

RESOLUTION

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

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

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

Adopted this 7th day of February, 2022.



City of Elberton, Georgia

A handwritten signature in blue ink, appearing to be "A. D. G. T. R.", is written over a horizontal line.

Mayor

ATTEST:

A handwritten signature in blue ink, appearing to be "Cindy Churey", is written over a horizontal line.

City Clerk



Rock Solid

COMPREHENSIVE PLAN

PREPARED BY THE NORTHEAST GEORGIA REGIONAL COMMISSION



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Acknowledgements

MAYOR AND CITY COUNCIL

Larry Guest, Mayor
Carey Butler, Ward 1
Terry Burton, Ward 2
Troy Colquitt, Ward 3
Rick Prince, Ward 4
Kyle Parham, Ward 5

STEERING COMMITTEE

Larry Guest, Mayor
Lanier Dunn, City Manager
Cindy Churney, Clerk & Historic Preservation
Brent Driscoll, Building & Zoning
Kevin Jordan, Fire
Bruce Herring, Housing Authority
Crystal Beebe, Main Street
John Jenkins, DDA/Economic Development

NEGRC STAFF

Eva Kennedy, PGS Division Director
Mark Beatty, Senior Community Planner
Jon McBrayer, GIS Planner
Stephen Jacques, Project Specialist



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 the manner in which the community will develop and invest by asking three questions:

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

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

Process Overview

The Comprehensive Plan process follows the Rules of the Georgia Department of Community Affairs ("DCA"), O.C.G.A. Chapter 110-12-1, Minimum Standards and Procedures for Local Comprehensive Planning, effective October 1, 2018. The DCA rules state that the Comprehensive Plan for the City of Elberton 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 city's vision, goals, and policies are developed to determine the community's future direction. As a part of this component, policies are identified to assist in making decisions that are consistent with community goals.

Economic Development

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

Future Land Use

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

Community Work Program

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

Public Involvement

The Comprehensive Plan update incorporated public involvement throughout. The planning process began with a public hearing and community input session on August 4, 2021, where the public was invited to discuss the assets and challenges



Image 1: Elberton "Granite Capital of the World" Mural

found in the city and 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 City. This Committee provided valuable feedback, guidance, and recommendations, and served an integral role in developing a plan representative of the community's vision. In addition, an online public survey was available from August 4 - September 1, 2021. The online survey allowed the local government to receive a wider range of input than otherwise would have been possible.

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

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



Review Process

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

Once the plan has been found by the DCA to be in compliance with Minimum Standards and Procedures, the approved Plan may be adopted by local resolution.

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 Needs and Opportunities were identified using an analysis of relevant data and a survey of community leaders, city staff, and stakeholders who participated in a number of surveys and input sessions. The list is intended to capture the most prescient needs that the community will have over the next five to ten years, in order to establish a set of goals the community can work towards achieving. Identified items are categorized into the following topics:

Economic Development

Land Use, Housing, and Community Development

Natural and Cultural Resources

Transportation

Community Facilities and Services

Broadband Services

Community Overview

The City of Elberton serves as the county seat of Elbert County, located on the border of Georgia and Abbeville County, South Carolina. The population of the City totals 4,522 with a median household income of \$40,295, lower than the state median household income of \$58,700 (U.S. Census). The population has remained stable over the past decade, slightly decreasing since 2010. Between the years of 2021-2026, the city is expected to continue decreasing in population at an annual rate of 0.41 percent. Of the total 2,381 households, 50.5 percent are estimated to be owner-occupied with 33 percent renter-occupied; the remaining 16.5 percent of homes are estimated to be vacant. The unemployment rate of Elbert County as a whole is 3 percent as of September 2021, slightly higher than the regional unemployment rate of 2.2 percent (Georgia Department of Labor).

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.

Community Survey Results

Elbert County, the City of Elberton, and the City of Bowman participated in a joint public input process via an online survey that was created and hosted by the Northeast Georgia Regional Commission. This survey was advertised through the local government websites, social media pages, and various affiliated government and non-profit agency social media pages. The survey received 32 responses, 12 of which were for the City of Elberton. The following list provides a brief analysis of key points from input received by residents:

***This list does not encompass all questions that were included in the survey. Follow up questions were provided for Yes/No answers that allowed residents to provide more detail.*

1. Are the streets and sidewalks adequately maintained?
 - Yes (10)
 - No (2)
2. Is the community safe, comfortable, and inviting for people to walk or bike to activities, jobs, shopping, dining, services, etc.?
 - Yes (9)
 - No (3)
3. Does your community have any traffic issues?
 - Yes (3)
 - No (9)
4. In your opinion, is park space within your community easily accessible to all residents? If not, explain:

Image 2:
McIntosh Street, Downtown
Elberton



"The remaining historic buildings are a treasure"

- Yes (6)
 - “Parks are not accessible to resident that don’t have transportation”
 - “I wish there were more options”
5. What is the most immediate housing need within your community? Explain.
- Rental housing of all types (6)
 - Middle-class housing
 - More housing of all kind is needed
6. What is a defining characteristic of your community that you would like to see preserved?
- Granite industry is a nice tourist attraction
 - This is a small community with a good people
 - The two best things are the local theater and the annual county fair
 - Historic Buildings, sites, neighborhoods, and downtown areas
 - Small-town feel

Image 3: St. Mary Catholic Church, Forest Avenue



Strengths, Weaknesses, Opportunities, and Threats (SWOT) Analysis

- *The cost of living is lower than the Georgia average*
- *Sense of community – seems that most residents of our cities and county and quick to respond to those in need; to lend a helping hand*
- *Having a hospital in our small community is a definite advantage; Also, having a campus of Athens Tech is a plus to our local economy*
- *Room for growth*
- *City of Elberton’s Utility and Public Works response time to emergency repairs and/or new installations and extensions*
- *It is a great place to raise children, because the community support is great*

S

- *There seems to be a certain amount of negativity present*
- *Inability to retain our young people as they graduate from high school*
- *Lack of adequate, decent affordable rental properties*
- *Diversity – coming together*
- *There are not enough jobs outside of the restaurant industry*
- *Our community is aging and we need new business and new business training to get our youth who graduate college to be able to come back to the community*
- *Lack of well-paying jobs*

W

- *Grow under the direction of leadership at all levels who work for the good of the entire population of the county.*
- *Reach those who feel they are underserved*
- *Grow Businesses*
- *Reinvest in our youth by establishing things that interest them*
- *Bring in new industry and commit to the training of individuals who would eventually work in those jobs*
- *Market Lake Russell*
- *Expand the Industrial Park for the new industry*

O

- *Drugs have long been a problem*
- *Poverty*
- *Crime*
- *Economic instability*
- *Surrounding county is thriving and population increasing due to lake development*
- *Dilapidated housing*

T

Needs and Opportunities

Economic Development



Image 4: Elberton has access to freight infrastructure and a strong existing local industrial economy. However, sectors associated with tourism, retail, and restaurants could be enhanced



Image 5: Local Granite City BBQ Cook-off Festival, Downtown Elberton



Image 6: Petersburg Towers, example of limited rental housing opportunity within the city

Needs

- More job opportunities beyond the restaurant industry and retail are needed for improved wages and job stability.
- There is a need to attract new industry to the City.
- Skilled labor/workforce is needed to attract new businesses and industries.
- Well-paying jobs with longevity are needed for economic stability and population retention.
- Existing businesses and industry in all sectors need support, engagement, and resources to continue to thrive in the community.
- Recruit new employers to complement and enhance the local economy by offering a more diverse range of employment options.
- There is a need to increase the City's visibility as a destination for recreation and industry.

Opportunities

- The City has acquired 160 acres of undeveloped property for industrial use to serve new industrial growth over the coming years. The property has access to existing utility infrastructure when needed.
- Access to incentive programs for new and existing industries from the State, County, and City of Elberton are in place to foster economic growth. Elberton is within the Georgia Job Tax Credit Program as a Tier 1 community.
- Existing workforce development programs include: Elbert County Comprehensive High School's Career, Technical, and Agricultural Education Program, and the Elberton Campus of Athens Technical College.

Land Use, Housing, and Community Development

Needs

- There is a significant presence of housing, within the City of Elberton, that is declining in quality and require renovation and upkeep.
- There are dilapidated and failing houses that may be slated for condemnation and demolition if they are beyond the scope of repair.
- There is a need for the expansion of housing options, particularly affordable options, for both buying and renting.
- Apartment options, particularly 1-2 bedroom options, are in high demand within the City.
- The City of Elberton has been struggling with population loss, especially among younger generations, due, in part, to less options for housing that cater to them.
- There is a lack of housing facilities for retirees and those who need assisted living.
- There is little available land within the City limits to purchase and develop.
- Some property owners do not perform routine maintenance in a timely manner.
- Lower income housing is among the housing that is often not well-maintained.

Opportunities

- The construction of well-maintained affordable housing for the average income families with particular consideration of affordability for teachers, fire fighters, police officers, retail workers, and others.
- The City of Elberton has an owner-occupancy rate above the state average and this is a strength that demonstrates the readiness of the community for more housing.
- The City could identify potential properties ideal for infill development and multi-family housing through planning exercises to attract potential developers.
- The City could explore available housing assistance programs such as the Georgia Initiative for Community Housing.

Natural and Cultural Resources

Needs

- Balance growth with protections for natural resources and the environment.
- Access to natural resources and parks was noted as being limited in accessibility through a public survey.
- There is a need for greater diversity of activities for youth and young adults.
- Many historic buildings in the city need renovation or rehabilitation.

Opportunities

- Control and guide growth through effective code enforcement and strategic infrastructure expansion respective of environmental conditions.
- Work through public engagement to determine the most appropriate types of recreation to add to public facilities for youth and adults.
- There are grants and other public funding options to cover the costs of rehabilitation of historic buildings.

Transportation

Needs

- There is a need to improve circulation for truck traffic in downtown Elberton.
- Work to improve transportation infrastructure in support of economic development goals.
- The rising cost of maintenance of current infrastructure is a challenge.
- State Highways show a higher level of vehicular crashes that result in significant injury compared to local streets. Speed reductions and other safety improvements may be needed along State Routes to mitigate dangerous conditions.

Image 7:

Linear park system offering walking trails, open space, and playgrounds.



Image 8: State Route 72, this serves as one of the main thoroughfares through the city.





Image 9: Example of pedestrian crosswalk, Forest Avenue

Opportunities

- Developing more efficient systems to plan, build, and maintain transportation infrastructure.
- Expanding mobility options.
- The City's existing sidewalks are a good starting point for a larger, connected bicycle and pedestrian network. Comprehensive bicycle and pedestrian planning would provide a guide for targeted improvements to optimize connectivity.
- Coordinate with the Georgia Department of Transportation on the schedule of road maintenance projects within city limits so that safety improvements can be incorporated on state routes.

Community Facilities and Services

Needs

- Replace aging and obsolete infrastructure to increase efficiency and improve delivery of services.
- Sewage treatment facility is at 80% capacity and requires significant upgrades.
- Strategic replacement of sewer mains and storm water lines and main intakes.
- More facilities that encourage youth engagement and activities.

Opportunities

- Strategic repair, and retrofit of infrastructure can be an incentive to attract new development in targeted locations.
- Redevelop a new sewer treatment facility to increase capacity and meet modern environmental requirements.
- Seek financing (grants and loans) to address aging sewer and storm water infrastructure.
- Invest in facilities that cater to the interests of the youth population.



Image 10: Example of unused alley that could be activated for pedestrian use.

Broadband Services

Needs

- The city population is served completely by broadband of 200Mbps of download speed.
- There are few options for free, publicly accessible internet.

Opportunities

- The City is working to upgrade infrastructure of ElbertonNET city-wide to provide 1GB of download speeds within the next 24 months.
- A targeted partnership with the public library branch could be used to enhance publicly accessible Wi-Fi locations.



Image 11: Elbert Memorial Hospital



Image 12: Main Street Cruise-In Classic Car Show, Downtown Elberton



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

**VISION,
GOALS, AND
POLICIES**

VISION STATEMENT

Elberton will be known for its safe and livable small town atmosphere with diverse employment opportunities serving the regional community. Citizens will have access to quality education, good jobs, careers, arts, cultural events and recreation. We will be a live-work-play community preserving the historical integrity of our neighborhoods and our downtown.

Citizens will have access to quality, competitively priced, city-owned utilities and services. Our leaders will be collaborative and aggressive in promoting smart growth, education, economic prosperity, quality of life, and equal opportunities for all.

Goals and Policies



Image 13: Local example of a mural accenuating local history and enhancing the aesthetics of the built environment, Downtown Elberton



Image 14: Rusted vent on a high school gymnasium

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

Economic Development

- Support programs that retain, expand, and create businesses that provide a good fit for our economy in terms of job skills required and links to existing businesses.
- Increase local employment opportunities through the promotion of orderly economic growth, fostering the attraction of new businesses and industries that diversify the local economy and maximize the strengths of the local labor force.
- Improve the talent of the local labor pool and improve high school graduation rates.
- Consider cost-to-benefit ratios in making decisions on economic development projects.
- Prioritize expansion of facilities and services incrementally.
- Consider the employment needs and skill levels of the existing population in making decisions on proposed economic development projects and job training resources.
- Recruit diverse and environmentally sensitive industries that will provide jobs for residents.
- Support and encourage local entrepreneurs and artists.
- Support the growth of technology- and skill-based industries in the city.
- Work with County and regional agencies to encourage business education support to small business owners.
- Strengthen cooperative effort with Athens Technical College to identify training resources to train local residents for prospective industries.

Land Use

- Promote development that will add value to our community through design, landscaping, lighting, signage, and scale.
- Provide incentives to rehabilitate existing buildings and to construct new buildings that are compatible with the period and feel of the existing architecture.
- Guide new development in suitable locations in order to protect natural resources, environmentally sensitive areas, and agricultural lands.
- Strive for excellence when assisting developers, property owners, and residents to use attractive community design and maintenance as a means to enhance environmental protection and support community facility infrastructure.



Broadband Services

- Continue to own, operate, and expand as a local internet provider to deliver high quality broadband to the citizens of Elberton and Elbert County.
- Identify strategic investments and partnerships to reach a threshold of 100 percent served population in Elbert County.

Image 15: (left)
Historic Elbert Theatre

Transportation, Facilities and Public Services

- Work with the Georgia Department of Transportation, the various railroad owners, and other local stakeholders to insure appropriate transportation infrastructure is developed and installed in support of economic development initiatives.
- Identify, encourage, and protect desirable land uses and development patterns along transportation corridors.
- Provide a safe, efficient, and effective transportation system that reflects both existing and future needs while providing a variety of transportation options.
- Guide development into areas appropriate to the transportation network and existing utility 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 land and infrastructure investments to optimize commercial and industrial growth.

Image 16: (right)
Elbert County Fire Department,
Station 1, and the Historic
Elberton Train Depot

A large, light gray, stylized number '4' graphic that serves as a background element for the chapter title. It is composed of thick, hollow lines.

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

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

Residential

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

- Low-Density: average of one or fewer housing units per acre
- Medium-Density: average of 1-4 housing units per acre
- High-Density: average of five or more housing units per acre
- Multi-Family: multiple housing units per building

Commercial

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

Office / Professional

Office / Professional accommodates business concerns that do not provide a product directly to customers on the premises, or do not, as a primary activity involve the manufacturing, storage, or distribution of products. This category includes small, single-occupant structures and office parks with a variety of tenant in multi-story buildings.

Public / Institutional

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

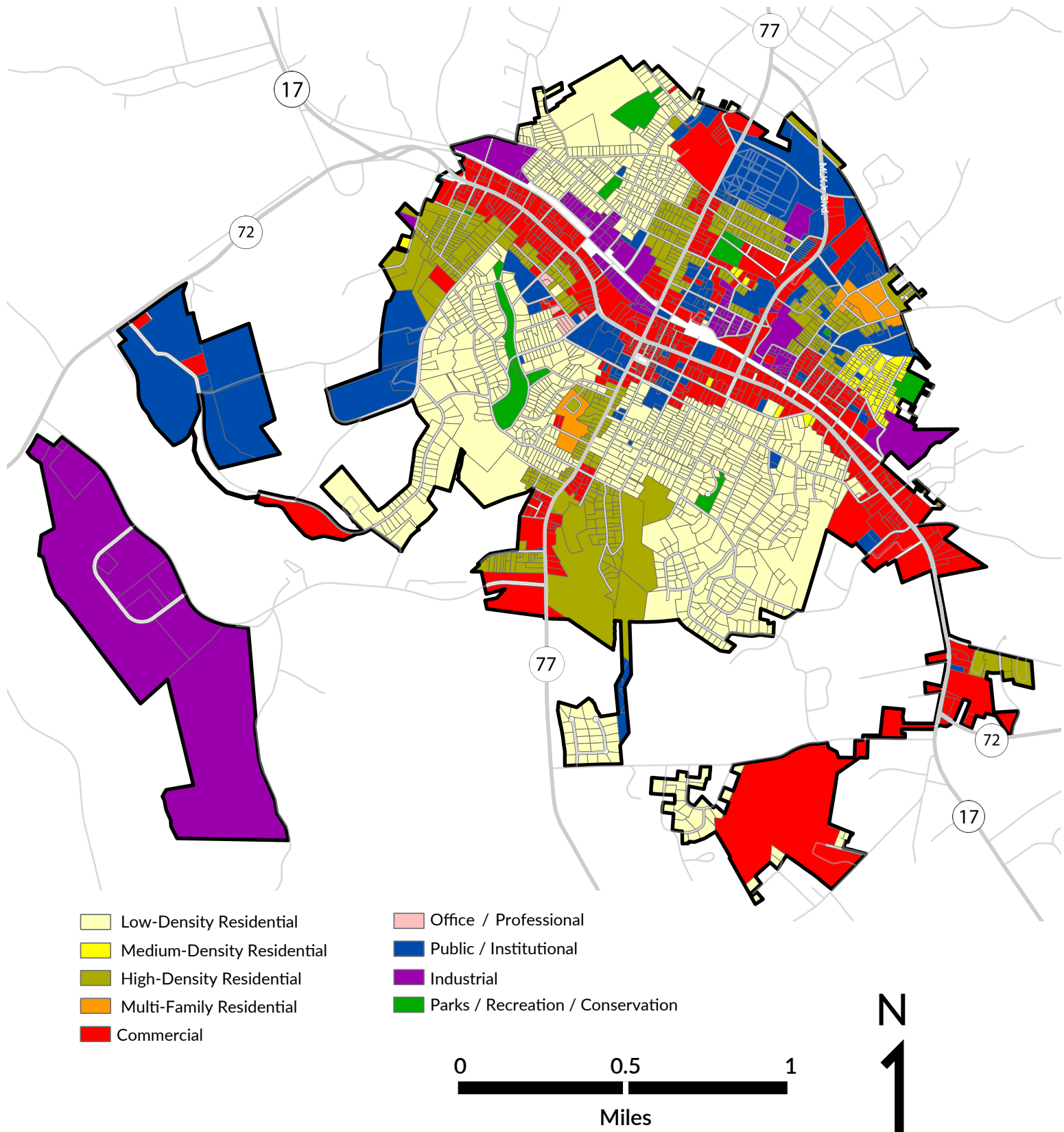
Industrial

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

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.

City of Elberton Future Land Use Map



Land Use Examples



Image 16: Commercial or Office/Professional



Image 17: Medium-Density Residential



Image 18: Commercial



Image 19: 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)

| # | ACTIVITY | STATUS (COMPLETE, ONGOING, POSTPONED, CANCELLED) | NOTES |
|----|--|--|---|
| 1 | Promote and market Samuel Elbert Hotel for private and/or public reuse. | Complete | Renovated by City in 2017. |
| 2 | Promote economic development within the downtown square and main street districts. | Ongoing | Revised and carried over to Work Program Item #1. Revised to incorporate a measurable action item. |
| 3 | Promote Elmhurst Cemetery. | Ongoing | Revised and carried over to Work Program Item #14. Revised to incorporate a measurable action item. |
| 4 | Work with state agencies to identify opportunities for business and industrial recruitment. | Ongoing | Revised and carried over to Work Program Item #2. Revised to incorporate a measurable action item. |
| 5 | Study local economic characteristics and conditions to address the potential for economic diversification. | Ongoing | Revised and carried over to Work Program Item #3. Revised to incorporate a measurable action item. |
| 6 | Continue to support the Economic Development Authority. | Ongoing | Revised and carried over to Work Program Item #4. Revised to incorporate a measurable action item. |
| 7 | Develop teleconferencing capabilities to allow for distance learning educational opportunities. | Cancelled | Options for video conferencing have changed drastically. Special equipment no longer needed. |
| 8 | Promote infill residential development to developers. | Ongoing | Revised and carried over to Work Program Item #5. Revised to incorporate a measurable action item. |
| 9 | Minimize the negative environmental impacts of residential development. | Ongoing | Revised and carried over to Work Program Item #7. Revised to incorporate a measurable action item. |
| 10 | Minimize the negative environmental impacts of development. | Ongoing | Consolidated with previous line item. Carried over to Work Program Item #7. |
| 11 | Coordinate new development with existing and planned community facilities. | Ongoing | Consolidated with previous two line items. Carried over to Work Program Item #7. |
| 12 | Assist Special needs population with receiving government assistance to improve housing conditions. | Ongoing | Revised and carried over to Work Program Item #8. Revised to incorporate a measurable action item. |
| 13 | Seek government funding to rehabilitate substandard housing and to ensure a continued supply of low-to-moderate income affordable housing options. | Ongoing | Revised and carried over to Work Program Item #9. Revised to incorporate a measurable action item. |
| 14 | Façade Grant | Complete | The grant programs is available at the \$5,000 level. |

| # | ACTIVITY | STATUS (COMPLETE, ONGOING, POSTPONED, CANCELLED) | NOTES |
|----|--|--|---|
| 15 | Work with county to develop public education program to promote recycling. | Ongoing | Revised and carried over to Work Program Item #18. Revised to incorporate a measurable action item. |
| 16 | Coordinate new development with the local school board to minimize impacts on the school system. | Ongoing | Revised and carried over to Work Program Item #11. Revised to incorporate a measurable action item. |
| 17 | Continue sewer system Inflow & Infiltration remediation projects. | Ongoing | Carried over to Work Program Item #21. Revised to incorporate a measurable action item. |
| 18 | Replace all bare steel natural gas main, 15 miles. | Complete | All were completed by end of 2018. |
| 19 | Add storm water, electric, and broadband infrastructure to GIS mapping system. | Complete | All added to GIS except stormwater which is not a high priority. |
| 20 | Utilize Future Land Use map to coordinate new development in appropriate areas serviced by necessary infrastructure. | Ongoing | Planned as ongoing item, removed from Work Program. |
| 21 | Utilize the Future Land Use map to coordinate new economic development in appropriate areas serviced by the necessary infrastructure. | Ongoing | Planned as ongoing item, removed from Work Program. |
| 22 | Utilize the Future Land Use map to coordinate new development with the Comprehensive Plan. | Ongoing | Planned as ongoing item, removed from Work Program. |
| 23 | Address the Future Land Use map every two years to ensure it adequately reflects prevailing development patterns. | Ongoing | Revised and carried over to Work Program Item #10. Revised to incorporate a measurable action item. |
| 24 | Develop a cooperative relationship between local government, Athens Tech, and local businesses and industries to monitor labor force conditions and needs. | Ongoing | Planned as ongoing item, removed from Work Program. |
| 25 | Coordinate new development with the local school board to minimize impacts on the school system. | Ongoing | Planned as ongoing item, removed from Work Program. |
| 26 | 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 | Revised and carried over to Work Program Item #15. Revised to incorporate a measurable action item. |
| 27 | Improve transportation infrastructure according to community needs. | Ongoing | Removed from Work Program |
| 28 | Partner with the DDA to rehabilitate the Bailey Building at 23 North Public Square to incorporate mixed use. | Ongoing | CDBG-RDF grant awarded in 2020. Work expected to be completed in 2022. Carried over to Work Program Item #12. |

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 | **Create a working inventory list of vacant spaces within the downtown square and main street districts with property details to be advertised through the Downtown Development Authority. | 2022 | City Manager / Downtown Development Authority | Staff Time | General Fund |
| 2 | Complete a business and industry compatibility study with coordination between regional and state agencies to determine the most appropriate sectors to recruit based on local infrastructure capabilities. | 2024 | Select Elbert / Downtown Development Authority / City Council / City Manager | \$30,000 | General Fund / Grants |
| 3 | Identify gaps between local workforce development initiatives and economic development activities to facilitate economic diversification. (Deliverable: Elbert Economic Diversification Analysis) | 2023 | Select Elbert / Chamber of Commerce / Downtown Development Authority / Athens Tech / City Council / City Manager / Elbert County Administrator | Staff Time | General Fund |
| 4 | Host annual retreat with Select Elbert, the Downtown Development Authority, and Elbert County to determine needs and opportunities. | 2022-2026 | Select Elbert / Downtown Development Authority / City Manager | Staff Time | General Fund |
| LAND USE, HOUSING, AND COMMUNITY DEVELOPMENT | | | | | |
| 5 | **Determine most appropriate parcels to promote rental housing development developers. | 2023 | City Manager / Elberton Planning Commission / Elberton Housing Authority | Staff Time | General Fund |
| 6 | Analyze zoning ordinance to determine what barriers exist for infill development (e.g. lot size, building size, etc.). | 2023 | City Manager / Elberton Planning Commission / City Council | \$30,000 | General Fund |

| # | ACTIVITY | TARGET OF COMPLETION | RESPONSIBLE PARTY | COST ESTIMATE | FUNDING SOURCE |
|---------------------------------------|---|----------------------|--|-----------------------|--------------------------|
| 7 | **Identify strategic nodes to concentrate new development to minimize environmental impacts. | 2023 | City Manager / Elberton Planning Commission / City Council | Staff Time | General Fund |
| 8 | **Identify housing needs of individuals with disabilities through surveying and public engagement. | 2024 | City Manager / City Council | \$2,000 | General Fund |
| 9 | **Seek government funding (CHIP/CDBG) to rehabilitate substandard housing. | 2025-2026 | City Council / City Manager | \$600,000 - \$750,000 | General Fund, Grants |
| 10 | **Review the Future Land Use map every two years to ensure it adequately reflects prevailing development patterns. | 2024 - 2026 | City Manager / Elberton Planning Commission | Staff Time | General Fund |
| 11 | **Review Code of Ordinances to compare local environmental regulations to State requirements to minimize conflicts. | 2025 | City Manager / City Attorney / Elberton Utilities | Staff Time | General Fund |
| 12 | **Partner with the DDA to rehabilitate the Bailey Building at 23 North Public Square to incorporate mixed use. | 2022-2023 | City Council / City Manager / Downtown Development Authority | \$915,000 | General Fund, CDBG Grant |
| 13 | Apply for the Georgia Initiative for Community Housing Program (GICH) in partnership with Elbert County. | 2026 | City Council / City Manager / Elbert County | Staff Time | General Fund |
| NATURAL AND CULTURAL RESOURCES | | | | | |
| 14 | **Create an informational pamphlet for Elmhurst Cemetery that provides a narrative of historical and cultural significance to the city. | 2025 | City Manager / Elberton Historic Preservation Commission | \$2,000 | General Fund |
| 15 | **Coordinate tourism and cultural resource development with the Chamber of Commerce through website applications. | 2022-2024 | City Clerk / Chamber of Commerce | Staff Time | General Fund |
| TRANSPORTATION | | | | | |
| 16 | Create a complete streets and trails master plan for the city to prioritize repairs and improvements for sidewalks and trails. | 2024-2025 | City Council / City Manager / NEGRC | \$5,000 | General Fund |

COMMUNITY WORK PROGRAM

| # | ACTIVITY | TARGET OF COMPLETION | RESPONSIBLE PARTY | COST ESTIMATE | FUNDING SOURCE |
|--|---|----------------------|--|-----------------------|---------------------------|
| 17 | Identify opportunities with GDOT for safety improvements along state routes throughout the city. | 2022 - 2026 | City Manager / Public Works Department / Fire Department | Staff Time | General Fund |
| COMMUNITY FACILITIES AND SERVICES | | | | | |
| 18 | **Work with Keep Elbert County Beautiful to develop public education program to promote recycling. | 2023 | Elberton Utilities / Keep Elbert County Beautiful | Staff Time / \$5,000 | General Fund |
| 19 | Develop a new sewer treatment facility to increase capacity and meet modern environmental requirements. | 2025-2026 | Elberton Utilities | \$15 million | User Fees, Grants |
| 20 | Create a prioritization list of aging sewer and stormwater infrastructure that requires replacement. | 2022 | City Manager / Elberton Utilities | Staff Time / \$30,000 | SPLOST |
| 21 | **Replace aging sewer and storm water infrastructure. | 2023-2026 | City Manager / Elberton Utilities | \$6 million | SPLOST, User Fees, Grants |
| 22 | Survey community to identify most strategic public investments that would enhance recreational options for youth population. Create list of implementable projects based on community survey. | 2024 | City Manager / City Council | Staff Time | General Fund |
| BROADBAND SERVICES | | | | | |
| 23 | Expand ElbertonNET services throughout the county. | 2022-2024 | ElbertonNET | \$3 million | Grants, User Fees, SPLOST |
| 24 | Upgrade ElbertonNET services to accommodate 1GB of download speeds. | 2022-2024 | ElbertonNET | \$1 million | User Fees |
| INTERGOVERNMENTAL COORDINATION | | | | | |
| 25 | Host meeting with Board of Education to determine remaining capacity of school system and coordinate local development needs. | 2024 | City Manager / Board of Education | Staff Time | General Fund |

A large, light gray, stylized number '6' graphic is centered on the page, serving as a background element. It is composed of several overlapping, curved lines that form the shape of the digit.

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. Woodson Hwy | Cfreeman@elberton.ga.gov |
| Kuneta Ashworth | Comm/4 District | 1776 Harold Ross Rd | DKashworth@gmail.com |
| Freddie Jones | Comm/5 District | | FJones@elberton.ga.us |
| JOEL SEYMOUR | RR | ELBERTON 1321 FAIRWAY DR | joel.seymour19@gmail.com |
| Alta Hulme | Community Development & Code Enforcement | 45 Forest Ave. | ahulme@elberton.ga.us |

The Elberton Star


P.O. Box 280
Elberton, GA 30635

starclassifieds@bellsouth.net
www.elberton.com

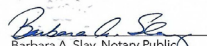
706-283-8500
706-283-9700 Fax

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 | cindy.churrey@cityofelberton.net |
| Kanier Dunn | City mgr | kdunn@cityofelberton.net |
| Brenda Ninnemann | Elbert County | bn188@gmail.com |
| Paula Wise | Elbert County | pwise3001@yahoo.com |
| James Coby | Elbert County | cory.strong@gmail.com |
| Butch Smith | Elbert County | cobysmith@hotmail.com |
| Benni Dawson | Inspector | bdawson@cityofelberton.net |
| Kevin Jordan | City of Elberton Fire Chief | kjordan@cityofelberton.net |
| Crystal W Beebe | Elberton Main Street | chebe@cityofelberton.net |
| Bob Thomas | Elbert County | bobthomas@elberton.net |
| Phil Pitts | Elbert County | ppitts@elberton.net |




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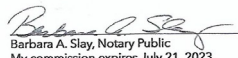
706-283-8500
706-283-9700 Fax

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://negrc.org/>.

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) | AMOUNT EXPENDED IN CURRENT YEAR (3) (4) | AMOUNT EXPENDED IN PRIOR YEARS (5) (4) | TOTAL COMPLETION COST | EXCESS PROCEEDS NOT EXPENDED (6) (5) | ESTIMATED COMPLETION DATE |
|------------------------------|-----------------------------|---|--|-----------------------|--------------------------------------|---------------------------|
| \$ 6,747,219.00 | \$ 6,303,062.80 | 456,466.13 | 2,827,283.28 | \$ | \$ | 6/30/2022 |
| 326,000.00 | 564,816.62 | 223,055.17 | 236,825.27 | | | 6/30/2022 |

Public Involvement

Public Input Meeting #2

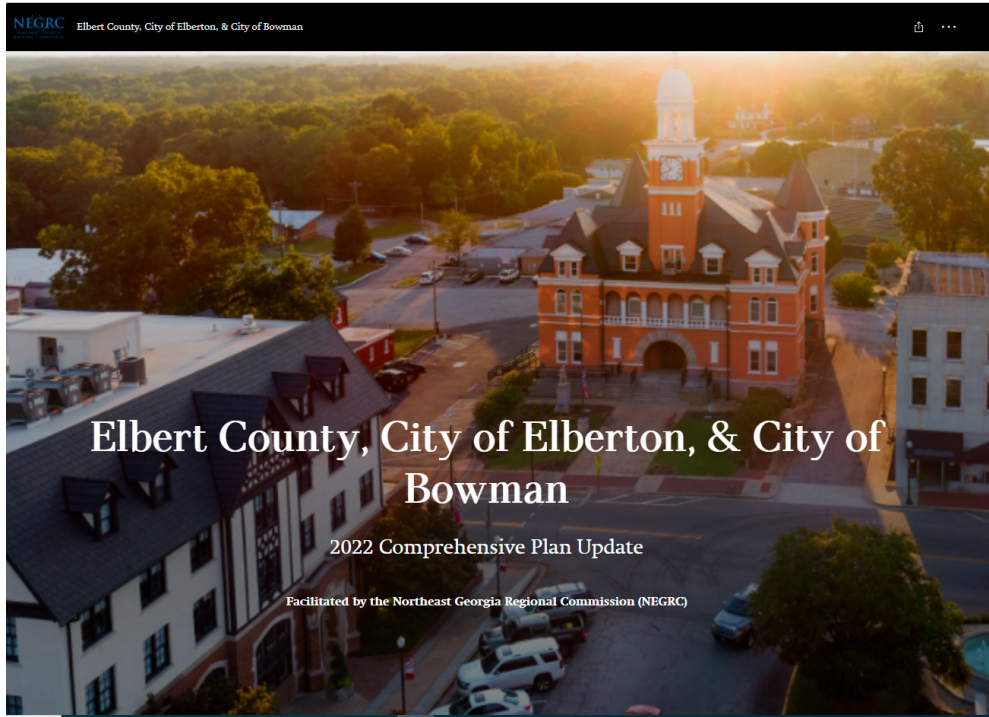
| Meeting Date | Meeting Duration | Number of Attendee | Meeting ID | | |
|-----------------------------|----------------------------|--------------------|-------------|---------------------------|--|
| August 10, 2021 9:43 AM EDT | 78 minutes | 14 | 390-526-669 | | |
| Details | | | | | |
| Name | Email 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

| City of Elberton Comprehensive Plan Update Public Input Meeting #3: August 27, 2021 – 10:00 a.m. Elberton City Hall | | |
|--|--------------------------------|-----------------------------|
| NAME | TITLE | EMAIL |
| Mark Beatty | NEGRC Senior Community Planner | mbeatty@negrc.org |
| Lanier Dunn | Elberton City Manager | ldunn@cityofelberton.net |
| Cindy Churney | Elberton City Clerk | cchurney@cityofelberton.net |
| Brent Driscoll | Elberton Zoning | |
| Crystal Beebe | Elberton Main Street Manager | |
| | | |

Public Involvement (cont.)

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



Community Data

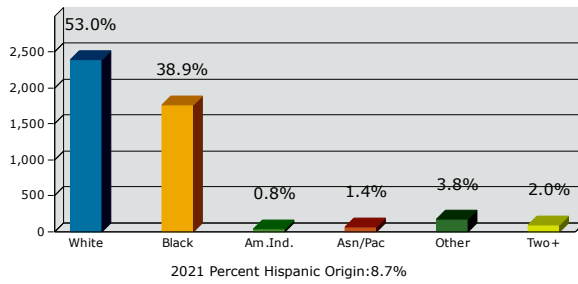


Graphic Profile

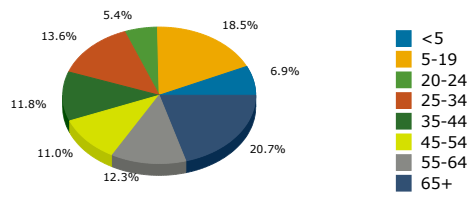
Elberton City, GA 2
 Elberton City, GA (1326616)
 Geography: Place

Prepared by Esri

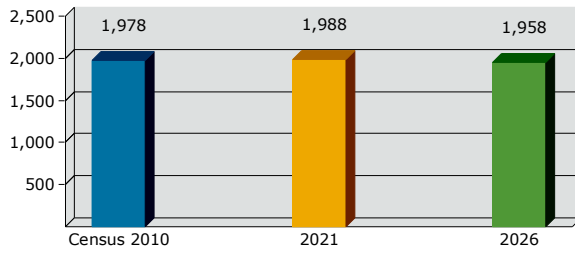
2021 Population by Race



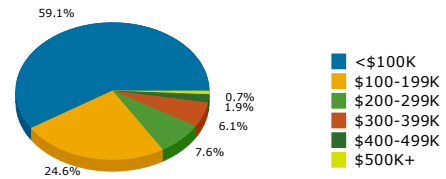
2021 Population by Age



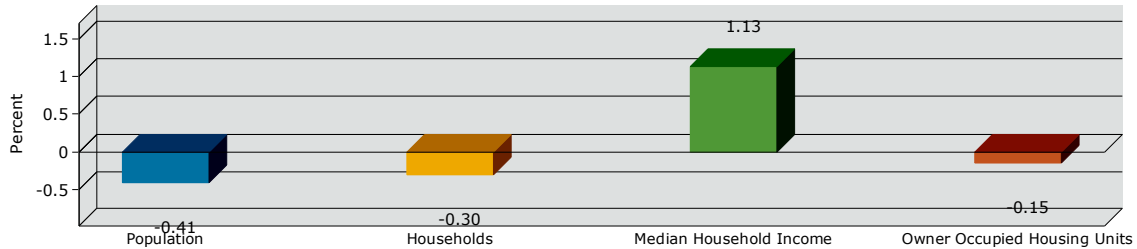
Households



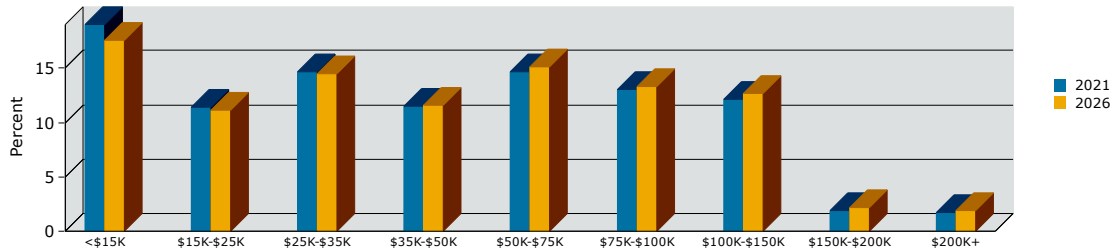
2021 Home Value



2021-2026 Annual Growth Rate




Household Income




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

November 11, 2021

Community Data (cont.)

|  | | Community Profile | |
|--|--|--|-------------------|
| | | Elberton City, GA 2 Elberton City, GA (1326616) Geography: Place | Prepared by Esri |
| | | Elberton city... | |
| Population Summary | | | |
| 2000 Total Population | | | 4,789 |
| 2010 Total Population | | | 4,544 |
| 2021 Total Population | | | 4,522 |
| 2021 Group Quarters | | | 90 |
| 2026 Total Population | | | 4,430 |
| 2021-2026 Annual Rate | | | -0.41% |
| 2021 Total Daytime Population | | | 5,866 |
| Workers | | | 3,085 |
| Residents | | | 2,781 |
| Household Summary | | | |
| 2000 Households | | | 2,006 |
| 2000 Average Household Size | | | 2.34 |
| 2010 Households | | | 1,978 |
| 2010 Average Household Size | | | 2.24 |
| 2021 Households | | | 1,988 |
| 2021 Average Household Size | | | 2.23 |
| 2026 Households | | | 1,958 |
| 2026 Average Household Size | | | 2.22 |
| 2021-2026 Annual Rate | | | -0.30% |
| 2010 Families | | | 1,178 |
| 2010 Average Family Size | | | 2.92 |
| 2021 Families | | | 1,220 |
| 2021 Average Family Size | | | 2.87 |
| 2026 Families | | | 1,192 |
| 2026 Average Family Size | | | 2.87 |
| 2021-2026 Annual Rate | | | -0.46% |
| Housing Unit Summary | | | |
| 2000 Housing Units | | | 2,283 |
| Owner Occupied Housing Units | | | 54.4% |
| Renter Occupied Housing Units | | | 33.5% |
| Vacant Housing Units | | | 12.1% |
| 2010 Housing Units | | | 2,334 |
| Owner Occupied Housing Units | | | 43.8% |
| Renter Occupied Housing Units | | | 40.9% |
| Vacant Housing Units | | | 15.3% |
| 2021 Housing Units | | | 2,381 |
| Owner Occupied Housing Units | | | 50.5% |
| Renter Occupied Housing Units | | | 33.0% |
| Vacant Housing Units | | | 16.5% |
| 2026 Housing Units | | | 2,410 |
| Owner Occupied Housing Units | | | 49.5% |
| Renter Occupied Housing Units | | | 31.7% |
| Vacant Housing Units | | | 18.8% |
| Median Household Income | | | |
| 2021 | | | \$40,295 |
| 2026 | | | \$42,630 |
| Median Home Value | | | |
| 2021 | | | \$89,889 |
| 2026 | | | \$95,432 |
| Per Capita Income | | | |
| 2021 | | | \$24,351 |
| 2026 | | | \$26,283 |
| Median Age | | | |
| 2010 | | | 40.2 |
| 2021 | | | 39.6 |
| 2026 | | | 40.7 |
| <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 2021 and 2026 Esri converted Census 2000 data into 2010 geography.</p> | | | |
| | | | November 11, 2021 |
| ©2021 Esri | | Page 1 of 7 | |

Community Data (cont.)

|  | | Community Profile | |
|--|--|--|-------------------|
| | | Elberton City, GA 2 Elberton City, GA (1326616) Geography: Place | Prepared by Esri |
| | | Elberton city... | |
| 2010 Population by Age | | | |
| Total | | | 4,544 |
| 0 - 4 | | | 7.7% |
| 5 - 9 | | | 5.5% |
| 10 - 14 | | | 6.0% |
| 15 - 24 | | | 13.7% |
| 25 - 34 | | | 12.1% |
| 35 - 44 | | | 9.9% |
| 45 - 54 | | | 13.5% |
| 55 - 64 | | | 11.6% |
| 65 - 74 | | | 8.7% |
| 75 - 84 | | | 7.4% |
| 85 + | | | 3.9% |
| 18 + | | | 76.6% |
| 2021 Population by Age | | | |
| Total | | | 4,523 |
| 0 - 4 | | | 6.9% |
| 5 - 9 | | | 7.0% |
| 10 - 14 | | | 6.1% |
| 15 - 24 | | | 10.7% |
| 25 - 34 | | | 13.6% |
| 35 - 44 | | | 11.8% |
| 45 - 54 | | | 11.0% |
| 55 - 64 | | | 12.3% |
| 65 - 74 | | | 10.7% |
| 75 - 84 | | | 6.5% |
| 85 + | | | 3.5% |
| 18 + | | | 76.7% |
| 2026 Population by Age | | | |
| Total | | | 4,430 |
| 0 - 4 | | | 6.5% |
| 5 - 9 | | | 6.8% |
| 10 - 14 | | | 7.0% |
| 15 - 24 | | | 10.5% |
| 25 - 34 | | | 11.9% |
| 35 - 44 | | | 12.5% |
| 45 - 54 | | | 10.8% |
| 55 - 64 | | | 11.9% |
| 65 - 74 | | | 11.5% |
| 75 - 84 | | | 7.4% |
| 85 + | | | 3.2% |
| 18 + | | | 76.0% |
| 2010 Population by Sex | | | |
| Males | | | 2,013 |
| Females | | | 2,531 |
| 2021 Population by Sex | | | |
| Males | | | 2,065 |
| Females | | | 2,458 |
| 2026 Population by Sex | | | |
| Males | | | 2,035 |
| Females | | | 2,395 |
| Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography. | | | |
| | | | November 11, 2021 |
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Community Data (cont.)

|  | | Community Profile | |
|--|--|--|-------------------|
| | | Elberton City, GA 2 Elberton City, GA (1326616) Geography: Place | Prepared by Esri |
| | | Elberton city... | |
| 2021 Population 25+ by Educational Attainment | | | |
| Total | | | 3,134 |
| Less than 9th Grade | | | 5.4% |
| 9th - 12th Grade, No Diploma | | | 11.3% |
| High School Graduate | | | 34.5% |
| GED/Alternative Credential | | | 4.5% |
| Some College, No Degree | | | 21.3% |
| Associate Degree | | | 7.5% |
| Bachelor's Degree | | | 10.3% |
| Graduate/Professional Degree | | | 5.3% |
| 2021 Population 15+ by Marital Status | | | |
| Total | | | 3,618 |
| Never Married | | | 43.2% |
| Married | | | 36.9% |
| Widowed | | | 8.3% |
| Divorced | | | 11.6% |
| 2021 Civilian Population 16+ in Labor Force | | | |
| Civilian Population 16+ | | | 1,824 |
| Population 16+ Employed | | | 94.2% |
| Population 16+ Unemployment rate | | | 5.8% |
| Population 16-24 Employed | | | 11.1% |
| Population 16-24 Unemployment rate | | | 6.4% |
| Population 25-54 Employed | | | 62.9% |
| Population 25-54 Unemployment rate | | | 7.0% |
| Population 55-64 Employed | | | 16.8% |
| Population 55-64 Unemployment rate | | | 0.0% |
| Population 65+ Employed | | | 9.3% |
| Population 65+ Unemployment rate | | | 7.0% |
| 2021 Employed Population 16+ by Industry | | | |
| Total | | | 1,718 |
| Agriculture/Mining | | | 2.6% |
| Construction | | | 1.7% |
| Manufacturing | | | 30.8% |
| Wholesale Trade | | | 1.6% |
| Retail Trade | | | 10.4% |
| Transportation/Utilities | | | 6.5% |
| Information | | | 1.1% |
| Finance/Insurance/Real Estate | | | 3.4% |
| Services | | | 36.8% |
| Public Administration | | | 5.0% |
| 2021 Employed Population 16+ by Occupation | | | |
| Total | | | 1,718 |
| White Collar | | | 42.9% |
| Management/Business/Financial | | | 8.2% |
| Professional | | | 14.1% |
| Sales | | | 9.3% |
| Administrative Support | | | 11.2% |
| Services | | | 16.4% |
| Blue Collar | | | 40.7% |
| Farming/Forestry/Fishing | | | 0.3% |
| Construction/Extraction | | | 1.6% |
| Installation/Maintenance/Repair | | | 2.0% |
| Production | | | 21.2% |
| Transportation/Material Moving | | | 15.5% |
| Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography. | | | |
| | | | November 11, 2021 |
| ©2021 Esri | | Page 5 of 7 | |

Community Data (cont.)

| | | 2015 - 2019 | | | |
|--|--|-------------------------------|---------|--------|------------------|
| | | ACS Estimate | Percent | MOE(±) | Reliability |
| NEGRC NORTHEAST GEORGIA REGIONAL COMMISSION | | | | | |
| | | ACS Population Summary | | | |
| | | Elberton City, GA 2 | | | Prepared by Esri |
| | | Elberton City, GA (1326616) | | | |
| | | Geography: Place | | | |
| TOTALS | | | | | |
| Total Population | | 4,343 | | 36 | High |
| Total Households | | 1,754 | | 149 | High |
| Total Housing Units | | 2,381 | | 201 | High |
| POPULATION AGE 3+ YEARS BY SCHOOL ENROLLMENT | | | | | |
| Total | | 4,140 | 100.0% | 97 | High |
| Enrolled in school | | 974 | 23.5% | 232 | Medium |
| Enrolled in nursery school, preschool | | 54 | 1.3% | 62 | Low |
| Public school | | 54 | 1.3% | 62 | Low |
| Private school | | 0 | 0.0% | 13 | Low |
| Enrolled in kindergarten | | 108 | 2.6% | 69 | Medium |
| Public school | | 108 | 2.6% | 69 | Medium |
| Private school | | 0 | 0.0% | 13 | Low |
| Enrolled in grade 1 to grade 4 | | 166 | 4.0% | 93 | Medium |
| Public school | | 146 | 3.5% | 89 | Medium |
| Private school | | 20 | 0.5% | 31 | Low |
| Enrolled in grade 5 to grade 8 | | 106 | 2.6% | 68 | Medium |
| Public school | | 97 | 2.3% | 66 | Low |
| Private school | | 9 | 0.2% | 15 | Low |
| Enrolled in grade 9 to grade 12 | | 336 | 8.1% | 150 | Medium |
| Public school | | 324 | 7.8% | 150 | Medium |
| Private school | | 12 | 0.3% | 17 | Low |
| Enrolled in college undergraduate years | | 183 | 4.4% | 103 | Medium |
| Public school | | 160 | 3.9% | 101 | Medium |
| Private school | | 23 | 0.6% | 24 | Low |
| Enrolled in graduate or professional school | | 21 | 0.5% | 24 | Low |
| Public school | | 21 | 0.5% | 24 | Low |
| Private school | | 0 | 0.0% | 13 | Low |
| Not enrolled in school | | 3,166 | 76.5% | 235 | High |
| POPULATION AGE 65+ BY RELATIONSHIP AND HOUSEHOLD TYPE | | | | | |
| Total | | 793 | 100.0% | 160 | Medium |
| Living in Households | | 748 | 94.3% | 157 | Medium |
| Living in Family Households | | 361 | 45.5% | 130 | Medium |
| Householder | | 229 | 28.9% | 88 | Medium |
| Spouse | | 113 | 14.2% | 58 | Medium |
| Parent | | 19 | 2.4% | 29 | Low |
| Parent-in-law | | 0 | 0.0% | 13 | Low |
| Other Relative | | 0 | 0.0% | 13 | Low |
| Nonrelative | | 0 | 0.0% | 13 | Low |
| Living in Nonfamily Households | | 387 | 48.8% | 114 | Medium |
| Householder | | 387 | 48.8% | 114 | Medium |
| Nonrelative | | 0 | 0.0% | 13 | Low |
| Living in Group Quarters | | 45 | 5.7% | 30 | Low |
| Source: U.S. Census Bureau, 2015-2019 American Community Survey | | Reliability: High Medium Low | | | |
| | | November 11, 2021 | | | |
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Community Data (cont.)

| | | 2015 - 2019 | | | |
|--|--|--------------|---------|--------|-------------|
| | | ACS Estimate | Percent | MOE(±) | Reliability |
| WORKERS AGE 16+ YEARS BY PLACE OF WORK | | | | | |
| Total | | 1,560 | 100.0% | 270 | High |
| Worked in state and in county of residence | | 1,104 | 70.8% | 197 | High |
| Worked in state and outside county of residence | | 384 | 24.6% | 140 | Medium |
| Worked outside state of residence | | 72 | 4.6% | 60 | Low |
| SEX BY CLASS OF WORKER FOR THE CIVILIAN EMPLOYED POPULATION 16 YEARS AND OVER | | | | | |
| Total: | | 1,569 | 100.0% | 266 | High |
| Male: | | 953 | 60.7% | 195 | Medium |
| Employee of private company | | 711 | 45.3% | 164 | Medium |
| Self-employed in own incorporated business | | 16 | 1.0% | 17 | Low |
| Private not-for-profit wage and salary workers | | 36 | 2.3% | 38 | Low |
| Local government workers | | 60 | 3.8% | 44 | Low |
| State government workers | | 57 | 3.6% | 61 | Low |
| Federal government workers | | 0 | 0.0% | 13 | Low |
| Self-employed in own not incorporated business workers | | 73 | 4.7% | 51 | Low |
| Unpaid family workers | | 0 | 0.0% | 13 | Low |
| Female: | | 616 | 39.3% | 143 | Medium |
| Employee of private company | | 434 | 27.7% | 129 | Medium |
| Self-employed in own incorporated business | | 14 | 0.9% | 20 | Low |
| Private not-for-profit wage and salary workers | | 19 | 1.2% | 17 | Low |
| Local government workers | | 106 | 6.8% | 51 | Medium |
| State government workers | | 18 | 1.1% | 20 | Low |
| Federal government workers | | 25 | 1.6% | 29 | Low |
| Self-employed in own not incorporated business workers | | 0 | 0.0% | 13 | Low |
| Unpaid family workers | | 0 | 0.0% | 13 | Low |
| POPULATION IN HOUSEHOLDS AND PRESENCE OF A COMPUTER | | | | | |
| Total | | 4,228 | 100.0% | 48 | High |
| Population <18 in Households | | 932 | 22.0% | 159 | High |
| Have a Computer | | 644 | 15.2% | 200 | Medium |
| Have NO Computer | | 288 | 6.8% | 167 | Medium |
| Population 18-64 in Households | | 2,548 | 60.3% | 181 | High |
| Have a Computer | | 1,944 | 46.0% | 273 | High |
| Have NO Computer | | 604 | 14.3% | 257 | Medium |
| Population 65+ in Households | | 748 | 17.7% | 157 | Medium |
| Have a Computer | | 505 | 11.9% | 161 | Medium |
| Have NO Computer | | 243 | 5.7% | 104 | Medium |
| HOUSEHOLDS AND INTERNET SUBSCRIPTIONS | | | | | |
| Total | | 1,754 | 100.0% | 149 | High |
| With an Internet Subscription | | 1,112 | 63.4% | 176 | High |
| Dial-Up Alone | | 0 | 0.0% | 13 | Low |
| Broadband | | 835 | 47.6% | 154 | High |
| Satellite Service | | 28 | 1.6% | 32 | Low |
| Other Service | | 4 | 0.2% | 7 | Low |
| Internet Access with no Subscription | | 103 | 5.9% | 58 | Medium |
| With No Internet Access | | 539 | 30.7% | 159 | Medium |

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

Reliability: High Medium Low

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Community Data (cont.)

| | | 2015 - 2019 | | | |
|--|--|--------------|---------|--------|-------------|
| | | ACS Estimate | Percent | MOE(±) | Reliability |
| POPULATION BY RATIO OF INCOME TO POVERTY LEVEL | | | | | |
| Total | | 4,228 | 100.0% | 48 | ■■■ |
| Under .50 | | 597 | 14.1% | 280 | ■■■ |
| .50 to .99 | | 618 | 14.6% | 301 | ■■■ |
| 1.00 to 1.24 | | 481 | 11.4% | 286 | ■■■ |
| 1.25 to 1.49 | | 132 | 3.1% | 147 | ■■■ |
| 1.50 to 1.84 | | 456 | 10.8% | 268 | ■■■ |
| 1.85 to 1.99 | | 123 | 2.9% | 97 | ■■■ |
| 2.00 and over | | 1,821 | 43.1% | 357 | ■■■ |
| CIVILIAN POPULATION AGE 18 OR OLDER BY VETERAN STATUS | | | | | |
| Total | | 3,402 | 100.0% | 160 | ■■■ |
| Veteran | | 335 | 9.8% | 126 | ■■■ |
| Nonveteran | | 3,067 | 90.2% | 176 | ■■■ |
| Male | | 1,713 | 50.4% | 165 | ■■■ |
| Veteran | | 311 | 9.1% | 125 | ■■■ |
| Nonveteran | | 1,402 | 41.2% | 173 | ■■■ |
| Female | | 1,689 | 49.6% | 132 | ■■■ |
| Veteran | | 24 | 0.7% | 22 | ■■■ |
| Nonveteran | | 1,665 | 48.9% | 135 | ■■■ |
| CIVILIAN VETERANS AGE 18 OR OLDER BY PERIOD OF MILITARY SERVICE | | | | | |
| Total | | 335 | 100.0% | 126 | ■■■ |
| Gulf War (9/01 or later), no Gulf War (8/90 to 8/01), no Vietnam Era | | 9 | 2.7% | 15 | ■■■ |
| Gulf War (9/01 or later) and Gulf War (8/90 to 8/01), no Vietnam Era | | 4 | 1.2% | 9 | ■■■ |
| Gulf War (9/01 or later), and Gulf War (8/90 to 8/01), and Vietnam Era | | 9 | 2.7% | 15 | ■■■ |
| Gulf War (8/90 to 8/01), no Vietnam Era | | 60 | 17.9% | 55 | ■■■ |
| Gulf War (8/90 to 8/01) and Vietnam Era | | 0 | 0.0% | 13 | ■■■ |
| Vietnam Era, no Korean War, no World War II | | 90 | 26.9% | 70 | ■■■ |
| Vietnam Era and Korean War, no World War II | | 1 | 0.3% | 2 | ■■■ |
| Vietnam Era and Korean War and World War II | | 0 | 0.0% | 13 | ■■■ |
| Korean War, no Vietnam Era, no World War II | | 0 | 0.0% | 13 | ■■■ |
| Korean War and World War II, no Vietnam Era | | 0 | 0.0% | 13 | ■■■ |
| World War II, no Korean War, no Vietnam Era | | 13 | 3.9% | 20 | ■■■ |
| Between Gulf War and Vietnam Era only | | 124 | 37.0% | 84 | ■■■ |
| Between Vietnam Era and Korean War only | | 25 | 7.5% | 28 | ■■■ |
| Between Korean War and World War II only | | 0 | 0.0% | 13 | ■■■ |
| Pre-World War II only | | 0 | 0.0% | 13 | ■■■ |
| HOUSEHOLDS BY POVERTY STATUS | | | | | |
| Total | | 1,754 | 100.0% | 149 | ■■■ |
| Income in the past 12 months below poverty level | | 492 | 28.1% | 131 | ■■■ |
| Married-couple family | | 31 | 1.8% | 30 | ■■■ |
| Other family - male householder (no wife present) | | 16 | 0.9% | 21 | ■■■ |
| Other family - female householder (no husband present) | | 175 | 10.0% | 82 | ■■■ |
| Nonfamily household - male householder | | 114 | 6.5% | 88 | ■■■ |
| Nonfamily household - female householder | | 156 | 8.9% | 78 | ■■■ |
| Income in the past 12 months at or above poverty level | | 1,262 | 71.9% | 196 | ■■■ |
| Married-couple family | | 485 | 27.7% | 139 | ■■■ |
| Other family - male householder (no wife present) | | 94 | 5.4% | 64 | ■■■ |
| Other family - female householder (no husband present) | | 196 | 11.2% | 74 | ■■■ |
| Nonfamily household - male householder | | 194 | 11.1% | 81 | ■■■ |
| Nonfamily household - female householder | | 293 | 16.7% | 110 | ■■■ |

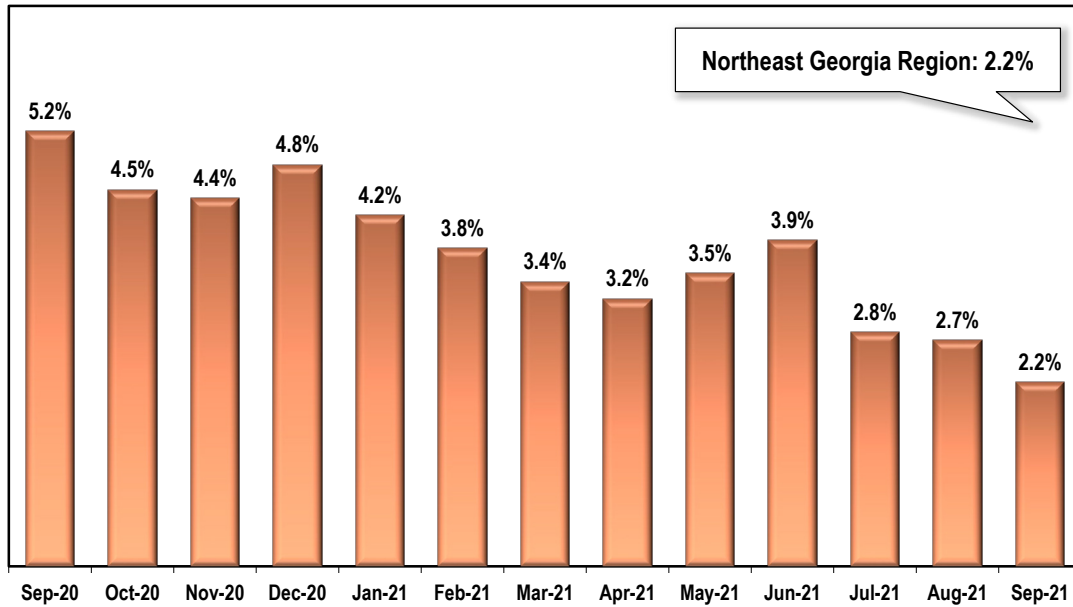
Source: U.S. Census Bureau, 2015-2019 American Community Survey

Reliability: ■■■ high ■■■ medium ■■■ low

November 11, 2021

Community Data (cont.)

Northeast Georgia Region Unemployment Rate (Not Seasonally Adjusted)



Note: Northeast Georgia Region includes Barrow, Clarke, Elbert, Greene, Jackson, Jasper, Madison, Morgan, Newton, Oconee, Oglethorpe, and Walton counties.

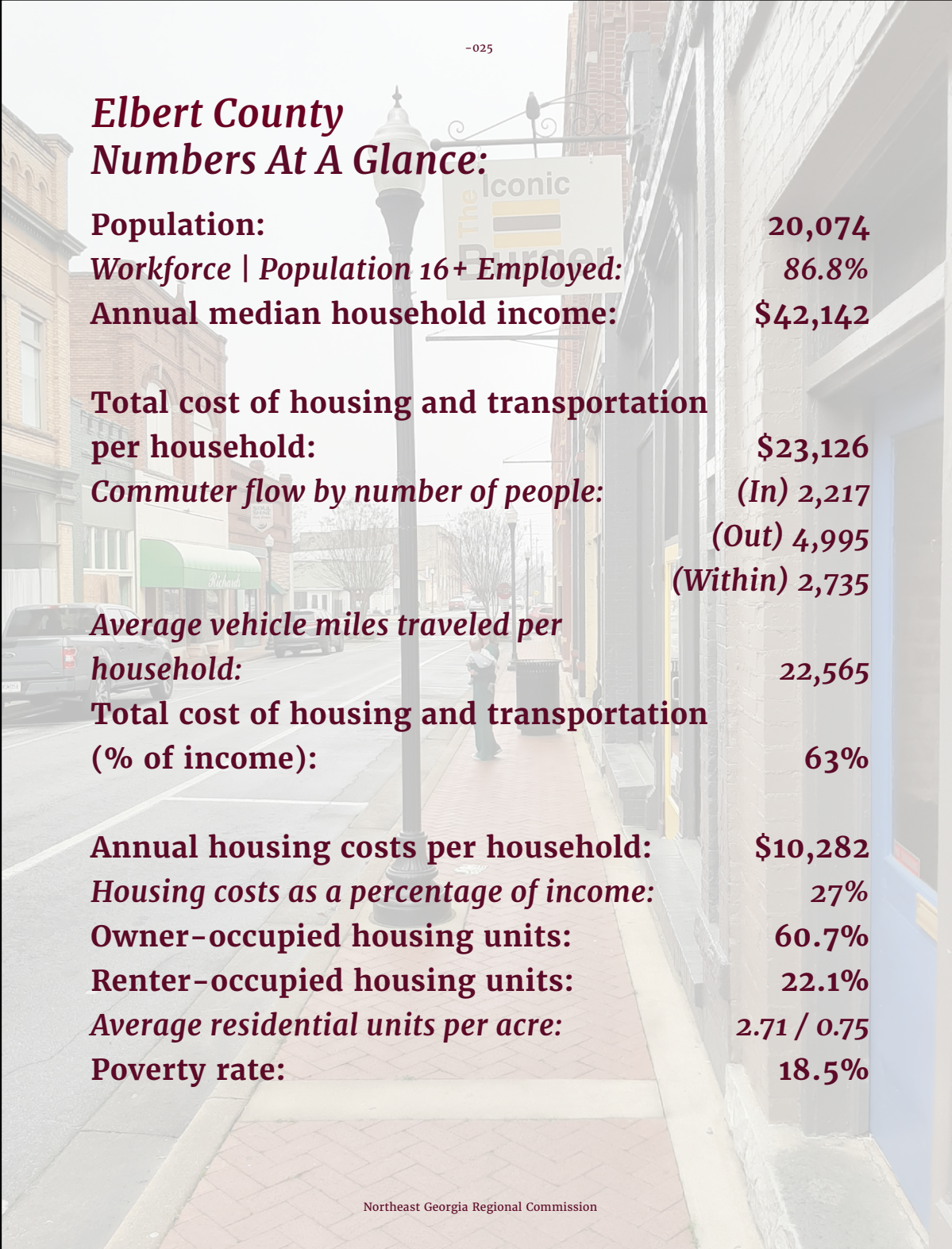
Source: Georgia Department of Labor – Mark Butler, Commissioner

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 |
| Glascocok | 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



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

Northeast Georgia Regional Commission

Community Survey Results

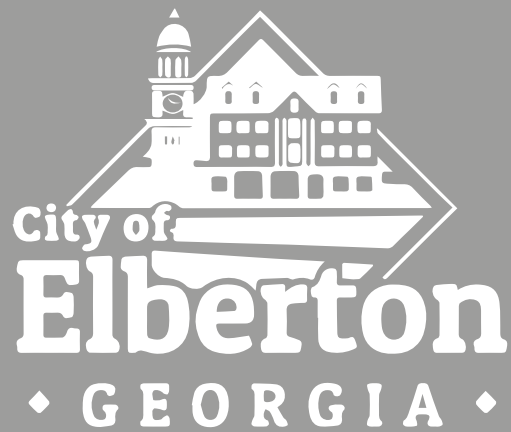
1. Are there any activities you would like to do in your community but cannot? Explain:
 - More festivals.
 - Yes, I usually drive to Athens, Hartwell or Greenwood once a week for grocery shopping, activities for the kids, and meetings. We homeschool so my children do swim lessons and other extracurricular things out of town.
 - Additional retail and dining.
 - This community has a small number of people who influence the public officials to oppose industry from coming into the city or county if they disagree with the business or the type of business. Such as the incinerator years ago. That incinerator would be helping our community by leaps and bounds by now. It would have created jobs and numerous other businesses as well. We have had countless other investors that wanted to come into our community and were forced to go to other counties because of that and it hurts everyone here. We have a major employer that is wanting to build here now that is being met with this same group of people now who doesn't want them to build anything.
 - Nothing will change if we don't allow investors in. We will or have become labeled by investors as the place not to come because of the known group of people who will fight against them.
 - N/A
 - Swimming pool
 - Would like to see activities teens could do outside of school programs
2. Are the streets and sidewalks adequately maintained?
 - Yes (10)
 - No (2)
3. If no, where are the streets or sidewalks in most need of repair?
 - City streets are in poor condition and power lines are not cleared of tree limbs
 - UTILITY COVER AT JONES STREET 3WAY INTERSECTION NEEDS TO BE RAISED, TRAFFIC HAS TO GO AROUND HOLE.
4. Is the community safe, comfortable, and inviting for people to walk or bike to activities, jobs, shopping, dining, services, etc.?
 - Yes (9)
 - No (3)
5. Does your community have any traffic issues?
 - Yes (3)
 - No (9)
6. If yes, what are the specific traffic issues (check all that apply)
 - predictable peaks like rush hou,unsafe inconvenient to travel w
 - there aren't enough parking opt
 - it always takes too long to get,people sometimes get stuck in s, predictable peaks like rush hou,there aren't enough parking opt
 - there aren't enough parking opt
7. In your opinion, is park space within your community easily accessible to all residents? If not, explain:
 - Yes (6)
 - Parks are not accessible to resident that don't have transportation
 - Wish there were more options

Community Survey Results (cont.)

8. Are there any persistent public safety issues in your community (dangerous intersections, sanitation, crime, run-down properties, etc.)? If yes, please explain
 No or no answer (6)
 Drugs.
 Lots of run down properties and old homes. The Main Street doesn't look good.
 Selling and use of Drugs.
 Jones Street at College Avenue needs Traffic Light.
9. How would you rate the water & sewer services in your community? Excellent (6), Very Good (2), Good (3), Average(0), Poor(0)
10. How would you rate the emergency services in your community? Excellent (7), Very Good (5), Good (0), Average(0), Poor(0)
11. How would you rate the internet services in your community? Excellent (5), Very Good (3), Good (2), Average(1), Poor(1)
12. How would you rate the leisure/recreation services in your community? Excellent (0), Very Good (3), Good (6), Average(3), Poor(0)
13. Are there adequate housing options to meet the future needs of the community?
 Yes (3)
 No (8)
 I Don't Know (1)
14. What is the most immediate housing need within your community? Explain.
 Rental housing. Not just for low income families but for everyone.
 There are very few rentals. When we moved here we had to rent out of town and then buy a house. I have some family members who want to move here but there are not adequate housing or apartments available for the demand.
 Moderate priced rental
 Single Family Rental Property
 NEED BETTER APARTMENT CHOICES, MAYBE A LITTLE MORE UPSCALE (like Hartwell offers).
 Decent rental properties are hard to come by
 Middle class housing
 More housing of all kind is needed
15. What is a defining characteristic of your community that you would like to see preserved?
 Granite industry is a nice tourist attraction. This is a small community with a good people. The two best things are the local theater and the annual county fair. The Town Square has made attempts to bring in new business and family activities, concerts and more. But overall it needs a facelift.
 Historic Buildings.
 THE DOWNTOWN /HISTORICAL AREAS.
 Historical sites and the vintage neighborhoods
 Historical structures
 Small town feel
 Nothing.

Community Survey Results (cont.)

16. List three small actions your local government could take to improve the quality of life in your neighborhood/community:
- "1)things for our youth; 2)programs for the elderly; 3)programs for our youth"
 - "1) Housing projects for middle class (apartments, townhouses or new construction subdi-vision); 2) More family activities such as YMCA, swimming, gymnastics, music venue, skate park, indoor bowling, rock climbing or trampoline park, etc; 3) Too many fast food restau-rants... not enough stores or grocery options"
 - "1) work to strengthen the relationship between fire, ems, police and hospital; 2) relocate confederate statue from square to guidestones; 3) need additional childcare services "
 - "1) Expand the Industrial Park for new Industry; 2) Better Jobs or opportunities for new businesses in town; 3) Market the Lake and golf course for tourist attraction. "
 - "1) CONTINUED MAINTENANCE OF PUBLIC WALKING AND RECREATION AREAS; 2) ORDI-NANCE CREATED FOR ALL PROPERTIES TO BETTER MAINTAIN LOTS AND YARDS, COMMER-CIAL/ RESIDENTIAL ALONG MAIN ROADS; 3) INCREASED BROADBAND INTERNET COVERAGE IN COUNTY."
 - "1)More Police Patrol Officers
 - "1) Build better working relationships between the city and county; 2) Continue to work on industrial recruitment for the area; 3) Develop a workforce enhancement program to im-prove the hiring pool."
 - "1) work with school on additional passive recreation ideas; 2)have the government enti-ties work together on projects; 3)expand walking trail to include safe walking trails to school for students "
 - "1)More green space; 2)More interaction with the public
17. What are the most important projects that the community should complete over the next five years?
- Things for our youth
 - More housing and less industrial feeling when you drive through town
 - Shift focus from the granite industry to other industries. Lobby to allow docks on Lake Rus-sell. This would attract leisure and other residents to the area.
 - "IMPROVEMENT IN SCHOOL SYSTEM
 - BRING BETTER JOBS TO ELBERTON/ELBERT CO
 - infrastructure upgrades and improved workforce ready candidates
 - County wide broadband internet service
 - Any projects concerning community beautification
18. Do you feel that the local government manages land use and zoning appropriately in your com-munity? If not, explain what changes you would make:
- Yes (5)
 - No (1)
 - I think the main four lane highway has a mix of residential and commercial buildings which look run down. I wish there was a more fresh feeling as you drive through town with nice store fronts and signage.
 - The zoning map needs to be updated and amended, because some areas are zoned incor-rectly.



Rock Solid

COMPREHENSIVE PLAN