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RESOLUTION

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

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


NOW, THEREFORE, BE IT RESOLVED by Elbert County, Georgia that the Comprehensive Plan Update for Elbert County, Georgia dated 2022, as approved by the Georgia Department of Community Affairs is hereby adopted, and furthermore, that the Northeast Georgia Regional Commission shall be notified of said adoption with seven (7) days of the adoption of this resolution.

Adopted this 14th day of February, 2022.

Elbert County, Georgia



Lee Vaughn, Chairman



Tamara Butler, Clerk



COMPREHENSIVE PLAN

PREPARED BY THE NORTHEAST GEORGIA REGIONAL COMMISSION



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Acknowledgements

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C H A P T E R O N E

INTRODUCTION

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

The Plan seeks to establish the ground rules for how the community will develop and invest by asking three questions:

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

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

Process Overview

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

Needs and Opportunities

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

Community Vision and Goals

Through public and steering committee engagement, the County's vision, goals, and policies are developed to determine the community's future direction. As a part of this component, policies are identified to assist in making decisions that are consistent with community goals.

Economic Development

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

Future Land Use

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

Community Work Program

The final element of the comprehensive plan, the Community Work Program, outlines steps and strategies for achieving the community's goals and implementing its plans. The Work Program will include a Report of Accomplishments from a previous list of projects and a Short Term Work Program that identifies priority projects, timelines for implementation, responsible parties, and funding strategies for the next five years.

Public Involvement

The Comprehensive Plan update incorporated public involvement throughout. The planning process began with a public hearing and community input session



Image 1: Rural farmland, as seen throughout Elbert County

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

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

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

Review Process

According to the DCA's rules for comprehensive planning, effective October 1, 2018, the County must transmit the plan to the Northeast Georgia Regional Commission (NEGRC) when all required components are complete. The transmittal must also include the community's certification that it has considered both the Regional Water Plan and the Rules for Environmental Planning Criteria. Once it completes its review, the NEGRC will forward the plan to the DCA for review.

Once the plan has been found by the DCA to be in compliance with Minimum Standards and Procedures, the approved Plan must be adopted in order to maintain Qualified Local Government status.

Data and Statistics

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





C H A P T E R T W O

NEEDS AND OPPORTUNITIES

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

Population, Community, and Governance

Economic Development

Planning, Land Use, and Housing

Transportation

Natural and Cultural Resources

Community Facilities and Services

Broadband Services

Intergovernmental Coordination

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

**Italicized text indicates high priorities within the community.*

Image 2:
Elbert County Courthouse,
Downtown Elberton



**"Elbert County
is a prosperous,
growing
community
boasting an
economy as
solid as they
come"**

-Elbert County Website

Population, Community, and Governance

Elbert County, population 20,074, is a rural county in Northeast Georgia. The population has reduced slightly from 20,166 in 2010 and is projected to decrease further to 19,838 by 2025 (ESRI BAO). The county's population is older than the state average by a significant margin. The median age of Elbert County is 42.8 years and will grow to 44.2 years by 2025. The state median age was 36.8 in 2020 and will grow to 37.5 by 2025. The percentage of households with at least one person with a disability stands at 40%, far higher than the state average of 25%. A shrinking and aging population present challenges for the future of the community in a variety of ways including a shrinking tax base and an increased demand for senior services. *The County should maintain a plan for senior service delivery. Additionally, the County should examine its development pattern to right-size infrastructure networks and revise development codes to encourage a financially productive and sustainable development pattern.*

Government transfers form a large percentage of the income in Elbert County. Approximately 21% of Elbert County's population has lived below the poverty line in the last twelve months and about 20% of the population received food stamps (ESRI BAO). Additionally, 43% of the population has recieved Social Security benefits. The median household income is \$15,000 below the state average of \$57,000 and that gap is projected to increase to \$19,000 by 2025 (ESRI BAO). The average state per capita income of \$30,000 is greater than the county average of \$23,700. According to ESRI Demographic's Tapestry Segmentation the top three tapestry segments in Elbert County are Southern Satellites, Rural Bypasses, and Small Town Simplicity. People who are included in the Southern Satellites demographic are described as mostly white, slightly older, married, and likely to own their own house. They enjoy country living and work in a variety of industries such as healthcare, resource extraction, retail, and construction. The Rural Bypasses demographic is characterized as people who live in small towns, rural counties, and enjoy outdoor lifestyles: "Those who are not yet retired, work in blue collar jobs." The Small Town Simplicity demographic includes, "young families and senior householders that are bound by community ties." This group is more connected technologically, but lives an outdoor lifestyle. All of these groups are estimated to have incomes and wealth below national averages.

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

Needs

- There is a need to retain population, particularly younger individuals that are most likely to leave the county.
- The population of the county is aging and a larger senior population will bring new demands to housing and community facilities.

- Communication from the local government to all segments of the population should be improved.

Opportunities

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

Economic Development

Elbert County trails state averages in several economic and educational indicators. The unemployment rate stands at 3.0%, slightly higher than the regional average of 2.2% as of September 2021 (Georgia DOL). The primary industries are Manufacturing (34%), Services (33%), and Retail (8%), while the primary occupations are White-Collar (44%), Blue-Collar (42%) and Services (14%). Within these occupations, professional jobs cover 16% of workers, production covers 22%, and services cover 14% (ESRI BAO). About 21% of the population over the age of 25 does not have a high school diploma, while 60% have a high school diploma, G.E.D., or some college credit; 19% have a college degree (ESRI BAO). Educational attainment trails state averages considerably. *The County should explore workforce training resources and focus economic development efforts on jobs that do not require college degrees.*

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

Needs

- The revitalization of the downtown area is needed to attract new commercial and professional office development to the area.
- The expansion of internet coverage will assist in attracting new tech-based businesses to the area.
- There is a need to utilize the natural features of the county to draw more visitors and new residents.
- The diversification of the job base through new commercial and industrial sectors.

Opportunities

- The Development Authority of Elbert County (Select Elbert) is a fantastic resource for marketing available properties through brokers. Maintaining the proactive approach to available resources will be key.

Image 3: Elberton Veterans Memorial, Downtown Elberton

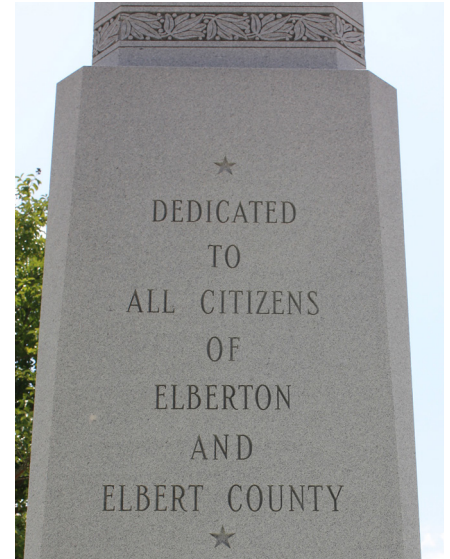


Image 4: Poultry Farm, Unincorporated Elbert County





Image 5: Elbert County has access to freight infrastructure and a strong existing local industrial economy. However, sectors associated with tourism, retail, and restaurants could be enhanced in urban areas

- The development of a new solar farm outside of the City of Elberton can attract new, green-based industries to the area.
- Keep Elbert County Beautiful is in the process of developing a “Self-Driving Tour of Elbert County” to promote tourism.
- There are significant natural resources and remnants of the history of the granite mining industry that can be used as an attractor for recreational tourism.

Planning, Land Use, and Housing

With the exception of the City of Elberton, Elbert County is very rural. The development pattern is characterized by sparsely populated single-family houses and mobile homes. The median home value in Elbert County is \$93,000 and is projected to rise to \$98,000 by 2025 (ESRI BAO). For comparison, the median home value in Georgia is \$193,000 and is projected to rise to \$225,000 by 2025. There are several reasons why home values are lower in Elbert including its rural setting, age of housing stock (55% of homes are over 40 years old), high vacancy (17%), and the prevalence of mobile homes (25% of the housing stock is in mobile homes) (ESRI BAO). In spite of these low values, household housing costs are approaching the threshold of unaffordability. According to the Center for Neighborhood Technology’s Housing and Transportation Index, Elbert County households spend an average of 27% of their income on housing. Spending 30% of one’s income on housing is considered cost-burdened. Approximately 60% of households own their home and 62% of the population lives in a household with two or fewer people. This population may benefit from increasing the variety of homes available to include accessory dwelling units, duplexes, and other house-scaled multi-unit residences in areas served by appropriate water and sewer infrastructure. *Elbert County should examine its development regulations in tandem with the cities to make sure an adequate supply and variety of houses are available to the community. The County may also need to invest in helping people repair their homes or enforce code violations against negligent property owners.*



Image 6: Example of adaptive re-use for the Chamber of Commerce, Downtown Elberton

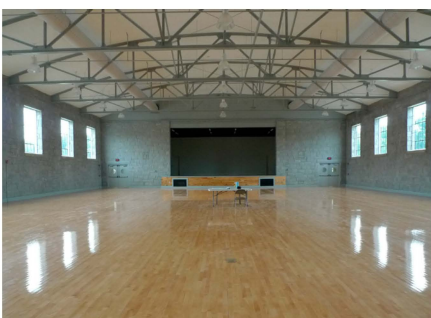


Image 7: Elbert Rock Gym, renovation project funded by Georgia Department of Transportation funds. The building originally served as a National Guard Armory.

Needs and opportunities identified through stakeholder input sessions and public surveys that relate to planning, land use, and housing are as follows:

Needs

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

Opportunities

- There are grant opportunities that are targeted toward the rehabilitation of homes.
- Altering and adjusting local zoning to permit more than just single-family units on residential parcels of land served by sewer infrastructure.
- The need for affordable housing also has opportunities in rethinking and adjusting zoning.
- Promoting senior housing development with built-in affordability for those on fixed incomes.
- There is an opportunity to collaborate with the City of Elberton and the City of Bowman to coordinate and adjust local zoning to facilitate the development of more rental housing where existing infrastructure supports it.
- The County is continuing to focus code enforcement efforts on blighted structures. Prioritizing the demolition of dilapidated buildings that are beyond repair will improve safety and appearance. Additionally, there are funding opportunities for renovation of historic properties.
- Some new subdivisions have been platted near Richard B. Russell Lake indicating new development opportunities.
- A multi-jurisdictional partnership in the Georgia Initiative for Community Housing (GICH) could help identify and facilitate new development for rental housing and housing rehabilitation.

Transportation

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

Elbert County has a county-wide public transit system that operates on a demand-response platform. This service offers significant benefit and can transport residents to in-county and out-of-county destinations for employment, shopping, and medical needs. Operations and staffing of this service have been strained by pandemic-related limitations. *Maintaining and expanding the local vehicle fleet will be important to meeting the needs of residents.*

Image 8:
Yurt rental options at Bobby Brown Park



Image 9: Example of a local road. Most local roads receive low volumes of traffic.

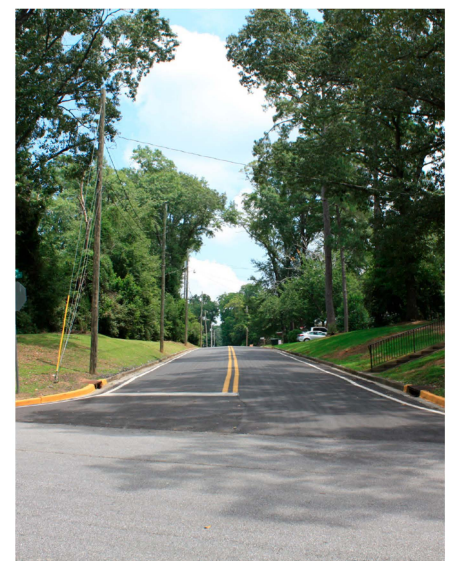




Image 10: Example local agri-tourism opportunities

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

Needs

- There is a need for stronger construction on county roads to better handle heavier vehicles.
- There are county roads that need to be paved. Several roads were identified through public input.
- State highways have a significantly higher rate of vehicle accidents resulting in serious injury or death. Safety enhancements are needed throughout the county.
- There are a lack of safe bicycle and pedestrian facilities on county roads.
- State Highway 17 is expected to be widened in the next ten years from two-lanes to four-lanes with a planted median. Elbert County and Bowman will need to actively engage GDOT to determine the best contextual design for the route as it relates to the community.



Image 11: Intersection of Mill Shoal Creek and King Hall Mill Road

Opportunities

- Grant opportunities are available annually to address maintenance needs.
- ARPA funds along with local funds can assist in prioritizing paving of high traffic roads.
- The Elbert County Transit system is a significant resource within the community that could be expanded to meet the demand of an aging population and lower income workforce.
- A local TSPLOST generates approximately \$1.2 million annually. The County hired a consultant to rate all local roads and create a priority list for projects.
- Maintain a constructive, open dialogue with the Georgia Department of Transportation (GDOT) to better coordinate the contextual needs of state highway projects.
- Identify options for bicycle and pedestrian trails would help in bolstering local recreation.

Natural and Cultural Resources

Elbert County has significant natural and cultural resources that residents and elected officials hold to high esteem. Resources include the Bobby Brown Park, access to Richard B. Russell Lake, the Broad River, a long and continuing history of granite mining, the Nancy Hart Historic Park & Log Cabin, and numerous others that offer support local pride and tourism. *A comprehensive inventory of these resources could improve their accessibility for residents and visitors alike.*

The county has several businesses that offer outdoor recreation opportunities. The Broad River and Richard B. Russell Lake provide access for outdoor recreation such as kayaking, canoeing, boating, fishing, and zip lining. Additionally, there are two golf courses located within the county. The abundance of farmland and rural

county roads offer opportunities for gravel cycling and agri-tourism. The Elberton Granite Museum provides an extensive exhibit of Elbert County's economic and cultural ties to the granite industry.

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

Needs

- There is a need to revitalize more of Elberton and make it more of a destination.
- There is a need for more outdoor recreational facilities like hiking trails, bike trails, and dog parks.
- Promotion of outdoor activities is needed for both visitors and residents.

Opportunities

- Historic preservation grants and SPLOST funds are an opportunity to revitalize historic buildings and sites.
- Utilize Richard B. Russell Lake for outdoor recreation and rural housing development.
- Identifying appropriate measures for agricultural land application would help the local government preserve quality open space and natural resources.
- Keep Elbert County Beautiful is in the process of developing a “Self-Driving Tour of Elbert County” to promote tourism and access to natural and cultural resources.

Community Facilities and Services

Elbert County's Parks and Recreation Department manages two major recreation facilities: McWilliams Park and the Bobby Brown Park. The public survey indicated that the parks are well used by residents and in good condition. *However, activities for youth and adults should be expanded and diversified.*

Elbert County relies on the City of Elberton Utilities to serve limited portions of the county with water and sewer infrastructure. The county currently has an ISO rating of 4 out of 10. Improving this where possible is a priority. *Collaborating with Elberton Utilities to install water along state highways where there are clusters of housing, businesses, or industry will help achieve a higher ISO rating.* The County owns 45 acres of undeveloped industrial property that is just out of reach of the existing sewer system. It would be prudent to expand sewer to that property to better enable its development.

Emergency services received high ratings in the community survey; 74% of survey respondents rated emergency services as either excellent or very good while the remaining respondents rated them as good or average. Fire services are volunteer-

Image 12: St. Elbert County Guidestones



Image 13: Elbert Memorial Hospital



Image 14: The Granite Bowl, home of the Elbert County Blue Devils

based, however, Elbert County is exploring the option of creating a full time staff in 2022.

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

Needs

- Survey responses indicated a high demand for a public swimming pool. This could serve as a recreational outlet for both youth and elderly populations.
- A greater diversity of activities for youth and adults are needed.

Opportunities

- Collaboration between Elbert County, Elberton, and the Board of Education on a public swimming pool would help ensure a community-wide benefit.
- Focused community outreach and surveying would help the local governments identify strategic recreational investments.



Image 15: Elberton Arts Center

Broadband Services

Elbert County is not well-served by internet access outside of Elberton. Thirty-six percent of households do not have adequate internet access (ESRI BAO). The standard for service is 25 mbps download and 3 mbps upload as defined by the FCC. These speeds are unlikely to handle today’s internet demands such as distance learning and content streaming. Therefore, even areas currently “served” may need upgrades.

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

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

Needs

- There is a significant need for the expansion of internet access in most areas of the county that are not incorporated.
- There is a need for increased internet speeds throughout the county, including in areas that are already served.
- There are few options for free, publicly accessible internet.

Opportunities

- A targeted partnership with the public library branch could be used to enhance publicly accessible Wi-Fi locations.
- ElbertonNET is expanding fiber service county-wide during 2022-2023 to reach an estimated 93% of the population.

Intergovernmental Coordination

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

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

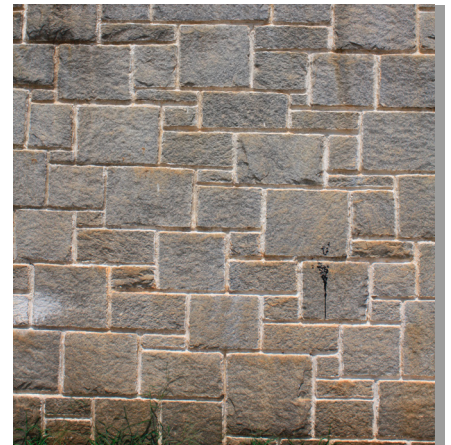
Needs

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

Opportunities

- There are opportunities to cooperate with GDOT on future expansion and safety improvement projects.
- Map and list community resource networks and organizations in sectors like healthcare, food, and education to increase resiliency.
- Create and maintain a list of essential businesses.
- Work closely with the Development Authority of Elbert County and the City of Elberton Utilities on strategic infrastructure investments in unincorporated areas.
- Facilitate recurring dialogue between the Board of Education and local government elected officials and staff.

Image 16:
Granite wall, seen as a common building material throughout the county





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

**VISION,
GOALS, AND
POLICIES**

VISION STATEMENT

Elbert County is a rural community rich in cultural and natural history. Its strong connection to agriculture and the granite industry is embedded in an inclusive community atmosphere. The community offers diverse employment opportunities to citizens and access to world-class amenities such as quality education, high-speed broadband service, arts and culture, and ample outdoor recreation, while maintaining a small-town setting.

Residents and leadership work together to accentuate community strengths, becoming a model of a forward-thinking, scenic, and resilient county.

Image 17: Granite Processing Facility
Image Credits: Great Southern Photography



Image 18: (left)
Historic Elbert Theatre



Image 19: (right)
Mill Shoal Creek, an example of natural resources offering potential for outdoor recreation in Elbert County

Goals and Policies

The goals and policies below are designed to help Elbert County elected officials and staff in decision-making processes. They target identified needs and opportunities from the previous section.

- Pursue opportunities for community development through the strategic use of public funds to generate private investment
- Seek out expanded broadband internet access throughout the county
- Develop a comprehensive tourism program to capitalize on natural and cultural resources such as Richard B. Russell Lake, Bobby Brown Park, and historic downtowns in Elberton and Bowman
- Prioritize support and development of existing employers as an economic development strategy
- Attract families by offering recreational and educational opportunities for youth
- Retain younger residents by training them to be ready to join the workforce in industries in which Elbert County is competitive
- Create an all-ages community where “aging in place” is a natural, attractive choice for seniors
- Establish a transportation system that connects people to destinations while allowing choices in travel mode
- Keep Elbert County’s landscapes, corridors, and places clean, beautiful, and litter-free



Image 20: Local example of a granite monument processing facility
Image Credit: Great Southern Photography

A large, light gray, stylized number '4' graphic that serves as a background for the chapter title. The number is composed of thick lines and is positioned in the upper half of the page.

C H A P T E R F O U R

LAND USE

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

It is crucial to have a holistic understanding of land use patterns and existing regulations as they will have the most significant influence over future growth and development. A review of existing land use was performed to accurately inform any potential future changes. In addition, the future land use map is conceptually consistent with the local zoning ordinance so that the local government’s ability to manage land use appropriately is not diminished.

Future Land Use Categories

Agriculture

Farms and forestland; residential development on very large lots.

Corresponding Zoning Districts: A, RR

Residential

Conventional housing applications that include concentrations of efficient density and preserved greenspace.

Corresponding Zoning Districts: RR, R1, R2

Commercial

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

Corresponding Zoning Districts: GB

Public / Institutional

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

Corresponding Zoning Districts: NA – No civic-specific districts

Industrial

Industrial land includes land dedicated to warehousing, wholesale trade facilities, manufacturing facilities, processing plants, factories, mining or mineral extraction facilities or other similar uses.

Corresponding Zoning Districts: I

Parks / Recreation / Conservation

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

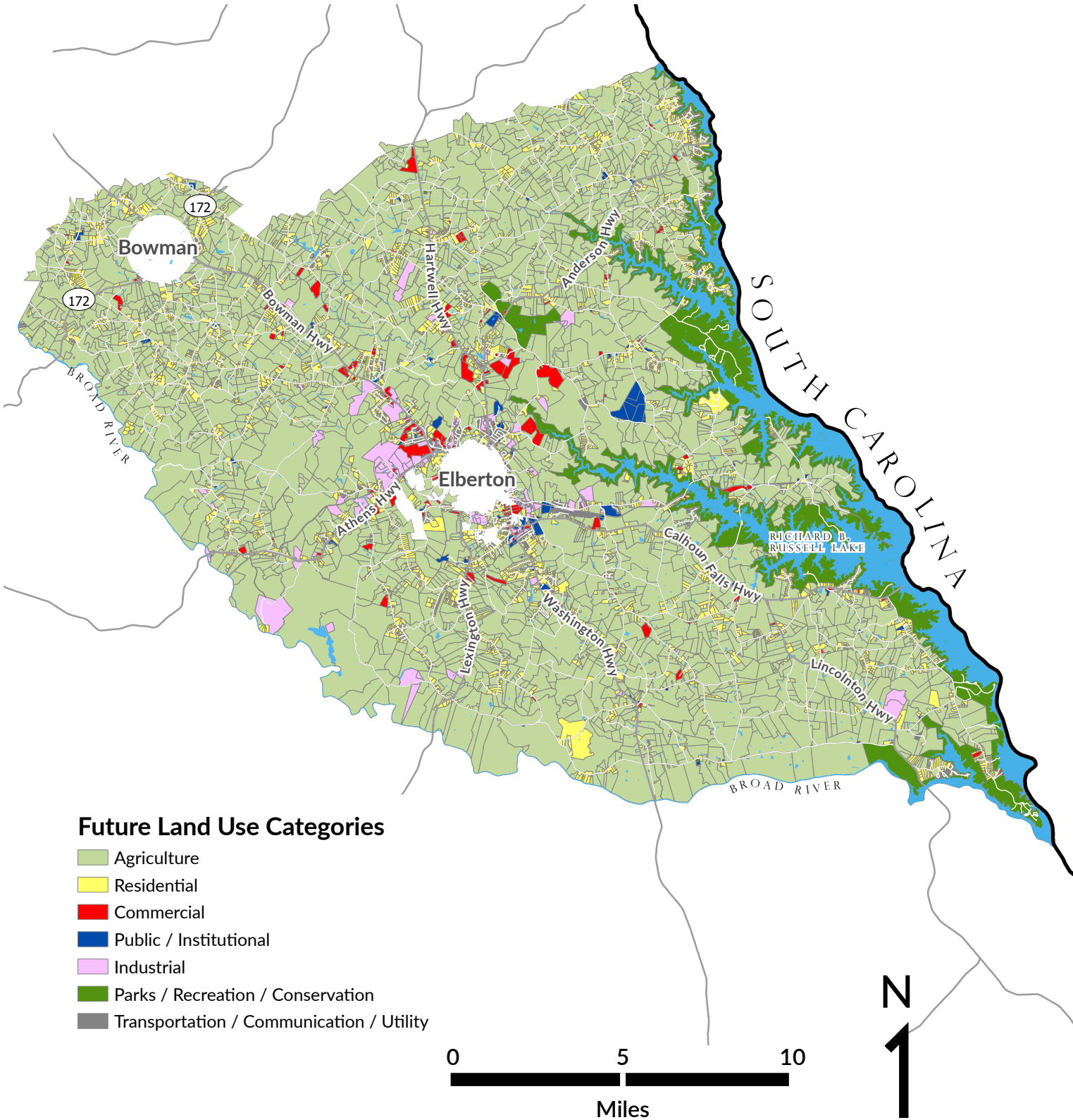
Corresponding Zoning Districts: NA – No park-specific districts

Transportation / Communications / Utility

Major transportation routes, power generation plants, railroad facilities, radio towers, telephone switching stations, airports, etc.

Corresponding Zoning Districts: NA – No TCU-specific districts

Future Land Use Map



Land Use Examples



Image 21: Public / Institutional



Image 22: Residential



Image 23: Agriculture



Image 24: Industrial



C H A P T E R F I V E

COMMUNITY WORK PROGRAM

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

Report of Accomplishments (2018-2022)

(*entries with an asterisk represent items carried over to the next STWP)

#	ACTIVITY	STATUS (COMPLETE, ONGOING, POSTPONED, CANCELLED)	NOTES
1	Develop needs assessment and plan for serving senior citizens	Ongoing	Implemented by the Elbert County Senior Center. Planned as ongoing item, removed from STWP.
2	*Appoint working group to consider programmatic and facility needs for youth recreation and development	Ongoing	Responsible party: Recreation Department. Carried over to STWP Item #13. Lack of staff resources to address during this time period.
3	*Consider and, if appropriate, implement model commissioner program to improve citizen participation in local government (see Oxford, GA)	Ongoing	Unable to address during this time period due to limitations in public interaction. Item carried over to STWP Item #22. Administration plans to coordinate with the City of Elberton, Regional Commission, and Georgia DCA.
4	*Conduct countywide report and needs assessment focusing on quality, diverse, and affordable housing (including consideration of Georgia Initiative for Community Housing application)	Ongoing	Unable to address during this time period. Item revised and carried over to STWP Item #5. Administration plans to partner with the City of Elberton for consideration of a GICH application.
5	*Develop and adopt countywide complete streets and trails plan	Ongoing	Responsible party: Recreation Department/ Roads Department. County plans to coordinate this with the NEGRC and Keep Elbert County Beautiful following completion of a county tour guide by KECB. Carried over to STWP Item #11.
6	Create plan to promote and grow rural transit system in cooperation with local employers, training facilities, and educational institutions	Ongoing	Implemented by the Elbert Transit Program. Planned as ongoing item, removed from STWP.
7	Prepare plan to attract new residents and visitors by capitalizing on natural beauty and recreational resources	Complete	Chamber of Commerce completed a resource guide for Elbert County and advertises these resources on their website.
8	Prepare parks and recreation plan (facilities, maintenance, programming, etc.)	Complete	Bobby Brown Park Master Plan was created and funding is being secured to implement it. See STWP Item #14.
9	Create basic broadband and mobile communications plan, including working with providers to strengthen access; become Broadband Ready Community	Complete	County plans continued coordination with the City of Elberton / ElbertonNET. Elbert County is a Broadband Ready Community. ElbertonNET is currently undergoing a county-wide fiber optic cable expansion.
10	Evaluate potential for and, if appropriate, develop wayfinding and identity signage plan	Ongoing	Responsible party: Code Enforcement. Planned as ongoing item, removed from STWP.

COMMUNITY WORK PROGRAM

#	ACTIVITY	STATUS (COMPLETE, ONGOING, POSTPONED, CANCELLED)	NOTES
11	*Prepare workforce development needs assessment	Ongoing	Include Georgia DCA, Select Elbert, Chamber of Commerce, Athens Tech. Item revised and carried over to STWP Item #1. Item was informally completed during this time period and was affected due to significant workforce strains due to public health emergencies; item is revised to incorporate a measurable action item.
12	*Prepare basic economic development strategy to diversify base and retain/expand existing industry	Ongoing	Revised and combined with previous item to incorporate a measurable action item. Carried over to STWP Item #1.
13	Investigate potential for and, if appropriate, pursue federal Opportunity Zone creation	Complete	Federal Opportunity Zone was designated.
14	Establish regular coordination protocol with state agencies to identify opportunities for business and industrial recruitment	Complete	Responsible parties: Elbert Development Authority and Chamber of Commerce. Planned as ongoing item, removed from STWP.
15	Provide free books to 300 children through Read at Home Program	Complete (Annual)	Responsible party: Elbert County Community Partnership. Planned as ongoing item, removed from STWP.
16	Nominate Nickville Community to National Register	Cancelled	No longer a priority for Elbert County.
17	Nominate Fortsonia Community to National Register	Cancelled	No longer a priority for Elbert County.
18	*Complete expansion of SR-17 and SR-72	Ongoing	SR-72 was completed, SR-17 is ongoing with Georgia DOT. Item is revised and carried over to STWP Item #12.
19	*Implement Bobby Brown Park master plan	Ongoing	Elbert County is in the process of securing funding for the project. Anticipated completion in 2024. Carried over to STWP Item #14.
20	*Implement 2016 Pre-Disaster Mitigation Plan	Ongoing	Item carried over to STWP Item #15. County Administration and BOC will determine funding sources as next step.
21	*Redevelop the former Health Department building into a visual arts facility	Ongoing	Elbert County Administration is collaborating with the City of Elberton. Item carried over to STWP Item #6.
22	Develop inland port with private-sector partners	Cancelled	State of Georgia is developing an inland port in Hall County instead.

Short-Term Work Program (2022-2026)

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

#	ACTIVITY	TARGET OF COMPLETION	RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE
ECONOMIC DEVELOPMENT					
1	*Identify gaps between local workforce development initiatives and economic development activities to facilitate economic diversification. (Deliverable: Elbert Economic Diversification Analysis)	2024	Select Elbert, Chamber of Commerce, Downtown Development Authority, Athens Tech, County Administrator	\$10,000	General Fund
2	Participate in annual retreat with Select Elbert, the Downtown Development Authority, and City of Elberton to determine needs and opportunities.	2022-2027	Select Elbert, Elberton Downtown Development Authority, County Administrator	Staff Time	General Fund
3	Create a development prioritization list for commercial and industrial properties near Elberton city limits.	2025	County Administrator, Select Elbert, Chamber of Commerce, Elberton Utilities	Staff Time	General Fund
PLANNING, LAND USE, AND HOUSING					
4	Conduct countywide report and needs assessment focusing on quality, diverse, and affordable housing.	2025-2026	County Administrator, Board of Commissioners (BOC)	\$10,000	General Fund, DCA
5	*Submit a Georgia Initiative for Community Housing application in partnership with the City of Elberton.	2026-2026	BOC, County Administrator	Staff Time	General Fund
6	*Redevelop the former Health Department building into a visual arts facility in partnership with the City of Elberton.	2025	BOC, Community Development	TBD	General Fund, SPLOST, Grants
7	*Implement additional phases of the Porter Drive housing development.	2022-2023	BOC, County Administrator, Community Development Dept.	TBD	General Fund, Grants, CDBG

COMMUNITY WORK PROGRAM

#	ACTIVITY	TARGET OF COMPLETION	RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE
8	Amend local ordinance to more clearly define local authority in regard to land application of agricultural waste.	2024	County Administrator, County Attorney, BOC	\$5,000	General Fund
NATURAL AND CULTURAL RESOURCES					
9	Develop a tour guide of Elbert County.	2023	Keep Elbert County Beautiful	Staff Time	General Fund, KECB
10	Partner with the Elberton Granite Association to explore grant and fund raising opportunities for the Granite Museum and Exhibit.	2025	County Administrator	Staff Time	General Fund
TRANSPORTATION					
11	*Develop and adopt countywide complete streets and trails plan.	2024-2025	Administrator, Parks and Recreation Department, Roads Department	\$1,500	General Fund
12	*Coordinate expansion of SR-17.	2024-2026	Roads Department, GDOT	Staff Time	General Fund
COMMUNITY FACILITIES AND SERVICES					
13	*Appoint working group to develop programmatic and facility needs assessment for youth recreation and development.	2022-2023	Parks and Recreation Department	Staff Time	General Fund
14	*Implement Bobby Brown Park master plan.	2022-2024	Parks and Recreation Department	TBD	General Fund, Grants
15	*Implement 2016 Pre-Disaster Mitigation Plan.	2022-2024	Board of Commissioners, EMA	Varies by project	FEMA, GEMA, General Fund
16	Host meeting with Elbert County Board of Education to determine partnership opportunities for the development of a public pool.	2023	Board of Commissioners, County Administrator	Staff Time	General Fund
17	Develop Preliminary Engineering Report for sewer expansion to County-owned property on Hwy-17 (Parcels 030 020 & 030 021).	2026	Elberton Utilities, County Administrator, BOC	\$10,000	General Fund

#	ACTIVITY	TARGET OF COMPLETION	RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE
18	Determine feasibility of transitioning from volunteer Fire Department to full-time employees.	2022-2024	County Administrator, BOC	Staff Time	General Fund
19	Develop Preliminary Engineering Report for expanding fire hydrant access along state routes. (Long-Term Goal: Improve ISO rating)	2025	County Administrator, Elberton Utilities, BOC	\$10,000	General Fund
20	Expand water services to Ruckersville area to serve platted subdivisions.	2026	County Administrator, Elberton Utilities, BOC	\$750,000	General Fund, User Fees, Grants
BROADBAND SERVICES					
21	Work with the City of Elberton to expand ElbertonNET services throughout the county.	2022-2024	County Administrator, BOC, ElbertonNET	\$3 million	Grants, User Fees, General Fund
INTERGOVERNMENTAL COORDINATION					
22	*Consider and, if appropriate, implement model commissioner program to improve citizen participation in local government (see Oxford, GA).	2023	County Administration	Staff Time	General Fund
23	Participate in meeting with Board of Education to determine remaining capacity of school system and coordinate local development needs.	2024	County Administrator, Elbert County Board of Education	Staff Time	General Fund

A large, light gray, stylized number '6' is centered on the page. It is composed of several overlapping, curved lines that form the shape of the digit. The lines are thick and have a slight shadow effect, giving it a three-dimensional appearance. The background is a solid, medium gray color.

C H A P T E R S I X

APPENDIX

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

Public Hearing I Documentation

Elbert County, City of Elberton, City of Bowman Comprehensive Plan Update Public Hearing #1: August 4, 2021 – 5:00 p.m. Elbert County Government Building, 45 Forest Ave, Elberton GA			
NAME	TITLE	ADDRESS	EMAIL
Lanier Dunn	City Manager	203 Elbert St Elberton	ldunn@city.elberton.net
Butch Smith	Zoning Board	—	CostaySmith@haTmaL.com
Bob Thomas		45 Forest Ave.	bobthomas@elberton.net
Freddie Jones			dsecomjones@gmail.com
Casay Freeman Sr	Comm/2 Dist	1659 L. Webster Hwy	Cfreeman@elberton.ga.us
Kuneta Ashworth	Comm/4 District	1776 Harold King Rd	DKashworth@gmail.com
Freddie Jones	Comm/5 District		FJones@elberton.ga.us
JOEL SEYMOUR	RR	ELBERTON 1321 FAIRWAY DR	joel.seymour19@gmail.com
Alke Hulme	Community Development & Code Enforcement	45 Forest Ave.	ahulme@elberton.ga.us

The Elberton Star


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Elberton, GA 30635

starclassifieds@bellsouth.net
www.elberton.com


706-283-8500
706-283-9700 Fax

PUBLISHER'S AFFIDAVIT

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


Gary Jones, Publisher

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


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

THE ELBERTON STAR - July 7, 2021

PUBLIC HEARING NOTICE

Elbert County Planning Commission will conduct a public hearing at 5:30 p.m. on Thursday, July 22, 2021, and the Elbert County Board of Commissioners at 5:15 p.m. on Monday, August 9, 2021, in the Board of Commissioners' Meeting Room, Elbert County Government Complex, 45 Forest Ave., to consider the following requests;


Zoning Case File: 029-024. A request by Jean King for rezoning from I - Industrial to RR - Rural Residential to add approximately 1.50 - acres to the parcel where her home is located; Map:029 Parcel:024 located on Brewers Mill Rd., Elberton, GA 30635.

If you wish for your opinion to be part of the record but are unable to attend, send a written reply prior to the public hearing date to Elbert County Planning Commission, 45 Forest Ave., Elberton, GA 30635. 706-213-1000

Public Hearing 2 Documentation

Elbert County, City of Elberton, City of Bowman
Comprehensive Plan Update
Public Hearing #2: December 13, 2021 – 5:00 p.m.
Elbert County Government Building, 45 Forest Ave, Elberton GA

NAME	TITLE	EMAIL
Cindy Churrey	City Clerk	cchurrey @cityofelberton.net
Kanier Dunn	City Mgr	kdunn@cityofelberton.net
Brenda Ninnemann	Elbert County	bn88@gmail.com
Paula Wise	Elbert County	pwise3001@yahoo.com
James Cory	Elbert County	cory.str.eng@gmail.com
Butch Smith	Elbert County	csmith@hstmail.com
Beverly Dueser	Inspector	bdueser@cityofelberton.net
Kevin Jordan	City of Elberton Fire Chief	kjordan@cityofelberton.net
Crystal W Beebe	Elberton Main Street	cbeebe@cityofelberton.net
Bob Thomas	Elbert County	bthomas@elberton.net
Phil Potts	Elbert County	ppotts@elbertga.us




The Elberton Star

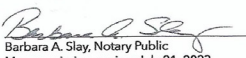
P.O. Box 280 starclassifieds@bellsouth.net 706-283-8500
Elberton, GA 30635 www.elberton.com 706-283-9700 Fax

PUBLISHER'S AFFIDAVIT

The undersigned, Jeff Peyton, does hereby swear under oath that he is the Regional Publisher for The Elberton Star, legal organ of Elbert County, Georgia, and that the attached advertisement regarding **Notice of Public Hearing - Comprehensive Plan Update for Elbert County, City of Elberton and City of Bowman** was published in The Elberton Star on Nov. 23, 2021.


 Jeff Peyton, Regional Publisher

Sworn to and subscribed before me
this 15th day of December, 2021.


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

November 23, 2021 - THE ELBERTON STAR

other novels, "Singing Down the Preacher." A portion of the proceeds will be donated to the Hart County Habitat for Humanity.
Copies of Nixon's novel "The Condition of Living" will be available at Ya Ya Sisters Antiques is located at 19 S. Broad St. in Bowman.

NOTICE OF PUBLIC HEARING

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

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

The purpose of the public hearing is to brief the community on the contents of the plan, provide an opportunity for final suggestions, and notify the public of the submittal and adoption schedule. All interested parties are encouraged to attend. If you are unable to attend and wish to receive information regarding the hearing, please contact Mark Beatty, NEGRC Senior Community Planner, at 706-369-5650. A draft of each local government's plan can be found on the Northeast Georgia Regional Commission website at <https://negrco.org/>.

SCHEDULE 10'

ELBERT COUNTY BOARD OF EDUCATION
SCHEDULE OF APPROVED LOCAL OPTION SALES TAX PROJECTS
YEAR ENDED JUNE 30, 2021

ORIGINAL ESTIMATED COSTS (1)	CURRENT ESTIMATED COSTS (2)	ANNUAL EXPENSES IN CURRENT YEAR (3) (4)	AMOUNT EXPENDED IN PRIOR YEARS (5) (4)	TOTAL COMPLETION COST	EXCESS PROCEEDS NOT EXPENDED (6) (6)	ESTIMATED COMPLETION DATE
\$ 6,747,219.00	\$ 6,303,062.80	486,966.19	\$ 2,877,583.28	\$	\$	6/30/2022
225,000.00	564,814.62	203,055.37	225,535.27			6/30/2022

Public Involvement

Public Input Meeting #2

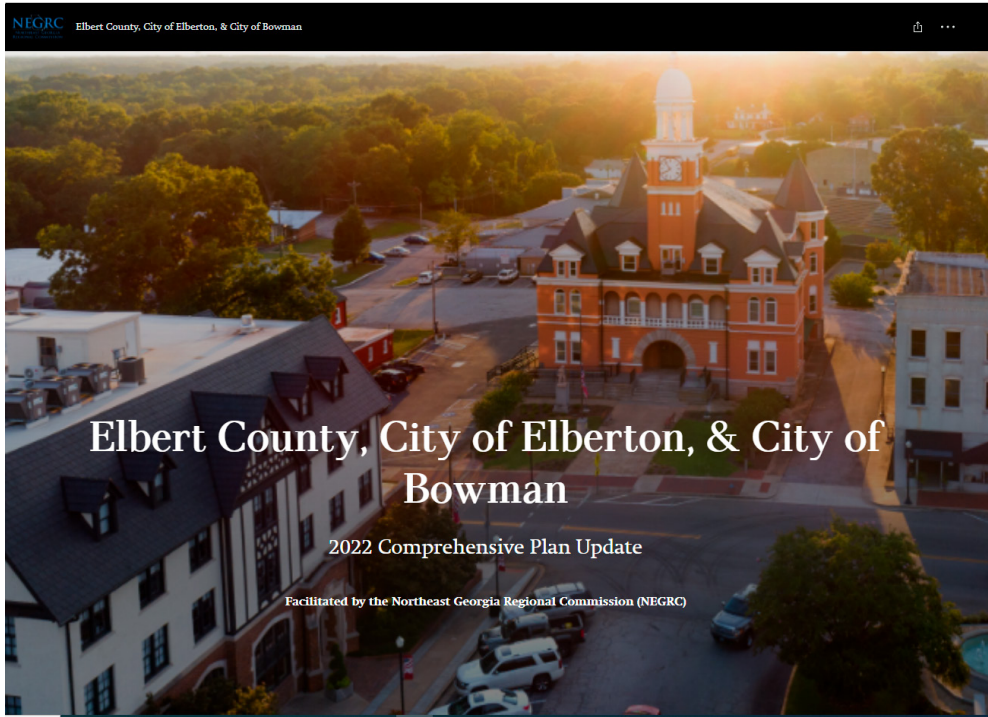
Elbert County, Cities of Elberton and Bowman Joint Input Meeting Attendees Summary					
Meeting Date	Meeting Duration	Number of Attendees	Meeting ID		
August 10, 2021 9:43 AM EDT	78 minutes	14	390-526-669		
Details					
Name	Email Address	Join Time	Leave Time	Time in Session (minutes)	
+17062455432	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

Public Input Meeting #3

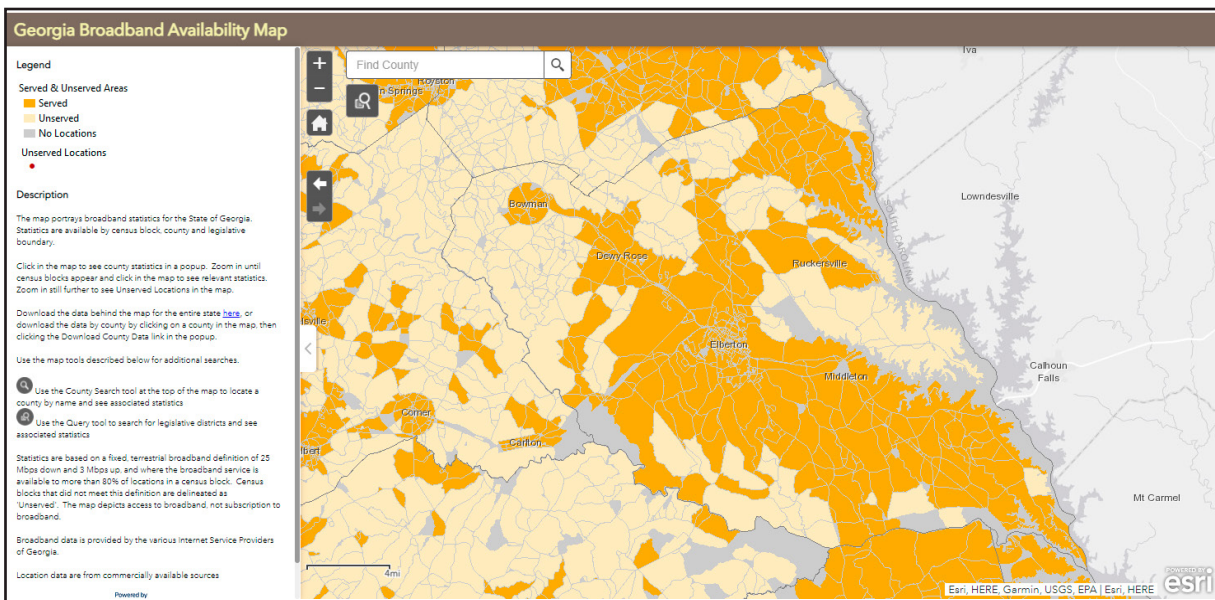
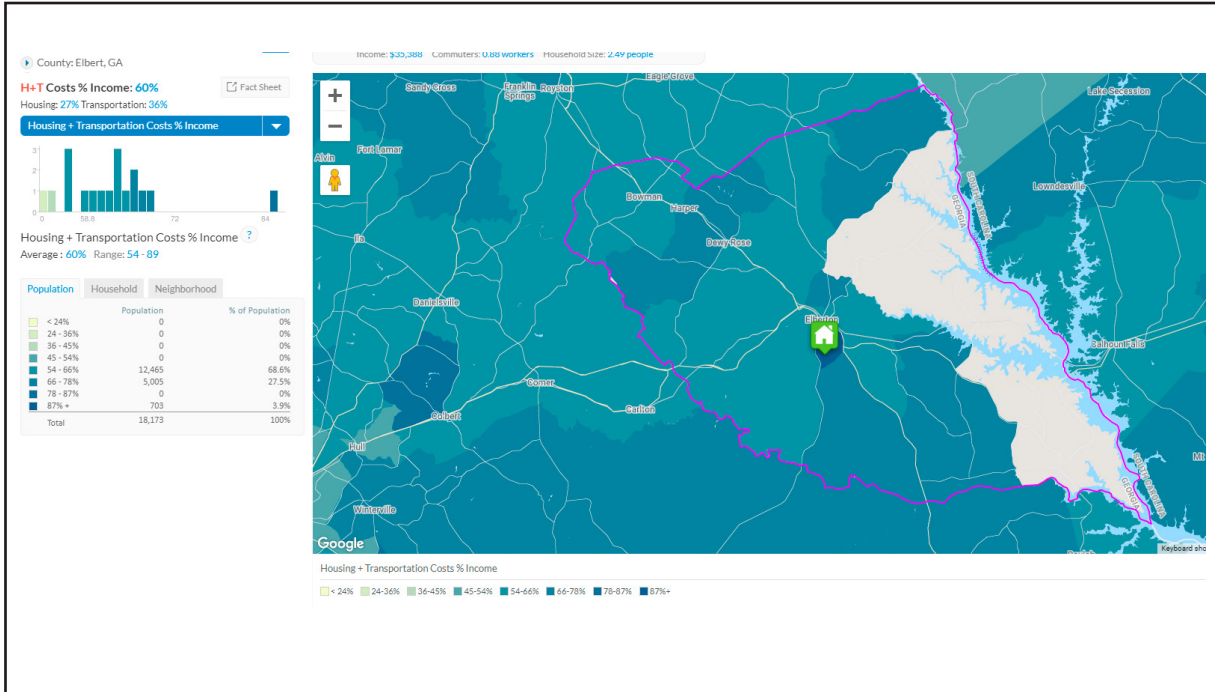
Elbert County Comprehensive Plan Input Meeting #2 Attendees Summary					
Meeting Date	Meeting Duration	Number of Attendees	Meeting ID		
September 9, 2021 9:51 AM EDT	121 minutes	10	549-043-541		
Details					
Name	Email Address	Join Time	Leave Time	Time in Session (minutes)	
+17062832000		10:03 AM	11:52 AM	109	
+17063405784		10:18 AM	11:53 AM	94	
Allen Hulme		10:00 AM	11:53 AM	112	
Bob Thomas		10:02 AM	11:52 AM	110	
Daniel Dobbins		9:57 AM	11:52 AM	115	
Jon McBrayer	pgsassist@negrc.org	9:56 AM	11:53 AM	116	
Lydia Joffray	pgsassist@negrc.org	9:56 AM	11:52 AM	116	
Mark Beatty	pgsassist@negrc.org	9:51 AM	11:53 AM	121	
PHIL PITTS	PPITTS@ELBERTON.NE	10:07 AM	11:52 AM	105	
Pam	kecbeautiful@gmail.com	9:52 AM	11:53 AM	120	

Public Involvement (cont.)


Online Public Survey and Story Map: Available from 8/4/21 - 9/1/2021




Community Data




Community Data (cont.)

		Community Profile	
Elbert County, GA Elbert County, GA (13105) Geography: County		Prepared by Esri	
		Elbert County...	
Population Summary			
2000 Total Population			20,511
2010 Total Population			20,166
2020 Total Population			20,074
2020 Group Quarters			284
2025 Total Population			19,838
2020-2025 Annual Rate			-0.24%
2020 Total Daytime Population			19,684
Workers			6,534
Residents			13,150
Household Summary			
2000 Households			8,004
2000 Average Household Size			2.53
2010 Households			8,063
2010 Average Household Size			2.47
2020 Households			8,056
2020 Average Household Size			2.46
2025 Households			7,977
2025 Average Household Size			2.45
2020-2025 Annual Rate			-0.20%
2010 Families			5,604
2010 Average Family Size			2.98
2020 Families			5,506
2020 Average Family Size			2.99
2025 Families			5,422
2025 Average Family Size			2.99
2020-2025 Annual Rate			-0.31%
Housing Unit Summary			
2000 Housing Units			9,136
Owner Occupied Housing Units			66.5%
Renter Occupied Housing Units			21.1%
Vacant Housing Units			12.4%
2010 Housing Units			9,583
Owner Occupied Housing Units			59.8%
Renter Occupied Housing Units			24.4%
Vacant Housing Units			15.9%
2020 Housing Units			9,730
Owner Occupied Housing Units			60.7%
Renter Occupied Housing Units			22.1%
Vacant Housing Units			17.2%
2025 Housing Units			9,813
Owner Occupied Housing Units			59.5%
Renter Occupied Housing Units			21.8%
Vacant Housing Units			18.7%
Median Household Income			
2020			\$42,142
2025			\$46,633
Median Home Value			
2020			\$93,282
2025			\$98,121
Per Capita Income			
2020			\$23,696
2025			\$26,282
Median Age			
2010			41.0
2020			42.8
2025			44.2
<p>Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.</p> <p>Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.</p>			
			April 27, 2021
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Community Data (cont.)

		Community Profile	
		Elbert County, GA Elbert County, GA (13105) Geography: County	Prepared by Esri
		Elbert County...	
2010 Population by Age			
Total			20,166
0 - 4			6.5%
5 - 9			6.1%
10 - 14			6.6%
15 - 24			12.8%
25 - 34			11.0%
35 - 44			12.3%
45 - 54			14.5%
55 - 64			13.4%
65 - 74			9.2%
75 - 84			5.6%
85 +			2.0%
18 +			76.7%
2020 Population by Age			
Total			20,074
0 - 4			5.8%
5 - 9			6.0%
10 - 14			6.1%
15 - 24			10.2%
25 - 34			13.0%
35 - 44			11.3%
45 - 54			12.6%
55 - 64			14.1%
65 - 74			12.0%
75 - 84			6.3%
85 +			2.4%
18 +			78.9%
2025 Population by Age			
Total			19,838
0 - 4			5.6%
5 - 9			5.7%
10 - 14			6.4%
15 - 24			10.1%
25 - 34			11.0%
35 - 44			12.2%
45 - 54			11.7%
55 - 64			14.1%
65 - 74			12.8%
75 - 84			7.9%
85 +			2.6%
18 +			78.7%
2010 Population by Sex			
Males			9,656
Females			10,510
2020 Population by Sex			
Males			9,634
Females			10,440
2025 Population by Sex			
Males			9,532
Females			10,306
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.			
			April 27, 2021
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Community Data (cont.)

		Community Profile	
Elbert County, GA Elbert County, GA (13105) Geography: County		Prepared by Esri	
		Elbert County...	
2020 Population 25+ by Educational Attainment			
Total			14,419
Less than 9th Grade			6.6%
9th - 12th Grade, No Diploma			14.0%
High School Graduate			36.5%
GED/Alternative Credential			7.2%
Some College, No Degree			16.7%
Associate Degree			7.1%
Bachelor's Degree			7.0%
Graduate/Professional Degree			4.9%
2020 Population 15+ by Marital Status			
Total			16,474
Never Married			30.3%
Married			48.1%
Widowed			8.7%
Divorced			12.9%
2020 Civilian Population 16+ in Labor Force			
Civilian Population 16+			7,982
Population 16+ Employed			86.8%
Population 16+ Unemployment rate			13.2%
Population 16-24 Employed			9.2%
Population 16-24 Unemployment rate			20.9%
Population 25-54 Employed			65.2%
Population 25-54 Unemployment rate			13.7%
Population 55-64 Employed			16.8%
Population 55-64 Unemployment rate			8.6%
Population 65+ Employed			8.8%
Population 65+ Unemployment rate			8.6%
2020 Employed Population 16+ by Industry			
Total			6,928
Agriculture/Mining			3.8%
Construction			4.0%
Manufacturing			34.4%
Wholesale Trade			3.2%
Retail Trade			8.3%
Transportation/Utilities			4.4%
Information			0.4%
Finance/Insurance/Real Estate			2.4%
Services			33.1%
Public Administration			6.0%
2020 Employed Population 16+ by Occupation			
Total			6,928
White Collar			43.7%
Management/Business/Financial			9.3%
Professional			15.6%
Sales			6.9%
Administrative Support			11.9%
Services			14.1%
Blue Collar			42.2%
Farming/Forestry/Fishing			1.5%
Construction/Extraction			4.3%
Installation/Maintenance/Repair			4.0%
Production			22.1%
Transportation/Material Moving			10.3%
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.			
			April 27, 2021
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Community Data (cont.)

		2015 - 2019			
		ACS Estimate	Percent	MOE(±)	Reliability
TOTALS					
Total Population		19,166		0	High
Total Households		7,559		273	High
Total Housing Units		9,630		35	High
POPULATION AGE 3+ YEARS BY SCHOOL ENROLLMENT					
Total		18,540	100.0%	117	High
Enrolled in school		4,290	23.1%	264	High
Enrolled in nursery school, preschool		378	2.0%	126	Medium
Public school		328	1.8%	119	Medium
Private school		50	0.3%	53	Low
Enrolled in kindergarten		369	2.0%	132	Medium
Public school		369	2.0%	132	Medium
Private school		0	0.0%	21	Low
Enrolled in grade 1 to grade 4		791	4.3%	171	Medium
Public school		758	4.1%	167	Medium
Private school		33	0.2%	38	Low
Enrolled in grade 5 to grade 8		1,015	5.5%	170	High
Public school		930	5.0%	168	High
Private school		85	0.5%	64	Low
Enrolled in grade 9 to grade 12		1,023	5.5%	201	High
Public school		996	5.4%	202	Medium
Private school		27	0.1%	22	Low
Enrolled in college undergraduate years		659	3.6%	181	Medium
Public school		553	3.0%	165	Medium
Private school		106	0.6%	60	Medium
Enrolled in graduate or professional school		55	0.3%	40	Low
Public school		41	0.2%	34	Low
Private school		14	0.1%	21	Low
Not enrolled in school		14,250	76.9%	229	High
POPULATION AGE 65+ BY RELATIONSHIP AND HOUSEHOLD TYPE					
Total		3,884	100.0%	26	High
Living in Households		3,744	96.4%	55	High
Living in Family Households		2,425	62.4%	194	High
Householder		1,350	34.8%	148	High
Spouse		883	22.7%	112	High
Parent		71	1.8%	51	Low
Parent-in-law		30	0.8%	40	Low
Other Relative		91	2.3%	70	Low
Nonrelative		0	0.0%	21	Low
Living in Nonfamily Households		1,319	34.0%	196	High
Householder		1,296	33.4%	192	High
Nonrelative		23	0.6%	21	Low
Living in Group Quarters		140	3.6%	49	Medium

Source: U.S. Census Bureau, 2015-2019 American Community Survey

Reliability: High Medium Low

April 27, 2021

Community Data (cont.)

		2015 - 2019			Reliability
		ACS Estimate	Percent	MOE(±)	
NEGRC NORTHEAST GEORGIA REGIONAL COMMISSION					
ACS Population Summary				Prepared by Esri	
Elbert County, GA					
Elbert County, GA (13105)					
Geography: County					
WORKERS AGE 16+ YEARS BY PLACE OF WORK					
Total	7,685	100.0%	447	■■■	
Worked in state and in county of residence	4,949	64.4%	387	■■■	
Worked in state and outside county of residence	2,349	30.6%	346	■■■	
Worked outside state of residence	387	5.0%	153	■	
SEX BY CLASS OF WORKER FOR THE CIVILIAN EMPLOYED POPULATION 16 YEARS AND OVER					
Total:	7,769	100.0%	438	■■■	
Male:	3,977	51.2%	291	■■■	
Employee of private company	2,940	37.8%	302	■■■	
Self-employed in own incorporated business	49	0.6%	34	■	
Private not-for-profit wage and salary workers	67	0.9%	50	■	
Local government workers	380	4.9%	134	■	
State government workers	117	1.5%	70	■	
Federal government workers	42	0.5%	37	■	
Self-employed in own not incorporated business workers	382	4.9%	133	■	
Unpaid family workers	0	0.0%	21	■	
Female:	3,792	48.8%	262	■■■	
Employee of private company	2,543	32.7%	260	■■■	
Self-employed in own incorporated business	27	0.3%	27	■	
Private not-for-profit wage and salary workers	178	2.3%	92	■	
Local government workers	474	6.1%	119	■	
State government workers	354	4.6%	140	■	
Federal government workers	84	1.1%	52	■	
Self-employed in own not incorporated business workers	124	1.6%	66	■	
Unpaid family workers	8	0.1%	12	■	
POPULATION IN HOUSEHOLDS AND PRESENCE OF A COMPUTER					
Total	18,926	100.0%	51	■■■	
Population <18 in Households	4,189	22.1%	4	■■■	
Have a Computer	3,663	19.4%	203	■■■	
Have NO Computer	526	2.8%	203	■	
Population 18-64 in Households	10,993	58.1%	39	■■■	
Have a Computer	8,870	46.9%	408	■■■	
Have NO Computer	2,123	11.2%	400	■■■	
Population 65+ in Households	3,744	19.8%	55	■■■	
Have a Computer	2,245	11.9%	202	■■■	
Have NO Computer	1,499	7.9%	188	■■■	
HOUSEHOLDS AND INTERNET SUBSCRIPTIONS					
Total	7,559	100.0%	273	■■■	
With an Internet Subscription	4,568	60.4%	323	■■■	
Dial-Up Alone	33	0.4%	48	■	
Broadband	3,312	43.8%	300	■■■	
Satellite Service	549	7.3%	141	■	
Other Service	54	0.7%	35	■	
Internet Access with no Subscription	260	3.4%	96	■	
With No Internet Access	2,731	36.1%	288	■■■	
Source: U.S. Census Bureau, 2015-2019 American Community Survey					
Reliability: ■■■ high ■ medium ■ low					
April 27, 2021					
©2021 Esri					
Page 4 of 8					

Community Data (cont.)

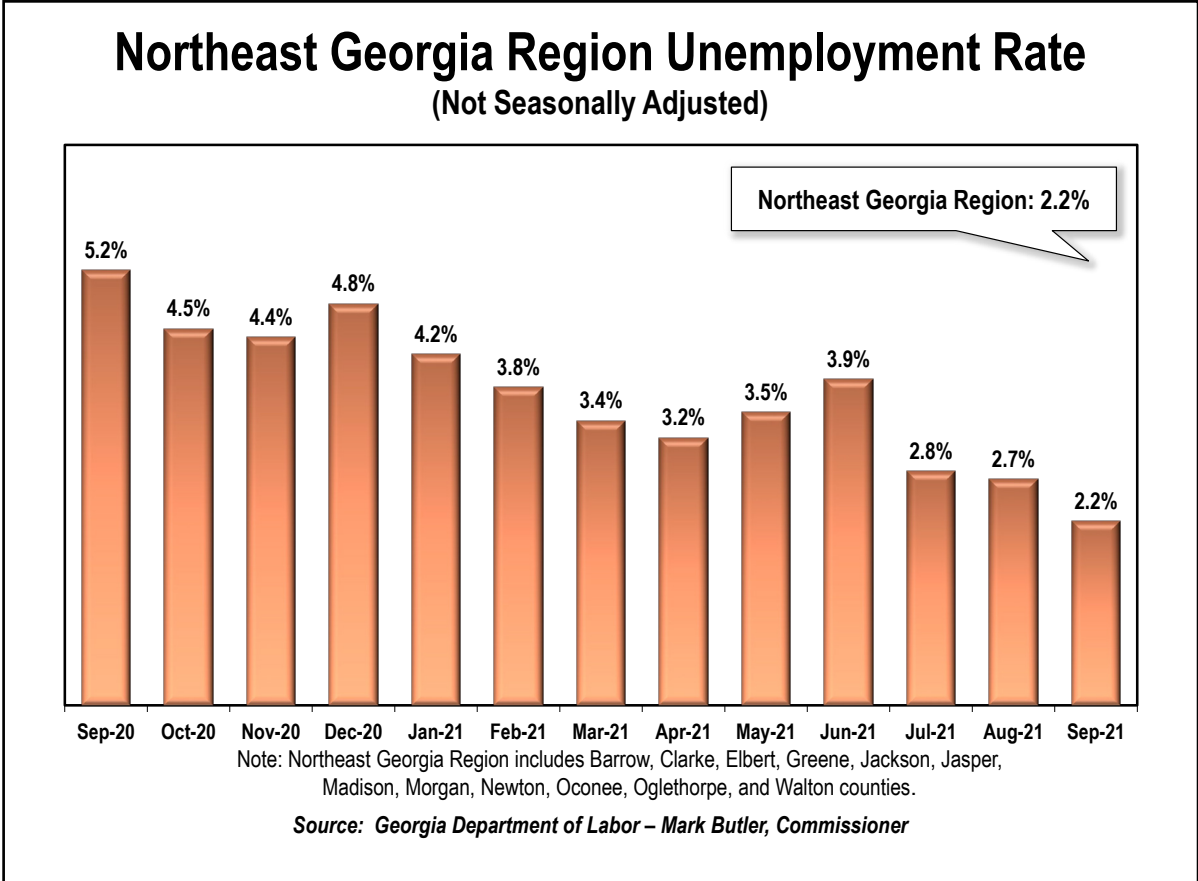
		2015 - 2019			
		ACS Estimate	Percent	MOE(±)	Reliability
POPULATION BY RATIO OF INCOME TO POVERTY LEVEL					
Total		18,892	100.0%	72	High
Under .50		1,558	8.2%	365	Medium
.50 to .99		2,471	13.1%	514	Medium
1.00 to 1.24		1,660	8.8%	471	Medium
1.25 to 1.49		922	4.9%	299	Medium
1.50 to 1.84		1,537	8.1%	366	Medium
1.85 to 1.99		708	3.7%	326	Medium
2.00 and over		10,036	53.1%	773	High
CIVILIAN POPULATION AGE 18 OR OLDER BY VETERAN STATUS					
Total		14,968	100.0%	21	High
Veteran		1,386	9.3%	221	High
Nonveteran		13,582	90.7%	221	High
Male		7,070	47.2%	66	High
Veteran		1,290	8.6%	214	High
Nonveteran		5,780	38.6%	216	High
Female		7,898	52.8%	64	High
Veteran		96	0.6%	55	Medium
Nonveteran		7,802	52.1%	83	High
CIVILIAN VETERANS AGE 18 OR OLDER BY PERIOD OF MILITARY SERVICE					
Total		1,386	100.0%	221	High
Gulf War (9/01 or later), no Gulf War (8/90 to 8/01), no Vietnam Era		65	4.7%	49	Low
Gulf War (9/01 or later) and Gulf War (8/90 to 8/01), no Vietnam Era		39	2.8%	32	Low
Gulf War (9/01 or later), and Gulf War (8/90 to 8/01), and Vietnam Era		18	1.3%	21	Low
Gulf War (8/90 to 8/01), no Vietnam Era		166	12.0%	97	Medium
Gulf War (8/90 to 8/01) and Vietnam Era		0	0.0%	21	Medium
Vietnam Era, no Korean War, no World War II		502	36.2%	116	Medium
Vietnam Era and Korean War, no World War II		3	0.2%	4	Low
Vietnam Era and Korean War and World War II		0	0.0%	21	Medium
Korean War, no Vietnam Era, no World War II		146	10.5%	77	Medium
Korean War and World War II, no Vietnam Era		0	0.0%	21	Medium
World War II, no Korean War, no Vietnam Era		13	0.9%	20	Low
Between Gulf War and Vietnam Era only		298	21.5%	136	Medium
Between Vietnam Era and Korean War only		136	9.8%	60	Medium
Between Korean War and World War II only		0	0.0%	21	Medium
Pre-World War II only		0	0.0%	21	Medium
HOUSEHOLDS BY POVERTY STATUS					
Total		7,559	100.0%	273	High
Income in the past 12 months below poverty level		1,572	20.8%	241	High
Married-couple family		342	4.5%	118	Medium
Other family - male householder (no wife present)		69	0.9%	45	Medium
Other family - female householder (no husband present)		482	6.4%	130	Medium
Nonfamily household - male householder		263	3.5%	112	Medium
Nonfamily household - female householder		416	5.5%	114	Medium
Income in the past 12 months at or above poverty level		5,987	79.2%	323	High
Married-couple family		2,978	39.4%	288	High
Other family - male householder (no wife present)		363	4.8%	117	Medium
Other family - female householder (no husband present)		831	11.0%	169	Medium
Nonfamily household - male householder		755	10.0%	158	Medium
Nonfamily household - female householder		1,060	14.0%	207	High

Source: U.S. Census Bureau, 2015-2019 American Community Survey

Reliability: High Medium Low

April 27, 2021

Community Data (cont.)



County Labor Force Estimates (not seasonally adjusted) Place of Residence - Persons 16 Years and Older

	Preliminary September 2021				Revised August 2021				Revised September 2020			
	Laborforce	Employment	Unemployment Number	Unemployment Rate	Laborforce	Employment	Unemployment Number	Unemployment Rate	Laborforce	Employment	Unemployment Number	Unemployment Rate
Effingham	33,129	32,506	623	1.9	33,215	32,428	787	2.4	30,378	29,010	1,368	4.5
Elbert	7,886	7,646	240	3.0	7,900	7,616	284	3.6	7,734	7,215	519	6.7
Emanuel	8,362	8,076	286	3.4	8,514	8,144	370	4.3	8,299	7,667	632	7.6
Evans	5,011	4,897	114	2.3	5,072	4,929	143	2.8	4,917	4,665	252	5.1
Fannin	11,488	11,274	214	1.9	11,547	11,266	281	2.4	10,898	10,493	405	3.7
Fayette	57,817	56,747	1,070	1.9	57,665	56,264	1,401	2.4	54,573	51,905	2,668	4.9
Floyd	43,635	42,578	1,057	2.4	43,338	42,092	1,246	2.9	41,809	39,610	2,199	5.3
Forsyth	124,810	122,793	2,017	1.6	124,529	121,899	2,630	2.1	116,704	112,215	4,489	3.8
Franklin	9,850	9,613	237	2.4	9,910	9,619	291	2.9	9,527	9,042	485	5.1
Fulton	562,322	545,533	16,789	3.0	562,091	541,194	20,897	3.7	544,883	498,648	46,235	8.5
Gilmer	12,397	12,153	244	2.0	12,509	12,196	313	2.5	11,656	11,245	411	3.5
Glascocock	1,229	1,208	21	1.7	1,258	1,228	30	2.4	1,194	1,158	36	3.0
Glynn	39,097	38,196	901	2.3	39,274	38,027	1,247	3.2	37,318	35,082	2,236	6.0
Gordon	28,539	27,961	578	2.0	28,647	27,928	719	2.5	27,330	26,112	1,218	4.5
Grady	10,592	10,366	226	2.1	10,769	10,475	294	2.7	10,227	9,827	400	3.9
Greene	7,030	6,861	169	2.4	7,128	6,916	212	3.0	6,779	6,412	367	5.4
Gwinnett	491,990	481,209	10,781	2.2	491,120	477,586	13,534	2.8	468,380	439,316	29,064	6.2
Habersham	18,205	17,802	403	2.2	18,327	17,803	524	2.9	17,884	17,068	816	4.6
Hall	104,630	102,870	1,760	1.7	104,328	102,039	2,289	2.2	98,625	94,705	3,920	4.0

Community Data (cont.)

-025

Elbert County Numbers At A Glance:

Population:	20,074
Workforce Population 16+ Employed:	86.8%
Annual median household income:	\$42,142
Total cost of housing and transportation per household:	
	\$23,126
Commuter flow by number of people:	(In) 2,217
	(Out) 4,995
	(Within) 2,735
Average vehicle miles traveled per household:	22,565
Total cost of housing and transportation (% of income):	
	63%
Annual housing costs per household:	
	\$10,282
Housing costs as a percentage of income:	
	27%
Owner-occupied housing units:	
	60.7%
Renter-occupied housing units:	
	22.1%
Average residential units per acre:	
	2.71 / 0.75
Poverty rate:	
	18.5%

Northeast Georgia Regional Commission

Survey Results

1. Are there any activities you would like to do in your community but cannot? Explain:
 - WiFi downtown
 - No
 - No
 - Connected horse and walking trails. Swimming in a pool. Ice skating,
 - No
 - Swim, we used to have a swimming pool. Have a community garden.
 - Area lacks bike trails. Unsafe riding on county roads.
 - Would love a dog park
 - "We are Senior Citizens so we are not able to do much.
 - The younger kids need things to stay active and entertained. Examples: Bowling alley, skating rink, movie theater, YMCA, etc. There's not much to do around here unless you drive an hour to Athens or Anderson.
 - There needs to be more activities and community events for teens and young adults

2. Are the streets and sidewalks adequately maintained?
 - Yes (8)
 - No (5)
 - I don't know (4)

3. If no, where are the streets or sidewalks in most need of repair?
 - Brewers bridge road need paving
 - Heard St
 - County seems inconsistent on paving roads. Gregg Shoals road for example could be paved.
 - "Streets- north Oliver
 - too many to list...
 - Back country paved roads are not constructed well enough to handle heavier vehicles (like logging trucks and trucks carrying heavy equipment). They tear up these roads too easily, and when they do, the county doesn't repair them quickly enough.
 - T-SPLOST is really helping with paving roads

4. Is the community safe, comfortable, and inviting for people to walk or bike to activities, jobs, shopping, dining, services, etc.?
 - Yes (12)
 - No (3)
 - I don't know (3)

5. Does your community have any traffic issues?
 - Yes (6)
 - No (11)
 - I don't know (1)

6. If yes, what are the specific traffic issues (check all that apply)
 - Predictable_peaks_like_rush_hou,unsafe_inconvenient_to_travel_w
 - Speed limits are too high
 - Predictable peaks like rush hour (2)
 - Unpredictable gridlock; there aren't enough parking options

7. In your opinion, is park space within your community easily accessible to all residents? If not, explain:
 - Yes (8)

Survey Results (cont.)

Granite City Walking Trail is outstanding
 Would like to see more
 No, Not on the square (1)

8. Are there any persistent public safety issues in your community (dangerous intersections, sanitation, crime, run-down properties, etc.)? If yes, please explain
 - No (2)
 - Rural litter from fast food restaurants and dumping; too much meth in the area
 - Number of run-down/dilapidated properties.
 - Need leash law + adequate living condition requirements for pets and livestock.
 - Run down properties that are an eye sore
 - "Run down properties exist in City of Elberton and Elbert county. For example on McIntosh street in Elberton. I wonder if there are rules against having trash, broken down cars, etc on your property in the county as a whole? Littering is an issue. Fine those that litter. Problems with feral cats and possibly dogs in the city of Elberton. Increase awareness for responsible pet ownership, spay and neuter. Enforcement of rules for # of animals and treatment of animals. County government building is very dated. "
 - Traffic lights at old Coca Cola plant and at McDonald's/ CVS/La Fogata take way too long to change
 - "Large problem with drugs, and crimes that go along with addicts/users.
 - 72 and 17 at Kenny's corner. Also the intersection of 72 and McWilliams Park needs a turn-ing lane.
 - There are run down and poorly maintained properties throughout the entire county. Pul-liam Mill Rd at Hwy 172 is a very dangerous intersection.
 - Cars backing up into the street while trying to access several of the fast -food establish-ments.
 - Police, when making a traffic stop, allowing the driver to stop in the median of the high-way, instead of making them pull into a parking lot or side street
 - Cars coming to a complete stop and blocking the highway, as a funeral procession passes on the other side of the highway
9. Water/sewer services received the following ratings: excellent (1), very good (5), good (4), poor (4)
10. Emergency services received good, very good, and excellent ratings
11. Internet services received the following ratings: excellent (2), very good (2), good (6), poor (5), average (3)
12. Leisure Services/Recreation received the following ratings: excellent (3), very good (1), good (5), poor (4), average (4)
13. Are there adequate housing options to meet the future needs of the community?
 - Yes (1)
 - No (9)
 - I Don't Know (8)
14. What is the most immediate housing need within your community? Explain.
 - Middle class housing and lack of apartments
 - 3/2 Rental Property - People cannot afford to purchase homes in our community and there are no rental units available
 - Lack of available rental property across all income levels.
 - NICE homes and apartments to rent
 - Housing for senior citizens, 55+ community
 - Rentals for others besides low income housing.
 - Affordable rental
 - We need more housing for middle class families and housing for the younger generations. Maybe some nice apartment complexes for Athens Tech students and young adults.
 - Acceptable rental property

Survey Results (cont.)

15. What is a defining characteristic of your community that you would like to see preserved?
- History and green space
 - Small town life
 - To be a draw for clean tech companies with good wages.
 - It's beauty. Stricter littering laws and enforcement thereof would be a start.
 - Modernize and bring in family recreation options.
 - Parks, library, downtown square, theater
 - Christian and caring, love of our neighbors, helping one another especially in crisis.
 - We need to develop the downtown area like other towns.
 - The history of old homes and statues.
 - Lake Russell!
 - The Granite Industry
16. List three small actions your local government could take to improve the quality of life in your neighborhood/ community:
- 1)more water in county; 2)better broadband in county; 3)more paving
 - 1)allow concerts in the granite bowl; 2)Create more events to be a destination; 3) draw more businesses
 - 1)Bring in family activities such as a community pool, bowling, skating, ropes course, etc; 2)Ask for public input and LISTEN to act upon; 3)Provide an insurance that small businesses could buy into for their families."
 - 1) Bike trails; 2) continue to revitalize downtown area; 3) work on improvements for Lake Russell adding a day use Marina
 - 1)install a dog park with shaded areas; 2)offer more eating establishments/ choices
 - More doctors and clinics
 - No Landfill; stop Hulsey tracks from dumping
 - More recreational things for my children; safer/wider roads; more businesses and jobs other than just granite
 - No zoning; lower taxes; close hospital
 - Clean up dilapidated properties; Focus on housing and small businesses; find ways to bring more entertainment and restaurants into the community. Focus on Lake Russell and what businesses can proper due to the lake
 - Combine the city and county governments; remove school tax for residents over the age of 65; build a bypass around Elberton.
17. What are the most important projects that the community should complete over the next five years?
- Generate more businesses
 - Housing, transportation, more economic development
 - Create an exciting brand and image for the region
 - Transfer station needs to be open after 5/Saturday, at least until noon. The lack of availability is a good reason there's so much illegal dumping in our county.
 - Cooperation between city and county to provide a station at City recycling center for items to go to transfer station. Full time employee, weigh station etc.
 - More brown/black/female faces in our government to better represent our needs.
 - 1)Bring in family activities such as a community pool, bowling, skating, ropes course, etc; 2)Ask for public input and LISTEN to act upon; 3)Provide an insurance that small businesses could buy into for their families.
 - Encourage new businesses and deal with unoccupied commercial real estate. Make sure schools are in good physical condition. Improve the services available on Lake Russell. Community activities such as a farmers market, music on the square...
 - Dog park

Survey Results (cont.)

Have internet service within the city of elberton along the four lane
 More grocery stores and restaurants
 More business and companies to come here to improve job situation.
 Roundabouts
 more recreational things for my children, safer/wider roads, more businesses/jobs other than just granite
 Vastly improve high-speed Internet.
 More industry
 Getting county roads paved. Add more campsites and rentals to Bobby Brown Park. Have more community events to bring others to our county. Work on growth around lake Rus-sell. Weather it be housing, restaurants, business or a marina. A Marina on Lake Russell will help with developments. If it's only one more the lake will still be preserved.
 By-pass around the City of Elberton
 Combine the city and county governments

18. Do you feel that the local government manages land use and zoning appropriately in your community? If not, explain what changes you would make:

Yes (6)

We do not want any large landfills or incinerators

No (6)

There needs to be oversight and prevention of industrial and agricultural pollution and spillage

We need specific codes relating to junk, trash, dilapidated properties, unclean properties, mobile home parks. The code enforcement officer does an exemplary job with available resources, but his hands are often tied due to non-specific ordinances. I am also in favor of business licenses for businesses located in the County.

They are more worried about what people that don't live in this town think instead of listening to the residents.

No Landfill; Stop Hulse trucks from dumping in our county

Elbert County needs much more stringent and enforceable planning and zoning codes, as well as tougher building permit codes.



Elbert County
◆ GEORGIA ◆

Rock Solid

COMPREHENSIVE PLAN