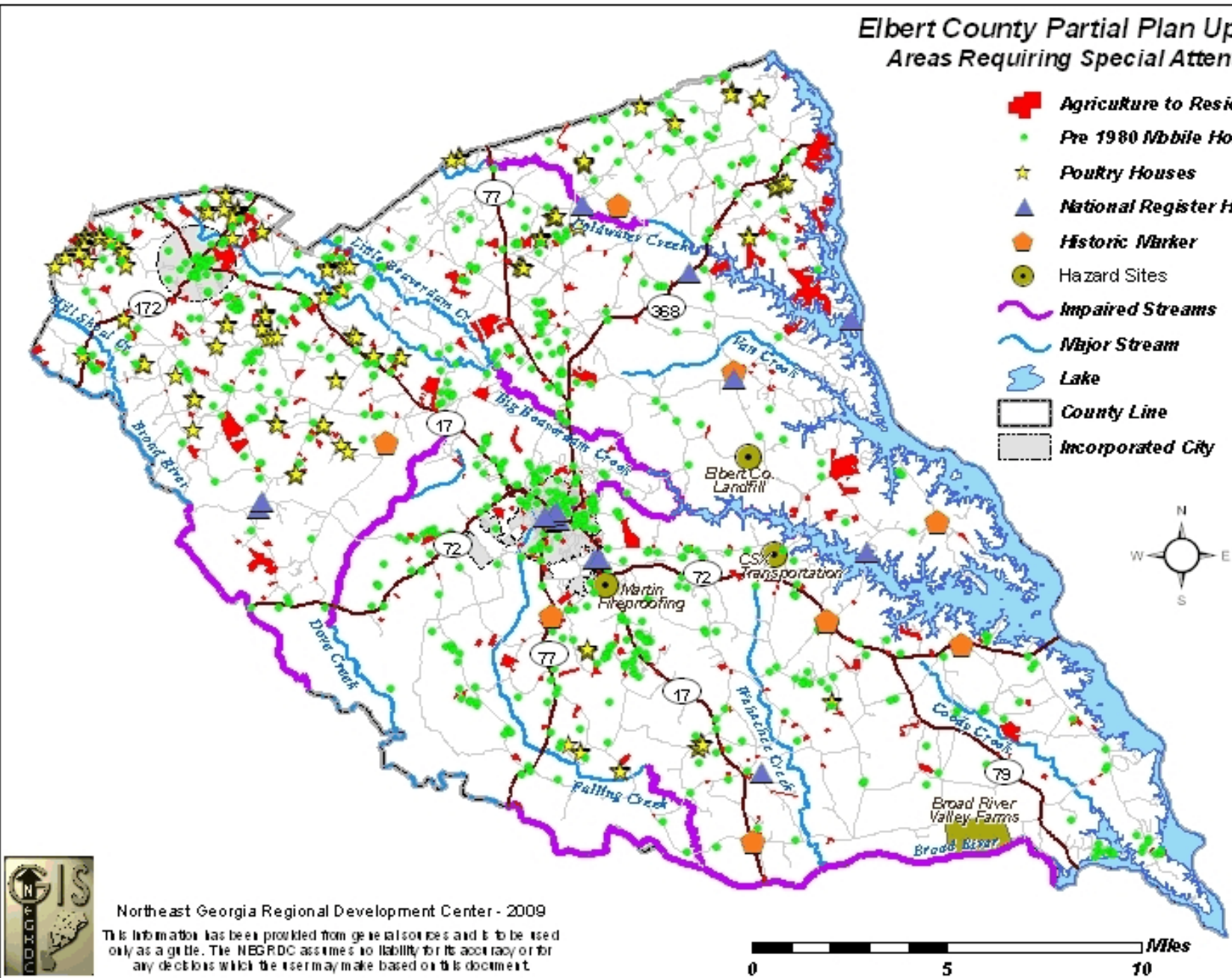
The Elbert County Landfill site has a known release of Mercury in groundwater at levels exceeding the reportable quantity; however, no human exposure via drinking water is suspected from this release. Cleanup activities are being conducted for source materials and groundwater.

The CSX site has a known release of Xylenes in groundwater at levels exceeding the reportable quantity and this release has resulted in known human exposure. Cleanup activities are being conducted for source materials, soil, and groundwater.

The Martin Fireproofing Company site has a known release of Hexachlorodibenzo-p-dioxins in soil at levels exceeding the reportable quantity. Cleanup activities are being conducted for source materials, soil, and groundwater.

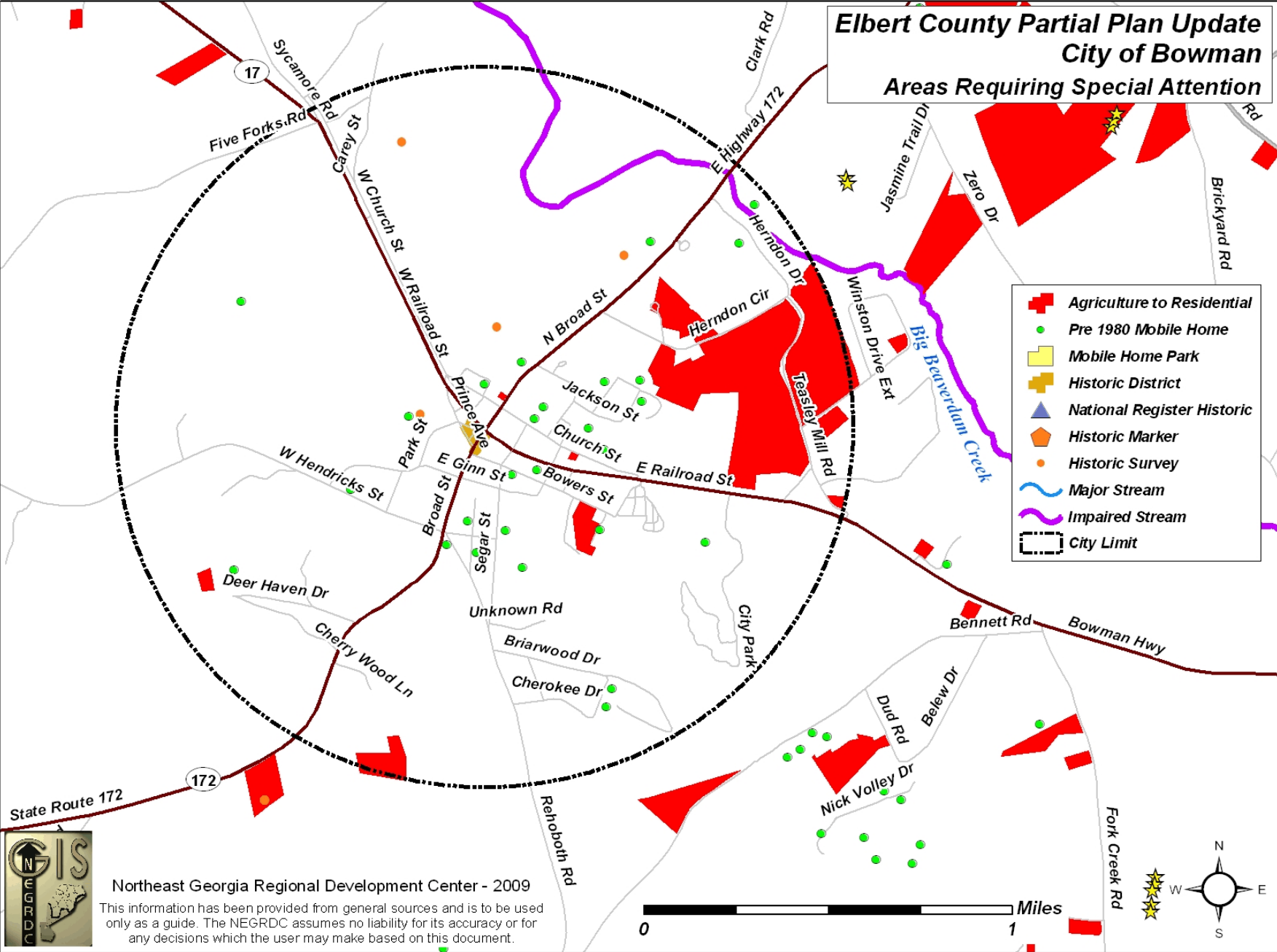
Elbert County Partial Plan Update Areas Requiring Special Attention

-  **Agriculture to Residential**
-  **Pre 1980 Mobile Home**
-  **Poultry Houses**
-  **National Register Historic**
-  **Historic Marker**
-  **Hazard Sites**
-  **Impaired Streams**
-  **Major Stream**
-  **Lake**
-  **County Line**
-  **Incorporated City**

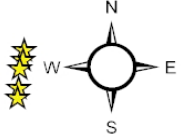


Northeast Georgia Regional Development Center - 2009
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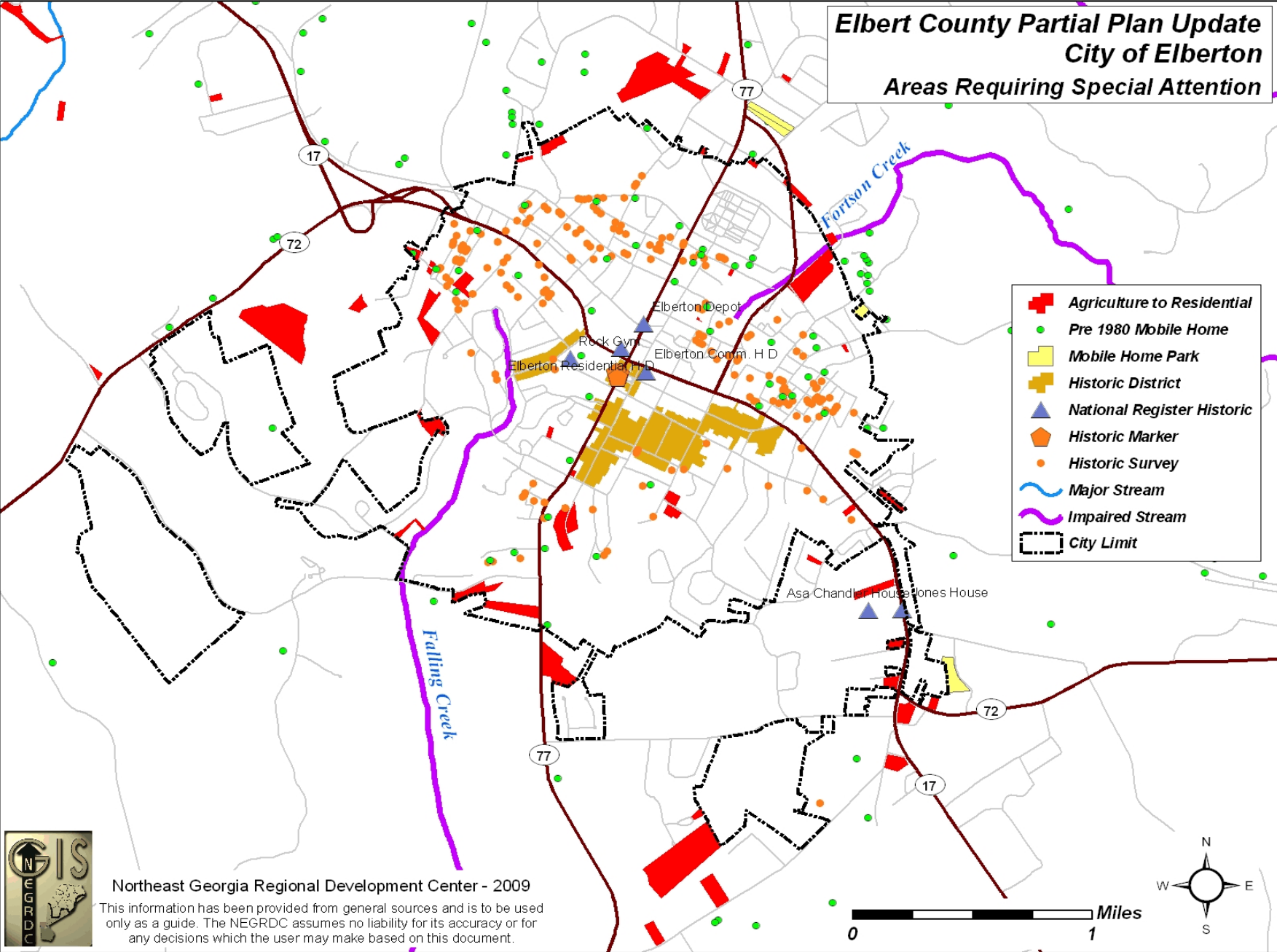
Elbert County Partial Plan Update City of Bowman Areas Requiring Special Attention



Northeast Georgia Regional Development Center - 2009
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**Elbert County Partial Plan Update
City of Elberton
Areas Requiring Special Attention**



Northeast Georgia Regional Development Center - 2009
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1.5 Issues and Opportunities

The following Issues and Opportunities were identified using the Georgia Department of Community Affairs' Quality Community Objectives Local Assessment Tool and Typical Issues and Opportunities, and a survey of community leaders and stakeholders. The full update to the Comprehensive Plan, scheduled for 2014, will use a detailed analysis of data on demographics, housing, economic development, land-use, community facilities, intergovernmental coordination, transportation, and natural and cultural resources to elaborate and expand this preliminary list.

1. Elbert County

Economic Development

- The county has a limited economy and depends heavily on the granite industry and cities and surrounding counties for employment and services. Additionally, more job opportunities are needed for college graduates. As the population increases, demand for services will increase and the local economy will respond with new businesses and employment opportunities. However, employment opportunities associated with a population increase will require an educated and skilled workforce. Elbert County has an opportunity to enrich its children's educational experience through programs that will compliment and enhance academic achievement.
- The county has limited professional job opportunities; however, as the population increases and more businesses locate in the county, more professional job opportunities should be available.
- The county is designated a Tier 1 county for Job Credit Tax purposes making it attractive for new and expanding businesses.
- The county has a rich history and several tourism venues and activities that can be exploited to further economic development.

Natural and Cultural Resources

- Targeted monitoring is underway for Fortson's Creek. Monitoring results are not anticipated until mid-2009; however, if contaminants are identified, the county will need to identify whether additional targeted monitoring is needed and what action steps will need to be taken to reduce contaminants, if any.
- Elbert County has no mechanisms to control development in or near environmentally sensitive areas. The county contracted with the Northeast Georgia Regional Development Center to develop a zoning ordinance for the county in 2009. This will be the first zoning ordinance for the county and will, if enforced, provide some protection to these resources.

Facilities and Services

- In addition to the cost to replace aging equipment to serve the current population, a growing population can put a strain on public facilities and services. Elbert County has an opportunity to plan ahead for growth by developing and maintaining a Capital Improvements Plan that includes parks, transportation, public safety, emergency services, and other public facilities and services.
- Health care services need to be a viable, contributing part of the local economy. Elberton and Elbert County have an opportunity to improve the availability of hospital services.

- Both Bowman and Elberton have municipal water systems. However, there are areas in Elbert County presently served by private wells that have diminished yields and questionable water quality due to extended drought conditions and over use. Elbert County is considering connecting the two systems to provide public water service to a limited area between Bowman and Elberton provided enough customers and favorable funding are secured.

Housing

- The majority of housing in the county is single-family detached and manufactured homes and there is an adequate supply of affordable owner-occupied housing to serve current residents. In fact, presently, there may be an overabundance of housing. However, as the population grows, the county and its cities will need to make sure that there are adequate areas for housing in general as well as affordable housing.

Land Use

- Elbert County does not have zoning and even with limited growth, there have been concerns raised by citizens about siting of land uses that may be inappropriate or detrimental to adjacent uses. Further, the county identified the need to provide protection to farmland and to allow for mixed land uses. These issues will be addressed in the zoning code to be developed in 2009.

Intergovernmental Coordination

- Coordination between Elbert County and its cities is necessary to further the implementation of each local governments' long-range goals. The specific issues and opportunities associated with intergovernmental coordination will be evaluated further in the full update to the Madison County Comprehensive Plan. However, at present, the county and cities continue to undertake joint planning, cooperate for Service Delivery purposes, and meet regularly or maintain contact with neighboring jurisdictions to discuss issues of concern.

2. Bowman

Economic Development

- The city has a limited economy and depends heavily on the granite industry and cities and surrounding counties for employment and services. Additionally, more job opportunities are needed for college graduates. As the population increases, demand for services will increase and the local economy will respond with new businesses and employment opportunities.
- The city has limited professional job opportunities; however, as the population increases and more businesses locate in the county, more professional job opportunities should be available.
- The county is designated a Tier 1 county for Job Credit Tax purposes making Bowman attractive for new and expanding businesses.

Natural and Cultural Resources

- A number of historic resources have been identified in the city. Presently, there are development pressures on these resources but, when the city begins to see growth, it may want to consider official recognition of these resources through National Register listing and implementation of ordinances locally that will further protect the resources from incompatible development.

Facilities and Services

- A growing population can put a strain on public facilities and services. The city has an opportunity to plan ahead for growth by development and maintaining a Capital Improvements Plan for city services.

Housing

- The majority of housing in the county is single-family detached and manufactured homes and there is an adequate supply of affordable owner-occupied housing to serve current residents. In fact, presently, there may be an overabundance of housing. However, as the population grows, the county and its cities will need to make sure that there are adequate areas for housing in general as well as affordable housing.

Intergovernmental Coordination

- Coordination between Elbert County and its cities is necessary to further the implementation of each local governments' long-range goals. The specific issues and opportunities associated with intergovernmental coordination will be evaluated further in the full update to the Madison County Comprehensive Plan. However, at present, the county and cities continue to undertake joint planning, cooperate for Service Delivery purposes, and meet regularly or maintain contact with neighboring jurisdictions to discuss issues of concern.

Land Use

- Bowman instituted a moratorium on manufactured homes and multi-family housing to address issues of compatibility, quality, and impact on surrounding properties. New ordinances are presently under development.
- Bowman reports that sidewalks are needed in some parts of the city. As those areas are developed or redeveloped or roads are maintained, the city should seek opportunities to include development of necessary sidewalks.

3. Elberton

Economic Development

- The city has a limited economy and depends heavily on the granite industry and cities and surrounding counties for employment and services. Additionally, more job opportunities are needed for college graduates. As the population increases, demand for services will increase and the local economy will respond with new businesses and employment opportunities.
- The county is designated a Tier 1 county for Job Credit Tax purposes making Elberton attractive for new and expanding businesses.

Housing

- The majority of housing in the city is single-family detached and there is an adequate supply of affordable owner-occupied housing to serve current residents. In fact, presently, there may be an overabundance of housing. However, as the population grows, the county and its cities will need to make sure that there are adequate areas for housing in general as well as affordable housing.

Intergovernmental Coordination

- Coordination between Elbert County and its cities is necessary to further the implementation of each local governments' long-range goals. The specific issues and opportunities associated with intergovernmental coordination will be evaluated further in the full update to the Madison County Comprehensive Plan. However, at present, the county and cities continue to undertake joint planning, cooperate for Service Delivery purposes, and meet regularly or maintain contact with neighboring jurisdictions to discuss issues of concern.

1.6 Policies

The policies below are designed to help Elbert County and its cities in the decision-making process. They are based on the Georgia Department of Community Affairs State Planning Recommendations and address the issues and opportunities presented in this Partial Plan Update to the Comprehensive Plan. The policies should apply to Elbert County and its cities.

These policies will serve as a starting point for the policies that will be developed during the full Comprehensive Plan Update process due in 2014.

1. Economic Development

- Increase local employment opportunities through the promotion of orderly economic growth fostering both the attraction of new and retention of existing businesses and industries that diversifies the local economy and maximizes the strengths of the local labor force.
- Improve the talent of the local labor pool and improve high school graduation rates.

2. Natural and Cultural Resources

- Encourage new development in suitable locations in order to protect natural resources, environmentally sensitive areas, and agricultural lands.

3. Facilities and Services

- Provide potable water service in a safe, clean, efficient, economical, and environmentally sound manner concurrent with new development.
- Provide sanitary sewer service in a safe, clean, efficient, economical, and environmentally sound manner, concurrent with urban development.
- Target infrastructure expansion to optimize commercial and industrial growth.
- Ensure a dependable, environmentally safe means of disposing of solid waste and recyclables is available to all homes and businesses.
- Provide responsive and effective public safety services ensuring adequate staff, equipment and space is available to each of the departments.
- Continue to support public and private health care providers ensuring that all of the county's needs are capably met, including all special needs communities.
- Provide, protect and maintain a quality, accessible, and economically efficient network of parks, recreation facilities, and open space that serves all residents.
- Provide adequate space, equipment, and technology to elected officials and staff to facilitate local government operations and decision making processed.
- Work with Ga DOT to insure adequate transportation infrastructure.

4. Land Use

- Promote the orderly development of land to accommodate the anticipated growth through the protection of environmental and cultural resources and the coordination of available public facilities and services.

5. Intergovernmental Coordination

- Establish formal relationship among governments and quasi-governmental entities within and outside Elbert County when necessary to eliminate duplication of services, minimize costs, and create opportunities for cooperation. Continue informal cooperation at both the policy and staff levels for the same purpose.

6. Transportation

- Provide a safe, efficient, and effective transportation system that reflects both existing and future needs while providing a variety of transportation options.

1.7 Implementation Program

1. Short-Term Work Program

- The Short-Term Work Program identifies specific implementation actions the County and cities intend to take during the first-five year time frame of the planning period. This includes any ordinances, administrative systems, community improvements or investments, financing arrangements, or other programs or initiatives to be put in place to implement the plan.
- Each item in the Short-Term Work Program includes a beginning and ending date, a responsible party, a cost estimate, and funding source. The Short-Term Work Program for the county and each city is presented on the following pages. The Report of Accomplishments for the 2003-2007 Short-Term Work Program is included in the Appendix of this Partial Update to the Comprehensive Plan.

ELBERT COUNTY, GEORGIA SHORT TERM WORK PROGRAM 2009 - 2013 AND ONGOING					
Description	Initiation Year	Completion Year	Cost Estimate	Responsible Party	Possible Funding Sources
Survey citizens in potential service area to determine level of interest for public water service	2009	2009	1000	Elbert County	Local
Undertake water system improvements, if sufficient interest	2009	2011	1.5 million	Elbert County	GEFA Loan
Work with Elbert Memorial Hospital to expand services.	2009	2011	0	Elbert County	N/A
Work with Ga DOT to complete 4-laning of Hwy 72.	2009	2011	0	Elbert County	N/A
Support the Elbert County Read at Home Program	2009	2011	1440.00	Elbert County	Community Opportunities Initiative Grant (DCA)
Establish a Youth Advisory Committee to develop long-term strategies to address local issues that prevent students from reaching their full potential.	2009	2011	800.00	Elbert County	Community Opportunities Initiative Grant (DCA)
Create logo and web site for the Elbert County Development Authority.	2009	2011	2500.00	Elbert County	Community Opportunities Initiative Grant (DCA)
Pursue and obtain designation as a Certified Work Ready Community.	2009	ongoing	-0-	Development Authority of Elbert County, Elberton, Bowman, Elbert County Chamber of Commerce, Athens Technical College, Community Partnership of Elbert County, Elbert County School System.	N/A
Provide incentives for passing the Georgia High School Graduation Test.	2009	2009	260.00	Elbert County	Community Opportunities Initiative Grant (DCA)
Nominate Nickville Community to National Register.	2009	2011	3,000	County, Private	Other

ELBERT COUNTY, GEORGIA SHORT TERM WORK PROGRAM 2009 - 2013 AND ONGOING					
Description	Initiation Year	Completion Year	Cost Estimate	Responsible Party	Possible Funding Sources
Nominate Fortsonia Community to National Register.	2009	2010	3,000	County, Private	Other
Work with state agencies to identify opportunities for business and industrial recruitment.	Ongoing	Ongoing	-0-	County	N/A
Develop and adopt zoning ordinance.	2009	2009	19,912	County	Local
Establish Planning Commission	2009	2010	-0-	County	N/A
Provide training opportunities for Planning Commission	2010	Ongoing	varied depending on opportunity	County	Local
Study local economic characteristics and conditions to address the potential for economic diversification.	Ongoing	Ongoing	-0-	County	N/A
Support the Economic Development Authority.	Ongoing	Ongoing	30,000/yr	County	Local
Continue cooperative relationship between local government, Athens Tech, and local businesses and industries to monitor labor force conditions and needs.	Ongoing	Ongoing	-0-	County	N/A
Utilize Future Land Use map to coordinate new development in appropriate areas serviced by necessary infrastructure.	Ongoing	Ongoing	-0-	County	N/A
Assist Special needs population with receiving government assistance to improve housing conditions.	2009	2009	-0-	County	N/A
Seek government funding to rehabilitate substandard housing and to ensure a continued supply of low-to-moderate income affordable housing options.	2009	2009	-0-	County	N/A

ELBERT COUNTY, GEORGIA SHORT TERM WORK PROGRAM 2009 - 2013 AND ONGOING					
Description	Initiation Year	Completion Year	Cost Estimate	Responsible Party	Possible Funding Sources
Improve transportation infrastructure according to community needs.	Ongoing	Ongoing	5.25 million	County	SPLOST
Coordinate tourism and cultural resource development efforts to include all jurisdictions and appropriate state agencies.	Ongoing	Ongoing	-0-	County, Bowman, Elberton	N/A
Continue participation in the Northeast Georgia Regional Solid Waste Management Authority.	Ongoing	Ongoing	500 - 1,000/yr	County	Local
Continue public education program to promote recycling.	Ongoing	Ongoing	2,500/yr	County	Local
Construct additional county fire station in the newly created tenth fire district.	2009	2009	200,000	County	Local, State, Private
Expand emergency services personnel, facilities, and equipment as required to maintain an adequate level of service.	Ongoing	Ongoing	Varied according to type of expansion.	County; Local Law Enforcement Block Grants	County; Local Law Enforcement Block Grants
Assist the Hospital Authority in fund raising initiatives to help raise money for a new facility.	2009	2009	-0-	County	N/A
Coordinate new development with the local school board to minimize impacts on the school system.	Ongoing	Ongoing	-0-	County	N/A
Coordinate new development with existing and planned community facilities.	Ongoing	Ongoing	-0-	County	N/A
Utilize the Future Land Use map to coordinate new development with the Comprehensive Plan.	Ongoing	Ongoing	-0-	County	N/A

ELBERT COUNTY, GEORGIA SHORT TERM WORK PROGRAM 2009 - 2013 AND ONGOING					
Description	Initiation Year	Completion Year	Cost Estimate	Responsible Party	Possible Funding Sources
Address the Future Land Use map every two years to ensure it adequately reflects prevailing development patterns.	Ongoing	Ongoing	-0-	County	N/A

BOWMAN, GEORGIA SHORT TERM WORK PROGRAM 2009-2013 AND ONGOING					
Description	Initiation Year	Completion Year	Cost Estimate	Responsible Party	Possible Funding Sources
Develop and adopt manufactured home ordinance.	2008	2009	3,198.00	City	Local
Pursue and obtain designation as a Certified Work Ready Community.	2009	ongoing	-0-	Development Authority of Elbert County, Elberton, Bowman, Elbert County Chamber of Commerce, Athens Technical College, Community Partnership of Elbert County, Elbert County School System.	N/A
Explore options for multi-jurisdictional approach to water supply in the Broad River Basin.	Ongoing	Ongoing	-0-	City, Elberton	N/A
Utilize Future Land Use map to coordinate new development in appropriate areas serviced by necessary infrastructure.	Ongoing	Ongoing	-0-	City	N/A

BOWMAN, GEORGIA SHORT TERM WORK PROGRAM 2009-2013 AND ONGOING					
Description	Initiation Year	Completion Year	Cost Estimate	Responsible Party	Possible Funding Sources
Assist Special needs population with receiving government assistance to improve housing conditions.	Ongoing	Ongoing	-0-	City	N/A
Seek government funding to rehabilitate substandard housing and to ensure a continued supply of low-to-moderate income affordable housing options.	Ongoing	Ongoing	-0-	City	N/A
Minimize the negative environmental impacts of residential development.	Ongoing	Ongoing	-0-	City	N/A
Work with state agencies to identify opportunities for business and industrial recruitment.	Ongoing	Ongoing	-0-	City	N/A
Study local economic characteristics and conditions to address the potential for economic diversification.	Ongoing	Ongoing	-0-	City	N/A
Utilize the Future Land Use map to coordinate new economic development in appropriate areas serviced by the necessary infrastructure.	Ongoing	Ongoing	-0-	City	N/A
Develop a cooperative relationship between local government, Athens Tech, and local businesses and industries to monitor labor force conditions and needs.	Ongoing	Ongoing	-0-	City	N/A

BOWMAN, GEORGIA SHORT TERM WORK PROGRAM 2009-2013 AND ONGOING					
Description	Initiation Year	Completion Year	Cost Estimate	Responsible Party	Possible Funding Sources
Promote economic development within the downtown square.	Ongoing	Ongoing	-0-	City	N/A
Coordinate tourism and cultural resource development efforts to include all jurisdictions and appropriate state agencies. (See Cultural Resources Element for detailed description of projects.)	Ongoing	Ongoing	-0-	City, County, Elberton, State Agencies	N/A
Improve transportation infrastructure according to community needs.	Ongoing	Ongoing	Varied according to project.	City	Local
Complete engineering study of water and sewer networks.	2009	2009	3,000	Local	
Implement findings of engineering study improving water and sewer infrastructure as needed to meet community needs.	2009	2013	Varied according to identified projects	Local; DCA; ARC; USDA	
Work with county to develop public education program to promote recycling.	Ongoing	Ongoing	2,500/year	Local	
Diversify types of activities provided in the city park.	Ongoing	Ongoing	Varied according to project.	County; DCA; DNR; NPS; GFC; DOT	
Coordinate new development with the local school board to minimize impacts on the school system.	Ongoing	Ongoing	-0-	City	N/A

BOWMAN, GEORGIA SHORT TERM WORK PROGRAM 2009-2013 AND ONGOING					
Description	Initiation Year	Completion Year	Cost Estimate	Responsible Party	Possible Funding Sources
Minimize the negative environmental impacts of development.	Ongoing	Ongoing	-0-	City	N/A
Coordinate new development with existing and planned community facilities.	Ongoing	Ongoing	-0-	City	N/A
Utilize the Future Land Use map to coordinate new development with the Comprehensive Plan.	Ongoing	Ongoing	-0-	City	N/A
Address the Future Land Use map every two years to ensure it adequately reflects prevailing development patterns.	2009	2013	-0-	City	N/A

CITY OF ELBERTON, GEORGIA SHORT TERM WORK PROGRAM 2009 - 2013 AND ONGOING					
Description	Initiation Year	Completion Year	Cost Estimate	Responsible Party	Possible Funding Sources
Enhance and extend pedestrian and bicycle trail.	2009	Ongoing	\$739,000	Local	Local. DOT, TE
Pursue and obtain designation as a Certified Work Ready Community.	2009	ongoing	-0-	Development Authority of Elbert County, Elberton, Bowman, Elbert County Chamber of Commerce, Athens Technical College, Community Partnership of Elbert County, Elbert County School System.	N/A
Promote and market Samuel Elbert Hotel for	Ongoing	Ongoing	-0-	Local	N/A

CITY OF ELBERTON, GEORGIA SHORT TERM WORK PROGRAM 2009 - 2013 AND ONGOING					
Description	Initiation Year	Completion Year	Cost Estimate	Responsible Party	Possible Funding Sources
private and/or public reuse.					
Nominate Historic Resources to National Register	Ongoing	Ongoing	\$1,000 - 3,000	Local	DNR HPF
Enhance and promote Mainstreet	Ongoing	Ongoing	\$15,000 - 30,000	Local	Local, Other
Promote Elmhurst Cemetery.	Ongoing	Ongoing	-0-	Local	N/A
Explore options for multi-jurisdictional approach to water supply in the Broad River Basin	Ongoing	Ongoing	City, Bowman	-0-	NA
Coordinate tourism and cultural resource development efforts to include all jurisdictions and appropriate state agencies. (See Cultural Resources Element for detailed description of projects.)	Ongoing	Ongoing	City, County, Bowman, State Agencies	-0-	NA
Utilize Future Land Use map to coordinate new development in appropriate areas serviced by necessary infrastructure.	Ongoing	Ongoing	City	0	NA
Assist Special needs population with receiving government assistance to improve housing conditions.	Ongoing	Ongoing	City	0	NA
Promote infill residential development to developers.	Ongoing	Ongoing	City	0	NA
Minimize the negative environmental impacts of residential development.	Ongoing	Ongoing	City	0	NA

CITY OF ELBERTON, GEORGIA SHORT TERM WORK PROGRAM 2009 - 2013 AND ONGOING					
Description	Initiation Year	Completion Year	Cost Estimate	Responsible Party	Possible Funding Sources
Seek government funding to rehabilitate substandard housing and to ensure a continued supply of low-to-moderate income affordable housing options.	Ongoing	Ongoing	City	0	NA
Work with state agencies to identify opportunities for business and industrial recruitment.	Ongoing	Ongoing	City	0	NA
Study local economic characteristics and conditions to address the potential for economic diversification.	Ongoing	Ongoing	City	0	NA
Utilize the Future Land Use map to coordinate new economic development in appropriate areas serviced by the necessary infrastructure.	Ongoing	Ongoing	City	0	NA
Continue to support the Economic Development Authority.	Ongoing	Ongoing	City	2,500/year	Local
Develop a cooperative relationship between local government, Athens Tech, and local businesses and industries to monitor labor force conditions and needs.	Ongoing	Ongoing	City	0	NA
Promote economic development within the downtown square.	Ongoing	Ongoing	City	0	NA
Organize "Clean and Beautiful" initiatives to promote and improve downtown aesthetics.	Ongoing	Ongoing	Downtown Development Authority	5,000/year	Local; Private Donations

CITY OF ELBERTON, GEORGIA SHORT TERM WORK PROGRAM 2009 - 2013 AND ONGOING					
Description	Initiation Year	Completion Year	Cost Estimate	Responsible Party	Possible Funding Sources
Improve transportation infrastructure according to community needs.	Ongoing	Ongoing	City	Varied according to project.	Local
Undertake targeted monitoring of Fortson's Creek	2009	2009	\$750	City	Ga EPD
Work with county to develop public education program to promote recycling.	Ongoing	Ongoing	City	2,500/year	Local
Assist the Hospital Authority in fund raising initiatives to help raise money for a new facility.	Ongoing	Ongoing	City	0	NA
Develop teleconferencing capabilities to allow for distance learning educational opportunities.	2007	Ongoing	750,000	City	Local
Coordinate new development with the local school board to minimize impacts on the school system.	Ongoing	Ongoing	City	0	NA
Renovate the municipal building to provide additional office space.	2007	2009	City	100,000	Local
Adopt and Implement Wetlands Protection Ordinance.	2009	2009	-0-	City	NA
Continue implementation of Phase II of Granite City Trail	2009	Ongoing	750,000	City	TE
Minimize the negative environmental impacts of development.	Ongoing	Ongoing	-0-	City	NA

CITY OF ELBERTON, GEORGIA SHORT TERM WORK PROGRAM 2009 - 2013 AND ONGOING					
Description	Initiation Year	Completion Year	Cost Estimate	Responsible Party	Possible Funding Sources
Coordinate new development with existing and planned community facilities.	Ongoing	Ongoing	-0-	City	NA
Utilize the Future Land Use map to coordinate new development with the Comprehensive Plan.	Ongoing	Ongoing	-0-	City	NA
Address the Future Land Use map every two years to ensure it adequately reflects prevailing development patterns.	Ongoing	Ongoing	-0-	City	NA

2. APPENDIX I: QUALITY COMMUNITY OBJECTIVES ASSESSMENT

2.1 Elbert County

Quality Community Objectives

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	To be addressed in 2009 with development of zoning code for county.
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 desired.	X		
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 downtown 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 brownfield redevelopment.		X	Georgia EPD identifies 3 brownfields in Elbert County: CSX Transportation - Middleton Derailment, Martin Fireproofing Company, and the Elbert County Landfill.
3. Our community is actively working to promote greyfield redevelopment.			There are no greyfields in Elbert County.
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 downtown 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	To be addressed in 2009 with development of zoning code for county.
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		Public transportation available for senior citizens.
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		County has an active Historical Society.
3. We want new development to complement our historic development, and we have ordinances in place to ensure this.	X		
Open Space Preservation			
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.			
	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 is actively enforced.		X	
6. Our community has a tree-replanting ordinance for new development.	X		
7. We are using stormwater 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		

Appropriate Businesses			
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.			
	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	
Employment Options			
A range of job types should be provided in each community to meet the diverse needs of the local workforce.			
	Yes	No	Comments
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 town, continuing the existing street design and maintaining small setbacks.	X		
5. We have options available for loft living, downtown 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 areas.	X		
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		More jobs are needed.

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		

Regional Cooperation

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.

	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		

2.2 Bowman

Quality Community Objectives

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	City does not have zoning.
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	City utilizes Sheriff’s Dept. for public safety and city workers and community service for cleanliness
6. Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.	X		Sidewalks needed in some parts of the city.
7. In some areas several errands can be made on foot, if so desired.	X		

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		
Infill Development			
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 downtown or traditional urban core of the community.			
	Yes	No	Comments
1. Our community has an inventory of vacant sites and buildings that are available for redevelopment and/or infill development.	XX		Vacant sites - No Vacant buildings - Yes
2. Our community is actively working to promote brownfield 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		
Sense of Place			
Traditional downtown 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.			
	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	
<p>Transportation Alternatives</p> <p>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.</p>			
	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		
<p>Regional Identity</p> <p>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.</p>			
	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.			
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 ordinances in place to ensure this.		X	
Open Space Preservation			
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.			
	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 is actively enforced.	X		
6. Our community has a tree-replanting ordinance for new development.	X		
7. We are using stormwater 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	

Appropriate Businesses			
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.			
	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	
Employment Options			
A range of job types should be provided in each community to meet the diverse needs of the local workforce.			
	Yes	No	Comments
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 town, continuing the existing street design and maintaining small setbacks.	X		
5. We have options available for loft living, downtown living, or "neo traditional" development.	X		
6. We have vacant and developable land available for multifamily housing.	X		Presently under moratorium
7. We allow multifamily housing to be developed in our community.		X	Presently under moratorium
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 areas.		X	
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	Elbert County provides this service.

2. Our workforce training programs provide citizens with skills for jobs that are available in our community.		X	Elbert County provides this service.
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		

Regional Cooperation

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.

	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		Joint meetings are quarterly.

2.3 Elberton

Quality Community Objectives

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 desired.	X		

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		
Infill Development			
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 downtown or traditional urban core of the community.			
	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 brownfield redevelopment.		X	There are no documented brownfields in Elberton.
3. Our community is actively working to promote greyfield redevelopment.			????
4. We have areas of our community that are planned for nodal development (compacted near intersections rather than spread along a major road).		X	Elberton has few large, undeveloped tracts. Historically, the commercial areas have been linear and associated with College Avenue/Elbert Street/Heard Street.
5. Our community allows small lot development (5,000 square feet or less) for some uses.	X		
Sense of Place			
Traditional downtown 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.			
	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.			Not applicable.
<p>Transportation Alternatives</p> <p>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.</p>			
	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		
<p>Regional Identity</p> <p>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.</p>			
	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 ordinances in place to ensure this.	X		
Open Space Preservation			
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.			
	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	Zoning ordinance provides for conservation subdivisions but, to date, that provision has not been utilized.
Environmental Protection			
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.			
	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 is actively enforced.	X		
6. Our community has a tree-replanting ordinance for new development.	X		
7. We are using stormwater 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.	v		
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		

Appropriate Businesses			
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.			
	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	Granite industry is primary employer.
Employment Options			
A range of job types should be provided in each community to meet the diverse needs of the local workforce.			
	Yes	No	Comments
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 town, continuing the existing street design and maintaining small setbacks.	X		
5. We have options available for loft living, downtown living, or "neo traditional" development.	X		There is no existing loft living but there are opportunities for this type of development.
6. We have vacant and developable land available for multifamily housing.	X		
7. We allow multifamily housing to be developed in our community.	X		Permitted in certain zoning districts.
8. We support community development corporations that build housing for lower-income households.	X		City encourages this.
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 areas.	X		Permitted in certain zones.
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		Available through Department of Labor.

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		Limited.

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		

Regional Cooperation

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.

	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		

2009 Partial Plan Update to the Comprehensive Plan
 Elbert County, Bowman, and Elberton

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		

3. APPENDIX II: REPORTS OF ACCOMPLISHMENTS

Report of Accomplishments 2003-2007 for Elbert County

Elbert County Implementation	2003	2004	2005	2006	2007	Responsible Party	Cost Estimate	Funding Source	Project Status	Explanation (If Abandoned) or Estimated Completion Date (If Postponed)
Produce video to promote cultural resources as tourist destinations.		x				County, Other.	\$10,000	Local, Other.	1	
Enhance and extend pedestrian and bicycle trail.				x		County.	\$700,000	Local, DOT TE, Other.	1	
Provide tourism information at Lake Russell.	x					County	-0-		1	
Nominate Nickville Community to National Register.		x				County, Private	\$3,000	Other	3	ECD: 2010
Nominate Fortsonia Community to National Register.					x	County, Private	\$3,000	Other	3	ECD: 2010
Create Jefferson Davis Trail				x		County, Private, Other	\$10,000-\$200,000	Local, DNR, Other.	4	Lack of funding
Support courthouse renovation and expansion.		x				County	2,300,000	Local	1	
Work with state agencies to identify opportunities for business and industrial recruitment.	X	X	X	X	X	County	0	NA	2	
Study local economic characteristics and conditions to address the potential for economic diversification.	X	X	X	X	X	County	0	NA	2	
Utilize the Future Land Use map to coordinate new economic development in appropriate areas serviced by the necessary infrastructure.	X	X	X	X	X	County	0	NA	1	

Report of Accomplishments 2003-2007 for Elbert County

Elbert County Implementation	2003	2004	2005	2006	2007	Responsible Party	Cost Estimate	Funding Source	Project Status	Explanation (If Abandoned) or Estimated Completion Date (If Postponed)
Support the Economic Development Authority.	X	X	X	X	X	County	30,000/year	Local	2	
Develop a cooperative relationship between local government, Athens Tech, and local businesses and industries to monitor labor force conditions and needs.	X	X	X	X	X	County	0	NA	2	
Utilize Future Land Use map to coordinate new development in appropriate areas serviced by necessary infrastructure.	X	X	X	X	X	County	0	NA	2	
Assist Special needs population with receiving government assistance to improve housing conditions.	X	X	X	X	X	County	0	NA	3	ECD: 2009
Seek government funding to rehabilitate substandard housing and to ensure a continued supply of low-to-moderate income affordable housing options.	X	X	X	X	X	County	0	NA	3	ECD: 2009
Minimize the negative environmental impacts of residential development.	X	X	X	X	X	County	0	NA	1	
Improve transportation infrastructure according to community needs.	X	X	X	X	X	County	5.25 Million	SPLOST	2	
Generate thoroughfare plan to identify transportation needs.		X				County	1,250	Local. Funded in conjunction with Elberton.	4	Lack of funding

Report of Accomplishments 2003-2007

for
Elbert County

Elbert County Implementation	2003	2004	2005	2006	2007	Responsible Party	Cost Estimate	Funding Source	Project Status	Explanation (If Abandoned) or Estimated Completion Date (If Postponed)
Coordinate tourism and cultural resource development efforts to include all jurisdictions and appropriate state agencies. (See Cultural Resources Element for detailed description of projects.)		X	X	X	X	County, Bowman Elberton, State Agencies	-0-	NA	2	
Continue participation in the Northeast Georgia Regional Solid Waste Management Authority.	X	X	X	X	X	County	500-1,000/year	Local	2	
Develop public education program to promote recycling.	X	X	X	X	X	County	2,500/year	Local	2	
Construct new Emergency Services Facility housing the Sheriff, Fire and EMS departments, including a new detention center and training facility.		X				County	5.6 Million	SPLOST	1	
Construct additional county fire station in the newly created tenth fire district.			X			County	200,000	Local; State; Private	3	ECD: 2009
Replace two ambulances with new, fully equipped units.				X		County	160,000	SPLOST	1	
Retrofit existing detention center for use as a women's facility.		X				County	100,000	Local	1	
Expand emergency services personnel, facilities, and equipment as required to maintain an adequate level of service.	X	X	X	X	X	County	Varied according to type of expansion.	County; Local Law Enforcement Block Grants	2	
Assist the Hospital Authority in fund raising initiatives to help raise money for a new facility.	X	X	X	X	X	County	0	NA	3	ECD:2009

Report of Accomplishments 2003-2007

for
Elbert County

Elbert County Implementation	2003	2004	2005	2006	2007	Responsible Party	Cost Estimate	Funding Source	Project Status	Explanation (If Abandoned) or Estimated Completion Date (If Postponed)
Acquire and construct additional parks and recreation facilities and improve equipment to meet demand.	X	X	X	X	X	County	750,000	SPLOST	1	
Renovate the old Middle School for use as county offices.			X			County	750,000	SPLOST	1	
Construct new Animal Control Shelter.		X				County	500,000	SPLOST	1	
Relocate DFCS Department			X			County	Part of Middle School renovation	SPLOST	1	
Coordinate new development with the local school board to minimize impacts on the school system.	X	X	X	X	X	County	0	NA	2	
Continue to seek additional volunteers to support the Mentor Program, and others offered by the School Board.	X	X	X	X	X	Board of Education	0	NA	4	Not a County responsibility
Renovate the main branch of the Elbert County Public Library.	X					County	100,000	SPLOST	1	
Adopt Large Water Supply Watershed Protection Criteria for Lake Russell Intake.		X				County	0	NA	1	
Minimize the negative environmental impacts of development.	X	X	X	X	X	County	0	NA	1	
Coordinate new development with existing and planned community facilities.	X	X	X	X	X	County	0	NA	2	

Report of Accomplishments 2003-2007 for Elbert County

Elbert County Implementation	2003	2004	2005	2006	2007	Responsible Party	Cost Estimate	Funding Source	Project Status	Explanation (If Abandoned) or Estimated Completion Date (If Postponed)
Utilize the Future Land Use map to coordinate new development with the Comprehensive Plan.	X	X	X	X	X	County	0	NA	2	
Address the Future Land Use map every two years to ensure it adequately reflects prevailing development patterns.			X		X	County	0	NA	2	

Report of Accomplishments 2003-2007 for Bowman

Bowman	2003	2004	2005	2006	2007	Responsible Party	Cost Estimate	Funding Source	Project Status	Explanation (If Abandoned) or Estimated Completion Date (If Postponed)
Nominate city to National Register		x				City	\$3,000	Local; Other.	4	Lack of interest from majority of citizens, business owners, and city officials.
Locally designate commercial historic district			x			City	-0-		4	Lack of interest from majority of citizens, business owners, and city officials.
Seek CLG designation			x			City	\$500-\$1,000	Local.	4	Lack of interest from majority of citizens, business owners, and city officials.
Create Jefferson Davis Trail				x		City, Private, Other	\$10,000-\$200,000	Local, Other, DNR, Other.	4	Lack of interest from majority of citizens, business owners, and city officials.
Apply for Georgia historical marker for Jefferson Davis Trail				x		City	\$1,200	Local, Other.	4	Lack of interest from majority of citizens, business owners, and city officials.
Create Historical Museum					x	City	unknown	Local, Other, Ga DNR.	4	Lack of interest from majority of citizens, business owners, and city officials.

Report of Accomplishments 2003-2007

for
Bowman

Bowman	2003	2004	2005	2006	2007	Responsible Party	Cost Estimate	Funding Source	Project Status	Explanation (If Abandoned) or Estimated Completion Date (If Postponed)
Promote heritage education					x	City, Other	\$500	City, Other, Ga DNR	4	Lack of interest from majority of citizens, business owners, and city officials.
Explore options for multi-jurisdictional approach to water supply in the Broad River Basin		x	x			City, Elberton	0		2	
Utilize Future Land Use map to coordinate new development in appropriate areas serviced by necessary infrastructure.	X	X	X	X	X	City	0	NA	2	
Assist Special needs population with receiving government assistance to improve housing conditions.	X	X	X	X	X	City	0	NA	2	
Seek government funding to rehabilitate substandard housing and to ensure a continued supply of low-to-moderate income affordable housing options.	X	X	X	X	X	City	0	NA	2	
Minimize the negative environmental impacts of residential development.	X	X	X	X	X	City	0	NA	2	
Work with state agencies to identify opportunities for business and industrial recruitment.	X	X	X	X	X	City	0	NA	2	
Study local economic characteristics and conditions to address the potential for economic diversification.	X	X	X	X	X	City	0	NA	2	

Report of Accomplishments 2003-2007

for Bowman

Bowman	2003	2004	2005	2006	2007	Responsible Party	Cost Estimate	Funding Source	Project Status	Explanation (If Abandoned) or Estimated Completion Date (If Postponed)
Utilize the Future Land Use map to coordinate new economic development in appropriate areas serviced by the necessary infrastructure.	X	X	X	X	X	City	0	NA	2	
Develop a cooperative relationship between local government, Athens Tech, and local businesses and industries to monitor labor force conditions and needs.	X	X	X	X	X	City	0	NA	2	
Promote economic development within the downtown square.	X	X	X	X	X	City	0	NA	2	
Coordinate tourism and cultural resource development efforts to include all jurisdictions and appropriate state agencies. (See Cultural Resources Element for detailed description of projects.)		X	X	X	X	City, County, Elberton, State Agencies	-0-	NA	2	
Improve transportation infrastructure according to community needs.	X	X	X	X	X	City	Varied according to project.	Local	2	
Complete engineering study of water and sewer networks.		X				City	3,000	Local	2	Utilizing \$1,000,000 in GEFA funding
Implement findings of engineering study improving water and sewer infrastructure as needed to meet community needs.			X	X	X	City	Varied according to identified projects	Local; DCA; ARC; USDA	2	Utilizing \$1,000,000 in GEFA funding
Work with county to develop public education program to promote recycling.	X	X	X	X	X	City	2,500/year	Local	2	

Report of Accomplishments 2003-2007

for
Bowman

Bowman	2003	2004	2005	2006	2007	Responsible Party	Cost Estimate	Funding Source	Project Status	Explanation (If Abandoned) or Estimated Completion Date (If Postponed)
Diversify types fo activities provided in the city park.	X	X	X	X	X	City	Varied according to project.	County; DCA; DNR; NPS; GFC; DOT	2	
Coordinate new development with the local school board to minimize impacts on the school system.	X	X	X	X	X	City	0	NA	2	
Adopt Flood Prevention Ordinance.		X				City	0		4	
Minimize the negative environmental impacts of development.	X	X	X	X	X	City	0	NA	2	
Coordinate new development with existing and planned community facilities.	X	X	X	X	X	City	0	NA	2	
Utilize the Future Land Use map to coordinate new development with the Comprehensive Plan.	X	X	X	X	X	City	0	NA	2	
Address the Future Land Use map every two years to ensure it adequately reflects prevailing development patterns.			X		X	City	0	NA	2	

Report of Accomplishments 2003-2007 for Elberton

Elberton Implementation	2003	2004	2005	2006	2007	Responsible Party	Cost Estimate	Funding Source	Project Status	Explanation (If Abandoned) or Estimated Completion Date (If Postponed)
Enhance and extend pedestrian and bicycle trail.				X		City	\$739,000	Local, DOT TE, Other.	2	
Expand local historic districts.			X			City	-0-		4	No longer a priority.
Promote and market Samuel Elbert Hotel for private and/or public reuse.	X					City, Other	-0-		2	
Support theater restoration project.		X				City, Other	\$300,000	DNR GH, DNR HPF, Local	1	
Survey historic resources					X	City	\$2,000	DNR HPF	4	No longer a priority.
Nominate Historic Resources to National Register					X	City	\$1,000-\$3,000	DNR HPF	2	
Locally designate historic resources					X	City	-0-		4	No longer a priority.
Maintain Certified Local Government Status					X	City	-0-		1	
Enhance and promote Mainstreet					X	City	\$15,000-\$30,000	Local, Other	2	
Promote Elmhurst Cemetery.					X	City	-0-		2	
Explore options for multi-jurisdictional approach to water supply in the Broad River Basin		X	X			City, Bowman	-0-		2	

Report of Accomplishments 2003-2007 for Elberton

Elberton Implementation	2003	2004	2005	2006	2007	Responsible Party	Cost Estimate	Funding Source	Project Status	Explanation (If Abandoned) or Estimated Completion Date (If Postponed)
Coordinate tourism and cultural resource development efforts to include all jurisdictions and appropriate state agencies. (See Cultural Resources Element for detailed description of projects.)		X	X	X	X	City, County, Bowman, State Agencies	-0-	NA	2	
Utilize Future Land Use map to coordinate new development in appropriate areas serviced by necessary infrastructure.	X	X	X	X	X	City	0	NA	2	
Assist Special needs population with receiving government assistance to improve housing conditions.	X	X	X	X	X	City	0	NA	2	
Promote infill residential development to developers.	X	X	X	X	X	City	0	NA	2	
Minimize the negative environmental impacts of residential development.	X	X	X	X	X	City	0	NA	2	
Seek government funding to rehabilitate substandard housing and to ensure a continued supply of low-to-moderate income affordable housing options.	X	X	X	X	X	City	0	NA	2	
Work with state agencies to identify opportunities for business and industrial recruitment.	X	X	X	X	X	City	0	NA	2	

Report of Accomplishments 2003-2007 for Elberton

Elberton Implementation	2003	2004	2005	2006	2007	Responsible Party	Cost Estimate	Funding Source	Project Status	Explanation (If Abandoned) or Estimated Completion Date (If Postponed)
Study local economic characteristics and conditions to address the potential for economic diversification.	X	X	X	X	X	City	0	NA	2	
Utilize the Future Land Use map to coordinate new economic development in appropriate areas serviced by the necessary infrastructure.	X	X	X	X	X	City	0	NA	2	
Continue to support the Economic Development Authority.	X	X	X	X	X	City	2,500/year	Local	2	
Develop a cooperative relationship between local government, Athens Tech, and local businesses and industries to monitor labor force conditions and needs.	X	X	X	X	X	City	0	NA	2	
Promote economic development within the downtown square.	X	X	X	X	X	City	0	NA	2	
Work on placement of utilities underground within the downtown district to improve the central business district's aesthetic value.				X		City	750,000	Local	1	
Organize "Clean and Beautiful" initiatives to promote and improve downtown aesthetics.	X	X	X	X	X	Downtown Development Authority	5,000/year	Local; Private Donations	2	

Report of Accomplishments 2003-2007 for Elberton

Elberton Implementation	2003	2004	2005	2006	2007	Responsible Party	Cost Estimate	Funding Source	Project Status	Explanation (If Abandoned) or Estimated Completion Date (If Postponed)
Improve transportation infrastructure according to community needs.	X	X	X	X	X	City	Varied according to project.	Local	2	
Generate thoroughfare plan to identify transportation needs.		X				City	1,250	Local. Funded in conjunction with Elbert County.	1	
Implement projects for water line extension and tank construction as identified by the Elberton Utilities Department.	X	X	X	X	X	City	7.5 Million	Local; ARC; USDA	1	
Implement projects for sewer line replacement, wastewater treatment plant improvements and inflow/infiltration program implementation as identified by the Elberton Utilities Department.		X	X	X	X	City	4.7 Million	Local; ARC; USDA	1	
Continued implementation of Fortson's Creek TMDL plan/	X	X	X	X	X	City	0 (cost of capital improvements included in sewer upgrade work item)	NA	2	City currently undertaking targeted monitoring for fecal coliform and E. coli.
Work with county to develop public education program to promote recycling.	X	X	X	X	X	City	2,500/year	Local	2	

Report of Accomplishments 2003-2007 for Elberton

Elberton Implementation	2003	2004	2005	2006	2007	Responsible Party	Cost Estimate	Funding Source	Project Status	Explanation (If Abandoned) or Estimated Completion Date (If Postponed)
Consolidate police and fire services under a single public safety agency increasing the efficiency of providing emergency services.			X			City	230,000	Local; Law Enforcement Grant opportunities	4	Examined and determined not desirable
Expand existing police department to increase the efficiency of service delivery.				X		City	1.5 Million	Local; Law Enforcement Grant opportunities	1	
Expand emergency services personnel, facilities, and equipment as required to maintain an adequate level of service.	X	X	X	X	X	City	Varied according to type of expansion.	City; Local Law Enforcement Block Grants	1	
Assist the Hospital Authority in fund raising initiatives to help raise money for a new facility.	X	X	X	X	X	City	0	NA	2	
Acquire and construct additional parks and recreation facilities and improve equipment to meet demand.	X	X	X	X	X	City	Varied according to project.	County; DCA; DNR; NPS; GFC; DOT	1	
Construct a drive-through cashier island at the utilities customer services facility.			X			City	150,000	Local	1	
Upgrade the existing financial management software system.		X				City	100,000	Local	1	
Renovate the municipal building to provide additional office space.		X				City	100,000	Local	3	ECD: 12.31.09

Report of Accomplishments 2003-2007 for Elberton

Elberton Implementation	2003	2004	2005	2006	2007	Responsible Party	Cost Estimate	Funding Source	Project Status	Explanation (If Abandoned) or Estimated Completion Date (If Postponed)
Develop teleconferencing capabilities to allow for distance learning educational opportunities.					X	City	750,000	Local	2	
Coordinate new development with the local school board to minimize impacts on the school system.	X	X	X	X	X	City	0	NA	2	
Adopt and implement Large Water Supply Watershed Protection Ordinance for Lake Russell intake watershed.		X				City	0	NA	1	
Adopt and Implement Wetlands Protection Ordinance.		X				City	0	NA	3	ECD:12.31.09
Reduce flooding on Brookside Dr./Heard Dr. by installing culverts.		X				City	107,000	GEMA	1	
Implement Phase II of Granite City Trail			X			City	\$750,000	TE Grant	2	
Develop playground.			X			City	\$30,000 - 35,000	City	1	
Streetscape Improvements for Ga. Highways 17 & 72.					X	City	10,000	City	4	Lack of funding.
Minimize the negative environmental impacts of development.	X	X	X	X	X	City	0	NA	2	

Report of Accomplishments 2003-2007 for Elberton

Elberton Implementation	2003	2004	2005	2006	2007	Responsible Party	Cost Estimate	Funding Source	Project Status	Explanation (If Abandoned) or Estimated Completion Date (If Postponed)
Coordinate new development with existing and planned community facilities.	X	X	X	X	X	City	0	NA	2	
Utilize the Future Land Use map to coordinate new development with the Comprehensive Plan.	X	X	X	X	X	City	0	NA	2	
Address the Future Land Use map every two years to ensure it adequately reflects prevailing development patterns.			X		X	City	0	NA	2	
Utilize citizen advisory committees to address Future Land Use needs.			X		X	City	0	NA	4	No longer a priority.
-- See last page of document for explanation of acronyms --										

RESOLUTION

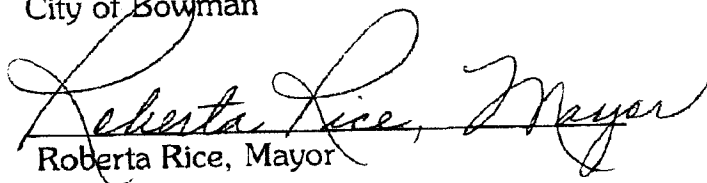
BE IT RESOLVED that the City of Bowman hereby resolves to forward the Comprehensive Plan Partial Update for Elbert County, Georgia to the Northeast Georgia Regional Development Center (RDC) and the Georgia Department of Community Affairs for review, comment, and recommendation.

BE IT FURTHER RESOLVED, that the City of Bowman does hereby certify that the Comprehensive Plan Partial Update met with the holding of a public hearing on January 29, 2009.

In order to coordinate the review process, the City of Bowman further resolves that this Partial Plan Update will be submitted to the Northeast Georgia RDC for review and comment on or about January 29, 2009.

Adopted the 23RD day of February, 2009.

City of Bowman


Roberta Rice, Mayor



Clerk

RESOLUTION

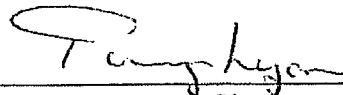
BE IT RESOLVED that the Elbert County Board of Commissioners hereby resolves to forward the Comprehensive Plan Partial Update for Elbert County, Georgia to the Northeast Georgia Regional Development Center (RDC) and the Georgia Department of Community Affairs for review, comment, and recommendation.

BE IT FURTHER RESOLVED, that the Elbert County Board of Commissioners does hereby certify that the Comprehensive Plan Partial Update met with the holding of a public hearing on January 29, 2009.

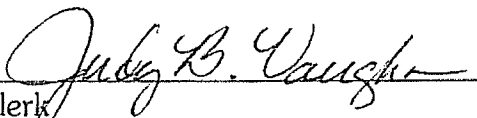
In order to coordinate the review process, the Elbert County Board of Commissioners further resolves that this Partial Plan Update will be submitted to the Northeast Georgia RDC for review and comment on or about January 29, 2009.

Adopted the 16th day of February, 2009.

Elbert County Board of Commissioners



Tommy Lyon, Chair



Clerk

RESOLUTION

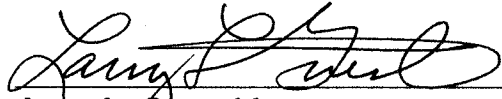
BE IT RESOLVED that the City of Elberton hereby resolves to forward the Comprehensive Plan Partial Update for Elbert County, Georgia to the Northeast Georgia Regional Development Center (RDC) and the Georgia Department of Community Affairs for review, comment, and recommendation.

BE IT FURTHER RESOLVED, that the City of Elberton does hereby certify that the Comprehensive Plan Partial Update met with the holding of a public hearing on January 29, 2009.

In order to coordinate the review process, the City of Elberton further resolves that this Partial Plan Update will be submitted to the Northeast Georgia RDC for review and comment on or about January 29, 2009.

Adopted the 2nd day of February, 2009.

City of Elberton



Larry L. Guest, Mayor



Clerk

RESOLUTION

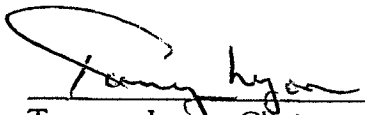
WHEREAS, the 1989 Georgia General Assembly enacted House Bill 215, the Georgia Planning Act, requiring all local governments to prepare a comprehensive plan in accordance with the Minimum Planning Standards and Procedures promulgated by the Georgia Department of Community Affairs; and

WHEREAS, the Partial Plan Update for Elbert County's Comprehensive Plan for Elbert County, Georgia was prepared in accordance with the Minimum Planning Standards and Procedures; and

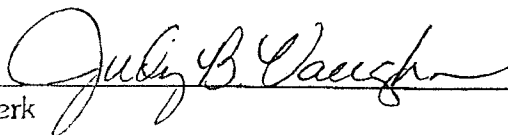
NOW THEREFORE, BE IT RESOLVED by Elbert County that the Partial Plan Update for the Elbert County Comprehensive Plan dated January 2009, as approved by the Georgia Department Community Affairs is hereby adopted, and furthermore, that the Northeast Georgia Regional Development Center shall be notified of said adoption within seven (7) days of the adoption of this resolution.

Adopted this 11th day of MAY, 2009.

Elbert County



Tommy Lyon, Chairman



Clerk

RESOLUTION

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

WHEREAS, the Partial Update for Elbert County's Comprehensive Plan for the City of Elberton, Georgia was prepared in accordance with the Minimum Planning Standards and Procedures; and

NOW THEREFORE, BE IT RESOLVED, by the City of Elberton that the Partial Plan Update for the Elbert County Comprehensive Plan dated January 2009, as approved by the Georgia Department of Community Affairs is hereby adopted, and furthermore, that the Northeast Georgia Regional Development Center shall be notified of said adoption within seven (7) days of the adoption of this resolution.

ADOPTED this 4th day of May, 2009.



THE CITY OF ELBERTON

By: *[Signature]*

Its: Mayor

[SEAL]

Attest:

Cindy Chuney

Its: City Clerk

RESOLUTION

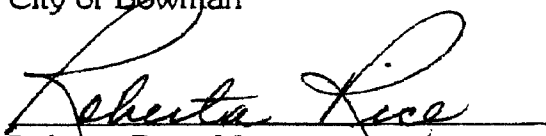
WHEREAS, the 1989 Georgia General Assembly enacted House Bill 215, the Georgia Planning Act, requiring all local governments to prepare a comprehensive plan in accordance with the Minimum Planning Standards and Procedures promulgated by the Georgia Department of Community Affairs; and

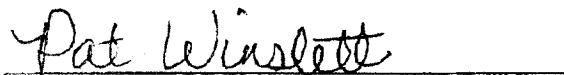
WHEREAS, the Partial Plan Update for Elbert County's Comprehensive Plan for the City of Bowman, Georgia was prepared in accordance with the Minimum Planning Standards and Procedures; and

NOW THEREFORE, BE IT RESOLVED by the City of Bowman that the Partial Plan Update for the Elbert County Comprehensive Plan dated January 2009, as approved by the Georgia Department Community Affairs is hereby adopted, and furthermore, that the Northeast Georgia Regional Development Center shall be notified of said adoption within seven (7) days of the adoption of this resolution.

Adopted this 18th day of May, 2009.

City of Bowman


Roberta Rice, Mayor


Clerk

